

NPS Form 10-900
(Expires 5/31/2012)
Wisconsin Word Processing Format (Approved 1/92)



OMB No. 10024-0018



**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 Kendall Cabinet Shop
other names/site number Waubeka Pearl Button Factory

2. Location

street & number W4128 Mill Street N/A not for publication
city or town Town of Fredonia N/A vicinity
state Wisconsin code WI county Ozaukee code 089 zip code 53021

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. (X See continuation sheet for additional comments.)

Jim Aragon
Signature of certifying official/Title

9/9/14
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:)

by Barbara Myatt
 Signature of the Keeper

11-29-16
 Date of Action

5. Classification

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

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

 N/A

Number of contributing resources
 previously listed in the National Register

 0

6. Function or Use

Historic Functions
 (Enter categories from instructions)
 INDUSTRY/manufacturing facility

Current Functions
 (Enter categories from instructions)
 VACANT/NOT IN USE

7. Description

Architectural Classification
 (Enter categories from instructions)
 OTHER/vernacular front gable

Materials
 (Enter categories from instructions)
 foundation stone
 walls clapboard
 roof asphalt
 other concrete block

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Industry

Period of Significance

1863-1910

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Kendall, John B., builder

Narrative Statement of Significance

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

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

- X State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreege of Property less than one

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

1	16	419800	4813450	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

See Continuation Sheet

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

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

11. Form Prepared By

name/title	Carol Lohry Cartwright, Consultant	date	December 1, 2013
organization	Prepared for the owner	telephone	262-473-6820
street & number	W7646 Hackett Rd.	zip code	53190
city or town	Whitewater	state	WI

Kendall Cabinet Shop
Name of Property

Ozaukee County
County and State

Wisconsin

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	Charles Sheridan	date	August 1, 2016
organization		telephone	
street & number	1410 Fowler	zip code	60201
city or town	Evanston	state	IL

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

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

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Kendall Cabinet Shop

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Start description on line below

DESCRIPTION

General Description

The Kendall Cabinet Shop/Waubeka Button Factory is located on a picturesque site along the Milwaukee River in the unincorporated village of Waubeka, Town of Fredonia, Ozaukee County. The area is located in the northwest corner of the county about 25 miles north of the City of Milwaukee in southeastern Wisconsin. Ozaukee County borders Milwaukee County and its southern third is composed of moderately dense late twentieth century and early twenty-first century residential subdivisions. The northern two-thirds of the county is a less dense exurban area with some rural farm land interspersed with subdivisions of residential housing on larger parcels. Three small cities sit in the northern two-thirds of Ozaukee County; Cedarburg, Grafton, and Port Washington. They are historic communities that once sat in rural surroundings, but now are surrounded primarily by residential subdivisions. Only the far northern and western edges of Ozaukee County still have large expanses of rural farmland.

Being located in the northwestern part of the county means that Waubeka still has a more rural setting, particularly west of the village, but exurban subdivisions can be seen in the area. The village, itself, does not lie along a major highway. The nearest highways are State Highway 57 about two miles to the east and State Highway 33, about four miles to the south. Rather, the community is accessed via County Highway A, which runs east of Waubeka through Ozaukee County and west well into Washington County. County Highway H or Cigrand Drive runs north from County Highway A and is Waubeka's "Main Street."

Entering Waubeka along County Highway H, the terrain drops significantly from a relatively flat area toward the Milwaukee River. Highway H crosses the river at a relatively low point, then gently slopes upward through the village. The Kendall Cabinet Shop sits in the low-lying part of the village along the River, near the bridge. Mill Street is a short curved street that runs past this building and the old grist mill, then curves back up to an intersection with Highway A.

The setting along Mill Street is very picturesque with only the two old frame industrial buildings and a few houses. The Street sits at a high point up from the river and the old mill race. On the south side of Mill Street, the land rises sharply toward County Highway A. There is a lot of vegetation along this street, including large trees, shrubs and many overgrown plants. The cabinet shop and grist mill buildings sit on narrow parcels along the river and because they are vacant buildings that have had little activity on their sites, the surrounding vegetation is particularly dense.

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The remnants of the old race sit between the Milwaukee River, itself, and the rear elevations of the cabinet shop and the grist mill. An old dam and mill pond sat to the north and northwest of the old grist mill and filled the race. In 2001, despite local protests, the State of Wisconsin's Department of Natural Resources removed the dam, citing structural problems. Since the water power was no longer in use, the dam was removed and not repaired. The elimination of the dam and mill pond took the river back into its original narrower banks and no longer filled up the race. The race trench is still clearly visible and in dry times, almost empty. In wet times, a bit more water runs through it, but not at the level it was when it fueled the water power for the grist mill and cabinet shop.

Building Overview

The cabinet shop has a rectangular plan and is two stories in height with a steeply sloping foundation that is actually a bit lower than street level along Mill Street on the south or main elevation, but raised at least one story in height on the rear or north elevation. The building is rectangular in shape and appears smaller when viewed on the south elevation only, probably because the foundation of this elevation is lower than street level. When viewed on either the east or west elevations, the building appears much larger because the entire wall surfaces and foundation can be seen. Five window "bays" stretch out the side walls of the building making them appear somewhat out of proportion with the main elevation.

At some time during the historic period, a small one-story ell projected from the southwest corner of the building. It appears on c.1890s maps, but has been removed by 1900. It is unclear of the function of this ell, but the sloping site suggests it had to have had a tall foundation that, perhaps, deteriorated, forcing the removal of the ell. No other additions to the building were made.

The building has a c.1992 gable roof that is identical in appearance to the original roof and the original narrow wooden frieze sits under the eaves. The entire building is clad with clapboard siding and the original foundation is constructed of fieldstones laid up in a lime mortar mix. At the north end of the building and along part of the east and west foundation walls there is an applied concrete stucco covering over the old foundation. Several rows of concrete blocks sit right under the building as added support. The first row of these blocks are rusticated in a manner typical of the early twentieth century. The rest of the blocks appear more modern.

Exterior Elevations

Main or South Elevation

The main elevation sits along Mill Street very close to the roadway. The main entrance to the building is at the center and is larger than an individual doorway, suggesting that the original entry was covered

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with two swinging barn-type doors typical of workshops of the era. The entryway is enclosed with a plywood door and vertical board and batten siding. A window sits next to the current entry door and was probably added later.

Tall openings sit in the upper level of the main elevation, taking advantage of the southern exposure to add light into the interior of the building. They are both enclosed, one on the outside with horizontal boards and the other on the inside with plywood sheeting.

East and West Elevations

The east and west elevations of the building are almost identical. The walls sit on the foundation that slopes sharply down to the old race and more of the stone foundation can be seen at the south end of the side walls. Toward the north end, the foundation has been covered with concrete stucco, probably added as protection for the foundation when the race was still filled. Each story of the east and west elevations have five window "bays." The openings are enclosed either from the outside or the inside. A few of the openings are enclosed with clapboards or wood boards, but most of the openings are covered over with plywood sheets from the inside. In these cases, the window frames are still mostly extant and indicate that the windows were all two-over-two-light double-hung sashes. Some of the frames have been damaged, but the opening sizes are still extant.

North Elevation

The north elevation sits on the highest point of the foundation, an area of the building that sat in the race when it was filled. The wall and openings are the same as the side elevations, but in this case, only one window is enclosed from the inside. The other three windows have their glazing extant.

Interior

First Floor

The first floor is accessed via the plywood door on the main elevation. Because of the sloping foundation, the main elevation is shorter than the side or back walls and there is a step down into the building to get to the first floor. In general, the first floor is an open space that is relatively unfinished. Other than the plywood sheets that cover the window areas, there are no wall coverings. The plain horizontal wood wall boards are visible as are the beams and rafters of the ceiling. These elements appear to be original to the building.

Also original to the building is the first floor wood flooring which is made up of horizontal wood boards. The northwest part of the floor has collapsed into the basement, but all the boards are still

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extant. At the northeast corner of the building there is a staircase that shows evidence that it was at one time enclosed. It is a wooden structure that appears original to the building or constructed within the period of significance.

Second Floor

The second floor is also a large open space that is unfinished. Like the first floor, the walls are not covered except where plywood sheets have been attached to cover openings. The horizontal wall boards and structural posts are visible as they are on the first floor. Also visible are the beams and rafters of the c.1992 roof that was built to replace the original roof that was significantly decayed. The floor of this level is covered with vertical boards and appears to be original or within the period of significance.

Basement

The basement starts as a crawl space toward the south end then extends to a full story or more at the north end. Its walls are either fieldstone or concrete stuccoed fieldstone. At the north end the upper walls consist of concrete blocks. The basement is unfinished and vacant and the first floor beams and rafters are visible. Some of the first floor that has collapsed is sitting in the basement as are many of the bricks of an old chimney.

Condition

The condition of the building, except for the roof, is fair to poor, depending on the location. The second floor seems most structurally sound, but the collapsed floor of the first floor is in poor shape. Structurally, the building is in need of some repair in the near future. On the side walls, it is evident some of the wall surfaces have shifted, probably due to problems in the foundation. Windows are in need of repair, although many frames and some glazing are still extant and can be used as a pattern for replacement windows.

The current owner is unable to get a building permit to do necessary repairs as the building is in a floodplain and cannot be preserved in its existing form. The owner would like to preserve it, hence this request for a National Register of Historic Places listing since this listing will allow for the building to be repaired in its historic form.

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SUPPLEMENTAL INFORMATION SECTION 7

Additional Information on the Site

The building sits along Mill Street and is set into the steep rise between the street and the old tail race of the Milwaukee River. The entire site slopes dramatically down from Mill Street to the old tail race. There is no landscaping around the building. In fact, the site is overgrown with grasses and volunteer trees. (See supplemental photos #1 and #2)

As seen in supplemental photo #1, the building has a very narrow setback from Mill Street, with only a small strip of grass between the edge of the street and the south elevation. The building is two stories in height with a raised, almost full-story foundation on the north elevation. But, due to the steep slope of the lot, only one and one-half stories of the building are visible from Mill Street. The full two stories of the building can only be seen when viewing the side elevations while inside the property boundaries. From the shoreline of the tail race, the rear or north elevation of the building appears almost three stories in height (supplemental photo #3).

Additional Information on the Tail Race

The original tail race is still extant. The tail race was formed after the dam was constructed. The dam directed some of the Milwaukee River water into a head race that flowed through the power wheel or turbine of the old grist mill that sits just west of the button factory. When the water was discharged from the mill, it formed the tail race. Supplemental photo #4 shows the location of the old dam and the head race. The tail race can be seen in supplemental photo #5 as it runs past the button factory building. The tail race runs back into the Milwaukee River as seen in supplemental photo #6. At high river levels like those seen in the supplemental photos, the tail race is filled with a considerable amount of water. At low river levels, a smaller amount of water flows through the tail race, but this channel can clearly be seen at times of both low and high water. A small narrow island was created by the race and is extant. It can be seen on the left of supplemental photo #5.

The configuration of the water power as described above can be seen in Figure #1, a close-up of the 1894 Sanborn Perris Fire Insurance Map for Waubeka, dated 1894. This same configuration is shown in the Sanborn Maps of 1900, 1910, and 1925. The only difference is that in 1925, the box flume (discussed below) is no longer extant. The current location of building, tail race, island, and street is shown on Figure #4, a site map.

The existence of the tail race is important as it reflects the site's original appearance. But, according to the old maps, neither the cabinet shop nor the button factory used the tail race for water power. The Sanborn-Perris Map of 1894, and subsequent maps from 1900 and 1910 show that the cabinet shop, at

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that time the pearl button factory, used water power from a wood-constructed box flume that ran directly from the old dam structure near the old mill. The flume was supported by a structure built on the island. A row of large bolts that secured the flume structure is still extant as seen in supplemental photos #7 and #8. Historic sources do not reveal the exact nature of the structure supporting the box flume, but it was likely wooden and probably was removed after the button factory closed around 1910.

Additional Information on Building Details

Foundation Clarification

The foundation of the building is primarily constructed of fieldstones laid up in lime mortar and most of the foundation appears to be extant, shored up by the use of concrete blocks and a concrete stucco covering and not significantly *replaced*, as has been suggested. The foundation has suffered from some deterioration over the years and the concrete elements are the various patches that have been used to repair it. The first repair appears to be a row of rusticated concrete blocks placed right under the walls to either replace the upper edge of the fieldstone foundation or to level the building. Rusticated concrete block was popular during the very early 20th century, so this repair may date from the period of the pearl button factory.

Additional deterioration of the foundation probably occurred in the twentieth century, when the building was used as a tavern, a clubhouse, and a vacation cottage and three to four additional rows of plain concrete blocks were added under the row of rusticated concrete blocks. These rows of concrete blocks were placed on top of the fieldstone foundation, as can be seen in the interior and in some parts of the exterior of the building. Another repair was done to the foundation with the application of concrete stucco over the fieldstone foundation. The concrete blocks and the concrete stucco appear to date from the mid-20th century.

Supplemental photos illustrate how the repairs were done removing only a quarter of, or at most, a third of the original foundation. Supplemental Photo #9 shows the east elevation with the row of rusticated concrete blocks right under the east elevation wall and several rows of plain concrete blocks that sit on top of the original fieldstone foundation. It also shows the concrete stucco covering the north end of the fieldstone foundation on this elevation. Photo #10 shows an interior view of this same foundation wall. The photo shows both the exposed fieldstone foundation and the concrete stucco covering over the fieldstone foundation. It also shows rows of concrete blocks that sit on top of the fieldstone foundation.

Because of the way the stucco was placed on the old foundation and because it appears to be a thick layer of concrete meant to add stability to the fieldstones, in places it appears that it replaced the old

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foundation. But, where the stucco has deteriorated, stones from the fieldstone foundation can be seen (supplemental photograph #11).

Roof Clarification

Exact specifications for the original roof of this building are not available, but an examination of the structure of the rest of the building suggests how it was probably built. The building is constructed of sawn lumber with balloon-frame construction techniques. This suggests that the roof was originally built with trusses made up of sawn lumber, as well.

The replacement roof is constructed of modern manufactured trusses topped with plywood and covered with asphalt shingles. Even though the roof parts are modern, the new roof has the form, pitch, and eave lengths of the original roof. This can be seen by comparing two current photographs with ones that show the building in the early twentieth century (Figures #2 and #5). The historic photographs show the original form and pitch of the roof. In comparison with supplemental photographs #6 and #12, the current roof has the same form and massing as the original roof.

Interior Wall Detail Clarification

There is no evidence of lath and plaster, modern wallboard or dry wall, or other materials that may have covered the interior wall or ceiling surfaces on either floor in the interior. The wide boards of the original sheathing are exposed (supplemental photographs #13, #14, and #15). There are horizontal and vertical studs attached to the walls suggesting that some dry wall or paneling may have been applied to the walls of the building at some time in the mid-twentieth century, but any material that was applied to the walls is not extant. There is no evidence of original lath and plaster anywhere in the building, suggesting that it was not used when the building was a cabinet shop and button factory.

Power Equipment

Sitting on the building's site is a turbine that was probably used in the button factory operation (Supplemental photo #16). No markings could be seen on the turbine in its current position, but the turbine resembles a double turbine water wheel produced by James Leffel & Company, as seen in the company catalog of 1885 (see Figure #3). According to calculations in the Leffel catalog and calculations made by the building's owner of the power that could be generated from the type of dam that existed along the Milwaukee River, this turbine would have been able to produce between 11 and 18.8 horsepower, depending on the level of the river.

___ End of Description of Physical Appearance

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Insert Statement of Significance

AREA OF SIGNIFICANCE: INDUSTRY

The Kendall Cabinet Shop, later the Waubeka Pearl Button Factory, is locally significant and eligible for the National Register of Historic Places under criterion A, because it housed two small industries that were significant to the growth and development of the village's short-lived industrial base. During the nineteenth century, Waubeka had a small industrial base that was typical of many communities in southeastern Wisconsin. This base was anchored by a grist mill and supplemented by several small shops. One of the most successful of these shops was the Kendall Cabinet Shop, operated by John B. Kendall from 1863 to 1891 and located next door to the grist mill. Kendall's shop was the most successful of the small shops that dominated Waubeka during what is considered the village's industrial period, 1870-1890. In 1892, the owner of the grist mill, along with three partners, established a pearl button factory in the old Kendall shop, making it one of the earliest of these types of factories that would sweep into Wisconsin during the 1890s. Operating until c.1908, this button factory was fairly long-lived for small factories in this industry and made such a mark on the community, the building is still referred to as the old button factory.

The importance of this building to the industrial history of Waubeka will be explored in the Statement of Significance, where the building will be placed within the historic context of industry in Waubeka as well as the context of the pearl button industry of the Midwest.

STATEMENT OF SIGNIFICANCE

The Kendall Cabinet Shop/Waubeka Pearl Button Factory significantly contributes to the growth and development of historic industry in Waubeka. It existed as a leading business during the period local historians have referred to as the height of industrial production in the village, a period between 1870 and 1900. During this era, Waubeka's industries consisted of a successful local grist mill, small shops making essential goods for the community, and several shops that produced goods for the local community and outside of the community. Among the shops that produced goods for the community and outside of the community was the Kendall Cabinet Shop. For almost 30 years, it was one of the most successful small industries in Waubeka. Between 1892 and circa 1908, the building was the location of a button factory that employed as many as 20 people, making it the largest employer during the village's historic period.

Historical Background

Waubeka sits along the Milwaukee River, which meanders through the east part of the village, and

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early white settlers were drawn there because of the potential for trade along a waterway and the potential for water power to drive industry. The earliest white inhabitant was Hiram King, who came in 1844 mainly to operate a trading post and “inn” for early travelers in the area. Although having technically given up their land rights in the area, reportedly in the early 1840s, a group of Native Americans continued to make a winter camp along the Milwaukee River. The white settlers interpreted the name of the Native American’s leader as “Chief Waubeka.” In 1847, when the Town of Fredonia was officially separated from the Town of Port Washington in Ozaukee County, Yankee immigrants George W. Foster and H. J. Turner came to the Waubeka site to develop the water power. They built a dam and erected both a small saw mill and grist mill (north bank of the river, not extant). Foster surveyed and platted the original village and soon a settlement grew up just north of the new mills.¹

The early settlers named the village “Waubeka,” after the Native American they knew as “Chief Waubeka.” In 1851, though, a post office was established in the settlement and it was named after the town, Fredonia. This name difference caused some confusion in historic sources, as both Fredonia and Waubeka were often used for the same settlement. In 1872, the railroad line by-passed Waubeka and built a rail station that called Fredonia Station. Eventually in the twentieth century, the name of the small village that grew up around Fredonia Station was shortened to Fredonia and the name Waubeka was definitively attached to this village.²

Historic sources indicate that the first grist mill on the north side of the Milwaukee River burned, probably in 1860, because in that year, John B. Schauble acquired the water power on the south side of the river from the old mill, constructed a race, and built a new and larger mill at that location. Schauble was a German immigrant who worked in the Port Washington grist mills before establishing the mill in Waubeka. In 1873, Schauble considerably enlarged the mill, converting it into a combination stone and roller flour mill with five runs of stone and seven sets of rollers that by 1881 was producing about 80 barrels of flour a day.³

Waubeka’s Industrial Development

Waubeka grew slowly during its first 20 years, but by 1870 there was a small complement of retail stores and small shops that with the grist mill formed the foundation of the village’s economy. One of these small shops; in fact, the most successful of the small shops at that time, was the Kendall Cabinet

¹ *History of Washington and Ozaukee Counties* (Chicago: Western Historical Company, 1881) 539-540.

² *History of Washington and Ozaukee Counties*, 540; “History of Town of Fredonia,” in *Early Ozaukee County Historical Sketches* (Cedarburg: Ozaukee County Historical Society, 1967), 47; Mrs. Joseph [Irene] Hames, “The History of Waubeka and Living There 70 Years Ago,” (paper presented to the Ozaukee County Historical Society, Cedarburg, Wisconsin, September 17, 1973).

³ *History of Washington and Ozaukee Counties*, 540, 759; Hames, “The History of Waubeka.”

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Shop. In the 1870 manufacturing census records for the Town of Fredonia, the Kendall Cabinet Shop was the second largest industrial shop with the largest economic output of all shops except for Schauble's grist mill and the still-operating saw mill. In fact, the only other shops listed were a blacksmith, cooper, and shoe shop, all of which had half or less than half of the production value of Kendall's shop.⁴

In the 1881 local history of Ozaukee County, John B. Kendall's biography lists him as a manufacturer who was a native of England. In his biography, he reported that he learned the "architect's" trade (probably house-building) in his native land and came to American via Canada in 1849. He farmed in Ozaukee County for about five years, then settled briefly in nearby Newburg, where he worked as a builder and carpenter. In 1863, as verified by the tax assessment rolls for this property, he came to Waubeka and purchased the water power next to the grist mill and constructed this building in partnership with James Hedding. According to the biography, in this building they conducted a cabinet shop making furniture. He soon bought out his partner and operated his business by himself and with his sons until around 1891.⁵

The 1870 census records give an overview of the output of Kendall's Cabinet Shop. It had a capital investment of \$3,000 and employed three hands year around. The water power generated eight horse power and Kendall reported that his shop had planing, trimming, and carpentry machines and that he used all types of lumber in his business. In 1869, he reported using 15,000 board feet of lumber with a raw value of \$450 and turned this into \$4,000 of finished products. He indicated that in his shop he did cabinet making (types of furniture), carpentry, and carpentry jobbing.⁶

Local historians view the 1870-1900 period of Waubeka history as one of significant industrial activity. One historian in the 1930s even went so far as to claim there were seven "factories" in Waubeka during the 1870s and 1880s. Certainly, Waubeka was a bustling small village, but the evidence shows that most of the "factories" operating in Waubeka at the time were small shops, not unlike that operated by John Kendall. And, unlike Kendall's shop, they were relatively short-lived.

For example, in 1871 a small plow making shop was established, but by 1881, it was out of business. A small lumber mill operated on the site of the old saw mill in the later nineteenth century, but it was

⁴ Federal Census for 1870, Ozaukee County, Wisconsin, Town of Fredonia, Schedule 4, Products of Industry, p. 2; on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

⁵ *History of Washington and Ozaukee Counties*, 758; Tax Assessment Rolls for the Town of Fredonia, on file in the Ozaukee County Courthouse, Port Washington, Wisconsin; A. D. Bolens, "Old Timer's Column," *Cedarburg News*, September 19, 1930, copy on file in the local history collections of the Port Washington Historical Society, Port Washington, Wisconsin.

⁶ Federal Census for 1870.

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also a small operation. A pump making shop, a small wagon shop, and a planing mill also operated in Waubeka at various times in the late nineteenth century, but they, too, were short-lived operations. According to the 1880 manufacturing census for the Town of Fredonia, almost all of the manufacturing shops in Waubeka produced goods of much less value than Kendall's cabinet shop.⁷

There was one exception, the cheese box factory that W. W. Cooley started in 1872. Although called a factory, the value of its products and employment suggests it was not a lot larger than the small shops of the village. The cheese box factory was located in a brick building north of the Milwaukee River. According to the 1880 census, it had a capital value of \$4,000 and employed six workers. The value of the boxes made in 1879 was estimated to be \$4,000. In 1881, it was reported that the factory made 20,000 cheese boxes and 10,000 butter containers. According to the census, in 1880, the grist mill was still producing the largest value of goods in Waubeka, with the cheese box factory coming in second and Kendall's shop in third place.⁸

The general economic depression of the 1870s appears to have had an impact on Kendall, as the value of the products produced in his shop declined from \$4,000 in 1870 to \$1,200 in 1880. Furniture sales and building work was probably depressed during this time, but the conditions were more favorable for the cheese box factory. The growing cash dairy business of the 1870s was based on cheese factories and creameries that purchased farmers' milk and produced larger amounts of cheese and butter than could generally be done on the farm. This would account for the numbers of boxes produced by that factory in 1881. But, according to historic sources, the cheese box factory was not always a consistent industry and it remained in operation off-and-on until just after 1900.⁹

The grist mill and the cheese box factory were the two most valuable industries in Waubeka in the 1870s and 1880s, but only the cheese box factory employed more than three people. Most of what local historians would call "factories" were one and two-person shops. Of these, the Kendall Cabinet Shop was, according to manufacturing census records from 1870 and 1880, the most successful, and at almost 30 years of existence, was also one of the longest-lived in this era. Despite being composed of primarily small enterprises, the industrial "boom" of this era was, indeed, the "golden age" of Waubeka's economic development. That is probably because a decision made at the beginning of this "boom" would play a role in the decline of Waubeka's short-lived industrial era. That decision involved the railroad.

In 1872, the Chicago, Milwaukee, and St. Paul Railroad was extending its line into northwestern

⁷ Bolens, "Old Timer's Column; Federal Census for 1880, Ozaukee County, Wisconsin, Town of Fredonia, Schedule 3, Manufactures, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

⁸ Federal Census of 1880; *History of Washington and Ozaukee Counties*, 758.

⁹ Federal Census of 1880.

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Ozaukee County and was promoting investment in building the line in the area. At the time, the exact placement of a rail line was sometimes determined by the amount of local investment. If local landholders, primarily farmers or businesspeople in small towns, invested enough in the rail line, it could be built through their community, rather than through another community or rural area.

Local historians note that this was the case with Waubeka. The initial course of the line was set to run about two and one-half miles east of the village. The railroad company suggested that if Waubeka's businesspeople and farmers would invest enough, the line could be built through their village. Historic accounts note that some area farmers did purchase railroad stock, but that it was not real stock, but false paper that had been promoted by a "con" man. The farmers were ruined and that episode soured some people on purchasing real railroad stock in fear they were also being conned. Others, especially in the village of Waubeka, felt that they had a thriving economy based on water power and they did not need a rail line to remain a successful community. When Waubeka and the surrounding community did not invest sufficiently in the line, the railroad company did not run the line through Waubeka, rather they established a station at a location two and one-half miles east; a place that became known as Fredonia Station.¹⁰

Ironically, Fredonia Station, later known as just Fredonia, did not develop into a major industrial center either, but losing the rail line probably played a role in the lack of expansion of existing industry or the development of new industry in Waubeka. Certainly there were entrepreneurs in Waubeka who might have grown their businesses with the help of a rail link. When the bad economy of the 1870s improved in the 1880s, Waubeka did not have the convenient transportation link that was now the most important way to move goods in the country.

Development of the Button Factory

By 1890, Waubeka's industrial economy was still based on the grist mill and the small industrial shops of the previous twenty years, including the Kendall Cabinet Shop. When that shop closed in 1891, local businessmen sought a new business to replace it, as the building was ideal for industry being located directly on the water power. That effort resulted in the most interesting use of this building during its historic period, a pearl button factory.

The pearl button industry of the late nineteenth and early twentieth centuries sprang up almost overnight. Although centering along the Mississippi River in Iowa, the industry spread rapidly into Wisconsin during the 1890s and the first decade of the 1900s. Most pearl button factories were quick failures or only lasted a few years, but during its heyday, the pearl button industry was a small but

¹⁰ Hames, "The History of Waubeka;" Bolens, "Old Timer's Column."

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dynamic part of Wisconsin's industrial history.

On a national level, the fresh water pearl button industry came and went within a period of 75 years, but its major industrial impact was shorter, perhaps only 30-40 years. Prior to 1890, buttons were made of brass, wood, horn, ocean clam shells, and other materials. During the 1870s and 1880s several button makers attempted to start an industry using fresh water shells primarily from several species of mussels, but the idea never caught on until 1891 when a German immigrant button maker found a seemingly endless supply of fresh water mussels that he thought were suitable for making buttons.

Historic sources credit John Frederick Boepple with starting the pearl button "craze." Boepple was a button maker in Germany who came to the United States looking for a cache of high quality fresh water clams or mussels to start his American business. He was familiar with using ocean clam shells to make buttons, and when he found a "mother lode" of fresh water mussel beds in the Rock River near Rock Island, Illinois and in the Mississippi River near Muscatine, Iowa, he adapted his button making technique and machinery to mussel shells.¹¹

Boepple made a small number of pearl buttons and marketed them to Muscatine retailers. They were an instant "hit," and in 1891 Boepple and partner William Molis built the first fresh water pearl button factory in Muscatine. Ironically, this factory was short-lived, but news about Boepple's innovation in using fresh water mussels for buttons spread like wildfire and ignited the craze of mussel harvesting and button factories in the Midwest.¹²

Sources differ on exactly how fast the button industry grew. Eric Temte's thesis on the pearl button industry in Prairie du Chien, Wisconsin states that by 1897 there were 13 factories in 4 cities just along the Mississippi River alone, a number that soon grew to 49 factories in 13 towns along the Mississippi. Information from the Muscatine History and Industry Center states that within six years of Boepple's first factory, "dozens" of button cutting shops were open in Muscatine alone. One button factory manager claimed that as early as 1892, 69 factories had been started. Whichever source one uses, there is no doubt that the industry was one of the fastest growing industries ever.

The largest deposits of the most desirable mussels initially used for pearl buttons were located around Muscatine and harvesting these mussels became a literal "gold rush" of activity in the 1890s. Whole

¹¹ Eric F. Temte, "A Brief History of the Clamming and Pearling Industry in Prairie du Chien, Wisconsin (Master's Thesis, University of Wisconsin-La Crosse, 1968), <http://www.minds.wisconsin.edu/bitstream/handle/1793/470501/temteeric1968.pdf>; Muscatine History and Industry Center, "Home of the Pearl Button Museum," <http://www.muscatinehistory.org/pearl-button-capital>.

¹² Temte, "A Brief History," Muscatine History and Industry Center.

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families participated in mussel gathering and the initial processing of the shells. Mostly men would go out into the river and using specialized hooks and nets, would gather large quantities of mussels. They would take these to shore where other members of their family or workers would steam the mussels open to remove the meat from the shells.¹³

The shells were taken in large numbers to either a button making factory or, in many cases, a button cutting factory, where the shells were punched out to make the button "blanks." Because cutting blanks was a relatively easy process, many small factories and shops specialized in cutting blanks that were sent to finishing factories. The button cutting shops ranged in size from one person to several dozen workers. The button cutters would punch circular pieces out of the shells. The blanks had a smooth pearl side and a rough shell side. An average cutter could cut up to 100 pounds of shell a day or around 3,600 blanks. They were usually paid by the piece and were penalized for bad cuts, so cutters became experienced at looking over a shell quickly to determine the best cuts.¹⁴

Other factories produced the finished buttons where the process included removing the rough shell on the back of the blanks, punching the button holes and any designs on the face, and polishing. Polishing was a two-part step where the buttons were first tumbled with water and pumice, then tumbled or washed a second time with steam or acid to give them a bright shine. Finally, the buttons were sorted to create matched sets to be sewn on cards. Some finishing factories farmed out the card sewing to home workers.¹⁵

Pearl buttons soon became the preferred fastener in the growing ready-made clothing industry of the late nineteenth century. They were, in general, inexpensive, durable, and had beautiful pearl surfaces the public appreciated. Muscatine, Iowa remained the center of the pearl button industry during the first half of the twentieth century, reaching a peak in 1916, after which a decline in raw materials and other factors caused the industry to start contracting.¹⁶

During the 1890s, the pearl button industry expanded around the Muscatine area up and down the Mississippi River, then generally expanded north into other rivers and lakes where good supplies of mussels were available. Harvesting mussels moved as far north along the Mississippi River as Trempealeau, Wisconsin and inland along rivers and lakes wherever large mussel beds were located. Lake Pepin in Minnesota became a large source of mussels for the shell button industry.¹⁷

¹³ Muscatine History and Industry Center.

¹⁴ Muscatine History and Industry Center.

¹⁵ Muscatine History and Industry Center.

¹⁶ Muscatine History and Industry Center.

¹⁷ Temte, "A Brief History," 7.

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Because the mussel beds were located near Wisconsin, a large number of button cutting and finishing factories were established. The proximity to mussel beds accounted for some of these factories, but many were established away from large beds, as starting a pearl button factory became a fad during the 1890s and early 1900s. In Prairie du Chien, for example, a large button factory and several small button cutting factories were established between 1900 and 1912 because of the proximity to large mussel beds in the Mississippi River.¹⁸

Pearl button factories were somewhat of a “novelty” and were heavily reported in local newspapers. Several Wisconsin newspapers available on an historic newspaper web site on the internet reported on what was probably the first button factory in Wisconsin. Among others, a Milwaukee paper reported that in October of 1891, a button factory was established in Eau Claire and was supposedly only the second one to be established in the country. It is difficult to verify this claim, but since Boepple’s Muscatine, Iowa factory was also established in 1891, it may be accurate. Just over a half a year later, in June of 1892, an Eau Claire newspaper reported on the factory in that city known as the Badger State Pearl Button Company. The manager of the factory was quoted as saying that there were now 69 pearl button factories in the United States with seven located in Wisconsin. If these figures are even partially accurate, they illustrate the rapid expansion of the industry in just eight months’ time.¹⁹

It was within this early context of the rapid growth of the pearl button industry that the old Kendall Cabinet Shop was converted into a pearl button factory. The cabinet shop was the perfect size for a small factory and had a built-in power source, the Milwaukee River race that also powered the grist mill. In fact, it was the relatively new owner of the grist mill, J. P. Pallansch, who with three other businessmen in Waubeka, formed the Waubeka Pearl Button Manufacturing Company in October of 1892.

Pallansch acquired the old Kendall shop and its water power in 1891 and although he also owned the grist mill next door, the buildings remained on separate parcels. Pallansch joined with Julius Klessig, a prominent merchant in Waubeka, John Fintzen, another prominent businessman in Waubeka, and G. A. Hewner to form the Waubeka Pearl Button Manufacturing Company.²⁰

None of the historic sources indicate why these men chose to start a button factory. One source has suggested that these men might have thought that mussels from the Milwaukee River could supply their factory, but it is equally likely that they were also just a group of businessmen who were concerned about the lack of industry in Waubeka and like businessmen in many communities, joined

¹⁸ Temte, “A Brief History,” 8-13.

¹⁹ *Milwaukee Weekly Wisconsin*, October 24, 1891, 3; *Eau Claire Free Press*, June 16, 1892, 4.

²⁰ Deed #49927, “Articles of Incorporation for the Waubeka Pearl Button Manufacturing Company, October 18, 1892, copy on file in the local history files of the Port Washington Historical Society, Port Washington, Wisconsin.

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together to start up a manufacturing business to boost the community and they chose a button factory because it was a rapidly booming industry at the time. It was easy to set up and given the number of button factories that had started in 1891 and 1892 already, may have seemed like a “sure thing.”

Like so many other people who started button factories at the time, the original incorporators had tough going. In March of 1894, it was reported that production at the factory had only lasted about a year, closing in November of 1893. After this initial closure, the stock company was dissolved, but it was reported that J. P. Pallansch and his brother, who operated the grist mill next door, had restarted the factory with a force of 20 workers. The newspaper reported that in the summer of 1893, products from the factory were sold to Milwaukee wholesalers or retailers. The new run of buttons, it was told, was to come from material imported from Ceylon.²¹

This is the only citation that indicates exactly how many people were employed at the factory. If, indeed, the new management hired 20 workers, the button factory would have been the biggest employer in town, exceeding the cheese box factory. A review of local newspapers (Waubeka did not have a local paper, but village news was sometimes reported in the local papers of Port Washington, Cedarburg, and West Bend) for the 1890s and up to 1907 did not uncover any additional information about the button factory except for a citation in 1904 that was also found in the files of the Port Washington Historical Society. This citation from the *Cedarburg News* appeared in March of 1904 and stated that the factory, now under the supervision of a Mr. Shulteis was again in operation. The citation states, “Quite a force of hands are employed, and living wages are paid all its employees.”

In December of 1906 and March of 1907, the *Port Washington Star* reported in its Waubeka column two almost identical items: “Rumor has it that the button factory will start up soon,” and “Rumor has it that the button factory will start up again in a couple weeks.” These two items suggest that the factory was not operating at the time, but that plans were being made to start it up again soon. The Waubeka columnist for the *Star* used the term “rumor has it” for many items where he/she heard of a business development. In many cases, later columns verified that the “rumor” had actually been confirmed, but in the case of the button factory, no more items were forthcoming in 1907 and it is possible that the factory actually closed for good around this time.²²

Historic maps indicate that this might have been a likely scenario. The first available Sanborn-Perris Fire Insurance Map for Waubeka is dated 1894 and shows this building to be a pearl button factory. The same information is indicated on the 1900 map. But, the 1910 map shows that the building is vacant and is marked “(old).” The exact same marking is seen on the 1925 map. Since there is evidence that the button factory was operating in 1904 and was closed in late 1906 and early 1907, and

²¹ *Milwaukee Weekly Wisconsin*, March 10, 1894, 2.

²² *Port Washington Star*, December 29, 1906, 8; *Port Washington Star*, March 9, 1907, 8.

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was a vacant building by 1910, the years of operation of the button factory can be determined to be 1892 to c.1907. Even if the factory started up for a run in 1907, it would not have been operating for very long. But this evidence also illustrates that the factory operated for 12 to 15 years, making it fairly successful within the context of the short-lived pearl button industry.²³

In 1940, West Bend high school student Dorothy Klein interviewed two residents of Fredonia; one, the then Ozaukee County school superintendent who taught in Waubeka when the button factory was operating, and the other, an elderly man who worked for three summers at the pearl button factory. With this and other information, she wrote a paper that has found its way into the archives of the Port Washington Historical Society. It gives some fascinating information about the pearl button factory and its turn-of-the-twentieth century history.

Klein interviewed Herman Schubert who worked at the factory in the years around 1898. He indicated that 19 people worked at the factory and had the following jobs. Five men worked at the cutting machines stamping out the blanks; one man filed the rough sides of the blanks; four men machine drilled the button holes; nine men did the finishing work, and four women sewed the finished buttons onto cards. This number (19) verifies the newspaper citation of 1894 that 20 people were employed at the factory.²⁴

Schubert indicated that there were nine steps involved in making buttons at the factory. First, the blanks were cut with a tubular saw. Second, the blanks went to what Schubert called the "emery," apparently a machine that ground off the rough shell and made the blanks a particular thickness. Third, the blanks were further scraped to make the backs rounded. Fourth, the centers of the front of the buttons were indented prior to the fifth step, when the buttons were drilled with the required number of holes. The sixth step was tumbling the buttons in a drum with pumice and soda for several hours. Seven, the buttons were washed before the eighth step, where they were washed again with water and sulfuric acid. The last or ninth step was sewing the buttons on the cards.²⁵

Schubert also gave Klein some interesting insight into other areas of the factory operation. The factory also made items other than buttons, such as pins, watch fobs, and jewelry. He also indicated that selling the products of the factory was not often easy, probably due to the competition from so many Midwestern button factories.²⁶

²³ Sanborn-Perris Fire Insurance Maps for Waubeka, Wisconsin, 1894, 1900, 1910, 1925, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

²⁴ Dorothy E. Klein, "Waubeka Button Factory, Waubeka, Wisconsin" (High School American History Paper, 1940), 6.

²⁵ Klein, "Waubeka Button Factory," 9-10.

²⁶ Klein, "Waubeka Button Factory," 10.

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Another person interviewed by Klein was R. F. Beger, who was a school teacher in Waubeka when the factory was operating. He spoke about social issues at the factory in the era before many regulations to industry took effect. He indicated that some boys quit school as early as 12 years old to work in the factory. Beger stated that wages were low and workers were paid by the piece. The boys were not as experienced as the adults and could not keep up the factory pace, often earning a fraction of what an adult could earn. Even the adult workers were not as well paid as suggested by the 1904 newspaper citation, although a good worker could earn a \$1.00 a day, which was, perhaps, a typical wage for factory work at that time.²⁷

Beger cited health concerns in working at the factory. The building hung over the mill race, creating very damp conditions and the fine dust from the grinding and drilling machines damaged many people's lungs. He indicated that some people could not continue to work in this environment for very long. Beger also speculated the factory closed due to the high cost of the raw materials, especially if, as the citation from 1894 is accurate, some of the materials they were using came as far away as Ceylon.²⁸

The closure of the Waubeka Button Factory was in line with the overall history of the pearl button industry. By the end of the first decade of the twentieth century, the number of pearl button factories was substantial and competition was intense. Larger, more efficient pearl button factories began to consolidate the business and those factories closer to the actual mussel beds were more successful. For example, the height of button production in Prairie du Chien, with its choice location on the Mississippi River, was between 1900 and 1912. Smaller button factories, like the Waubeka shop just could not compete as former button factory worker Herman Schubert related to Dorothy Klein in 1940.²⁹

As early as 1908, about the time the Waubeka factory was ending, the federal government began to be concerned about the depletion of mussel beds, but regulation was not introduced into the industry until 1916. It was only when a significant number of fresh water mussel beds were completely depleted in 1930 that the government closed areas for mussel harvesting in the hope that the mussel numbers would eventually return. By this time, though, the industry was in such a decline that such regulations were almost moot. Pearl buttons were still desirable in the 1930s, but the economic depression resulted in lower demand. Only the factories in prime areas, like in Muscatine, Iowa, could remain in business. Then, after World War II, plastic buttons almost completely replaced the pearl button in clothing.³⁰

²⁷ Klein, "Waubeka Button Factory," 7.

²⁸ Klein, "Waubeka Button Factory," 11.

²⁹ Temte, "A Brief History," 11; Muscatine History and Industry Center.

³⁰ Temte, "A Brief History," 25-27; Muscatine History and Industry Center.

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Surprisingly, unlike other animal species that have been depleted through over fishing or hunting, the fresh water mussel population did recover and the industry in Muscatine, Iowa, although much lessened, remained viable into the 1950s and 1960s. In that era, there was only a small market for pearl buttons, but a new use for fresh water mussel shells arose, the Japanese cultured pearl industry. During the 1960s, the pearl button factories began to make beads instead of buttons to import to Japan. Japanese cultured pearl manufacturers used these beads to seed oysters to make cultured pearls. For a few years, this product revived the pearl button industry, but after a few years, the Japanese found other sources in Asia to seed their oysters and as quickly as the revival started, it ended.³¹

But, this revival was long past the point when the Waubeka factory closed. The factory, after around 1908, remained vacant for some time. Since it was owned by the proprietor of the grist mill, it may have been used for storage or its water power may have been used for a short time when the grist mill was generating local electrical power. In 1916, J. P. Pallansch sold both the grist mill and the old button factory to Ernest Klessig who continued to operate the grist mill. According to Herman Schubert's interview with Dorothy Klein in 1940, at some point Klessig rented the building to Rolin Kempfer and it was used as a tavern called the "Button Inn." Since the 1925 Sanborn-Perris Map shows the building to be vacant and it was during the prohibition era, the Button Inn probably only operated for a few years in the late 1910s.³²

Between 1934 and at least 1940, Dorothy Klein reported that the building was being used by the local 4-H Club as a meeting place. Ernest Klessig still owned the building and let the club use it at no charge. After its use as a 4-H club building, it was used as a vacation "cottage," but during the later twentieth century, the owners no longer kept the building in good repair. Charles Sheridan, the current owner, acquired the building in 1989 as a vacation property he intended to rehabilitate. In 1992, when he attempted to get building permits from the town and county governments, he was denied because of the building's location in a floodplain. He paid a fine for doing unauthorized, but necessary, repairs to the roof, then continued to use the building for storage and as a camp site for vacation visits.³³

Sheridan was unsure about what to do with the building once he knew that he could not make repairs on the building due to its status in a floodplain. In 2009, he did attempt to sell the building, but that failed. As a carpenter-contractor, Sheridan had the skills and desire to renovate the building and learned that if it had official historic status, he might be able to do so. The local community does not have an official historic commission and cannot offer local landmark status to the building, however, it is clear that the building is considered a local historic site. The village has placed signs near important

³¹ Temte, "A Brief History," 28-31; Muscatine History and Industry Center.

³² Klein, "Waubeka Button Factory," 11.

³³ Klein, "Waubeka Button Factory," 11; Mark Jaeger, "A Little Creative Wheeling and Dealing," *Ozaukee Press*, March 12, 2009, 13A.

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historic buildings and has placed a sign here primarily detailing its use as a button factory. A local history tour map of Waubeka includes this site, as well, again emphasizing its use as a button factory. With this nomination, Sheridan is attempting to validate the local interest in the building with a listing in the National Register of Historic Places.

Significance

The above narrative places the Kendall Cabinet Shop/Waubeka Pearl Button Factory within the context of industrial development in Waubeka and supports the assertion that this building is historically significant within this context. It is significant both for its use as a cabinet shop of a local carpenter/cabinet maker that heavily contributed to Waubeka's only significant industrial development period, and as a pearl button factory for almost 15 years. Both uses aided in the growth and development of industry in Waubeka, and in the case of the latter use, was representative of a community effort to bring industry to the village at a time when it was lacking.

During what community historians have suggested as a period of greatest industrial development in Waubeka, 1870 to 1890, the Kendall Cabinet Shop was a leading business. First, it was on the water power so it had a prominent location and consistent power source. Second, it was established early, in 1863, and had a long, almost 30 year history. Third, in 1870, it was the leader in the value of goods it produced, second only to the grist mill, and even in 1880, it was third in production value only after the grist mill and a small cheese box factory.

In 1880, at the height of the so-called industrial period in Waubeka, manufacturing consisted of a grist mill, a cheese box factory, and a group of small shops that included blacksmiths, a plow maker, a wagon maker, a boot and shoe maker, and others that generally employed only one or two workers. While the grist mill produced goods that had significant value, it was only a one or two-worker operation. The cheese box factory was the largest employer at six workers, but it never grew into a larger company. So, the foundation of Waubeka's industrial period was really the combination of many small one and two-worker shops and by far, Kendall's cabinet shop was a leader of this group in value of materials produced and in longevity.

By 1891, when Kendall's shop closed, it was apparent that Waubeka had not developed any significant industry and like many communities, local businessmen joined together to promote factory development. In Waubeka's case, it was to climb on the pearl button industry bandwagon that was in its beginning stages in Wisconsin but was rapidly growing. From reportedly the first pearl button factory in Wisconsin being established at Eau Claire in October of 1891 to a year later, when the Waubeka pearl button factory was organized, a number of other button factories had been established in Wisconsin, so it would not be accurate to say that the Waubeka factory was a pioneer. However, it

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was established well within the initial wave of pearl button factory development in the state.

What was also a bit unusual was that it was a complete button factory from the beginning. Many operations that were the size of Waubeka's factory were merely cutting factories that cut blanks that were then sent to button finishing plants. As former worker Herman Schubert describes, the Waubeka factory executed all nine steps in the button-making process, from cutting blanks to sewing finished buttons on cards.

But, most importantly, the pearl button factory was the largest factory ever established in historic Waubeka. Two sources indicate that during the 1890s, the factory employed around 20 people, many more than any other industry. And, looking at Schubert's description of the button making process at this factory, it may have been the minimum the factory needed to complete all the steps to make enough buttons to be profitable. It is not clear whether the factory operated year-around, but sources suggest that it operated consistently for around 12 to 15 years. While this is not a large number of years, especially in comparison to the Kendall cabinet shop, for the button factory industry, it was a fairly good length of time given the propensity of these factories to fail in large numbers.

Comparison with Other Industrial Buildings in Waubeka

A review of extant historic structures related to industry during the period of significance for this building revealed that few contemporary structures are extant. Of those that are extant, their integrity is much more compromised than this building. The most important of the extant buildings related to industry are the grist mill and the cheese box factory.

The grist mill is still largely intact, but its wall surfaces have had some alteration with non-historic materials. The grist mill was probably the most important industry in Waubeka, but it is in a different category of industry than the uses that were made of this building and so cannot be equally compared. If the interior of the grist mill has much of its historic features intact, it also might be potentially eligible for the National Register of Historic, but would have a considerably different argument related to its industrial significance than this building.

Since the cheese box factory has been converted to residential use, it is unlikely that there would be any historic interior features from its use as a factory still extant. And, even though it was a larger factory operation than the Kendall shop, it was not as large an operation as the button factory, so its importance as a representative of Waubeka's industrial past would not necessarily overshadow this building. If the cheese box factory had interior integrity, it, too, would probably be potentially eligible for the National Register, but it is unlikely that this is the case.

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Integrity

The Kendall Cabinet Shop/Waubeka Pearl Button Factory has some issues related to its physical condition. For many years the building was not often used and maintenance was deferred. In more recent years, repairs and renovation have been prohibited by the lack of the availability of building permits. In the early 1990s, when the current owner wished to make substantial repairs to the building, local authorities denied a building permit because the building was in a floodplain and could not be renovated in its historic form. However, the roof was in such bad repair that it threatened the stability of the building. Rather than abandon the building, the owner did the needed roof replacement without a permit and incurred a substantial fine, but helped maintain the building's stability. Since that time, other needed repairs were not done as the owner struggled with his desire to preserve the building while not being able to get a building permit.

Despite these condition issues, the building still has a considerable amount of historic character and original materials extant so that it meets the integrity criteria that allows it to convey its significance. Its location, setting, and historic association are intact. In particular, the setting has not changed much since John Kendall erected the building in 1863. From the main road (CTH H) running through Waubeka, a turn down Mill Street reveals a setting that is little changed from the historic period. The grist mill and the Kendall cabinet shop sit next to each other in their original picturesque sites along what was once the mill race from the dam on the Milwaukee River. No modern construction or intrusions have been made to detract from the building's historic site either close to the buildings or across the street. Historic photographs verify this important element of integrity.

The challenges with the integrity of this building have to do primarily with how much the physical condition of the building and any alterations to its historic fabric have compromised the building's historic materials and methods of construction, workmanship, and feeling. In this area there are several issues to consider and each will be discussed below.

The first issue of materials preservation of the building is related to the exterior features and design. The building was designed as a simple two-story, front gable vernacular structure with little decoration as it was meant to be a simple workshop. Prior to the building's adaptation from a cabinet shop to a button factory, a small 1-story ell projected from the southwest corner of the main elevation. This ell was removed shortly after the building was converted to the button factory, sometime between 1892 and 1900. Except for this small ell, the design of the original building is intact and no modern additions have been made to it. Another important architectural element of the exterior is that all of the original clapboard siding is intact. Repairs are needed, but no exterior wall surfaces have been covered up or replaced with artificial materials.

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Another important factor in the design integrity of the building is that the original fenestration pattern of the windows is largely intact. The window sizes of the vast majority of window openings are intact and can be clearly seen because the most of the windows have not been enclosed, but have been covered up from the inside. Most of the windows have lost glazing and a few window openings have been enclosed, but not irretrievably altered. And, despite condition problems with the fenestration, enough window fabric is extant to see that the historic windows were two-over-two, double hung sashes decorated with mostly extant simple flat pediments. This will allow for easier replication of the windows without significantly restoring openings, themselves.

On the main or east elevation, the window openings have been a bit more altered and the entrance opening, while extant, does not have its historic door. However, based on the evidence that exists elsewhere in the building, these openings could also be restored accurately.

The foundation of the building was fieldstone laid up in lime mortar and most of the foundation is still extant. The rear elevation of the building extends almost over the old race location and has seen some deterioration. Concrete and concrete blocks have been used in this area to help support the building but the historic fabric of the foundation has not been removed. And, the alterations do not significantly detract from the overall integrity of the materials and design of the building. One missing piece of the building is the original turbine or water wheel that provided the power for the cabinet shop and pearl button factory. This is an unfortunate loss, but does lower the integrity enough that the building no longer possesses its ability to illustrate its historic use.

The other important alteration to the building is the replaced roof. As stated earlier, the roof was in such disrepair that it threatened the overall stability of the building. In reconstructing the roof, the owner used modern materials that can be seen on the interior. However, on the exterior, the roof replicates the original in design. Therefore, it does not significantly detract from the overall historic character of the building.

The interior of the building also has some condition issues, but there are no modern alterations still extant. In the raised basement, the original fieldstone foundation that has not been stuccoed with concrete can still be seen and this level of the building is not finish with any modern materials.

The first floor and perhaps the second floor might have had some modern materials added when it was used for a tavern and a vacation home, but they are not extant. Rather the original wall structure is extant. Since the building was used for many years as a cabinet show and for factory work that created dusty conditions, it is likely that the walls and ceilings were not covered with lath and plaster. If interior wall materials were applied after the building's industrial uses, they are not extant.

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The wood floor of the first floor of the building is also extant, although about a third of the floor has collapsed into the lower level. This is a condition issue rather than an integrity issue, as the floor materials are still extant even if they are in poor condition. A narrow wooden staircase that leads to the second floor is also extant and is probably the original to the building.

The second floor of the building also features walls that show the original structure and were probably not covered with lath and plaster during the historic period. Like the first floor, some plywood sheets have been used to protect window openings. Also like the first floor, most of the wood flooring on this level is extant. On this level the modern roof structure can clearly be seen.

The condition issues of this building are of concern and further delays in making necessary repairs may seriously threaten the building's stability. Without the National Register designation, no building permits will be forthcoming if the owner wants to maintain the structure in its historic configuration. At that point either the building will have to be demolished or radically reconfigured on the site to meet floodplain codes.

But, looking beyond the condition issues, in the final analysis, there is considerable historic fabric still extant in the building and what alterations have been made do not detract significantly from its overall historic appearance. The building was never decorative and the interior was simple during its historic uses as a cabinet shop and button factory. These elements are still very much intact. In fact, even though they might be dismayed by its current condition, there is no question that John Kendall and/or the incorporators of the Waubeka Button Manufacturing Company would clearly recognize this building as the same building they knew in the nineteenth and early twentieth centuries.

Significance Conclusion

The Kendall Cabinet Shop/Waubeka Pearl Button Factory is locally significant and eligible for the National Register of Historic Places because, during its period of significance it housed industries that were an integral part of the small industrial base of the village. The Kendall Cabinet Shop was a leader in the small shop production that made up the village's small industrial base in the period 1870-1890. Later the building housed the largest industry in historic Waubeka, the pearl button factory. The button factory operated for 12 to 15 years and produced buttons from start to finish with a staff of around 20 workers, making it the largest employer in the village. The cabinet shop and the button factory, industries lasting a total of 50 years, makes this one of the most important industrial buildings in Waubeka. And, for Waubeka, the romanticism of the button factory lives on. Even after being closed for over 100 years, the building is still fondly referred to as the old button factory and is considered a local historic site in the community.

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SUPPLEMENTAL INFORMATION FOR SECTION 8

Clarification of the Period of Significance

The Kendall Cabinet Shop is being nominated to the National Register of Historic Places under criterion A for its local industrial significance as both a 19th century cabinet shop AND as a late 19th and early 20th century pearl button factory. Therefore, the period of significance is, as stated, 1863 to 1910.

Clarification of the Area of Significance: Industry

The Kendall Cabinet shop, later the Waubeka Pearl Button Factory, is locally significant for the National Register under criterion A because it housed two small industries that were important to the overall economic history of the community. The building is NOT being nominated for industry because either business was an innovator or industry leader. Rather, it is being nominated because these industries are significant due to their importance in the economic history of Waubeka, itself.

The Kendall Cabinet Shop operated from 1863 to 1891 and for almost 30 years, it was important to the tiny industrial base in the village. During much of this period, this industrial base consisted only of a grist mill and several small shops. Industrial census records indicate that the Kendall Cabinet Shop, with three employees in 1870, was the most important of all the small shops in the village and second only to the output of the grist and saw mills. Later, it was overshadowed by the short-lived cheese box factory, but its longevity, almost 30 years, suggests that it was, overall, a successful small industry that was important to the village.

Likewise, the Pearl Button factory, located in this building from 1892 to c.1910, is not being nominated because it was a significant or innovative button factory in the history of that industry. It is being nominated because it was the largest industrial employer to ever operate in the village and formed an important part of the economic history of Waubeka during the late 19th and early 20th century.

The significance of industry in Waubeka, albeit small, is referenced in several accounts of the history of Waubeka. These accounts state that the period between 1870 and 1900 was the "industrial period" of the village. In no way do these accounts suggest that Waubeka was an industrial center in the area, only that the highest industrial production occurred in the tiny village during this period, and that this production was important in the overall history of the community. Therefore, since two of the most important industries that existed in Waubeka operated out of this building during the period that is considered the most important industrial period of the village, the building meets the criteria for

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significance under criterion A. It contributes to the “broad patterns of history” as they occurred in the development of industry in Waubeka, not as they occurred in the development of these particular industries, themselves.

Clarification of the Information in the sections “Waubeka’s Industrial Development” and “Development of the Button Factory”

The discussion of Waubeka’s industrial development is meant to provide information about the overall development of industry in the village and how the Kendall Cabinet Factory was an important part of this development. It is not meant to show that Waubeka was an important industrial center, but was meant to show the context for the cabinet factory business in the community. It shows that the cabinet factory was a significant part of the development of the small industries and small industrial shops in the community during the mid- to late-19th century. It shows that this industrial business outlived and outperformed other shops of its type, making it the most significant small shop in the village.

The extensive discussion of the Pearl Button industry was not meant to show that the Waubeka pearl button factory was innovative or a leader in this industry. Rather, it was meant to give a context for readers who are not familiar with this unusual industry or how this particular factory would fit into the overall history of the industry. The discussion of how this particular factory operated was meant help explain why a certain number of employees were necessary to the production of buttons in this factory, supporting the number of employees reported to be working at the factory during its history.

Clarification on the Role of Water Power to the Site

To clarify, water power was used to power both the cabinet shop and the pearl button factory. An 1894 Sanborn Perris Fire Insurance Map for Waubeka illustrates how the factory used water power and that this water power was provided via a box flume that ran from the dam across the Milwaukee River to the northwest corner of what was then the Pearl Button Factory. (See Figure 1)

The illustration from 1894 shows that water from the dam was funneled through a head race into the grist mill. The force of water in the head race was sufficient to power the grist mill. This water was then discharged into the tail race that runs past this building. There is no evidence that the tail race, itself, could provide enough force to power the cabinet shop/button factory. Rather, water flowing directly from the dam through the box flume provided sufficient force to drive a wheel or turbine connected to the cabinet shop/button factory.

That water power was used for the Kendall Cabinet Shop is verified in the 1870 industrial census records for this business. The Kendall shop reported to the census that water generated eight horse

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power to operate planing, trimming, and carpentry machines. It is unclear whether the cabinet shop used a traditional water wheel or a turbine for its power generation, however, the production of eight horse power is less than what could have been generated by the turbine used in the button factory, as explained below.

A metal turbine was used for the button factory and it is still extant on the site (see supplemental photo #16). No markings could be seen on the turbine in its current position, but the turbine resembles a double turbine water wheel produced by James Leffel & Company, as seen in the company catalog of 1885 (see Figure #4). According to calculations in the Leffel catalog and calculations made by the building's owner, the power that could be generated from the box flume running from the dam along the Milwaukee River would have been between 11 and 18.8 horsepower, depending on the level of the river. This horsepower would have been used for the five cutting machines that stamped out the button blanks, for the four machines that drilled the button holes, and for the tumblers that put the finishing patina on the buttons.

There is no specific date that the turbine might have been removed from the building, but it would have been after the period of significance. The building was briefly used as a tavern in the late 1910s just prior to prohibition, then in the 1930s, it was used as a 4-H clubhouse. In the mid-20th century, the building was used as a vacation "cottage." During any of these periods, the turbine might have been removed. Since the foundation was probably extensively repaired in the mid-20th century, it is likely that it was around this time that the turbine was removed.

Clarification of the Integrity of the Building

Although most of the building's historic fabric is still extant, some deterioration and replacement of historic fabric has led to some loss of integrity. However, to state that the "integrity of the design [of the building] is lost" is not accurate. The exterior walls of the building retain their wood sheathing and clapboard siding. Some mid-20th century concrete blocks have been added to the foundation to stabilize it and some concrete stucco has been applied over much of the old stone foundation, also in an attempt to stabilize it. However, most of the original stone foundation is extant, just covered over. The glazing of the windows has been largely broken out, but the openings, themselves, are almost all extant and the window frames are mostly extant and could be restored. Since this is a vernacular building, the fact that almost all of its original wall materials are extant along with a substantial amount of the original foundation materials and window openings means that the original design of the building is very apparent. That is, it has a simple rectangular form with regular fenestration on the side elevations and an original stone rubble foundation.

The only significant loss of original integrity is the roof. The original roof was in a state of imminent

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collapse about 20 years ago and in an effort to save the building, the current owner replaced the roof. The original roof structure had deteriorated so much that elements of the original roof could not be safely used. Therefore, the owner used modern trusses, sheathing, and shingles to replace the roof. This has created a slightly different structural appearance on the interior of the building, but not on the exterior. The new roof has the same slope and shallow overhanging eaves as seen in the original roof. The roof was replaced in an effort to save the building from collapse and its vernacular construction mimics the vernacular construction of the original roof as far as can be known from historic sources.

Information on Similar Work Spaces

The interior plan of the building is very much in keeping with both a use by a small cabinet shop in the 19th century and a pearl button factory of the late 19th and early 20th centuries. Both uses needed large open interior spaces to house machinery or large tables on which various woodworking or button processing tasks could be performed. This is verified by the examination of historic photographs of these types of work spaces.

Specifically, a search through photographs housed in the Archives of the Wisconsin Historical Society resulted in two very good photographs from 1937 of an old woodworking shop that appears to be of the same size and era as the Kendall Cabinet Shop. It is known from census records that the Kendall Cabinet Shop had woodworking machinery powered by the water power. The 1937 views of the woodworking shop in Wisconsin show antique machines with large pulleys being operated in an open space that appears much like the first floor of the Kendall Cabinet Shop. The photos also show that the interior space of that shop is sparsely finished with no ceiling or wall materials. Rather, like the Kendall Cabinet Shop, the studs attached to the wood sheathing of the walls and ceiling can be seen and no lath and plaster or wood paneling is apparent.

Photographs of larger woodshops or factory woodworking operations were also found in the Archives, and while these photos show much more machinery and operators, they show the work took place in large spaces with exposed brick walls and unfinished ceilings. These old photographs give an indication of the type of interior that the Kendall shop would have had. That is, an unfinished large space occupied by 19th century machinery operated by the water power.

A search in the Archives for photographs showing interiors of pearl button factories resulted in several photographs of women working at long tables sorting buttons and sewing them on cards. All of these photographs showed the women working in large, unfinished, spaces. Information from the Muscatine History and Industry Center, the home of the pearl button museum and historic center of the pearl button industry in the United States describes a typical small cutting shop factory of the size of the Waubeka operation. The information states that typical small pearl button factory interiors featured

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cutting machines sitting under large windows that provided a light source in open spaces. The Waubeka Pearl Button factory had these requirements; that is, an open space with large windows suitable for bringing in light to the work space. The second floor of the Waubeka factory was probably used for sorting the buttons as it was also well-lit with large windows and provided the open space for large tables for the women who sorted the buttons and sewed them on cards.

The open spaces and unfinished walls and ceilings of this building appear to be typical of both woodworking shops and pearl button factories. Therefore, the building's current interior appearance, although in need of restoration, reflects the way in which the building operated for both of these industries. That is, it had large machinery in large unfinished spaces probably on the first floor. The machinery from both operations is not extant, but the open spaces and unfinished walls and ceilings do reflect the type of industrial use that took place in this building during the period of significance.

Clarification of the Shed Attachment

On the 1894 Sanborn-Perris Fire Insurance Map, a small one-story shed is attached to the southwest corner of the building. This shed disappears on the 1900 Sanborn-Perris Fire Insurance Map and subsequent maps. There is no information on what this shed was used for. The maps show that it was not where the water power entered into the factory. The best guess for the size and location of the shed attachment is that it was a woodshed that, after 1894, was no longer needed.

Clarification of Integrity vs. Condition of the Building

The condition of the building is poor and the building needs extensive restoration. But, this does not mean that the building has lost its integrity. In particular, the integrity of site is high. Two historic photos (Figures #2 and #5) show views of the building around 1900-1908. Two supplemental photos, #6 and #12, taken from the same angle as the historic views, show that the Kendall Cabinet Shop is in its original position in relation to Mill Street, the Milwaukee River, and to its neighbor, the grist mill. These historic views, in particular Figure #5, show that the original building was a simple vernacular structure and that the current appearance of the building, although in need of renovation, has the same form and massing and much of its fabric from the 19th century.

For example, most of the exterior materials of the building are extant, as are most of the window openings and window frames. The foundation is also not in good condition, but much of the original fieldstone foundation is extant as discussed in the supplemental information in Section 7. The interior first floor of the building has partially collapsed, but the floorboards are still extant. Walls and ceilings have no finishes, but, as discussed above, this was probably the original appearance of the interior during the period of significance.

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The Kendall Cabinet Shop was built as a simple, vernacular, industrial building with few amenities and it remained so when it housed the pearl button factory. Therefore, although the building is in need of repair and restoration, its appearance on both the interior and exterior is very similar to what it would have looked like during the period of significance.

STATEMENT OF ARCHEOLOGICAL POTENTIAL OF THE PROPERTY

Although an archeological investigation was not part of this nomination effort, this site has considerable potential for archeological examination and excavation. Since the site has been largely undisturbed for decades and since artifacts from the button factory era have been found on the site, it is likely that more information and/or artifacts may be found that would shed light on a 19th century furniture making shop and a later 19th century and early 20th century pearl button factory.

A turbine is located on the site and is partially buried. It is, therefore, likely that other equipment, either from the cabinet shop or the button factory is extant, but completely buried on the site. Pieces of shell and shell blanks have been found on the site and many of these may be also buried there. While most shell buttons were made from Midwestern mussels, it was noted in one of the historic accounts of the Waubeka button factory that they used materials from Ceylon (Sri Lanka). It is also noted that they made more than buttons at the factory: pins, watch fobs, and jewelry. Archeological excavations may uncover foreign materials used at the factory, as well as other types of products than buttons. This would add significantly to the history of the industry in Wisconsin and how it was broader than buttons made from Midwestern mussels.

Artifacts from the furniture making period may also be uncovered, like hardware or tools. These, too, may help shed light on the types of furniture made in the shop and the way the furniture was constructed and decorated.

___ End of Statement of Significance

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___ Insert References

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End of References

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Waubeka, Ozaukee County, WI

Insert Boundary Descriptions

Verbal Boundary Description:

The building sits on a rectangular parcel with the following dimensions: beginning at the intersection of a generally east-west line running along the edge of Mill Street and a line running northwest to the south bank of the Milwaukee River, then northwest 48 feet along this line to the south bank of the Milwaukee River, then east 284 feet along the Milwaukee River to the intersection with a line generally running north-south, then south along this line 48 feet to the line running along the edge of Mill Street, then west 262 feet to the point of beginning.

Boundary Justification:

This is the historic boundary of the building. The lot dimensions match those of the legal description of the parcel.

End of Boundary Descriptions

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Section photos Page 1 Waubeka, Ozaukee County, WI

Insert Photo Descriptions

Name of Property: Kendall Cabinet Shop
City or Vicinity: Waubeka
County: Ozaukee
State: WI
Name of Photographer: Carol Lohry Cartwright
Date of Photographs: July, 2013; November, 2013
Location of Original Digital Files: 816 State Street, Madison, WI 53706

Photo #1 (WI_Ozaukee County_Kendall Cabinet Shop_0001)
Site View along Mill Street, south and east elevations, camera facing northwest.

Photo #2 (WI_Ozaukee County_Kendall Cabinet Shop_0002)
Main or south elevation and east elevation, camera facing northwest.

Photo #3 (WI_Ozaukee County_Kendall Cabinet Shop_0003)
Site view without excess foliage showing the building in relation to the old mill race and river, camera facing northwest.

Photo #4 (WI_Ozaukee County_Kendall Cabinet Shop_0004)
West elevation and main or south elevation, camera facing northeast.

Photo #5 (WI_Ozaukee County_Kendall Cabinet Shop_0005)
East elevation and raised foundation sitting along the old mill race, camera facing west.

Photo #6 (WI_Ozaukee County_Kendall Cabinet Shop_0006)
North elevation, camera facing southwest.

Photo #7 (WI_Ozaukee County_Kendall Cabinet Shop_0007)
Interior, first floor.

Photo #8 (WI_Ozaukee County_Kendall Cabinet Shop_0008)
Interior, first floor.

Photo #9 (WI_Ozaukee County_Kendall Cabinet Shop_0009)
Interior, second floor.

Photo #10 (WI_Ozaukee County_Kendall Cabinet Shop_0010)
Interior, second floor.

Photo #11 (WI_Ozaukee County_Kendall Cabinet Shop_0011)
Interior, basement on Mill Street end.

End of Photo Descriptions

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SUPPLEMENTAL PHOTOS

Name of Property: Kendall Cabinet Shop/Waubeka Pearl Button Factory
City or Vicinity: Waubeka
County: Ozaukee
State: WI
Name of Photographer: Carol Lohry Cartwright
Date of Photographs: May, 2015
Location of Original Digital Files: W7646 Hackett Rd., Whitewater, WI 53190

Supplemental Photo #1 (WI_Ozaukee County_Kendall Cabinet Shop_0012)
Site View along Mill Street, south and east elevations, camera facing northwest.

Supplemental Photo #2 (WI_Ozaukee County_Kendall Cabinet Shop_0013)
West elevation, camera facing northeast.

Supplemental Photo #3 (WI_Ozaukee County_Kendall Cabinet Shop_0014)
North and west elevations, camera facing southeast.

Supplemental Photo #4 (WI_Ozaukee County_Kendall Cabinet Shop_0015)
Site view of former dam location near at the grist mill, camera facing northwest.

Supplemental Photo #5 (WI_Ozaukee County_Kendall Cabinet Shop_0016)
Site view of tail race, camera facing east.

Supplemental Photo #6 (WI_Ozaukee County_Kendall Cabinet Shop_0017)
Site view of Milwaukee River and race flowing past cabinet shop and grist mill.

Supplemental Photo #7 (WI_Ozaukee County_Kendall Cabinet Shop_0018)
View of bolts used for structure of box flume, camera facing west.

Supplemental Photo #8 (WI_Ozaukee County_Kendall Cabinet Shop_0019)
View of bolts used for structure of box flume, camera facing east.

Supplemental Photo #9 (WI_Ozaukee County_Kendall Cabinet Shop_0020)
East elevation foundation, camera facing west.

Supplemental Photo #10 (WI_Ozaukee County_Kendall Cabinet Shop_0021)
Interior, east elevation foundation wall.

Supplemental Photo #11 (WI_Ozaukee County_Kendall Cabinet Shop_0022)
North elevation foundation, camera facing southwest.

Supplemental Photo #12 (WI_Ozaukee County_Kendall Cabinet Shop_0023)
Site view from across Mill Street showing old grist mill and cabinet shop, camera facing northeast.

Supplemental Photo #13 (WI_Ozaukee County_Kendall Cabinet Shop_0024)
Interior, first floor, west elevation wall.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section photos Page 3 Kendall Cabinet Shop
Waubeka, Ozaukee County, WI

Supplemental Photo #14 (WI_Ozaukee County_Kendall Cabinet Shop_0025)
Interior, first floor, east elevation wall.

Supplemental Photo #15 (WI_Ozaukee County_Kendall Cabinet Shop_0026)
Interior wall, close-up of sheathing of west elevation wall.

Supplemental Photo #16 (WI_Ozaukee County_Kendall Cabinet Shop_0027)
View of turbine on property just east of the building, camera facing northeast.

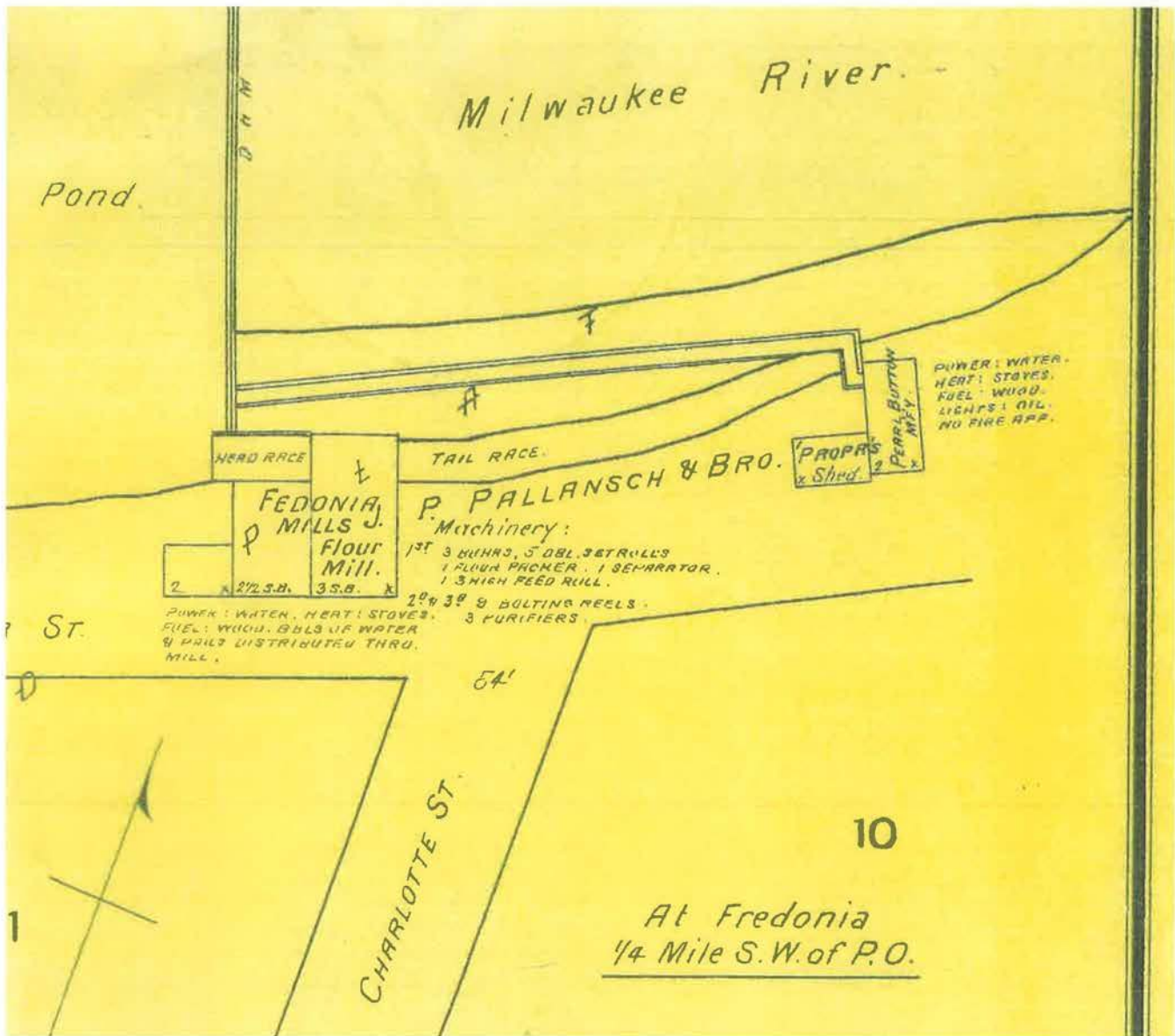
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section figures Page 1 Kendall Cabinet Shop
Waubeka, Ozaukee County, WI

Insert Figures

Figure 1: Sanborn-Perris Map, 1894



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Kendall Cabinet Shop
Section figures Page 2 Waubeka, Ozaukee County, WI

Figure 2: Photograph of Kendall Cabinet Shop and Old Grist Mill, c. 1900

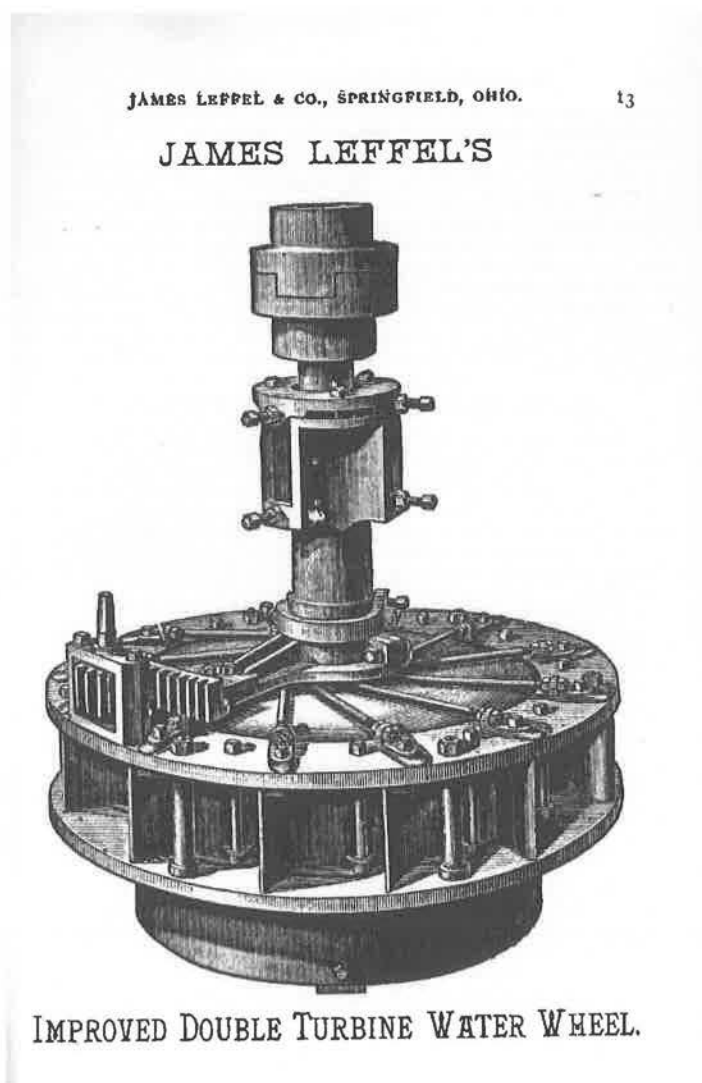


United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section figures Page 3 Kendall Cabinet Shop
Waubeka, Ozaukee County, WI

Figure 3: James Leffel & Company Catalog, 1885, p. 13.



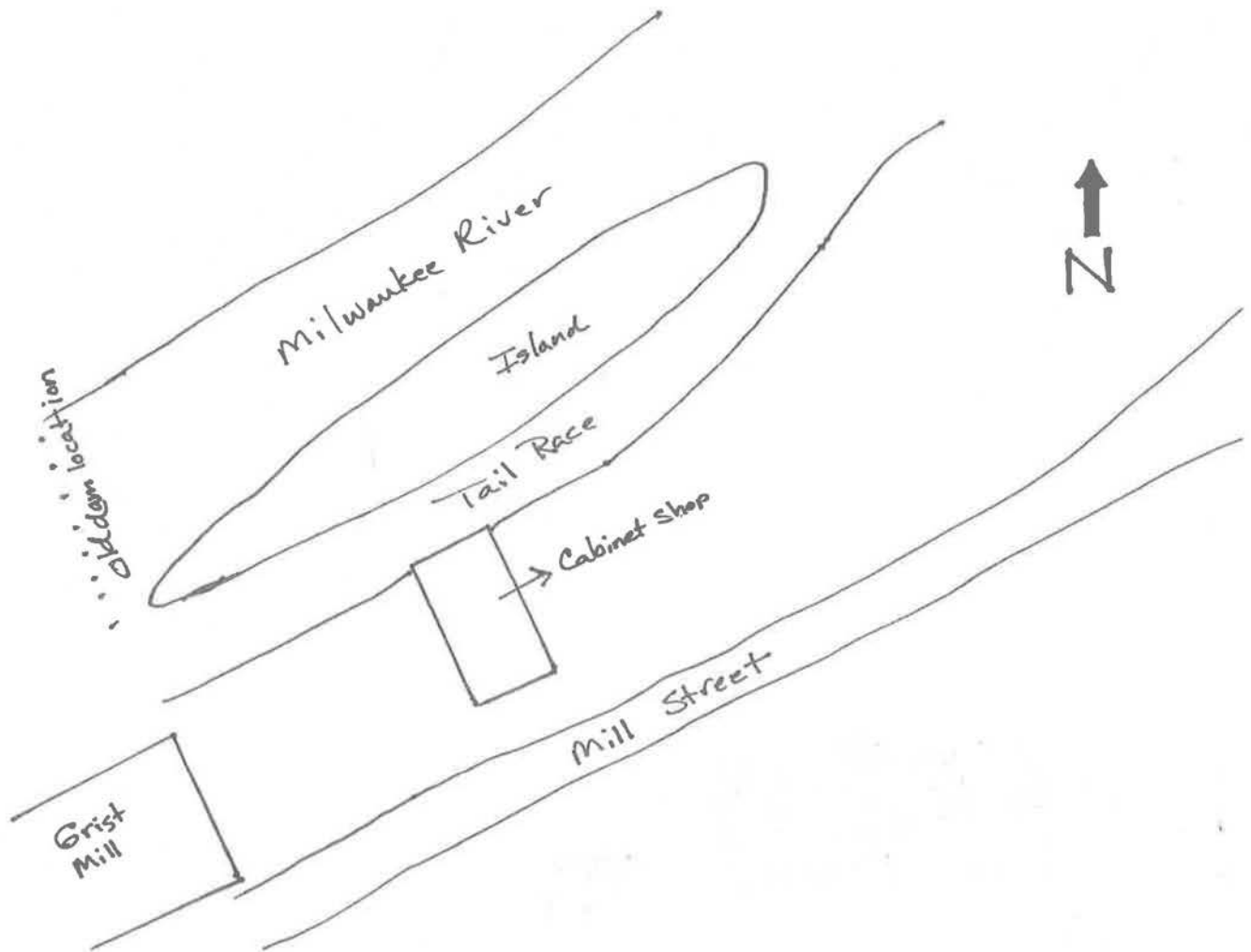
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section figures Page 4 Kendall Cabinet Shop
Waubeka, Ozaukee County, WI

Figure 4: Site Map

Kendall Cabinet Shop
Waubeka, Ozaukee County, WI



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Kendall Cabinet Shop
Section figures Page 5 Waubeka, Ozaukee County, WI

Figure 5: Postcard of Waubeka Mill and Button Factory, c. 1908*



*Post card found on internet site: <http://www.worthpoint.com/worthopedia/mill-button-factory-waubeka-wisconsin-504764875>.

End Figure





Historical Marker
This building was constructed in 1840 and was used as a schoolhouse. It was the first schoolhouse in the town of Waterbury, Vermont. The building was used as a schoolhouse until 1880, when it was replaced by a new schoolhouse. The building was then used as a store and a residence. It was listed on the National Register of Historic Places in 1980.

W4126



Historical Marker
The building was constructed in 1862 and was used as a schoolhouse. It was the first schoolhouse in the area and was used for many years. The building is now a historical landmark and is open to the public. It is a fine example of early American architecture and is well worth a visit. The building is located on the corner of Main Street and Elm Street in the town of [Name]. It is a fine example of early American architecture and is well worth a visit. The building is located on the corner of Main Street and Elm Street in the town of [Name]. It is a fine example of early American architecture and is well worth a visit.

W41

















Barton Factory
The Barton Factory, constructed in 1880, was the first of its kind in the town of Barton. It was built by the Barton family and was used for the production of wooden barrels. The factory was destroyed by fire in 1910 and was never rebuilt. The site is now a parking lot for the Barton Historical Society.

TOWN OF BARTON
W4128



W4128





















Dorco

cy

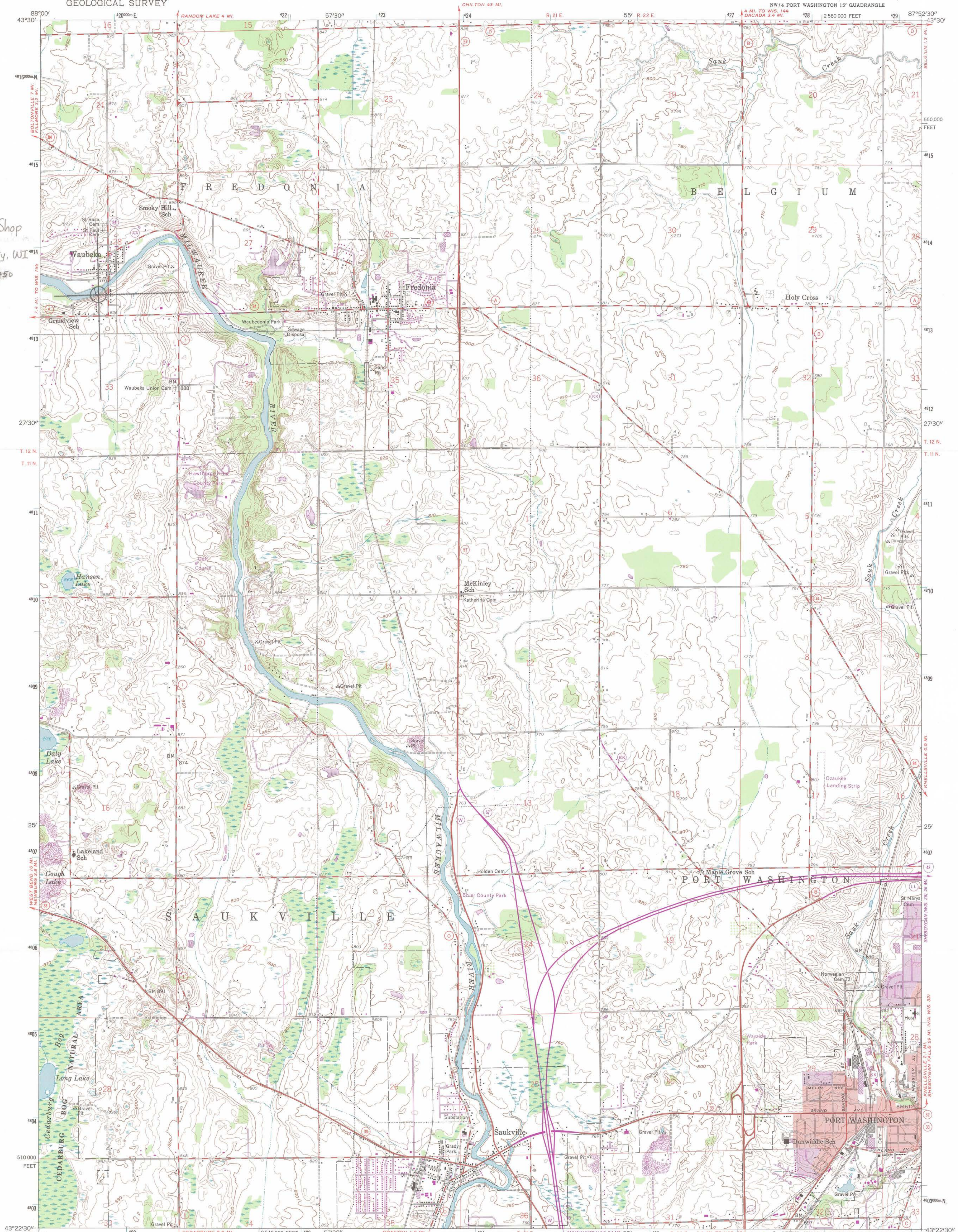








Kendall Cabinet Shop
Tn. of Fredonia,
Ozaukee County, WI
16/419800 / 4813450



Produced by the U. S. Geological Survey

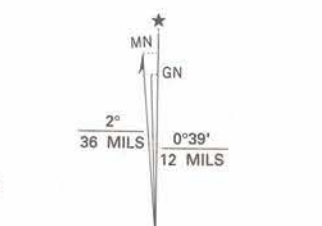
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1954-55. Field checked 1959

Projection and 10,000-foot grid ticks: Wisconsin coordinate
system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue
1927 North American Datum (NAD 27)

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 given in USGS Bulletin 1875

There may be private inholdings within the boundaries of
the National or State reservations shown on this map
Photinspected from 1992 source; no major culture or drainage
changes observed. Boundaries and names revised 1994

Revisions shown in purple compiled from aerial photographs
taken 1971 and 1976. This information not field checked
Purple tint indicates extension of urban areas



SCALE 1:24 000
CONTOUR INTERVAL 10 FEET
SEA LEVEL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND BY THE WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	

ADJOINING 7.5' QUADRANGLE NAMES

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

PORT WASHINGTON WEST, WIS.

NW 1/4 PORT WASHINGTON 15' QUADRANGLE
43087-D8-TF-024

1959
PHOTOREVISED 1971 AND 1976
MINOR REVISION 1994
DMA 3470 IV NW—SERIES V861

National Register of Historic Places
Memo to File

Correspondence

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

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

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY Kendall Cabinet Shop
NAME:

MULTIPLE
NAME:

STATE & COUNTY: WISCONSIN, Ozaukee

DATE RECEIVED: 10/14/16 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/29/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000887

DETAILED EVALUATION:

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

The Kendall Cabinet Shop was listed in the National Register under Criterion A for significance in Industry. The building first served as the Kendall Cabinet Shop (from 1863 to 1891) and later as the Waubeka Pearl Button Factory (1892-c.1908). Both industries contributed to the growth and development of industry in Waubeka and were important employers in the small town. The button factory employed as many as 20 people, making it the largest employer during the village's historic period. The period of significance is 1863 to 1910. It is locally significant.

RECOM./CRITERIA A
REVIEWER Barbara Lopez DISCIPLINE H/SP/SH/AN
TELEPHONE 202-354-2252 DATE 11-29-16

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

RECEIVED

DEC 30 2013

DIV HIST PRES

Dear Members of the Review Board:

As the owner of the historic Kendall Cabinet Factory/Waubeka Pearl Button Factory, I am writing to support the nomination of this building to the National Register of Historic Places. I believe that a good case has been made for its historic significance in Waubeka. I understand that there are problems with the building's condition, but I think that it has enough of a historic appearance to be listed in the National Register. If I do not obtain this listing, the building will have to be demolished because I cannot get building permits to rehabilitate the building or even make necessary repairs. I am sincerely committed to saving this historic building.

I understand that there are some problems with the condition of the building that might take away from its historic appearance. I would like to address these problems.

I understand that the building is in a deteriorated state. This is because I cannot legally work on the building. It is in a floodplain along the Milwaukee River and the Department of Natural Resources has not allowed the Town of Fredonia/Ozaukee County to issue me any building permits. With historic listing, I can get the permits to work on the building and as a carpenter-contractor, I feel I can repair the building's original materials and replicate the ones that cannot be repaired.

The roof had to be replaced because it was so deteriorated that it was causing damage to the interior of the building. I replaced the roof without a building permit and incurred a significant fine for doing so, but I felt I had no choice. If I had not replaced the roof, it may have collapsed into the interior and at that point the building would not have been able to be saved. More importantly, I replaced the roof in a way that it looks, from the outside, just like it did originally.

I am interested in using the building for commercial purposes and I am interested in using the historic tax credits to help save as much of the original building as possible. I cannot do this without the historic listing.

With the historic listing, I will be able to get permits to work on the building and I have a plan to rehabilitate it. The building needs certain things done right away, such as adding interior support beams, removing old window frames and windows and adequately boarding up openings to prevent further damage, and repairing holes in the foundation. Then, I can start a major rehabilitation of the building.

I feel that this building is historic and needs to be saved. As a contractor, I have the skills to do this and am very interested in returning it to as much of its original condition as possible. It would be a substantial loss to the community should the building have to be demolished and this part of their history destroyed. I think a good argument has been made that the building is eligible for the National Register and I hope you will approve this nomination.

Sincerely,



Charles Sheridan

RECEIVED
JAN 08 2014
DIV HIST PRES



Daina Penkiunas
Deputy State Historical Preservation Officer
Wisconsin Historical Society, 816 State Street
Madison, Wi 53706
1-2-14

DIRECTORS

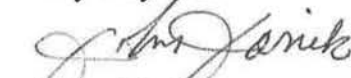
LEERAYE BAUMANN
JAMES L. BROWN
VIRGINIA R. BROWN
ALLEN E. EICHSTAEDT
ELEANOR M. HINZ
JOHN J. JANIK
LOUISE C. JANIK
CAROL M. KANIOS
THERESA KEMPFER
BEATRICE A. KRIER
ROSE HASS LEIDER
GEORGE MAECHTLE
TODD A. MILLER
VIRGIL OLSON
EVELYN M. RATHKE
W. ROBERT RATHSACK
LINDA L. SCHOMMER
ROMAN SCHOMMER
HARVEY F. WESTER
KAY M. WESTER

Ref: Pearl Button Factory, Waubeka Wi. 53021
Birth Place of National Flag Day

Dear Daina Penkiunas
Charles Sheridan informed me of the potential of nominating
The former cabinet shop 1863 and in 1892 the Pearl
Button Factory.
We at the National Flag Day Foundation have buttons in our
Museum that were produced in this historic button factory.
We would be very pleased to see this historic building be
Placed on the National Register of Historic Places.

Thank You for your work in preserving our historic places

My very best


John J Janik
President

Cc Charles Sheridan



RECEIVED

JAN 23 2014

DIV HIST PRES

DUEY STROEBEL

STATE REPRESENTATIVE • 60TH DISTRICT

To whom it may concern,

I strongly support the Kendall Cabinet Shop/Waubeka Pearl Button Factory's induction to the National Register of Historic Places. The factory's important history and significance to the community clearly merit such an honor.

The building has a rich past but specifically, its time as a pearl button factory gives it a unique place in the community's history. After all, the factory was the most important industry in Waubeka during its existence and contributed to the village's industrial development and overall growth.

Since then, the factory's original architecture has remained largely intact as few modern alterations have been made to the building itself since 1863. Moreover, the Village of Waubeka has embraced the factory's historical status and placed signs near the building explaining its past.

For these reasons, I believe the button factory should be placed on the National Register. It is one of the last remnants of a bygone industry and as a result, it holds significance to the state, region, and nation as a whole. Without this historical designation, the building will likely cease to exist, which would be a lamentable result for everyone.

Sincerely,

A handwritten signature in cursive script that reads "Duey Stroebel".



RECEIVED

JAN 27 2014

DIV HIST PRES

P.O. Box 491, Port Washington, WI 53074

262-268-9150

Daina Penkiunas
Deputy State Historic Preservation Officer
Wisconsin Historical Society
816 State Street
Madison, WI 53706

January 22, 2014

Dear Daina,

I have been asked to write a letter in support of the nomination of the Kendall Cabinet Shop in Waubeka for historic status. Local residents would tell you that this is the Waubeka Button Factory.

The building was built in 1863 and housed the Kendall Cabinet Shop for nearly 30 years under the ownership of John Kendall. Cabinet making and furniture building was an important part of the history of the area with successive generations of woodworkers using their talents to create lasting pieces of workmanship from a succession of shops within and surrounding the community. In 1892 the building became a pearl button factory creating buttons from the clamshells found in the surrounding river bottom. By 1910 the button factory had closed, a short period of time but a business unique to this Wisconsin community.

More than a hundred years ago, in communities along rivers, buildings were built and businesses created to harness the water power in their midst. Livelihoods depended on these rivers and the businesses that thrived as a result. Most of these buildings no longer exist except in the memories of a few people. Waubeka is a very small community with a piece of history that has been neglected over the years. This is an opportunity for someone to preserve the building and a piece of history. In communities small like Waubeka, historic opportunities are few. To the residents of Waubeka, the Kendall Cabinet Shop/Waubeka Button Factory is a remaining part of their past.

The Port Washington Historical Society assisted with the research of this building and hopes that consideration will be given to granting historic status to the Kendall Cabinet Shop. All buildings are not able to be preserved, but where an opportunity exists to do so it is prudent for us to encourage the effort.

Jackie Oleson, Board President

Email: portwashistsoc@att.net • www.portwashingtonhistoricalsociety.org



September 8, 2014

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 the nomination for the **Kendall Cabinet Shop** located in the Town of Fredonia, Ozaukee County, Wisconsin. It is my opinion that the property does not meet National Register criteria for eligibility. The former industrial building does not possess individual historic significance, and it has suffered a significant loss of integrity. I have addressed these points in greater length in Section 3 of the enclosed nomination.

A consultant prepared the nomination at the request of the owner and over the advice of SHPO staff. We are also in disagreement with the State Historic Preservation Review Board, whose majority voted to recommend the nomination for listing.

We look forward to your review of the nomination and to receiving your comments regarding the property's eligibility for listing. If you have any questions or require additional information, please contact Daina Penkiunas of my staff at (608) 264-6511 or daina.penkiunas@wisconsinhistory.org.

Sincerely,

Jim Draeger
State Historic Preservation Officer - Wisconsin
Wisconsin Historical Society



WISCONSIN
HISTORICAL
SOCIETY

TO: Keeper
National Register of Historic Places

FROM: Daina Penkiunas

SUBJECT: National Register Nomination

The following materials are submitted on this 9th day of September 2014,
for the nomination of the Kendall Cabinet Shop to the National Register of Historic
Places:

1 Original National Register of Historic Places nomination form

 Multiple Property Nomination form

11 Photograph(s)

 CD with NRHP Nomination Form Word Document

1 CD with electronic images

1 Original USGS map(s)

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

4 Piece(s) of correspondence

 Other _____

COMMENTS:

X Please insure that this nomination is reviewed

 This property has been certified under 36 CFR 67

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

 Other: _____



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 Kendall Cabinet Shop
other names/site number Yambeka Pearl Button Factory

2. Location

street & number W4128 Mill Street N/A not for publication
city or town Town of Fredonia N/A vicinity
state Wisconsin code WI County Ozaukee code 089 zip code 53021

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.)

Jim Arger
Signature of certifying official/Title
State Historic Preservation Officer - Wisconsin

9/9/14
Date

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

Returned

887

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 3 Page 1

Kendall Cabinet Shop
Town of Fredonia, Ozaukee County, WI

SHPO comment

It is the opinion of Wisconsin's State Historic Preservation Officer that the Kendall Cabinet Shop does not meet the National Register criteria for designation. It is my opinion that the building does not meet the requirements of Criterion A as an important industry in the community. More importantly, the building has suffered a substantial loss of integrity through a loss and diminishment of physical characteristics that existed during the property's historic period and are essential to convey its significance.

To satisfy Criterion A, a property must be significant within its historic context. As detailed in the nomination, the cabinet shop was one of a number of small industries in the community. Constructed in 1863, the building was originally a water powered shop using the no longer extant mill dam adjacent to the property. While Kendall's modest three person business survived for almost 4 decades, it does not demonstrate a contribution to the broad patterns of history as required under Criterion A. All businesses, whether a baker or a shoemaker, played roles in the economic life and contributed to the availability of consumer goods in a community; however, it cannot be argued that they all were significant in the commercial or industrial history of their local community.

The nomination argues a case for the building's significance for its second use as a button factory beginning in 1892 and closing in c. 1908. Within the context of button factories and the pearl button industry in the state and the region, this example does not stand out as an innovator or an industry leader in the field of button manufacturing. Its brief use was during the heyday of the pearl button industry, when many such factories operated. The nomination does not demonstrate importance to the history of industry that is beyond mere function or use.

The nomination also fails to demonstrate that the building retains historic integrity. As noted in the nomination, the building has suffered great loss of historic materials due to decades of neglect. As a small, utilitarian building, the accumulation of alterations and the loss of historic fabric have greatly diminished the integrity of its design, its materials, workmanship, and feeling. Each of these areas will be discussed in turn.

Its integrity of design is lost. This building has lost elements of its structural system due to the collapse of sections of its floors as well as in the replacement of its entire original roofing structure with new materials. At some point, likely when electric power was introduced, the original raceway and water power apparatus were removed. Likely at that point, the exposed stone foundation on the riverside end of the building was replaced with poured concrete and concrete block, leaving only a small portion of its large exposed stone foundation intact. In the case of its fenestration, while the building's openings are distinguishable and boarded over, some are missing their window frames. Other openings appear to

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 3 Page 2

Kendall Cabinet Shop
Town of Fredonia, Ozaukee County, WI

have been enlarged at a later date; however, there are no remaining doors or windows in these openings. The original plan of the building is unknown. On the interior, sections of painted trim are found on exposed stud walls, which may indicate that the interior once had a higher degree of finish, perhaps plaster walls and plaster or beaded board ceilings and a more complex plan, but none of that can be discerned in its present condition. The loss of floor sections due to collapse also means the loss of clues as to the original plan and any interior partitions that may have been present.

Much of the building's original materials have been lost. The building has an entirely new roof structure including rafters, sheathing and roofing materials. Most of the large stone foundation, which is exposed as the slope falls away from the river, has been replaced with modern concrete block and poured concrete. As noted above, it is unknown if the building had interior finishes including ceilings or interior walls. Given its use and its location in a colder climate, it is unlikely that the building was unfinished on the interior. The framing suggests the former presence of interior cladding, but that cannot be demonstrated due to the poor condition.

Workmanship has been compromised or lost. As noted above, the loss of features, including the roofing structure, original doors and windows, the reconstruction of foundation walls, and the possible loss of interior finishes have removed or replaced the physical evidence of the original work on the building. The building is essentially an empty shell in with only four walls and a portion of the interior floor remaining in place.

It may also be argued that these cumulative losses of physical features have led to the loss of integrity of feeling. Collectively, the changes have resulted in a building that is only partly historic, where character defining details such as the roof, walls, floors, and water powered features have been removed, replaced, or destroyed by neglect.

Wisconsin Historic Preservation staff initially looked at the building in 2004 and in 2012 reviewed additional information and documentation for this property. After careful consideration, staff concluded that the building did not meet National Register criteria for eligibility. Despite these evaluations, the property owner chose to proceed with the subject nomination.

The Kendall Cabinet Shop/ Waubeka Button Factory has an interesting history; however, it is the opinion of the State Historic Preservation Office staff that the nominated building lacks the necessary historic integrity. Little physical fabric remains to convey its original historic appearance and purpose. The loss of its water powered machinery as well as the race and power room make it difficult to convey a sense of its original operation. The poor condition of its interior spaces makes it impossible to have a sense of how the building operated. Much of the fabric is either lost or has been replaced. In addition its loss of integrity, the documentation has not demonstrated the necessary historical distinction to meet the criteria for listing on the National Register of Historic Places.

Kendall Cabinet Shop

Ozaukee County

Wisconsin

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet,

determined eligible for the

National Register.

See continuation sheet,

determined not eligible for the

National Register.

See continuation sheet,

removed from the National

Register.

other, (explain:)

Signature of the Keeper

Date of Action

5. Classification

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

private
 public-local
 public-State
 public-Federal

Category of Property
(check only one box)

building(s)
 district
 structure
 site
 other

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

Contributing	noncontributing
1	0 buildings
	0 sites
	0 structures
	0 objects
1	0 total

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

N/A

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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

INDUSTRY/manufacturing facility

Current Functions

(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

OTHER/vernacular front gable

Materials

(Enter categories from instructions)

foundation stone

walls clapboard

roof asphalt

other concrete block

Narrative Description

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

Kendall Cabinet Shop
Name of Property

Ozaukee County
County and State

Wisconsin

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Industry

Period of Significance

1863-1910

Significant Dates

N/A

Significant Person

(Complete if criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Kendall, John B., builder

Narrative Statement of Significance

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

Kendall Cabinet Shop
Name of Property

Ozaukee County
County and State

Wisconsin

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreeage of Property Less than one acre

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

1	16	419800	4813450	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

See Continuation Sheet

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

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

11. Form Prepared By

name/title	Carol Lohry Cartwright, Consultant	date	December 1, 2013
organization	Prepared for the owner	telephone	262-473-6820
street & number	W7646 Hackett Rd.	zip code	53190
city or town	Whitewater	state	WI

Kendall Cabinet Shop
Name of Property

Ozaukee County
County and State

Wisconsin

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	date
organization	telephone
street & number	zip code
city or town	state

Paperwork Reduction Act Statement: The information 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.

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DESCRIPTION

General Description

The Kendall Cabinet Shop/Waubeka Button Factory is located on a picturesque site along the Milwaukee River in the unincorporated village of Waubeka, Town of Fredonia, Ozaukee County. The area is located in the northwest corner of the county about 25 miles north of the City of Milwaukee in southeastern Wisconsin. Ozaukee County borders Milwaukee County and its southern third is composed of moderately dense late twentieth century and early twenty-first century residential subdivisions. The northern two-thirds of the county is a less dense exurban area with some rural farm land interspersed with subdivisions of residential housing on larger parcels. Three small cities sit in the northern two-thirds of Ozaukee County, Cedarburg, Grafton, and Port Washington. They are historic communities that once sat in rural surroundings but now are surrounded primarily by residential subdivisions. Only the far northern and western edges of Ozaukee County still have large expanses of rural farmland.

Being located in the northwestern part of the county means that Waubeka still has a more rural setting, particularly west of the village, but exurban subdivisions can be seen in the area. The village, itself, does not lie along a major highway. The nearest highways are State Highway 57 about two miles to the east and State Highway 33, about four miles to the south. Rather, the community is accessed via County Highway A, which runs east of Waubeka through Ozaukee County and west well into Washington County. County Highway H or Cigrand Drive runs north from County Highway A and is Waubeka's "Main Street."

Entering Waubeka along County Highway H, the terrain drops significantly from a relatively flat area toward the Milwaukee River. Highway H crosses the river at a relatively low point, then gently slopes upward through the village. The Kendall Cabinet Shop sits in the low-lying part of the village along the River, near the bridge. Mill Street is a short curved street that runs past this building and the old grist mill, then curves back up to an intersection with Highway A.

The setting along Mill Street is very picturesque with only the two old frame industrial buildings and a few houses. The Street sits at a high point up from the river and the old mill race. On the south side of Mill Street, the land rises sharply toward County Highway A. There is a lot of vegetation along this street, including large trees, shrubs and many overgrown plants. The cabinet shop and grist mill buildings sit on narrow parcels along the river and because they are vacant buildings that have had little activity on their sites, the surrounding vegetation is particularly dense.

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The remnants of the old race sit between the Milwaukee River, itself, and the rear elevations of the cabinet shop and the grist mill. An old dam and mill pond sat to the north and northwest of the old grist mill and filled the race. In 2001, despite local protests, the State of Wisconsin's Department of Natural Resources removed the dam, citing structural problems. Since the water power was no longer in use, the dam was removed and not repaired. The elimination of the dam and mill pond took the river back into its original narrower banks and no longer filled up the race. The race trench is still clearly visible and in dry times, almost empty. In wet times, a bit more water runs through it, but not at the level it was when it fueled the water power for the grist mill and cabinet shop.

Building Overview

The cabinet shop has a rectangular plan and is two stories in height with a steeply sloping foundation that is actually a bit lower than street level along Mill Street on the south or main elevation, but raised at least one story in height on the rear or north elevation. The building is rectangular in shape and appears smaller when viewed on the south elevation only, probably because the foundation of this elevation is lower than street level. When viewed on either the east or west elevations, the building appears much larger because the entire wall surfaces and foundation can be seen. Five window "bays" stretch out the side walls of the building making them appear somewhat out of proportion with the main elevation.

At some time during the historic period, a small one-story ell projected from the southwest corner of the building. It appears on c.1890s maps, but has been removed by 1900. It is unclear of the function of this ell, but the sloping site suggests it had to have had a tall foundation that, perhaps, deteriorated, forcing the removal of the ell. No other additions to the building were made.

The building has a c.1992 gable roof that is identical in appearance to the original roof and the original narrow wooden frieze sits under the eaves. The entire building is clad with clapboard siding and the original foundation is constructed of fieldstones laid up in a lime mortar mix. At the north end of the building and along part of the east and west foundation walls there is an applied concrete stucco covering over the old foundation. Several rows of concrete blocks sit right under the building as added support. The first row of these blocks are rusticated in a manner typical of the early twentieth century. The rest of the blocks appear more modern.

Exterior Elevations

Main or South Elevation

The main elevation sits along Mill Street very close to the roadway. The main entrance to the building is at the center and is larger than an individual doorway, suggesting that the original entry was covered

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with two swinging barn-type doors typical of workshops of the era. The entryway is enclosed with a plywood door and vertical board and batten siding. A window sits next to the current entry door and was probably added later.

Tall openings sit in the upper level of the main elevation, taking advantage of the southern exposure to add light into the interior of the building. They are both enclosed, one on the outside with horizontal boards and the other on the inside with plywood sheeting.

East and West Elevations

The east and west elevations of the building are almost identical. The walls sit on the foundation that slopes sharply down to the old race and most of the stone foundation can be seen at the south end of the side walls. Toward the north end, the foundation has been covered with concrete stucco, probably added as protection for the foundation when the race was still filled. Each story of the east and west elevations have five window "bays." The openings are enclosed either from the outside or the inside. A few of the openings are enclosed with clapboards or wood boards, but most of the openings are covered over with plywood sheets from the inside. In these cases, the window frames are still mostly extant and indicate that the windows were all two-over-two-light double-hung sashes. Some of the frames have been damaged, but the opening sizes are still extant.

North Elevation

The north elevation sits on the highest point of the foundation, an area of the building that sat in the race when it was filled. The wall and openings are the same as the side elevations, but in this case, only one window is enclosed from the inside. The other three windows have their glazing extant.

Interior

First Floor

The first floor is accessed via the plywood door on the main elevation. Because of the sloping foundation, the main elevation is shorter than the side or back walls and there is a step down into the building to get to the first floor. In general, the first floor is an open space that is relatively unfinished. Other than the plywood sheets that cover the window areas, there are no wall coverings. The plain horizontal wood wall boards are visible as are the beams and rafters of the ceiling. These elements appear to be original to the building.

Also original to the building is the first floor wood flooring which is made up of horizontal wood boards. The northwest part of the floor has collapsed into the basement, but all the boards are still

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extant. At the northeast corner of the building there is a staircase that shows evidence that it was at one time enclosed. It is a wooden structure that appears original to the building or constructed within the period of significance.

Second Floor

The second floor is also a large open space that is unfinished. Like the first floor, the walls are not covered except where plywood sheets have been attached to cover openings. The horizontal wall boards and structural posts are visible as they are on the first floor. Also visible are the beams and rafters of the c.1992 roof that was built to replace the original roof that was significantly decayed. The floor of this level is covered with vertical boards and appears to be original or within the period of significance.

Basement

The basement starts as a crawl space toward the south end then extends to a full story or more at the north end. Its walls are either fieldstone or concrete stucco and fieldstone. At the north end the upper walls consist of concrete blocks. The basement is unfinished and vacant and the first floor beams and rafters are visible. Some of the first floor that has collapsed is sitting in the basement as are many of the bricks of an old chimney.

Condition

The condition of the building, except for the roof, is fair to poor, depending on the location. The second floor seems most structurally sound, but the collapsed floor of the first floor is in poor shape. Structurally, the building is in need of some repair in the near future. On the side walls, it is evident some of the wall surfaces have shifted, probably due to problems in the foundation. Windows are in need of repair, although many frames and some glazing are still extant and can be used as a pattern for replacement windows.

The current owner is unable to get a building permit to do necessary repairs as the building is in a floodplain and cannot be preserved in its existing form. The owner would like to preserve it, hence this request for a National Register of Historic Places listing since this listing will allow for the building to be repaired in its historic form.

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AREA OF SIGNIFICANCE: INDUSTRY

The Kendall Cabinet Shop, later the Waubeka Pearl Button Factory, is locally significant and eligible for the National Register of Historic Places under criterion A, because it housed two small industries that were significant to the growth and development of the village's short-lived industrial base. During the nineteenth century, Waubeka had a small industrial base that was typical of many communities in southeastern Wisconsin. This base was anchored by a grist mill and supplemented by several small shops. One of the most successful of these shops was the Kendall Cabinet Shop, operated by John B. Kendall from 1863 to 1891 and located next door to the grist mill. Kendall's shop was the most successful of the small shops that dominated Waubeka during what is considered the village's industrial period, 1870-1890. In 1892, the owner of the grist mill, along with three partners, established a pearl button factory in the old Kendall shop, making it one of the earliest of these types of factories that would sweep into Wisconsin during the 1890s. Operating until c.1908, this button factory was fairly long-lived for small factories in this industry and made such a mark on the community, the building is still referred to as the old button factory.

The importance of this building to the industrial history of Waubeka will be explored in the Statement of Significance, where the building will be placed within the historic context of industry in Waubeka as well as the context of the pearl button industry of the Midwest.

STATEMENT OF SIGNIFICANCE

The Kendall Cabinet Shop/Waubeka Pearl Button Factory significantly contributes to the growth and development of historic industry in Waubeka. It existed as a leading business during the period local historians have referred to as the height of industrial production in the village, a period between 1870 and 1900. During this era, Waubeka's industries consisted of a successful local grist mill, small shops making essential goods for the community, and several shops that produced goods for the local community and outside of the community. Among the shops that produced goods for the community and outside of the community was the Kendall Cabinet Shop. For almost 30 years, it was one of the most successful small industries in Waubeka. Between 1892 and circa 1908, the building was the location of a button factory that employed as many as 20 people, making it the largest employer during the village's historic period.

Historical Background

Waubeka sits along the Milwaukee River, which meanders through the east part of the village, and early white settlers were drawn there because of the potential for trade along a waterway and the potential for water power to drive industry. The earliest white inhabitant was Hiram King, who came

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in 1844 mainly to operate a trading post and "inn" for early travelers in the area. Although having technically given up their land rights in the area, reportedly in the early 1840s, a group of Native Americans continued to make a winter camp along the Milwaukee River. The white settlers interpreted the name of the Native American's leader as "Chief Waubeka." In 1847, when the Town of Fredonia was officially separated from the Town of Port Washington in Ozaukee County, Yankee immigrants George W. Foster and H. J. Turner came to the Waubeka site to develop the water power. They built a dam and erected both a small saw mill and grist mill (north bank of the river, not extant). Foster surveyed and platted the original village and soon a settlement grew up just north of the new mills.¹

The early settlers named the village "Waubeka," after the Native American they knew as "Chief Waubeka." In 1851, though, a post office was established in the settlement and it was named after the town, Fredonia. This name difference caused some confusion in historic sources, as both Fredonia and Waubeka were often used for the same settlement. In 1872, the railroad line by-passed Waubeka and built a rail station that called Fredonia Station. Eventually in the twentieth century, the name of the small village that grew up around Fredonia Station was shortened to Fredonia and the name Waubeka was definitively attached to this village.²

Historic sources indicate that the first grist mill on the north side of the Milwaukee River burned, probably in 1860, because in that year, John B. Schauble acquired the water power on the south side of the river from the old mill, constructed a race, and built a new and larger mill at that location. Schauble was a German immigrant who worked in the Port Washington grist mills before establishing the mill in Waubeka. In 1873, Schauble considerably enlarged the mill, converting it into a combination stone and roller flour mill with five runs of stone and seven sets of rollers that by 1881 was producing about 80 barrels of flour a day.³

Waubeka's Industrial Development

Waubeka grew slowly during its first 20 years, but by 1870 there was a small complement of retail stores and small shops that with the grist mill formed the foundation of the village's economy. One of these small shops; in fact, the most successful of the small shops at that time, was the Kendall Cabinet Shop. In the 1870 manufacturing census records for the Town of Fredonia, the Kendall Cabinet Shop was the second largest industrial shop with the largest economic output of all shops except for

¹ *History of Washington and Ozaukee Counties* (Chicago: Western Historical Company, 1881) 539-540.

² *History of Washington and Ozaukee Counties*, 540; "History of Town of Fredonia," in *Early Ozaukee County Historical Sketches* (Cedarburg: Ozaukee County Historical Society, 1967), 47; Mrs. Joseph [Irene] Hames, "The History of Waubeka and Living There 70 Years Ago," (paper presented to the Ozaukee County Historical Society, Cedarburg, Wisconsin, September 17, 1973).

³ *History of Washington and Ozaukee Counties*, 540, 759; Hames, "The History of Waubeka."

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Schauble's grist mill and the still-operating saw mill. In fact, the only other shops listed were a blacksmith, cooper, and shoe shop, all of which had half or less than half of the production value of Kendall's shop.⁴

In the 1881 local history of Ozaukee County, John B. Kendall's biography lists him as a manufacturer who was a native of England. In his biography, he reported that he learned the "architect's" trade (probably house-building) in his native land and came to America via Canada in 1849. He farmed in Ozaukee County for about five years, then settled briefly in nearby Newburg, where he worked as a builder and carpenter. In 1866, as verified by the tax assessment rolls for this property, he came to Waubeka and purchased the water power next to the grist mill and constructed this building in partnership with James Hedding. According to the biography, in this building they conducted a cabinet shop making furniture. He soon bought out his partner and operated his business by himself and with his sons until around 1891.⁵

The 1870 census records give an overview of the output of Kendall's Cabinet Shop. It had a capital investment of \$3,000 and employed three hands year around. The water power generated eight horse power and Kendall reported that his shop had planing, trimming, and carpentry machines and that he used all types of lumber in his business. In 1869, he reported using 15,000 board feet of lumber with a raw value of \$450 and turned this into \$4,000 of finished products. He indicated that in his shop he did cabinet making (types of furniture), carpentry, and carpentry jobs.⁶

Local historians view the 1870-1900 period of Waubeka history as one of significant industrial activity. One historian in the 1930s even went so far as to claim there were seven "factories" in Waubeka during the 1870s and 1880s. Certainly, Waubeka was a bustling small village, but the evidence shows that most of the "factories" operating in Waubeka at the time were small shops, not unlike that operated by John Kendall. And, unlike Kendall's shop, they were relatively short-lived.

For example, in 1871 a small plow making shop was established, but by 1881, it was out of business. A small lumber mill operated on the site of the old saw mill in the later nineteenth century, but it was also a small operation. A pump making shop, a small wagon shop, and a planing mill also operated in Waubeka at various times in the late nineteenth century, but they, too, were short-lived operations.

⁴ Federal Census for 1870, Ozaukee County, Wisconsin, Town of Fredonia, Schedule 4, Products of Industry, p. 2; on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

⁵ *History of Washington and Ozaukee Counties*, 758; Tax Assessment Rolls for the Town of Fredonia, on file in the Ozaukee County Courthouse, Port Washington, Wisconsin; A. D. Bolens, "Old Timer's Column," *Cedarburg News*, September 19, 1930, copy on file in the local history collections of the Port Washington Historical Society, Port Washington, Wisconsin.

⁶ Federal Census for 1870.

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According to the 1880 manufacturing census for the Town of Fredonia, almost all of the manufacturing shops in Waubeka produced goods of much less value than Kendall's cabinet shop.⁷

There was one exception, the cheese box factory that W. W. Cooley started in 1872. Although called a factory, the value of its products and employment suggests it was not a lot larger than the small shops of the village. The cheese box factory was located in a brick building north of the Milwaukee River. According to the 1880 census, it had a capital value of \$4,000 and employed six workers. The value of the boxes made in 1879 was estimated to be \$4,000. In 1881, it was reported that the factory made 20,000 cheese boxes and 10,000 butter containers. According to the census, in 1880, the grist mill was still producing the largest value of goods in Waubeka, with the cheese box factory coming in second and Kendall's shop in third place.⁸

The general economic depression of the 1870s appears to have had an impact on Kendall, as the value of the products produced in his shop declined from \$4,000 in 1870 to \$1,200 in 1880. Furniture sales and building work was probably depressed during this time, but the conditions were more favorable for the cheese box factory. The growing cash dairy business of the 1870s was based on cheese factories and creameries that purchased farmers' milk and produced larger amounts of cheese and butter than could generally be done on the farm. This would account for the numbers of boxes produced by that factory in 1881. But, according to historic sources, the cheese box factory was not always a consistent industry and it remained in operation off-and-on until just after 1900.⁹

The grist mill and the cheese box factory were the two most valuable industries in Waubeka in the 1870s and 1880s, but only the cheese box factory employed more than three people. Most of what local historians would call "factories" were one and two-person shops. Of these, the Kendall Cabinet Shop was, according to manufacturing census records from 1870 and 1880, the most successful, and at almost 30 years of existence, was also one of the longest-lived in this era. Despite being composed of primarily small enterprises, the industrial "boom" of this era was, indeed, the "golden age" of Waubeka's economic development. That is probably because a decision made at the beginning of this "boom" would play a role in the decline of Waubeka's short-lived industrial era. That decision involved the railroad.

In 1872, the Chicago, Milwaukee, and St. Paul Railroad was extending its line into northwestern Ozaukee County and was promoting investment in building the line in the area. At the time, the exact placement of a rail line was sometimes determined by the amount of local investment. If local land-

⁷ Bolens, "Old Timer's Column; Federal Census for 1880, Ozaukee County, Wisconsin, Town of Fredonia, Schedule 3, Manufactures, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

⁸ Federal Census of 1880; *History of Washington and Ozaukee Counties*, 758.

⁹ Federal Census of 1880.

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holders, primarily farmers or businesspeople in small towns, invested enough in the rail line, it could be built through their community, rather than through another community or rural area.

Local historians note that this was the case with Waubeka. The initial course of the line was set to run about two and one-half miles east of the village. The railroad company suggested that if Waubeka's businesspeople and farmers would invest enough, the line could be built through their village. Historic accounts note that some area farmers did purchase railroad stock, but that it was not real stock, but false paper that had been promoted by a "con" man. The farmers were ruined and that episode soured some people on purchasing real railroad stock in fear they were also being conned. Others, especially in the village of Waubeka, felt that they had a thriving economy based on water power and they did not need a rail line to remain a successful community. When Waubeka and the surrounding community did not invest sufficiently in the line, the railroad company did not run the line through Waubeka, rather they established a station at a location two and one-half miles east; a place that became known as Fredonia Station.¹⁰

Ironically, Fredonia Station, later known as just Fredonia, did not develop into a major industrial center either, but losing the rail line probably played a role in the lack of expansion of existing industry or the development of new industry in Waubeka. Certainly there were entrepreneurs in Waubeka who might have grown their businesses with the help of a rail link. When the local economy of the 1870s improved in the 1880s, Waubeka did not have the convenient transportation link that was now the most important way to move goods in the country.

Development of the Button Factory

By 1890, Waubeka's industrial economy was still based on the grist mill and the small industrial shops of the previous twenty years, including the Kendall Cabinet Shop. When that shop closed in 1891, local businessmen sought a new business to replace it, as the building was ideal for industry being located directly on the water power. That effort resulted in the most interesting use of this building during its historic period, a pearl button factory.

The pearl button industry of the late nineteenth and early twentieth centuries sprang up almost overnight. Although centering along the Mississippi River in Iowa, the industry spread rapidly into Wisconsin during the 1890s and the first decade of the 1900s. Most pearl button factories were quick failures or only lasted a few years, but during its heyday, the pearl button industry was a small but dynamic part of Wisconsin's industrial history.

¹⁰ Hames, "The History of Waubeka;" Bolens, "Old Timer's Column."

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On a national level, the fresh water pearl button industry came and went within a period of 75 years, but its major industrial impact was shorter, perhaps only 30-40 years. Prior to 1890, buttons were made of brass, wood, horn, ocean clam shells, and other materials. During the 1870s and 1880s several button makers attempted to start an industry using fresh water shells primarily from several species of mussels, but the idea never caught on until 1891 when a German immigrant button maker found a seemingly endless supply of fresh water mussels that he thought were suitable for making buttons.

Historic sources credit John Frederick Boepple with starting the pearl button "craze." Boepple was a button maker in Germany who came to the United States looking for a cache of high quality fresh water clams or mussels to start his American business. He was familiar with using ocean clam shells to make buttons, and when he found a "mother lode" of fresh water mussel beds in the Rock River near Rock Island, Illinois and in the Mississippi River near Muscatine, Iowa, he adapted his button making technique and machinery to mussel shells.¹¹

Boepple made a small number of pearl buttons and marketed them to Muscatine retailers. They were an instant "hit," and in 1891 Boepple and partner William Morris built the first fresh water pearl button factory in Muscatine. Ironically, this factory was short-lived, but news about Boepple's innovation in using fresh water mussels for buttons spread like wildfire and ignited the craze of mussel harvesting and button factories in the Midwest.¹²

Sources differ on exactly how fast the button industry grew. Eric Temte's thesis on the pearl button industry in Prairie du Chien, Wisconsin states that by 1897 there were 13 factories in 4 cities just along the Mississippi River alone, a number that soon grew to 49 factories in 23 towns along the Mississippi. Information from the Muscatine History and Industry Center states that within six years of Boepple's first factory, "dozens" of button cutting shops were open in Muscatine alone. One button factory manager claimed that as early as 1892, 69 factories had been started. Whichever source one uses, there is no doubt that the industry was one of the fastest growing industries ever.

The largest deposits of the most desirable mussels initially used for pearl buttons were located around Muscatine and harvesting these mussels became a literal "gold rush" of activity in the 1890s. Whole families participated in mussel gathering and the initial processing of the shells. Mostly men would go out into the river and using specialized hooks and nets, would gather large quantities of mussels. They

¹¹ Eric F. Temte, "A Brief History of the Clamming and Pearling Industry in Prairie du Chien, Wisconsin (Master's Thesis, University of Wisconsin-La Crosse, 1968), <http://www.minds.wisconsin.edu/bitstream/handle/1793/470501/temteeric1968.pdf>; Muscatine History and Industry Center, "Home of the Pearl Button Museum," <http://www.muscatinehistory.org/pearl-button-capital>.

¹² Temte, "A Brief History," Muscatine History and Industry Center.

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would take these to shore where other members of their family or workers would steam the mussels open to remove the meat from the shells.¹³

The shells were taken in large numbers to either a button making factory or, in many cases, a button cutting factory, where the shells were punched out to make the button "blanks." Because cutting blanks was a relatively easy process, many small factories and shops specialized in cutting blanks that were sent to finishing factories. The button cutting shops ranged in size from one person to several dozen workers. The button cutters would punch circular pieces out of the shells. The blanks had a smooth pearl side and a rough shell side. An average cutter could cut up to 100 pounds of shell a day or around 3,600 blanks. They were usually paid by the piece and were penalized for bad cuts, so cutters became experienced at looking over shell quickly to determine the best cuts.¹⁴

Other factories produced the finished buttons where the process included removing the rough shell on the back of the blanks, punching the button holes and any designs on the face, and polishing. Polishing was a two-part step where the buttons were first tumbled with water and pumice, then tumbled or washed a second time with steam or acid to give them a bright shine. Finally, the buttons were sorted to create matched sets to be sewn on cards. Some finishing factories farmed out the card sewing to home workers.¹⁵

Pearl buttons soon became the preferred fastener in the growing ready-made clothing industry of the late nineteenth century. They were, in general, inexpensive, durable, and had beautiful pearl surfaces the public appreciated. Muscatine, Iowa remained the center of the pearl button industry during the first half of the twentieth century, reaching a peak in 1916, after which a decline in raw materials and other factors caused the industry to start contracting.¹⁶

During the 1890s, the pearl button industry expanded around the Muscatine area up and down the Mississippi River, then generally expanded north into other rivers and lakes where good supplies of mussels were available. Harvesting mussels moved as far north along the Mississippi River as Trempealeau, Wisconsin and inland along rivers and lakes wherever large mussel beds were located. Lake Pepin in Minnesota became a large source of mussels for the shell button industry.¹⁷

¹³ Muscatine History and Industry Center.

¹⁴ Muscatine History and Industry Center.

¹⁵ Muscatine History and Industry Center.

¹⁶ Muscatine History and Industry Center.

¹⁷ Temte, "A Brief History," 7.

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Because the mussel beds were located near Wisconsin, a large number of button cutting and finishing factories were established. The proximity to mussel beds accounted for some of these factories, but many were established away from large beds, as starting a pearl button factory became a fad during the 1890s and early 1900s. In Prairie du Chien, for example, a large button factory and several small button cutting factories were established between 1900 and 1912 because of the proximity to large mussel beds in the Mississippi River.¹⁸

Pearl button factories were somewhat of a “novelty” and were heavily reported in local newspapers. Several Wisconsin newspapers available on an historic newspaper web site on the internet reported on what was probably the first button factory in Wisconsin. Among others, a Milwaukee paper reported that in October of 1891, a button factory was established in Eau Claire and was supposedly only the second one to be established in the county. It is difficult to verify this claim, but since Boepple’s Muscatine, Iowa factory was also established in 1891, it may be accurate. Just over a half a year later, in June of 1892, an Eau Claire newspaper reported on the factory in that city known as the Badger State Pearl Button Company. The manager of the factory was quoted as saying that there were now 69 pearl button factories in the United States with seven located in Wisconsin. If these figures are even partially accurate, they illustrate the rapid expansion of the industry in just eight months’ time.¹⁹

It was within this early context of the rapid growth of the pearl button industry that the old Kendall Cabinet Shop was converted into a pearl button factory. The cabinet shop was the perfect size for a small factory and had a built-in power source, the Milwaukee River race that also powered the grist mill. In fact, it was the relatively new owner of the grist mill, J. P. Pallansch, who with three other businessmen in Waubeka, formed the Waubeka Pearl Button Manufacturing Company in October of 1892.

Pallansch acquired the old Kendall shop and its water power in 1891 and although he also owned the grist mill next door, the buildings remained on separate parcels. Pallansch joined with Julius Klessig, a prominent merchant in Waubeka, John Fintzen, another prominent businessman in Waubeka, and G. A. Hewner to form the Waubeka Pearl Button Manufacturing Company.²⁰

None of the historic sources indicate why these men chose to start a button factory. One source has suggested that these men might have thought that mussels from the Milwaukee River could supply their factory, but it is equally likely that they were also just a group of businessmen who were concerned about the lack of industry in Waubeka and like businessmen in many communities, joined

¹⁸ Temte, “A Brief History,” 8-13.

¹⁹ *Milwaukee Weekly Wisconsin*, October 24, 1891, 3; *Eau Claire Free Press*, June 16, 1892, 4.

²⁰ Deed #49927, “Articles of Incorporation for the Waubeka Pearl Button Manufacturing Company, October 18, 1892, copy on file in the local history files of the Port Washington Historical Society, Port Washington, Wisconsin.

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together to start up a manufacturing business to boost the community and they chose a button factory because it was a rapidly booming industry at the time. It was easy to set up and given the number of button factories that had started in 1891 and 1892 already, may have seemed like a "sure thing."

Like so many other people who started button factories at the time, the original incorporators had tough going. In March of 1894, it was reported that production at the factory had only lasted about a year, closing in November of 1893. After this initial closure, the stock company was dissolved, but it was reported that J. P. Pallansh and his brother, who operated the grist mill next door, had restarted the factory with a force of 20 workers. The newspaper reported that in the summer of 1893, products from the factory were sold to Milwaukee wholesalers or retailers. The new run of buttons, it was told, was to come from material imported from Ceylon.²¹

This is the only citation that indicates exactly how many people were employed at the factory. If, indeed, the new management hired 20 workers, the button factory would have been the biggest employer in town, exceeding the cheese box factory. A review of local newspapers (Waubeka did not have a local paper, but village news was sometimes reported in the local papers of Port Washington, Cedarburg, and West Bend) for the 1890s and up to 1900 did not uncover any additional information about the button factory except for a citation in 1904 that was also found in the files of the Port Washington Historical Society. This citation from the *Cedarburg News* appeared in March of 1904 and stated that the factory, now under the supervision of a Mr. Sulz, was again in operation. The citation states, "Quite a force of hands are employed, and living wages are paid all its employees."

In December of 1906 and March of 1907, the *Port Washington Star* reported in its Waubeka column two almost identical items: "Rumor has it that the button factory will start up soon," and "Rumor has it that the button factory will start up again in a couple weeks." These two items suggest that the factory was not operating at the time, but that plans were being made to start it up again soon. The Waubeka columnist for the *Star* used the term "rumor has it" for many items where he/she heard of a business development. In many cases, later columns verified that the "rumor" had actually been confirmed, but in the case of the button factory, no more items were forthcoming in 1907 and it is possible that the factory actually closed for good around this time.²²

Historic maps indicate that this might have been a likely scenario. The first available Sanborn-Perris Fire Insurance Map for Waubeka is dated 1894 and shows this building to be a pearl button factory. The same information is indicated on the 1900 map. But, the 1910 map shows that the building is vacant and is marked "(old)." The exact same marking is seen on the 1925 map. Since there is evidence that the button factory was operating in 1904 and was closed in late 1906 and early 1907, and

²¹ *Milwaukee Weekly Wisconsin*, March 10, 1894, 2.

²² *Port Washington Star*, December 29, 1906, 8; *Port Washington Star*, March 9, 1907, 8.

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was a vacant building by 1910, the years of operation of the button factory can be determined to be 1892 to c.1907. Even if the factory started up for a run in 1907, it would not have been operating for very long. But this evidence also illustrates that the factory operated for 12 to 15 years, making it fairly successful within the context of the short-lived pearl button industry.²³

In 1940, West Bend high school student Dorothy Klein interviewed two residents of Fredonia; one, the then Ozaukee County school superintendent who taught in Waubeka when the button factory was operating, and the other, an elderly man who worked for three summers at the pearl button factory. With this and other information, she wrote a paper that has found its way into the archives of the Port Washington Historical Society. It gives some fascinating information about the pearl button factory and its turn-of-the-twentieth century history.

Klein interviewed Herman Schubert who worked at the factory in the years around 1898. He indicated that 19 people worked at the factory and had the following jobs. Five men worked at the cutting machines stamping out the blanks; one man filed the rough sides of the blanks; four men machine drilled the button holes; nine men did the finishing work, and four women sewed the finished buttons onto cards. This number (19) verifies the newspaper citation of 1894 that 20 people were employed at the factory.²⁴

Schubert indicated that there were nine steps involved in making buttons at the factory. First, the blanks were cut with a tubular saw. Second, the blanks went to what Schubert called the "emery," apparently a machine that ground off the rough shell and made the blanks of particular thickness. Third, the blanks were further scraped to make the backs rounded. Fourth, the centers of the front of the buttons were indented prior to the fifth step, when the buttons were drilled with the required number of holes. The sixth step was tumbling the buttons in a drum with pumice and soda for several hours. Seven, the buttons were washed before the eighth step, where they were washed again with water and sulfuric acid. The last or ninth step was sewing the buttons on the cards.²⁵

Schubert also gave Klein some interesting insight into other areas of the factory operation. The factory also made items other than buttons, such as pins, watch fobs, and jewelry. He also indicated that selling the products of the factory was not often easy, probably due to the competition from so many Midwestern button factories.²⁶

²³ Sanborn-Perris Fire Insurance Maps for Waubeka, Wisconsin, 1894, 1900, 1910, 1925, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

²⁴ Dorothy E. Klein, "Waubeka Button Factory, Waubeka, Wisconsin" (High School American History Paper, 1940), 6.

²⁵ Klein, "Waubeka Button Factory," 9-10.

²⁶ Klein, "Waubeka Button Factory," 10.

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Another person interviewed by Klein was R. F. Beger, who was a school teacher in Waubeka when the factory was operating. He spoke about social issues at the factory in the era before many regulations to industry took effect. He indicated that some boys quit school as early as 12 years old to work in the factory. Beger stated that wages were low and workers were paid by the piece. The boys were not as experienced as the adults and could not keep up the factory pace, often earning a fraction of what an adult could earn. Even the adult workers were not as well paid as suggested by the 1904 newspaper citation, although a good worker could earn a \$1.00 a day, which was, perhaps, a typical wage for factory work at that time.²⁷

Beger cited health concerns in working at the factory. The building hung over the mill race, creating very damp conditions and the fine dust from the grinding and drilling machines damaged many people's lungs. He indicated that some people could not continue to work in this environment for very long. Beger also speculated the factory closed due to the high cost of the raw materials, especially if, as the citation from 1894 is accurate, some of the materials they were using came as far away as Ceylon.²⁸

The closure of the Waubeka Button Factory was in line with the overall history of the pearl button industry. By the end of the first decade of the twentieth century, the number of pearl button factories was substantial and competition was intense. Larger, more efficient pearl button factories began to consolidate the business and those factories closer to the actual mussel beds were more successful. For example, the height of button production in Prairie du Chien, with its prime location on the Mississippi River, was between 1900 and 1912. Smaller button factories, like the Waubeka shop just could not compete as former button factory worker Herman Schubert related to Dorothy Klein in 1940.²⁹

As early as 1908, about the time the Waubeka factory was ending, the federal government began to be concerned about the depletion of mussel beds, but regulation was not introduced into the industry until 1916. It was only when a significant number of fresh water mussel beds were completely depleted in 1930 that the government closed areas for mussel harvesting in the hope that the mussel numbers would eventually return. By this time, though, the industry was in such a decline that such regulations were almost moot. Pearl buttons were still desirable in the 1930s, but the economic depression resulted in lower demand. Only the factories in prime areas, like in Muscatine, Iowa, could remain in business. Then, after World War II, plastic buttons almost completely replaced the pearl button in clothing.³⁰

²⁷ Klein, "Waubeka Button Factory," 7.

²⁸ Klein, "Waubeka Button Factory," 11.

²⁹ Temte, "A Brief History," 11; Muscatine History and Industry Center.

³⁰ Temte, "A Brief History," 25-27; Muscatine History and Industry Center.

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Surprisingly, unlike other animal species that have been depleted through over fishing or hunting, the fresh water mussel population did recover and the industry in Muscatine, Iowa, although much lessened, remained viable into the 1950s and 1960s. In that era, there was only a small market for pearl buttons, but a new use for fresh water mussel shells arose, the Japanese cultured pearl industry. During the 1960s, the pearl button factories began to make beads instead of buttons to import to Japan. Japanese cultured pearl manufacturers used these beads to seed oysters to make cultured pearls. For a few years, this product revived the pearl button industry, but after a few years, the Japanese found other sources in Asia to seed their oysters and as quickly as the revival started, it ended.³¹

But, this revival was long past the point when the Waubeka factory closed. The factory, after around 1908, remained vacant for some time. Since it was owned by the proprietor of the grist mill, it may have been used for storage or its water tower may have been used for a short time when the grist mill was generating local electrical power. In 1916, J. E. Pallansch sold both the grist mill and the old button factory to Ernest Klessig who continued to operate the grist mill. According to Herman Schubert's interview with Dorothy Klein in 1940, at some point Klessig rented the building to Rolin Kempfer and it was used as a tavern called the "Button Inn." Since the 1925 Sanborn-Perris Map shows the building to be vacant and it was during the prohibition era, the Button Inn probably only operated for a few years in the late 1910s.³²

Between 1934 and at least 1940, Dorothy Klein reported that the building was being used by the local 4-H Club as a meeting place. Ernest Klessig still owned the building and let the club use it at no charge. After its use as a 4-H club building, it was used as a vacation "cottage," but during the later twentieth century, the owners no longer kept the building in good repair. Charles Sheridan, the current owner, acquired the building in 1989 as a vacation property he intended to rehabilitate. In 1992, when he attempted to get building permits from the town and county governments, he was denied because of the building's location in a floodplain. He paid a fine for doing unauthorized, but necessary, repairs to the roof, then continued to use the building for storage and as a camp site for vacation visits.³³

Sheridan was unsure about what to do with the building once he knew that he could not make repairs on the building due to its status in a floodplain. In 2009, he did attempt to sell the building, but that failed. As a carpenter-contractor, Sheridan had the skills and desire to renovate the building and learned that if it had official historic status, he might be able to do so. The local community does not have an official historic commission and cannot offer local landmark status to the building, however, it

³¹ Temte, "A Brief History," 28-31; Muscatine History and Industry Center.

³² Klein, "Waubeka Button Factory," 11.

³³ Klein, "Waubeka Button Factory," 11; Mark Jaeger, "A Little Creative Wheeling and Dealing," *Ozaukee Press*, March 12, 2009, 13A.

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is clear that the building is considered a local historic site. The village has placed signs near important historic buildings and has placed a sign here primarily detailing its use as a button factory. A local history tour map of Waubeka includes this site, as well, again emphasizing its use as a button factory. With this nomination, Sheridan is attempting to validate the local interest in the building with a listing in the National Register of Historic Places.

Significance

The above narrative places the Kendall Cabinet Shop/Waubeka Pearl Button Factory within the context of industrial development in Waubeka and supports the assertion that this building is historically significant within this context. It is significant both for its use as a cabinet shop of a local carpenter/cabinet maker that heavily contributed to Waubeka's only significant industrial development period, and as a pearl button factory for almost 15 years. Both uses aided in the growth and development of industry in Waubeka, and in the case of the latter use, was representative of a community effort to bring industry to the village at a time when it was lacking.

During what community historians have suggested as a period of greatest industrial development in Waubeka, 1870 to 1890, the Kendall Cabinet Shop was a leading business. First, it was on the water power so it had a prominent location and consistent power source. Second, it was established early, in 1863, and had a long, almost 30 year history. Third, in 1870 it was the leader in the value of goods it produced, second only to the grist mill, and even in 1880, it was third in production value only after the grist mill and a small cheese box factory.

In 1880, at the height of the so-called industrial period in Waubeka, manufacturing consisted of a grist mill, a cheese box factory, and a group of small shops that included blacksmiths, a plow maker, a wagon maker, a boot and shoe maker, and others that generally employed only one or two workers. While the grist mill produced goods that had significant value, it was only a one or two-worker operation. The cheese box factory was the largest employer at six workers, but it never grew into a larger company. So, the foundation of Waubeka's industrial period was really the combination of many small one and two-worker shops and by far, Kendall's cabinet shop was a leader of this group in value of materials produced and in longevity.

By 1891, when Kendall's shop closed, it was apparent that Waubeka had not developed any significant industry and like many communities, local businessmen joined together to promote factory development. In Waubeka's case, it was to climb on the pearl button industry bandwagon that was in its beginning stages in Wisconsin but was rapidly growing. From reportedly the first pearl button factory in Wisconsin being established at Eau Claire in October of 1891 to a year later, when the Waubeka pearl button factory was organized, a number of other button factories had been established

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in Wisconsin, so it would not be accurate to say that the Waubeka factory was a pioneer. However, it was established well within the initial wave of pearl button factory development in the state.

What was also a bit unusual was that it was a complete button factory from the beginning. Many smaller operations the size of Waubeka's factory were merely cutting factories that cut blanks that were then sent to button finishing plants. As former worker Herman Schubert describes, the Waubeka factory executed all nine steps in the button-making process, from cutting blanks to sewing finished buttons on cards.

But, most importantly, the pearl button factory was the largest factory ever established in historic Waubeka. Two sources indicate that during the 1890s, the factory employed around 20 people, many more than any other industry. And, looking at Schubert's description of the button making process at this factory, it may have been the minimum size factory needed to complete all the steps to make enough buttons to be profitable. It is not clear whether the factory operated year-around, but sources suggest that it operated consistently for around 12 to 15 years. While this is not a large number of years, especially in comparison to the Kendall cabinet shop for the button factory industry, it was a fairly good length of time given the propensity of these factories to fail in large numbers.

Comparison with Other Industrial Buildings in Waubeka

A review of extant historic structures related to industry during the period of significance for this building revealed that few contemporary structures are extant. Of those that are extant, their integrity is much more compromised than this building. The most important of the extant buildings related to industry are the grist mill and the cheese box factory.

The grist mill is still largely intact, but its wall surfaces have had some alteration with non-historic materials. The grist mill was probably the most important industry in Waubeka, but it is in a different category of industry than the uses that were made of this building and so cannot be equally compared. If the interior of the grist mill has much of its historic features intact, it also might be potentially eligible for the National Register of Historic, but would have a considerably different argument related to its industrial significance than this building.

Since the cheese box factory has been converted to residential use, it is unlikely that there would be any historic interior features from its use as a factory still extant. And, even though it was a larger factory operation than the Kendall shop, it was not as large an operation as the button factory, so its importance as a representative of Waubeka's industrial past would not necessarily overshadow this building. If the cheese box factory had interior integrity, it, too, would probably be potentially eligible for the National Register, but it is unlikely that this is the case.

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Integrity

The Kendall Cabinet Shop/Waubeka Pearl Button Factory has some issues related to its physical condition. For many years the building was not often used and maintenance was deferred. In more recent years, repairs and renovations have been prohibited by the lack of the availability of building permits. In the early 1990s, when the current owner wished to make substantial repairs to the building, local authorities denied a building permit because the building was in a floodplain and could not be renovated in its historic form. However, the roof was in such bad repair that it threatened the stability of the building. Rather than abandon the building, the owner did the needed roof replacement without a permit and incurred a substantial fine, but helped maintain the building's stability. Since that time, other needed repairs were not done as the owner struggled with his desire to preserve the building while not being able to get a building permit.

Despite these condition issues, the building still has a considerable amount of historic character and original materials extant so that it meets the integrity criteria that allows it to convey its significance. Its location, setting, and historic association are intact. In particular, the setting has not changed much since John Kendall erected the building in 1863. From the main road (CTH H) running through Waubeka, a turn down Mill Street reveals a setting that is little changed from the historic period. The grist mill and the Kendall cabinet shop sit next to each other in their original picturesque sites along what was once the mill race from the dam on the Milwaukee River. No modern construction or intrusions have been made to detract from the building's historic site, either close to the buildings or across the street. Historic photographs verify this important element of integrity.

The challenges with the integrity of this building have to do primarily with how much the physical condition of the building and any alterations to its historic fabric have compromised the building's historic materials and methods of construction, workmanship, and feeling. In this area there are several issues to consider and each will be discussed below.

The first issue of materials preservation of the building is related to the exterior features and design. The building was designed as a simple two-story, front gable vernacular structure with little decoration as it was meant to be a simple workshop. Prior to the building's adaptation from a cabinet shop to a button factory, a small 1-story ell projected from the southwest corner of the main elevation. This ell was removed shortly after the building was converted to the button factory, sometime between 1892 and 1900. Except for this small ell, the design of the original building is intact and no modern additions have been made to it. Another important architectural element of the exterior is that all of the original clapboard siding is intact. Repairs are needed, but no exterior wall surfaces have been covered up or replaced with artificial materials.

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Another important factor in the design integrity of the building is that the original fenestration pattern of the windows is largely intact. The window sizes of the vast majority of window openings are intact and can be clearly seen because the most of the windows have not been enclosed, but have been covered up from the inside. Most of the windows have lost glazing and a few window openings have been enclosed, but not irretrievably altered. And, despite condition problems with the fenestration, enough window fabric is extant to see that the historic windows were two-over-two, double hung sashes decorated with mostly extant simple flat pediments. This will allow for easier replication of the windows without significant restoring openings, themselves.

On the main or east elevation, the window openings have been a bit more altered and the entrance opening, while extant, does not have its historic door. However, based on the evidence that exists elsewhere in the building, these openings could also be restored accurately.

The foundation of the building was fieldstone and uplime mortar and most of the foundation is still extant. The rear elevation of the building extends almost over the old race location and has seen some deterioration. Concrete and concrete blocks have been used in this area to help support the building but the historic fabric of the foundation has not been removed. And, the alterations do not significantly detract from the overall integrity of the materials and design of the building. One missing piece of the building is the original turbine or water wheel that provided the power for the cabinet shop and pearl button factory. This is an unfortunate loss, but does lower the integrity enough that the building no longer possesses its ability to illustrate its historic use.

The other important alteration to the building is the replaced roof. As stated earlier, the roof was in such disrepair that it threatened the overall stability of the building. In reconstructing the roof, the owner used modern materials that can be seen on the interior. However, on the exterior, the roof replicates the original in design. Therefore, it does not significantly detract from the overall historic character of the building.

The interior of the building also has some condition issues, but there are no modern alterations still extant. In the raised basement, the original fieldstone foundation that has not been stuccoed with concrete can still be seen and this level of the building is not finish with any modern materials.

The first floor and perhaps the second floor might have had some modern materials added when it was used for a tavern and a vacation home, but they are not extant. Rather the original wall structure is extant. Since the building was used for many years as a cabinet show and for factory work that created dusty conditions, it is likely that the walls and ceilings were not covered with lath and plaster. If interior wall materials were applied after the building's industrial uses, they are not extant.

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The wood floor of the first floor of the building is also extant, although about a third of the floor has collapsed into the lower level. This, though, is a condition issue rather than an integrity issue, as the floor materials are still extant even if they are in poor condition. They could be used in a repair effort of the floor. A narrow wooden staircase that leads to the second floor is also extant and is probably the original to the building or built during the historic period.

The second floor of the building also features walls that show the original structure and may have not been covered with lath and plaster during the historic period. Like the first floor, some plywood sheets have been attached to some of the wall surfaces to protect window openings. Also like the first floor, most of the wood flooring on this level is extant. On this level the modern roof structure can clearly be seen.

The condition issues of this building are of concern and further delays in making necessary repairs may seriously threaten the building's stability. Without the National Register designation, no building permits will be forthcoming if the owner wants to maintain the structure in its historic configuration. At that point either the building will have to be demolished or radically reconfigured on the site to meet floodplain codes.

But, looking beyond the condition issues, in the final analysis, there is considerable historic fabric still extant in the building and what alterations have been made do not detract significantly from its overall historic appearance. The building was never decorative and the interior was simple during its historic uses as a cabinet shop and button factory. These elements are still very much intact. In fact, even though they might be dismayed by its current condition, there is no question that John Kendall and/or the incorporators of the Waubeka Button Manufacturing Company would clearly recognize this building as the same building they knew in the nineteenth and early twentieth centuries.

Significance Conclusion

The Kendall Cabinet Shop/Waubeka Pearl Button Factory is locally significant and eligible for the National Register of Historic Places because, during its period of significance it housed industries that were an integral part of the growth and development of industry in the village. The Kendall Cabinet Shop was a leader in the small shop production that made up the village's industrial base in the period best known for industry, 1870-1890. The value of its products far out-paced the other small shops by a significant margin and its longevity illustrates the overall success of the business, a success that added to the economic base of nineteenth century Waubeka. The building is also locally significant for its use as a pearl button factory, an unusual and exciting industry in Wisconsin. The button factory operated for 12 to 15 years and produced buttons from start to finish with a staff of around 20 workers.

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It employed the most people of any industry in the small village. With these two industrial uses, this building was one of the most important of its type in Waubeka. And, although working in the button factory was hard and dirty, it seems that for Waubeka, the romanticism of this unusual industry has lasted. Even after being closed for over 100 years, the building is still fondly referred to as the old button factory and is considered a local historic site in the community.

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Kendall Cabinet Shop
Ozaukee County, WI

Name of Property: Kendall Cabinet Shop
City of Vicinity: Town of Fredonia (vicinity of Waubeka)
County: Ozaukee
State: WI
Name of Photographer: Carol Lohry Cartwright
Date of Photographs: July, 2013; November, 2013
Location of Original Digital Files: 816 State Street, Madison, WI 53706

- Photo #1 (WI_Ozaukee County_Kendall Cabinet Shop_0001)
Site View along Mill Street, south and east elevations, camera facing northwest.
- Photo #2 (WI_Ozaukee County_Kendall Cabinet Shop_0002)
Main or south elevation and east elevation, camera facing northwest.
- Photo #3 (WI_Ozaukee County_Kendall Cabinet Shop_0003)
Site view without excess foliage showing the building in relation to the old mill race and river, camera facing northwest.
- Photo #4 (WI_Ozaukee County_Kendall Cabinet Shop_0004)
West elevation and main or south elevation, camera facing northeast.
- Photo #5 (WI_Ozaukee County_Kendall Cabinet Shop_0005)
East elevation and raised foundation sitting along the old mill race, camera facing west.
- Photo #6 (WI_Ozaukee County_Kendall Cabinet Shop_0006)
North elevation, camera facing southwest.
- Photo #7 (WI_Ozaukee County_Kendall Cabinet Shop_0007)
Interior, first floor.
- Photo #8 (WI_Ozaukee County_Kendall Cabinet Shop_0008)
Interior, first floor.
- Photo #9 (WI_Ozaukee County_Kendall Cabinet Shop_0009)
Interior, second floor.
- Photo #10 (WI_Ozaukee County_Kendall Cabinet Shop_0010)
Interior, second floor.
- Photo #11 (WI_Ozaukee County_Kendall Cabinet Shop_0011)
Interior, basement on Mill Street end.

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Verbal Boundary Description:

The building sits on a rectangular parcel with the following dimensions: beginning at the intersection of a generally east-west line running along the edge of Mill Street and a line running northwest to the south bank of the Milwaukee River, then northwest 48 feet along this line to the south bank of the Milwaukee River, then east 224 feet along the Milwaukee River to the intersection with a line generally running north-south, then south along this line 48 feet to the line running along the edge of Mill Street, then west 262 feet to the point of beginning.

Boundary Justification:

This is the historic boundary of the building. The lot dimensions match those of the legal description of the parcel.

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Kendall Cabinet Shop
Ozaukee County, WI

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County: Ozaukee
State: WI
Name of Photographer: Carol Lohry Cartwright
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Location of Original Digital File: 816 State Street, Madison, WI 53706

Photo #1 (WI_Ozaukee County_Kendall Cabinet Shop_0001)
Site View along Mill Street, south and east elevations, camera facing northwest.

Photo #2 (WI_Ozaukee County_Kendall Cabinet Shop_0002)
Main or south elevation and east elevation, camera facing northwest.

Photo #3 (WI_Ozaukee County_Kendall Cabinet Shop_0003)
Site view without excess foliage showing the building in relation to the old mill race and river, camera facing northwest.

Photo #4 (WI_Ozaukee County_Kendall Cabinet Shop_0004)
West elevation and main or south elevation, camera facing northeast.

Photo #5 (WI_Ozaukee County_Kendall Cabinet Shop_0005)
East elevation and raised foundation sitting along the old mill race, camera facing west.

Photo #6 (WI_Ozaukee County_Kendall Cabinet Shop_0006)
North elevation, camera facing southwest.

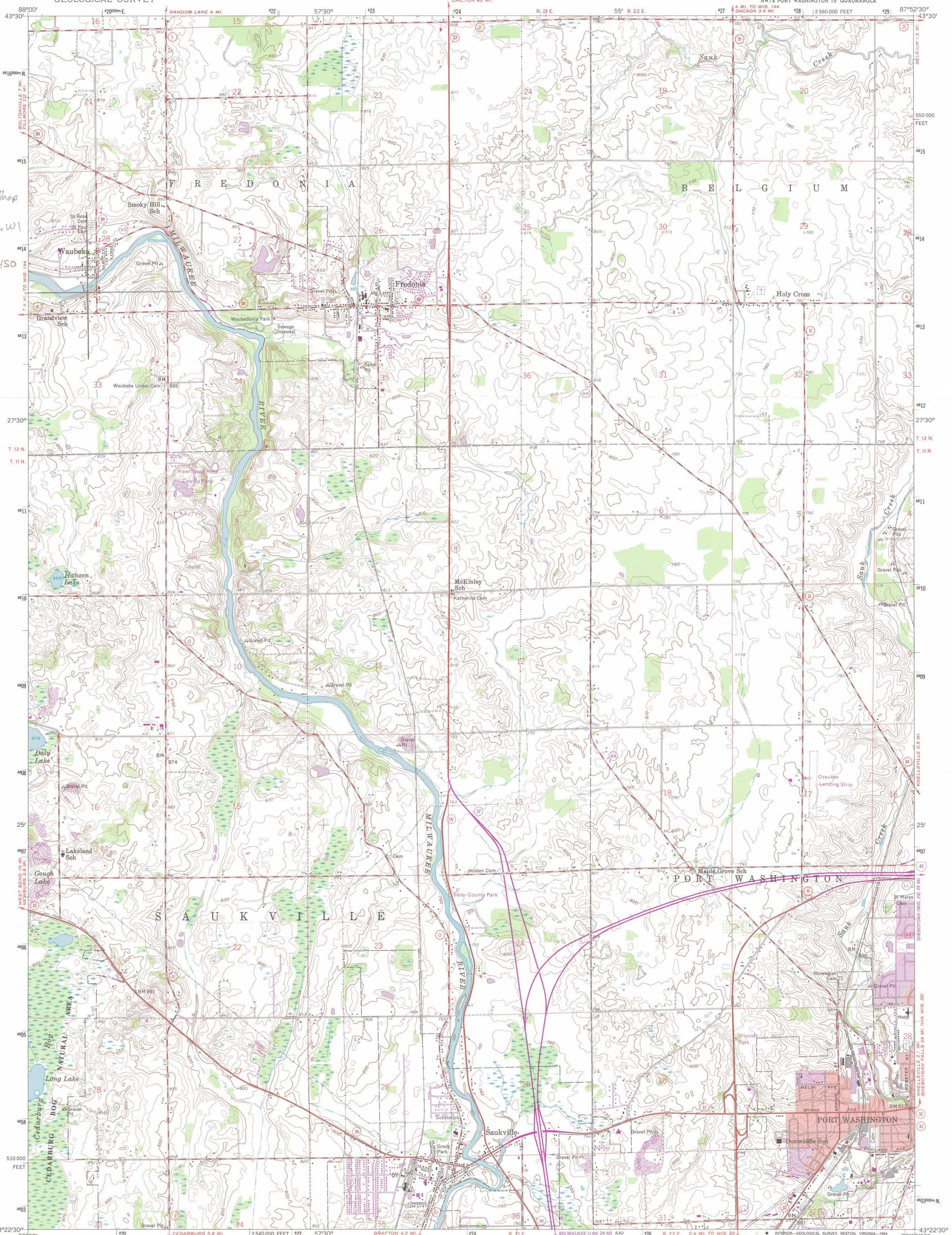
Photo #7 (WI_Ozaukee County_Kendall Cabinet Shop_0007)
Interior, first floor.

Photo #8 (WI_Ozaukee County_Kendall Cabinet Shop_0008)
Interior, first floor.

Photo #9 (WI_Ozaukee County_Kendall Cabinet Shop_0009)
Interior, second floor.

Photo #10 (WI_Ozaukee County_Kendall Cabinet Shop_0010)
Interior, second floor.

Photo #11 (WI_Ozaukee County_Kendall Cabinet Shop_0011)
Interior, basement on Mill Street end.



Kendall Cabinet Shop
Waubesa
Ozaukee Co. WI
UTM:
16/41800/4813450

Produced by the U. S. Geological Survey

Control by USGS and NOS/NOAA

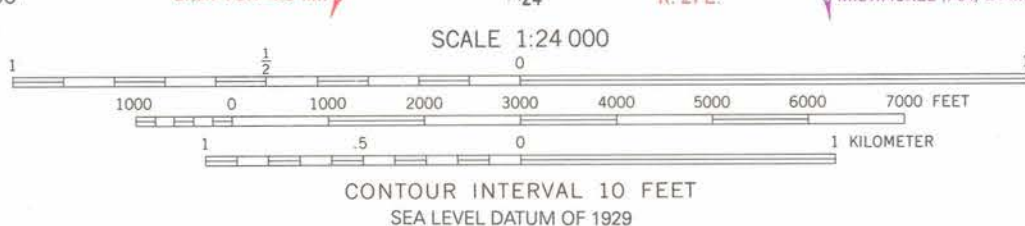
Topography by photogrammetric methods from aerial photographs taken 1954-55. Field checked 1959

Projection and 10,000-foot grid ticks: Wisconsin coordinate system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue 1927 North American Datum (NAD 27)

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 given in USGS Bulletin 1875

There may be private inholdings within the boundaries of the National or State reservations shown on this map. Photospectored from 1992 source; no major culture or drainage changes observed. Boundaries and names revised 1994

Revisions shown in purple compiled from aerial photographs taken 1971 and 1976. This information not field checked. Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

1	2	3	1 Batavia
2	3	4	2 Random Lake
3	4	5	3 Cedar Grove
4	5	6	4 Newburg
5	6	7	5 Port Washington East
6	7	8	6 Five Corners
			7 Cedarburg
			8

ADJOINING 7.5' QUADRANGLE NAMES

PORT WASHINGTON WEST, WIS.

NW/4 PORT WASHINGTON 15' QUADRANGLE
43087-D8-TF-024

1959

PHOTOREVISED 1971 AND 1976
MINOR REVISION 1994
DMA 3470 IV NW-SERIES V861

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Kendall Cabinet Shop
NAME:

MULTIPLE
NAME:

STATE & COUNTY: WISCONSIN, Ozaukee

DATE RECEIVED: 9/12/14 DATE OF PENDING LIST: 10/14/14
DATE OF 16TH DAY: 10/29/14 DATE OF 45TH DAY: 10/29/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000887

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 10-28-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Return:
Please see the attached
National Register Evaluation/Return Sheet
for an explanation.

RECOM./CRITERIA _____

REVIEWER Barbara Wyatt

DISCIPLINE Historian

TELEPHONE 202-354-2252

DATE 10-28-14

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.



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

United States Department of the Interior National Park Service National Register of Historic Places

Comments Evaluation/Return Sheet

Property Name: Kendall Cabinet Shop

Property Location: Ozaukee County, Wisconsin

Reference Number: 14000887

Date of Return: 10-28-14

Reason for Return

The nomination for the Kendall Cabinet Shop is being returned so the Keeper can better assess the eligibility of the property, also known as the Waubeka Pearl Button Shop. The nomination is well prepared and presents a good case for eligibility, and the SHPO has presented reasoned arguments against sufficient integrity and significance. Some discrepancies exist between the SHPO's comments and the nomination documentation and some additional information is necessary for the Keeper to evaluate the property. Details follow.

Proposed Significance

The Kendall Cabinet Shop is nominated under Criterion A for its local industrial significance, first, as a cabinet shop and, second, as a manufacturing facility for shell buttons. The period of significance is 1863 to 1910. The building sits on the Milwaukee River, a location that afforded the use of water power for the nearby gristmill and the cabinet shop.

Clarification and Additional Information

1. The SHPO indicates the property is nominated for its use as a button factory from 1892 to 1908. The nomination states the building is nominated for its use as a cabinet shop and button manufacturing facility during the significant years 1863 to 1910. The National Register nomination discusses the significance of both industries and the period of significance reflects the significance of both industries. Please explain these discrepancies.
2. The nomination states, "The foundation of the building was fieldstone laid up in lime mortar and most of the foundation is still extant" (p. 8-16). The SHPO states, "Most of the large stone foundation, which is exposed as the slope falls away to the river, has been replaced with modern concrete block and poured concrete" (p. 3-2). Please provide clarification. Some

quantification may provide an objective assessment of the amount of original foundation that remains.

3. The role of water power and the remnants of this history need elaboration. It is not clear if water power was used in the operation of the button factory, although the nomination suggests it was only used for the cabinet business. Please describe whether the nine steps described on page 8-10 required water power, for cutting for example. An approximate date of the removal of the water power equipment would be useful. Was it during or after the period of significance? With a more precise understanding of the nature of the equipment and its operation, it could be revealed if the ell that was removed by 1900 housed part of that equipment. Without a site plan, it is difficult to understand where the southwest corner is, but perhaps its location suggests the ell housed a water wheel. Could the collapsed floor also reflect missing equipment? The missing water power components would have a different effect on integrity if they were removed within the period of significance. Please include a site plan that includes a building footprint.

Although more information is needed about the water power equipment and the relationship of the site to water power components (see #4), the absence of equipment used for water power is not unusual on historic industrial buildings. Intact equipment may elevate the significance of the property, but only local significance is claimed in the nomination. The statement of significance should describe how common intact water powered mills and factories are in Wisconsin, and particularly note those that are known to exist (Cedarburg and Concordia mills, for example).

4. The nomination provides a good description of the general and broad setting of the building, but the exact appearance of the site is not clear. What remnants exist from the years the building had access to water power? Is the race trench visible on the nominated parcel or elsewhere? If located on the nominated property in ruinous condition, it may be a contributing archeological feature to a larger archeological site. With visible aboveground ruins or remnants, subsurface testing probably would not be necessary to claim significance under Criterion D. Please consider addressing the information potential of the nominated site, with a more explicit description of the site and its features in Section 7, and a description of the research questions that could be addressed if the site is examined archeologically in Section 8.
5. Please consider whether the significance statement could be clarified and strengthened by addressing the points in this discussion. The SHPO and nomination disagree on the significance of the property. The SHPO says the cabinet shop "does not demonstrate a contribution to the broad patterns of history as required under Criterion A," nor does it "stand out as an innovator or an industry leader in the field of button manufacturing." In sum, "the nomination does not demonstrate importance to the history of industry that is beyond mere

Evaluation/Return Sheet

Property Name: Kendall Cabinet Shop

Property Location: Ozaukee County, Wisconsin

Reference Number: 14000887

Date of Return: 10-26-14

function or use” (p. 3-1). The nomination argues that both the cabinet shop and button factory were important in the small village of Waubeka from various perspectives, including the dollar value of the goods produced, the number employed, and the longevity of industrial use (46 years total). The nomination is not specific about the number of remaining industrial properties in Waubeka, but it focuses on the grist mill and cheese box factory, because “of those that are extant” only the three have sufficient integrity to be potentially eligible for the National Register (p. 8-14).

The nomination does not claim that either the cabinet shop or button factory had significance beyond Waubeka, but claims that the building “housed industries that were an integral part of the growth and development of industry in the village” (p. 8-17). Waubeka does not appear to have ever become a hub of industry in Ozaukee County or in any particular region. Its industrial growth reflects the production of goods needed locally, with some operations diversifying the economy and employment options. The Kendall building may be a relatively intact example of a small community’s tiny industrial base. As such, it is a reminder of the nature of manufacturing in the late nineteenth and early twentieth centuries in rural Wisconsin and could be an apt representative of the legacy of industry in Waubeka. However, some questions regarding integrity remain.

6. The following points need to be addressed for the integrity of the building to be accurately evaluated:
 - a. The nomination states, “The building has a c.1992 gable roof that is identical in appearance to the original roof and the original narrow wooden frieze sits under the eaves” (p. 7-2). Elsewhere, it states that in replacing the roof, “the owner used modern materials that can be seen on the interior. However, on the exterior the roof replicates the original design” (p. 8-16). The SHPO states, “Its integrity of design is lost. This building has lost elements of its structural system due to the collapse of section of its floors as well in the replacement of its entire original roofing structure with new materials” (p. 3-1). The SHPO does not specifically state which aspects of the roof design are not in keeping with the original design, and the nomination needs to clarify what is meant by “identical in appearance” and “modern materials.” Perhaps when the roof was rebuilt, engineered trusses were used, instead of replacing the rafters and tie beams in-kind. Please clarify. If this is the case, please explain how the reconstructed roof was built to mimic the original materials, slope, and construction method, to the extent this could be known. Please provide specifications of the original roof, to the extent they are known, and the replacement roof structure.
 - b. The SHPO and consultant concur that the interior of the building is in very poor condition. The SHPO indicates it is not known if the interior walls had finished ceilings or walls, or interior partition walls. The nomination states that walls on the first and

NPS/NRHP

Evaluation/Return Sheet

Property Name: Kendall Cabinet Shop

Property Location: Ozaukee County, Wisconsin

Reference Number: 14000887

Date of Return: 10-26-14

second floors are “horizontal wood wall boards . . . (that) appear to be original to the building” (p. 7-3). Some of the interior framing appears to be studs, but this is difficult to evaluate from the photo collection. Consider evaluating the purpose of the interior framing and assess the impact of missing paneling or plaster on integrity. Perhaps other aspects of the interior could be better “read” in attempt to reconstruct an idea of the original appearance.

The SHPO also notes that “the poor condition of its interior spaces makes it impossible to have a sense of how the building operated” (p.3-2). To some degree, the interior of buildings nominated for industrial significance should reflect the industry they housed—in materials and floor plan.

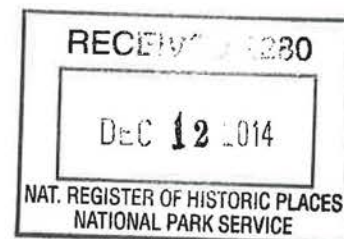
In addition to studying this interior in more depth, research could reveal how cabinet shops and button factories typically operated. It would not be surprising to discover that the “large open spaces” on the first and second floors mentioned in the nomination were typical of both industries. Cabinet manufacturing may require large spaces to accommodate cutting and finishing wood, and pearl button manufacturing would surely benefit from as much natural light as possible, with more light available by the absence of partitions. To help the Keeper differentiate between poor condition and poor integrity, please address how each of these industries typically operated and whether the interior integrity (not condition) hampers an understanding of the industrial operations.

Please call me at 202-354-2252 or send an email to barbara_wyatt@nps.gov if you want to discuss these comments.

Barbara Wyatt, Historian
National Register of Historic Places



December 4, 2014



To: Barbara Wyatt

From: Jim Draeger, Wisconsin SHPO

Re: Kendall Cabinet Shop

Reference Number: ~~14087~~ 14000887

Response to Request for Clarification and Additional Information

1. The text of the nomination states that the building operated as a cabinet shop until circa 1908; the preparer chose the ending date of 1910 to fully encompass the circa date. The SHPO comment uses the circa dating. SHPO clarifies that the building was also nominated for its history as a cabinet shop, and we commented on that function in the second paragraph of our SHPO Comment. As stated in the SHPO comments, we do not believe that a case for significance has been demonstrated for either its history as a cabinet shop or as a button factory. Additionally, neither function mitigates its lack of integrity.
2. SHPO maintains that the majority of the large stone foundation has been replaced. The photos clearly demonstrate this to be the case. Without visiting the site to measure the square footage of the replacement, it is clear that nearly 100% of the visible foundation on the east elevation has been replaced (see Photo 5). 100% of the north foundation has been replaced (see Photo 6). Some of the original foundation may remain on the west elevation, but that is unclear. Photo #11 shows the stone foundation appears extant on the south elevation as seen from the basement, but is not exposed on the exterior due to grade. Since the land slope towards the river, the majority of exposed stone foundation is no longer extant.
3. SHPO has no additional information to offer on water power. There is no physical evidence remaining to understand any of its power sources. The replacement of the foundation, and partial collapse of the floor, has eradicated all traces of any power sources in the building. As to the broader context, most Wisconsin communities contained water power mills and many examples remain including functioning examples of operable water powered mills and factories.
4. As noted in the nomination, remnants of an old race are visible between the building and the Milwaukee River. No archeology was undertaken as part of this nomination so it is unknown if any archeological features are extant. SHPO will not pursue archeological investigations as part of this nomination. As noted above, there are extant and functioning examples of water powered resources elsewhere in the state that retain their mill ponds, dams and races.
5. SHPO is unsure what clarification is needed here. SHPO disagrees with the conclusions presented in the nomination regarding significance, therefore we will not revise the document to "clarify and strengthen" the arguments. As the memo also points out, SHPO shares NPS concern that "questions regarding integrity remain."
6. A) There is no evidence to support the contention that the "c.1992 gable roof is identical in appearance to the original roof." All evidence of the original roof is gone, therefore this statement is at best conjectural. It is impossible to provide any documentation as to what the original rafters, tie beams or any other element of the roof structure once looked like. The SHPO

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816 State Street Madison, Wisconsin 53706

wisconsinhistory.org

has no information on the specification of the original roof and can provide no information to support claims that it is "identical in appearance." The SHPO believes the contrary, that the roof structure is not an accurate reconstruction of the original roof. While the roof appears to have the same slope, modern scissor trusses and plywood sheathing are clearly visible in photo #9. No other assumptions may be made. As SHPO explained, not only is the roofing a replacement (as with virtually all historic buildings), but the entire roof structure including sheathing, rafters, ties, and any other elements have been replaced. The "horizontal board walls" referenced in the documentation inaccurately refer to the horizontal exterior sheathing, visible between the studs in photo 10. We do not know what, if any, interior finishes may have been present, but it is unlikely based on similar buildings of the period that the interior had no finishes.

B) SHPO has examined all available evidence of the interior and cannot "read" the interior any more accurately than we have presented in our comments to NPS. Any additional attempts to "read" the interior are speculative at best. It is impossible to make any assumptions about the interior arrangement of spaces. What is typical industrial practice may not have been true for every factory. Layouts and functional arrangements were certainly a product of the spaces available and the whims of the owners. There is simply no evidence to make any assumptions in this case. So much fabric is missing that it no longer can convey an accurate sense of how it appeared.

Due to our high volume of National Register nominations, SHPO will not conduct additional research on a nomination that we do not believe is eligible. SHPO maintains that the building has lost integrity and no case has been made for local significance. We request NPS concurrence.

If you have further questions, contact Daina Penkiunas at 608 264-6511 or email daina.penkiunas@wisconsinhistory.org.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Kendall Cabinet Shop

MULTIPLE NAME:

STATE & COUNTY: WISCONSIN, Ozaukee

DATE RECEIVED: 12/12/14 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 1/28/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000887

DETAILED EVALUATION:

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA

REVIEWER B. DeWitt

DISCIPLINE Historian

TELEPHONE 202-354-2252

DATE 1-28-15

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



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:

1-30-2015

James Draeger, SHPO
Wisconsin Historical Society
816 State Street
Madison, WI 53706

Dear Jim:

We are returning the nomination for the Kendall Cabinet Shop because we still find that information needed to determine whether the building is eligible for the National Register is lacking. Questions remain about the roof, foundation, and interior of the building, and, if these questions cannot be answered, it is impossible for us to accurately evaluate the building's integrity.

We find other issues that you have with the nomination much less troubling. For example, the case for local significance has been made reasonably well and, from our understanding of the role of water power at this building, the lack of water power equipment does not *seem* to seriously compromise the building's integrity. That said, question #3 in my original letter (regarding water power) has not been answered, impairing our ability to assess this issue.

We understand the inability of your office to spend more time on this nomination and we understand that more complete information, such as more complete photo coverage or historic photo coverage, is not readily available to your office. If anyone else, such as the owner, chooses to provide additional information to clarify the major integrity issues—the roof, foundation, and interior—as requested in points 2 and 6 in my last return comments, we may have enough information to evaluate the property.

Please contact me if you have any additional questions.

Sincerely,

Barbara Wyatt
Historian
National Register of Historic Places

note -
preparer was
told to
resubmit to
STPO

NOT from
nominating
Authority
Alexis



Carol Lohry Cartwright
Historic Resources Consultant
W7646 Hackett Rd.
Whitewater, WI 53190
262-473-6820; ccart@idcnet.com



March 12, 2016

Barbara Wyatt, Historian
National Register of Historic Places
National Park Service
1849 C Street NW (2280)
Washington, DC 20240

RE: Kendall Cabinet Shop
Ozaukee County, Wisconsin
Reference No. 14000887

Dear Barbara:

Enclosed you will find a disk with the complete nomination for the Kendall Cabinet Shop, Waukeba, Ozaukee County, Wisconsin with the addition of a number of supplemental pages for Sections 7, 8, 10, and figures. I have also included a separate copy of just the supplemental information and new figures along with a copy of all photos, including the originally submitted ones and the supplemental ones taken last spring. I have included a disk of photos as well.

Referring to your comments on the return sheet, I have structured the information as follows: Additional information on the building and its site is included on supplemental pages at the end of Section 7. Here I have included additional descriptive information about the site, the trail race, and specific areas of the building where you requested further information. I have referenced the information with the supplemental photos that I added to the packet.

Clarification and information related to Section 8 is included at the end of that section. In particular, I have addressed the points of dispute between what I originally wrote in the nomination and what the state staff interpreted. I believe some of these points are the result of the fact that state staff did not do a thorough review of the nomination as they had decided they would oppose the listing regardless of Review Board action.

I have also added additional clarification and argument in regard to why I believe this building is eligible for the National Register and why it should be listed despite some condition issues. Below is a summary of this information.

Barbara Wyatt
March 12, 2016
Page 2

The period of significance is 1863 to 1910, as I wrote in the original nomination, not just the dates for the pearl button operation, as state staff indicated. This period covers both the building's use as a cabinet factory and a pearl button factory, industrial uses that were both significant to the local history of Waubeka.

The area of significance is industry and the level of significance is local. Both industries used similar open work spaces and there is no evidence that any remodeling took place in the building between its use as a cabinet shop and its use as a button factory. The industrial significance, under criterion A, is that the building's uses as both a cabinet shop and a pearl button factory were important to the local economy and community. Neither operations were industrial innovators, and Waubeka was not a large industrial center. Rather, the industrial uses of the building contributed to the broad patterns of history as they occurred in the development of industry in historic Waubeka. The cabinet factory was the most successful of the small industrial shops of 19th century Waubeka and the button factory was a community effort to create new industry in town after the cabinet factory closed. And, it was, during its time of operation, the biggest industry that ever operated in Waubeka.

To bolster the context of the above argument, further information was included about the water power used by both industries in the building and the fact that a historic turbine is still extant on the site. Information comparing other small wood shops and pearl button factories was also included to add to the argument that the interior space as it appears today would have been very similar to the interior space of the building during the period of significance.

Additional clarification and information was included about the integrity of the building and the issue of integrity versus condition of the building. Several figures and additional photographs are included to bolster the argument that sufficient integrity exists for the building to be eligible for the National Register. Also included is a statement of the archeological potential of the property to provide information about both the cabinet shop and the button factory operations.

Please contact me with any further questions or if you need additional clarification. I believe the building is eligible for the National Register of Historic Places and I hope that this information answers the questions you had in your initial review and provides further support for my arguments.

Sincerely,

Carol Lohry Cartwright
Consultant

SUPPLEMENTAL INFORMATION SECTION 7

Additional Information on the Site

The building sits along Mill Street and is set into the steep rise between the street and the old tail race of the Milwaukee River. The entire site slopes dramatically down from Mill Street to the old tail race. There is no landscaping around the building. In fact, the site is overgrown with grasses and volunteer trees. (See supplemental photos #1 and #2)

As seen in supplemental photo #1, the building has a very narrow setback from Mill Street, with only a small strip of grass between the edge of the street and the south elevation. The building is two stories in height with a raised, almost full-story foundation on the north elevation. But, due to the steep slope of the lot, only one and one-half stories of the building are visible from Mill Street. The full two stories of the building can only be seen when viewing the side elevations while inside the property boundaries. From the shoreline of the tail race, the rear or north elevation of the building appears almost three stories in height (supplemental photo #3).

Additional Information on the Tail Race

The original tail race is still extant. The tail race was formed after the dam was constructed. The dam directed some of the Milwaukee River water into a head race that flowed through the power wheel or turbine of the old grist mill that sits just west of the button factory. When the water was discharged from the mill, it formed the tail race. Supplemental photo #4 shows the location of the old dam and the head race. The tail race can be seen in supplemental photo #5 as it runs past the button factory building. The tail race runs back into the Milwaukee River as seen in supplemental photo #6. At high river levels like those seen in the supplemental photos, the tail race is filled with a considerable amount of water. At low river levels, a smaller amount of water flows through the tail race, but this channel can clearly be seen at times of both low and high water. A small narrow island was created by the race and is extant. It can be seen on the left of supplemental photo #5.

The configuration of the water power as described above can be seen in Figure #1, a close-up of the 1894 Sanborn Perris Fire Insurance Map for Waubeka, dated 1894. This same configuration is shown in the Sanborn Maps of 1900, 1910, and 1925. The only difference is that in 1925, the box flume (discussed below) is no longer extant. The current location of building, tail race, island, and street is shown on Figure #4, a site map.

The existence of the tail race is important as it reflects the site's original appearance. But, according to the old maps, neither the cabinet shop nor the button factory used the tail race for water power. The Sanborn-Perris Map of 1894, and subsequent maps from 1900 and 1910 show that the cabinet shop, at that time the pearl button factory, used water power from a wood-constructed box flume that ran directly from the old dam structure near the old mill. The flume was supported by a structure built on the island. A row of large bolts that secured the flume structure is still extant as seen in supplemental photos #7 and #8. Historic sources do not reveal the exact nature of the structure supporting the box flume, but it was likely wooden and probably was removed after the button factory closed around 1910.

Additional Information on Building Details

Foundation Clarification

The foundation of the building is primarily constructed of fieldstones laid up in lime mortar and most of the foundation appears to be extant, shored up by the use of concrete blocks and a concrete stucco covering and not significantly *replaced*, as has been suggested. The foundation has suffered from some deterioration over the years and the concrete elements are the various patches that have been used to repair it. The first repair appears to be a row of rusticated concrete blocks placed right under the walls to either replace the upper edge of the fieldstone foundation or to level the building. Rusticated concrete block was popular during the very early 20th century, so this repair may date from the period of the pearl button factory.

Additional deterioration of the foundation probably occurred in the twentieth century, when the building was used as a tavern, a clubhouse, and a vacation cottage and three to four additional rows of plain concrete blocks were added under the row of rusticated concrete blocks. These rows of concrete blocks were placed on top of the fieldstone foundation, as can be seen in the interior and in some parts of the exterior of the building. Another repair was done to the foundation with the application of concrete stucco over the fieldstone foundation. The concrete blocks and the concrete stucco appear to date from the mid-20th century.

Supplemental photos illustrate how the repairs were done removing only a quarter of, or at most, a third of the original foundation. Supplemental Photo #9 shows the east elevation with the row of rusticated concrete blocks right under the east elevation wall and several rows of plain concrete blocks that sit on top of the original fieldstone foundation. It also shows the concrete stucco covering the north end of the fieldstone foundation on this elevation. Photo #10 shows an interior view of this same foundation wall. The photo shows both the exposed fieldstone foundation and the concrete stucco covering over the fieldstone foundation. It also shows rows of concrete blocks that sit on top of the fieldstone foundation.

Because of the way the stucco was placed on the old foundation and because it appears to be a thick layer of concrete meant to add stability to the fieldstones, in places it appears that it replaced the old foundation. But, where the stucco has deteriorated, stones from the fieldstone foundation can be seen (supplemental photograph #11).

Roof Clarification

Exact specifications for the original roof of this building are not available, but an examination of the structure of the rest of the building suggests how it was probably built. The building is constructed of sawn lumber with balloon-frame construction techniques. This suggests that the roof was originally built with trusses made up of sawn lumber, as well.

The replacement roof is constructed of modern manufactured trusses topped with plywood and covered with asphalt shingles. Even though the roof parts are modern, the new roof has the form, pitch, and eave lengths of the original roof. This can be seen by comparing two current photographs with ones that show the building in the early twentieth century (Figures #2 and #5).

The historic photographs show the original form and pitch of the roof. In comparison with supplemental photographs #6 and #12, the current roof has the same form and massing as the original roof.

Interior Wall Detail Clarification

There is no evidence of lath and plaster, modern wallboard or dry wall, or other materials that may have covered the interior wall or ceiling surfaces on either floor in the interior. The wide boards of the original sheathing are exposed (supplemental photographs #13, #14, and #15). There are horizontal and vertical studs attached to the walls suggesting that some dry wall or paneling may have been applied to the walls of the building at some time in the mid-twentieth century, but any material that was applied to the walls is not extant. There is no evidence of original lath and plaster anywhere in the building, suggesting that it was not used when the building was a cabinet shop and button factory.

Power Equipment

Sitting on the building's site is a turbine that was probably used in the button factory operation (Supplemental photo #16). No markings could be seen on the turbine in its current position, but the turbine resembles a double turbine water wheel produced by James Leffel & Company, as seen in the company catalog of 1885 (see Figure #3). According to calculations in the Leffel catalog and calculations made by the building's owner of the power that could be generated from the type of dam that existed along the Milwaukee River, this turbine would have been able to produce between 11 and 18.8 horsepower, depending on the level of the river.

SUPPLEMENTAL INFORMATION FOR SECTION 8

Clarification of the Period of Significance

The Kendall Cabinet Shop is being nominated to the National Register of Historic Places under criterion A for its local industrial significance as both a 19th century cabinet shop AND as a late 19th and early 20th century pearl button factory. Therefore, the period of significance is, as stated, 1863 to 1910.

Clarification of the Area of Significance: Industry

The Kendall Cabinet shop, later the Waubeka Pearl Button Factory, is locally significant for the National Register under criterion A because it housed two small industries that were important to the overall economic history of the community. The building is NOT significant because either business was an innovator or industry leader. Rather, these industries are significant because of their importance in the economic history of Waubeka, itself.

The Kendall Cabinet Shop operated from 1863 to 1891 and for almost 30 years, it was important to the tiny industrial base in the village. During much of this period, this industrial base consisted only of a grist mill and several small shops. Industrial census records indicate that the Kendall Cabinet Shop, with three employees in 1870, was the most important of all the small shops in the village and second only to the output of the grist and saw mills. Later, it was overshadowed by the short-lived cheese box factory, but its longevity, almost 30 years, suggests that it was, overall, a successful small industry that was important to the village.

Likewise, the Pearl Button factory, located in this building from 1892 to c.1910, is not being nominated because it was a significant or innovative button factory in the history of that industry. It is being nominated because it was the largest industrial employer to ever operate in the village and formed an important part of the economic history of Waubeka during the late 19th and early 20th century.

The significance of industry in Waubeka, albeit small, is referenced in several accounts of the history of Waubeka. These accounts state that the period between 1870 and 1900 was the "industrial period" of the village. In no way do these accounts suggest that Waubeka was an industrial center in the area, only that the highest industrial production occurred in the tiny village during this period, and that this production was important in the overall history of the community. Therefore, since two of the most important industries that existed in Waubeka operated out of this building during the period that is considered the most important industrial period of the village, the building meets the criteria for significance under criterion A. It contributes to the "broad patterns of history" as they occurred in the development of industry in Waubeka, not as they occurred in the development of these particular industries, themselves.

Clarification of the Information in the sections "Waubeka's Industrial Development" and "Development of the Button Factory"

The discussion of Waubeka's industrial development is meant to provide information about the

overall development of industry in the village and how the Kendall Cabinet Factory was an important part of this development. It is not meant to show that Waubeka was an important industrial center, but was meant to show the context for the cabinet factory business in the community. It shows that the cabinet factory was a significant part of the development of the small industries and small industrial shops in the community during the mid- to late-19th century. It shows that this industrial business outlived and outperformed other shops of its type, making it the most significant small shop in the village.

The extensive discussion of the Pearl Button industry was not meant to show that the Waubeka pearl button factory was innovative or a leader in this industry. Rather, it was meant to give a context for readers who are not familiar with this unusual industry or how this particular factory would fit into the overall history of the industry. The discussion of how this particular factory operated was meant help explain why a certain number of employees were necessary to the production of buttons in this factory, supporting the number of employees reported to be working at the factory during its history.

Clarification on the Role of Water Power to the Site

To clarify, water power was used to power both the cabinet shop and the pearl button factory. An 1894 Sanborn Perris Fire Insurance Map for Waubeka illustrates how the factory used water power and that this water power was provided via a box flume that ran from the dam across the Milwaukee River to the northwest corner of what was then the Pearl Button Factory. (See Figure #1)

The illustration from 1894 shows that water from the dam was funneled through a head race into the grist mill. The force of water in the head race was sufficient to power the grist mill. This water was then discharged into the tail race that runs past this building. There is no evidence that the tail race, itself, could provide enough force to power the cabinet shop/button factory. Rather, water flowing directly from the dam through the box flume provided sufficient force to drive a wheel or turbine connected to the cabinet shop/button factory.

That water power was used for the Kendall Cabinet Shop is verified in the 1870 industrial census records for this business. The Kendall shop reported to the census that water generated eight horsepower to operate planing, trimming, and carpentry machines. It is unclear whether the cabinet shop used a traditional water wheel or a turbine for its power generation, however, the production of eight horse power is less than what could have been generated by the turbine used in the button factory, as explained below.

A metal turbine was used for the button factory and it is still extant on the site (see supplemental photo #16). No markings could be seen on the turbine in its current position, but the turbine resembles a double turbine water wheel produced by James Leffel & Company, as seen in the company catalog of 1885 (see Figure #4). According to calculations in the Leffel catalog and calculations made by the building's owner, the power that could be generated from the box flume running from the dam along the Milwaukee River would have been between 11 and 18.8 horsepower, depending on the level of the river. This horsepower would have been used for the five cutting machines that stamped out the button blanks, for the four machines that drilled the

button holes, and for the tumblers that put the finishing patina on the buttons.

There is no specific date that the turbine might have been removed from the building, but it would have been after the period of significance. The building was briefly used as a tavern in the late 1910s just prior to prohibition, then in the 1930s, it was used as a 4-H clubhouse. In the mid-20th century, the building was used as a vacation "cottage." During any of these periods, the turbine might have been removed. Since the foundation was probably extensively repaired in the mid-20th century, it is likely that it was around this time that the turbine was removed.

Clarification of the Integrity of the Building

Although most of the building's historic fabric is still extant, some deterioration and replacement of historic fabric has led to some loss of integrity. However, to state that the "integrity of the design [of the building] is lost" is not accurate. The exterior walls of the building retain their wood sheathing and clapboard siding. Some mid-20th century concrete blocks have been added to the foundation to stabilize it and some concrete stucco has been applied over much of the old stone foundation, also in an attempt to stabilize it. However, most of the original stone foundation is extant, just covered over. The glazing of the windows has been largely broken out, but the openings, themselves, are almost all extant and the window frames are mostly extant and could be restored. Since this is a vernacular building, the fact that almost all of its original wall materials are extant along with a substantial amount of the original foundation materials and window openings means that the original design of the building is very apparent. That is, it has a simple rectangular form with regular fenestration on the side elevations and an original stone rubble foundation.

The only significant loss of original integrity is the roof. The original roof was in a state of imminent collapse about 20 years ago and in an effort to save the building, the current owner replaced the roof. The original roof structure had deteriorated so much that elements of the original roof could not be safely used. Therefore, the owner used modern trusses, sheathing, and shingles to replace the roof. This has created a slightly different structural appearance on the interior of the building, but not on the exterior. The new roof has the same slope and shallow overhanging eaves as seen in the original roof. The roof was replaced in an effort to save the building from collapse and its vernacular construction mimics the vernacular construction of the original roof as far as can be known from historic sources.

Information on Similar Work Spaces

The interior plan of the building is very much in keeping with both a use by a small cabinet shop in the 19th century and a pearl button factory of the late 19th and early 20th centuries. Both uses needed large open interior spaces to house machinery or large tables on which various woodworking or button processing tasks could be performed. This is verified by the examination of historic photographs of these types of work spaces.

Specifically, a search through photographs housed in the Archives of the Wisconsin Historical Society resulted in two very good photographs from 1937 of an old woodworking shop that appears to be of the same size and era as the Kendall Cabinet Shop. It is known from census

records that the Kendall Cabinet Shop had woodworking machinery powered by the water power. The 1937 views of the woodworking shop in Wisconsin show antique machines with large pulleys being operated in an open space that appears much like the first floor of the Kendall Cabinet Shop. The photos also show that the interior space of that shop is sparsely finished with no ceiling or wall materials. Rather, like the Kendall Cabinet Shop, the studs attached to the wood sheathing of the walls and ceiling can be seen and no lath and plaster or wood paneling is apparent.

Photographs of larger woodshops or factory woodworking operations were also found in the Archives, and while these photos show much more machinery and operators, they show the work took place in large spaces with exposed brick walls and unfinished ceilings. These old photographs give an indication of the type of interior that the Kendall shop would have had. That is, an unfinished large space occupied by 19th century machinery operated by the water power.

A search in the Archives for photographs showing interiors of pearl button factories resulted in several photographs of women working at long tables sorting buttons and sewing them on cards. All of these photographs showed the women working in large, unfinished, spaces. Information from the Muscatine History and Industry Center, the home of the pearl button museum and historic center of the pearl button industry in the United States describes a typical small cutting shop factory of the size of the Waubeka operation. The information states that typical small pearl button factory interiors featured cutting machines sitting under large windows that provided a light source in open spaces. The Waubeka Pearl Button factory had these requirements; that is, an open space with large windows suitable for bringing in light to the work space. The second floor of the Waubeka factory was probably used for sorting the buttons as it was also well-lit with large windows and provided the open space for large tables for the women who sorted the buttons and sewed them on cards.

The open spaces and unfinished walls and ceilings of this building appear to be typical of both woodworking shops and pearl button factories. Therefore, the building's current interior appearance, although in need of restoration, reflects the way in which the building operated for both of these industries. That is, it had large machinery in large unfinished spaces probably on the first floor. The machinery from both operations is not extant, but the open spaces and unfinished walls and ceilings do reflect the type of industrial use that took place in this building during the period of significance.

Clarification of the Shed Attachment

On the 1894 Sanborn-Perris Fire Insurance Map, a small one-story shed is attached to the southwest corner of the building. This shed disappears on the 1900 Sanborn-Perris Fire Insurance Map and subsequent maps. There is no information on what this shed was used for. The maps show that it was not where the water power entered into the factory. The best guess for the size and location of the shed attachment is that it was a woodshed that, after 1894, was no longer needed.

Clarification of Integrity vs. Condition of the Building

The condition of the building is poor and the building needs extensive restoration. But, this does not mean that the building has lost its integrity. In particular, the integrity of site is high. Two historic photos (Figures #2 and #5) show views of the building around 1900-1908. Two supplemental photos, #6 and #12, taken from the same angle as the historic views, show that the Kendall Cabinet Shop is in its original position in relation to Mill Street, the Milwaukee River, and to its neighbor, the grist mill. These historic views, in particular Figure #5, show that the original building was a simple vernacular structure and that the current appearance of the building, although in need of renovation, has the same form and massing and much of its fabric from the 19th century.

For example, most of the exterior materials of the building are extant, as are most of the window openings and window frames. The foundation is also not in good condition, but much of the original fieldstone foundation is extant as discussed in the supplemental information in Section 7. The interior first floor of the building has partially collapsed, but the floorboards are still extant. Walls and ceilings have no finishes, but, as discussed above, this was probably the original appearance of the interior during the period of significance.

The Kendall Cabinet Shop was built as a simple, vernacular, industrial building with few amenities and it remained so when it housed the pearl button factory. Therefore, although the building is in need of repair and restoration, its appearance on both the interior and exterior is very similar to what it would have looked like during the period of significance.

STATEMENT OF ARCHEOLOGICAL POTENTIAL OF THE PROPERTY

Although an archeological investigation was not part of this nomination effort, this site has considerable potential for archeological examination and excavation. Since the site has been largely undisturbed for decades and since artifacts from the button factory era have been found on the site, it is likely that more information and/or artifacts may be found that would shed light on a 19th century furniture making shop and a later 19th century and early 20th century pearl button factory.

A turbine is located on the site and is partially buried. It is, therefore, likely that other equipment, either from the cabinet shop or the button factory is extant, but completely buried on the site. Pieces of shell and shell blanks have been found on the site and many of these may be also buried there. While most shell buttons were made from Midwestern mussels, it was noted in one of the historic accounts of the Waubeka button factory that they used materials from Ceylon (Sri Lanka). It is also noted that they made more than buttons at the factory: pins, watch fobs, and jewelry. Archeological excavations may uncover foreign materials used at the factory, as well as other types of products than buttons. This would add significantly to the history of the industry in Wisconsin and how it was broader than buttons made from Midwestern mussels.

Artifacts from the furniture making period may also be uncovered, like hardware or tools. These, too, may help shed light on the types of furniture made in the shop and the way the furniture was constructed and decorated.

SUPPLEMENTAL PHOTOS

Name of Property: Kendall Cabinet Shop/Waubeka Pearl Button Factory
City or Vicinity: Waubeka
County: Ozaukee
State: WI
Name of Photographer: Carol Lohry Cartwright
Date of Photographs: May, 2015
Location of Original Digital Files: W7646 Hackett Rd., Whitewater, WI 53190

Supplemental Photo #1 (WI_Ozaukee County_Kendall Cabinet Shop_0012)
Site View along Mill Street, south and east elevations, camera facing northwest.

Supplemental Photo #2 (WI_Ozaukee County_Kendall Cabinet Shop_0013)
West elevation, camera facing northeast.

Supplemental Photo #3 (WI_Ozaukee County_Kendall Cabinet Shop_0014)
North and west elevations, camera facing southeast.

Supplemental Photo #4 (WI_Ozaukee County_Kendall Cabinet Shop_0015)
Site view of former dam location near at the grist mill, camera facing northwest.

Supplemental Photo #5 (WI_Ozaukee County_Kendall Cabinet Shop_0016)
Site view of tail race, camera facing east.

Supplemental Photo #6 (WI_Ozaukee County_Kendall Cabinet Shop_0017)
Site view of Milwaukee River and race flowing past cabinet shop and grist mill.

Supplemental Photo #7 (WI_Ozaukee County_Kendall Cabinet Shop_0018)
View of bolts used for structure of box flume, camera facing west.

Supplemental Photo #8 (WI_Ozaukee County_Kendall Cabinet Shop_0019)
View of bolts used for structure of box flume, camera facing east.

Supplemental Photo #9 (WI_Ozaukee County_Kendall Cabinet Shop_0020)
East elevation foundation, camera facing west.

Supplemental Photo #10 (WI_Ozaukee County_Kendall Cabinet Shop_0021)
Interior, east elevation foundation wall.

Supplemental Photo #11 (WI_Ozaukee County_Kendall Cabinet Shop_0022)
North elevation foundation, camera facing southwest.

Supplemental Photo #12 (WI_Ozaukee County_Kendall Cabinet Shop_0023)
Site view from across Mill Street showing old grist mill and cabinet shop, camera facing northeast.

Supplemental Photo #13 (WI_Ozaukee County_Kendall Cabinet Shop_0024)
Interior, first floor, west elevation wall.

Supplemental Photo #14 (WI_Ozaukee County_Kendall Cabinet Shop_0025)
Interior, first floor, east elevation wall.

Supplemental Photo #15 (WI_Ozaukee County_Kendall Cabinet Shop_0026)
Interior wall, close-up of sheathing of west elevation wall.

Supplemental Photo #16 (WI_Ozaukee County_Kendall Cabinet Shop_0027)
View of turbine on property just east of the building, camera facing northeast.

Figure 1: Sanborn-Perris Map, 1894

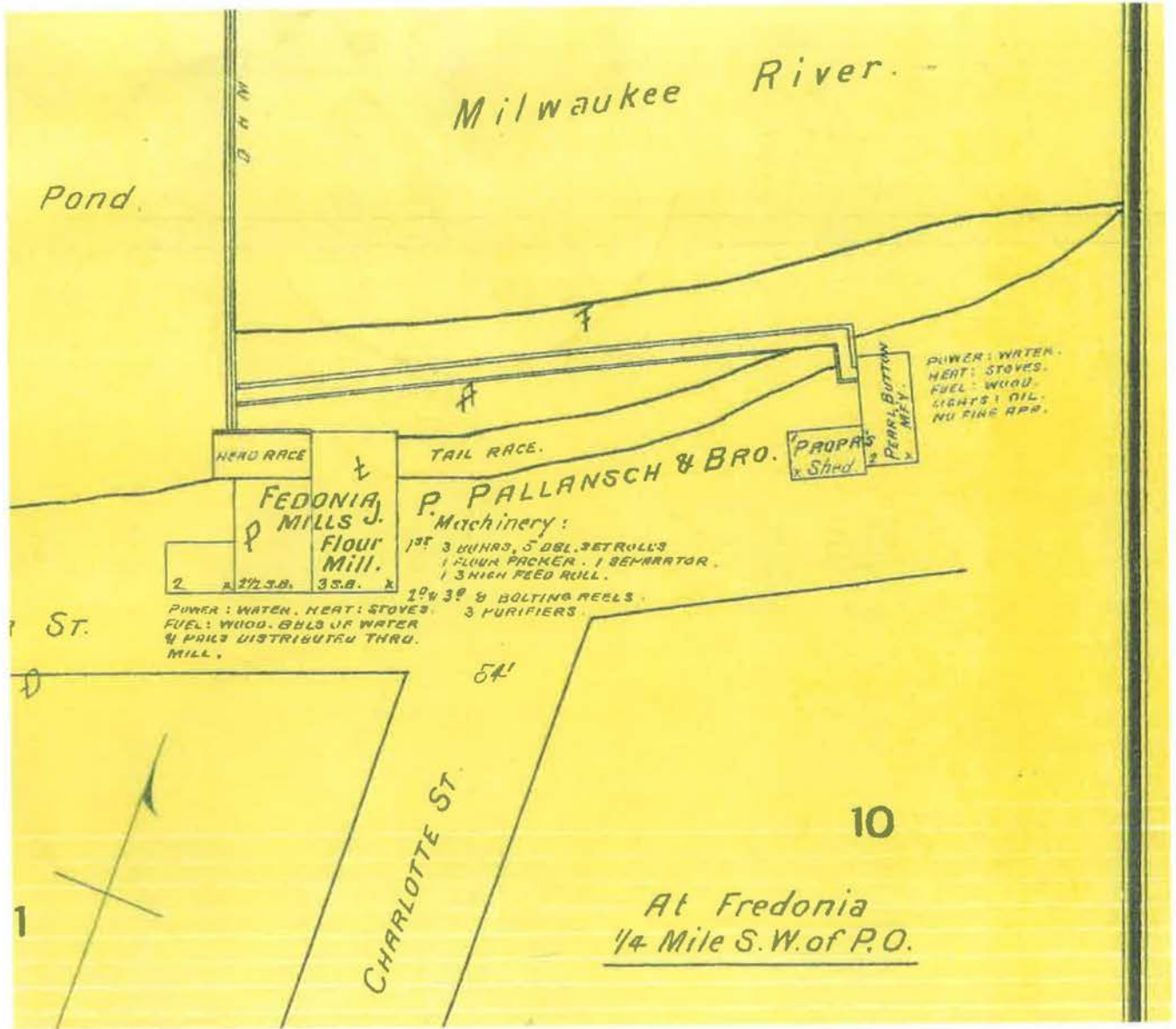


Figure 2: Photograph of Kendall Cabinet Shop and Old Grist Mill, c. 1900

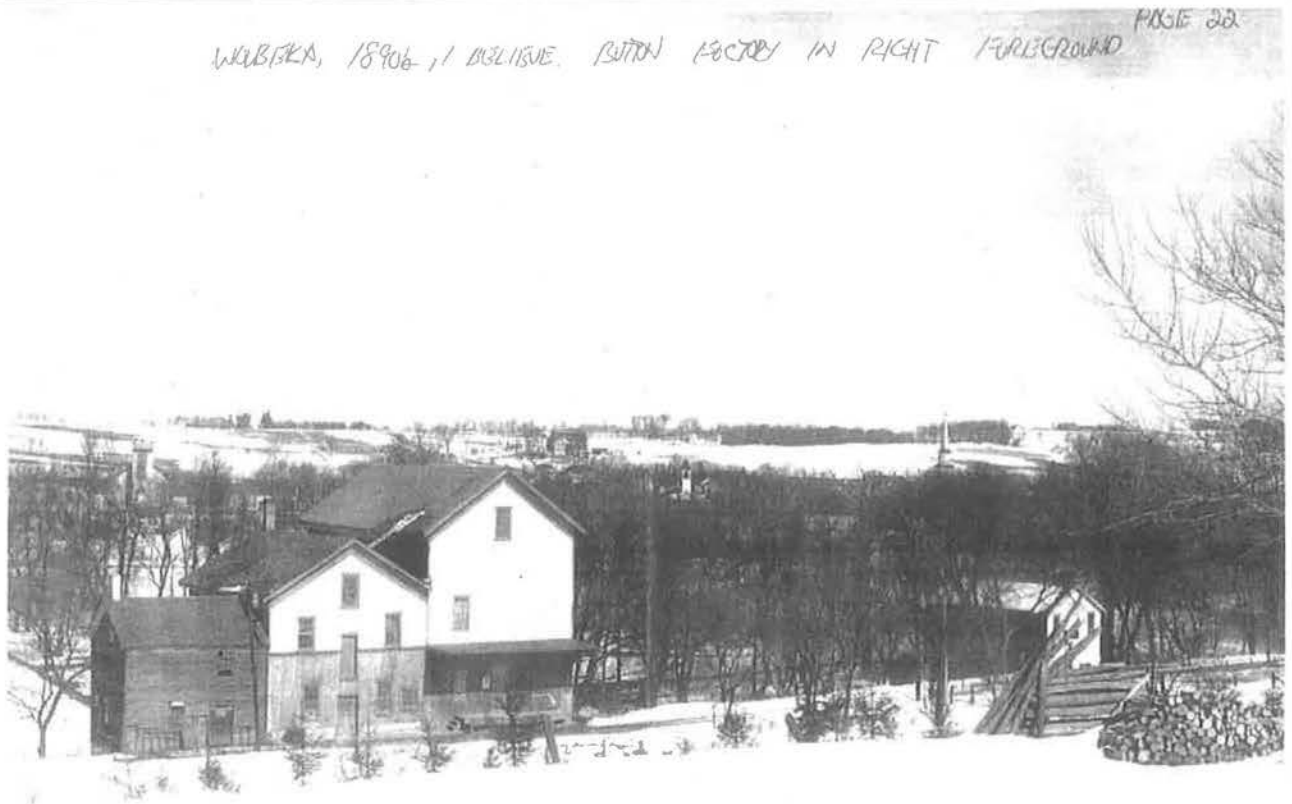
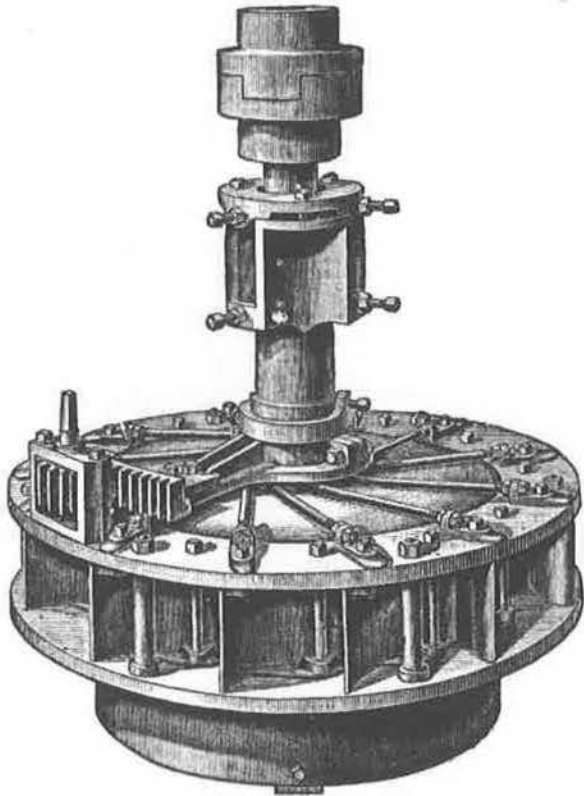


Figure 3: James Leffel & Company Catalog, 1885, p. 13.

JAMES LEFFEL'S



IMPROVED DOUBLE TURBINE WATER WHEEL.

Figure 4: Site Map

**Kendall Cabinet Shop
Waubeka, Ozaukee County, WI**

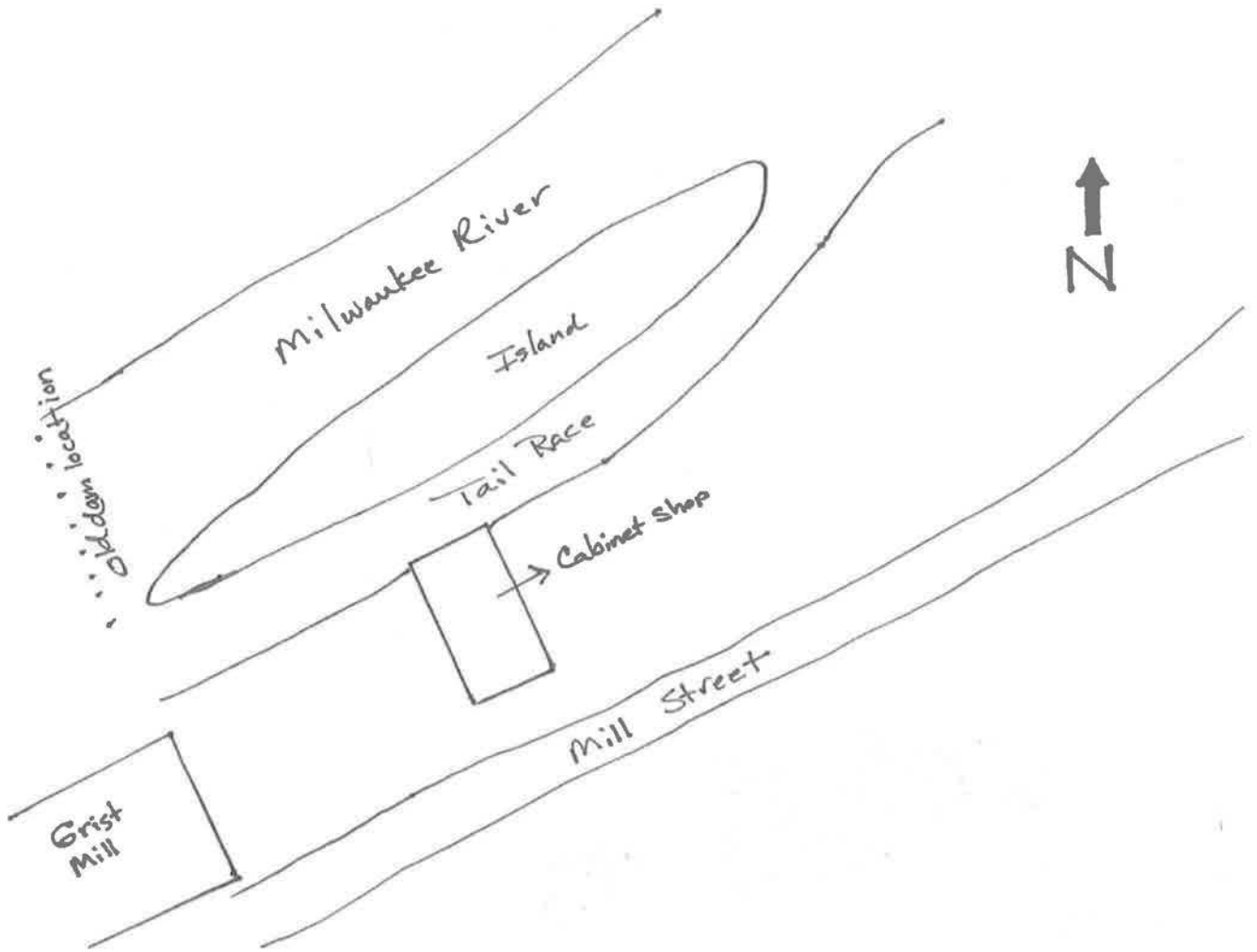


Figure 5: Postcard of Waubeka Mill and Button Factory, c. 1908*



*Post card found on internet site: <http://www.worthpoint.com/worthopedia/mill-button-factory-waubeka-wisconsin-504764875>.



Carol Cartwright
W7646 Hackett Rd
Whitewater, WI 53190-4354



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Barbara Wyatt
National Park Service
National Register of Historic Places
1201 Eye Street, NW (2280)
Washington, DC 20005



October 13, 2016

Ms. Barbara Wyatt
National Register Historian
National Park Service
1201 Eye St. NW
Washington D. C. 20005

Kendall Cabinet Shop/Pearl Button Factory/ NR #14000887

Dear Ms. Wyatt,

Enclosed is the revised nomination for the above referenced nomination. This nomination has been submitted to us by the consultant who prepared the nomination and is being forwarded to you without SHPO review.

Please let me know if you have any questions. The consultant can be reached at:

Ms. Carol Cartwright
Historic Resources Consultant
W7646 Hackett Road
Whitewater, WI 53190
262.473.6820
ccart@idcnet.com

Sincerely,

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