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**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 Sheboygan Valley Land and Lime Company

other names/site number Garden City Land and Lime Company

2. Location

street & number	W6631 County Road MM	N/A	not for publication
city or town	Town of Rhine	N/A	vicinity
state	Wisconsin	code	117
county	Sheboygan	zip code	53020

3. State/Federal Agency Certification

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



Signature of certifying official/Title

Date

9/13/16

State Historic Preservation Office - Wisconsin

State or Federal agency and bureau

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

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:)

Edson H. Beall _____ 11.2.16

[Signature] _____
 Signature of the Keeper Date of Action

5. Classification

Ownership of Property (check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
public-local	district	2	2 buildings
public-State	structure	1	0 sites
public-Federal	site	4	0 structures
	object	0	0 objects
		7	2 total

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

N/A _____

Number of contributing resources previously listed in the National Register

0 _____

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
INDUSTRY/Processing site	DOMESTIC/Single dwelling
_____	_____

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
Late 19 th and Early 20 th Century American Movements	foundation: limestone
	walls: limestone, glass
	roof: rubber, asphalt shingle
	other: N/A

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

1911-1926

Significant Dates

1911

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Sheboygan Valley Land and Lime Company

Narrative Statement of Significance

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

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title	David Quasius	date	November 6, 2015
organization		telephone	920-377-1578
street & number	1716 N. 16 th St.	zip code	53081
city or town	Sheboygan	state	WI

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

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 2050

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Section 7 Page 1

Sheboygan Valley Land and Lime Company
Town of Rhine, Sheboygan County, WI

Introduction

The Sheboygan Valley Land and Lime Company is a fifteen acre site located at the intersection of Lime Kiln Road and County Road MM in the Town of Rhine, Sheboygan County, Wisconsin. Constructed in 1911 the property's historic resources represent the lime industry, an important component of the regional economy. The contributing historic resources on the property include: four structures (lime kilns); two buildings (the kiln shed and an office building); one site (the limestone quarry); and also includes two non-contributing resources including a well house and guest cabin, both of which are of recent construction. Overall, the Sheboygan Valley Land and Lime Company is in excellent condition and retains sufficient integrity to convey its history as a lime kiln and processing site.

Setting and Landscape Description

Located in a rural area along the northwest bank of the Sheboygan River, the Sheboygan Valley Land and Lime Company sits at the western edge of the Town of Rhine, approximately 650 feet west of the Lime Kiln Road – County Road MM intersection. The property is bordered on the north by County Road MM (a paved two-lane highway with gravel shoulders), on the south and east by the Sheboygan River, and on the west by the tree line along the edge of a neighboring agricultural field (see Figure 1). The site is accessed via a tree-lined gravel driveway off of County Road MM. A row of four lime kilns, connected at the base by the remains of the original kiln shed, is located on the northwest side of the driveway with the historic office building located opposite the kiln complex on the southeast side of the driveway. A number of flagstone paths connect the driveway, office, and kiln complex. The historic limestone quarry (now filled with water) is located southwest of the kiln complex while a guest cabin and a well house are located northwest of the kiln complex (see Figure 2). Remnants of a stone foundation belonging to the company's blacksmith shop are located northwest of the lime kiln complex. The area immediately surrounding the kiln complex, office, and cabins, as well as a strip of land along the southeast side of the quarry, is a mown grass lawn. The remaining land throughout the site is heavily wooded. Various raised garden beds and decorative plantings are located throughout the property.

Lime Kiln Complex - Exterior

Constructed in 1911, the lime kiln complex consists of four lime kilns that are connected along their south walls by a kiln shed with recently-constructed additions at each end. The four kilns stand in a row along a northeast-southwest alignment and are of mortared limestone construction with firebrick lining throughout the interior shafts. The kilns range from 40 to 50 feet in height with the northernmost kiln being the tallest and each succeeding kiln being slightly shorter. Each kiln measures 20 feet square at the base. Horizontal channels with metal tie rods are located at about six foot intervals along the height of each kiln, indicating the location of original timber braces (few of which remain). The kilns are built into a rise so that the northwestern elevation of each is at a higher

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grade than the southeastern elevations.

A series of additions and enclosures, completed between 1970 and 2007, are located at each end of the kiln shed and allow this part of the complex to function as a private residence. Because the additions are no taller than the kiln shed (all are one story) and are constructed in modest, utilitarian forms that incorporate the remains of the original kiln shed structure, they do not detract from the overall industrial aesthetic of the complex. In addition, the historic spatial organization of the kiln shed is evident in that the repurposed sections of the shed continue to function primarily as large open spaces with window walls facing the courtyard portion of the shed. The resulting effect is that the entire length of the kiln shed is readable as a single, open space.

The southern living space consists of four distinct sections: a portion of the original kiln shed that was re-roofed and finished in 1966; a 1970 shed-roofed kitchen wing that incorporates the historic kiln shed and kiln walls on its northeast, southeast, and southwest sides; a 1971 shed-roofed living room addition that projects from the southwest wall of the kiln shed; and a 1972 shed-roofed sun room addition that projects from the northwest wall of the kitchen. The complex's northern end consists of three spaces: a section of the original kiln shed that was re-roofed in 1980; a 1983 bedroom addition that incorporates the historic kiln shed and kiln walls on its northeast, southeast, and southwest sides; and a 2007 shed-roofed workshop addition that projects from the northeastern wall of the kiln shed. The unroofed portion of the historic kiln shed, located between the northern and southern enclosures, serves as an open courtyard (see Figure 3).

The southeast elevation of the lime kiln complex consists of the historic kiln shed wall and recent additions to the northeast and southwest ends. The southeast wall of the living room addition is clad in vertical wood board and contains three, large, single-pane windows. The southeast kiln shed wall is of mortared limestone construction and spans the length of the four kilns. The wall is punctuated at intervals by six large, segmentally arched doorways (without doors) and eight small, segmentally arched window openings (without glazing or other covering). Pairs of sliding wooden barn doors were historically located at each doorway opening; these were removed sometime between the 1930s and early 1950s. With the exception of the spaces adjacent to the northernmost and southernmost kilns, the kiln shed has no roof (the original metal roof was removed during World War II). As such, the majority of the space that once served as the interior of the kiln shed is now an open courtyard with the original concrete flooring in place. A low, rectangular fountain pool of concrete construction has been installed in the center of the courtyard space. The spaces between each of the four kilns contain concrete steps that lead up through segmentally arched doorways to the northwest side of the complex. Each kiln has small, arched firebox openings near the base of its northeast and southwest sides and a draw pit located at the base of its lower, southeast side. The southeast wall of the workshop addition is clad in vertical wood board and contains an arched pair of double doors and two, single-pane, fixed-

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sash windows.

The northeast elevation of the lime kiln complex consists of the northeast walls of the workshop and bedroom additions. The workshop wall is clad in vertical wood board and contains a picture window flanked by single-pane casements with a four-pane transom. The northeastern wall of the bedroom is of mortared limestone construction and contains a single, two-over-two window.

The northwest elevation of the complex consists of the 1972 sunroom addition, the northwest walls of the four lime kilns, and the northwest wall of the 1983 bedroom wing. The sun room is comprised of full-height, single-pane, metal-framed windows on each side, with the exception of a large louvered window at the center of its southwest wall and a glass door at the center of its northwest wall. The sun room door opens onto a tiered wood platform deck that wraps around the southern corner of the complex. The northwest wall of the bedroom addition is of concrete block construction and contains a large single-pane window, a single door, and a four-pane ribbon window just below the roofline.

The southwestern elevation of the lime kiln complex consists of the southwest wall of the 1971 living room addition and a portion of the historic kiln shed wall (now the exterior wall of the kitchen). The living room addition is clad in vertical wood board and contains two louvered window panels, a single door with transom, and two large single-pane windows. The southwest wall of the kiln shed contains a two-pane sliding window. A masonry wall of dry stone construction is located along the southwest edge of the platform deck.

A narrow-gauge rail track runs along the tops of the four kilns, beginning at the southernmost kiln and terminating just beyond the northernmost kiln. The track retains its original metal rails and wood ties. The remaining rail track that ran from the top of the kilns to the quarry was removed during World War II; its original location, however, is marked by four cast concrete footings at the southern end of the complex. These are located at the west and south corners of the deck and at the south corner of the living room addition (the latter of which currently serves as the foundation of a garden sculpture).

Lime Kiln Complex - Interior

The interior of the living space at the southern end of the complex consists of a living room, kitchen, sun room, dining room, and bathroom. The living room contains tiled floors, an open beam ceiling, and vertical wood board walls, with the exception of its northeastern wall which is the original exterior kiln shed wall and is of mortared limestone construction. A large segmentally arched doorway in this wall leads to a dining room located entirely within the original kiln shed. This large doorway has been infilled with glass panels and a single door to maintain the historic size, shape, and open appearance of the kiln shed doorway. The dining room has carpeted floors, mortared limestone walls, and an open beam ceiling. Its northeastern wall is comprised of large metal-framed window panels and a single

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doorway that leads to the courtyard portion of the kiln shed. A small bathroom has been built into the southern corner of the dining room. A wide, segmentally arched doorway – containing a pair of wooden doors and a two-pane transom – is located in the southeastern wall of the dining room. A short set of wooden steps in the dining room's northwest wall leads up to the kitchen. The kitchen contains a tiled floor, mortared limestone walls on the northeast, southeast, and southwest sides, and an open beam ceiling. A clerestory window provides natural light. The kitchen's northeast wall is comprised of the exterior wall of the southernmost kiln; the original firebox opening in this wall has been framed to create a doorway that leads into the center of the kiln. Inside the kiln, a c.1970 wooden staircase spirals up to the top of the southern kiln where a bulkhead door provides access to its rubber-clad roof. The kitchen's northwest wall is clad in composite board and contains a large open doorway that leads into the sun room. The sun room contains a tiled floor, window walls on each exterior side, and a glass and beam ceiling.

The interior of the enclosed space at the northern end of the complex consists of a large storage area, a workshop, a bedroom, and a bathroom. A metal-framed window wall with a single doorway leads from the open courtyard portion of the kiln shed to a large storage area. The storage area has a concrete floor, mortared limestone walls on three sides, and an open beam ceiling. A set of wooden steps in the northwest wall leads up to a small bedroom. The bedroom has a concrete floor, mortared limestone walls, and a wood paneled ceiling. The original firebox of the northernmost kiln remains in the bedroom's southwest wall. A doorway in the southeast wall of the storage room leads to a small bathroom. A segmentally arched doorway in the storage room's northeastern wall leads to the workshop addition; this doorway has been infilled with metal-framed glass panels and a single door to maintain the size, shape, and open appearance of the historic doorway. The workshop has concrete floors, composition board walls, and a ceiling open to the roof rafters and trusses. A pair of wooden, segmentally arched doors are located in the center of the workshop's southeastern wall.

Office

Constructed in 1911, the company's on-site office building is located southeast of the kiln complex. This one-story side-gabled vernacular building has a limestone foundation, limestone walls, and an asphalt-shingled gable roof. The building consists of the original 20 by 22 foot office building, a 1986 addition to the east and southwest, and a 1987 octagonal addition off of the south corner of the 1986 addition. The front elevation faces northwest and is asymmetrical in plan. From left to right (north to south), the northwest elevation contains two original 6-over-6 windows (in the original building mass), and a single doorway and a small oriel window (in the 1986 addition). A shed-roofed dormer with a pair of single-pane casement windows projects from the northwest roof slope of the 1911 building mass. The southwest elevation of the 1986 addition contains a three-sided bay window with single-pane casement windows in each side and a small, single-pane fixed-sash window under the gable; the southwest elevation of the octagonal addition contains a doorway and three large picture windows.

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The southeast elevation contains a pair of sliding glass doors in the octagonal addition, three single-pane casement windows in the 1986 addition, and one six-over-six window in the 1911 building. The northeast elevation consists only of the original building mass and contains a central six-over-six window.

The interior of the 1911 office building has been converted to a bedroom with carpeted floors, vertical wood board walls, and a wood board ceiling. The office's original front door, now located in the southwestern wall of the bedroom, leads to the 1986 kitchen/dining room addition. A sliding glass door leads from the kitchen/dining room space to the octagonal 1987 living room addition. Both additions feature tiled floors, vertical wood board walls, and ceilings clad in wood board with exposed beams and trusses. The ceiling of the octagonal addition contains a skylight at its center. Although the additions to the office building are substantial in size, neither stands taller than the original 1911 building mass, and both are constructed using materials compatible with the original structure. In addition, the 1911 office building remains discernable from the later additions as two of its exterior walls (and a portion of a third) are unobscured and relatively unaltered.

Quarry

Established in 1911, the limestone quarry is located approximately 130 feet southwest of the lime kiln complex. The quarry measures approximately 115 by 500 feet and is 26 feet deep. The water-filled quarry has been stocked with fish and is aerated to maintain water quality. Dense woods surround the quarry with the exception of mown lawn at the northeastern end and a strip of mown lawn along part of the southeast edge.

Noncontributing resources

The property contains two non-contributing resources, consisting of a well house and a guest cabin. The well house and cabin are located approximately fifty feet west of the kiln complex. Constructed in 1970, the one-story well house is rectangular in plan with horizontal board walls and a wood-shingled gable roof. A single doorway is located in the west elevation; a large single-pane window is located in the south elevation. Constructed in 2008, the one-story guest cabin is rectangular in plan with vertical board walls and a metal-clad gable roof. A recessed porch with squared wood supports spans the width of the west elevation. The porch shelters a sliding glass door that is located in the center of the façade. A six-over-six window is located in the center of the south elevation. Because both the well house and guest cabin are small in scale and are peripherally located so as not to disrupt the relationship between the property's contributing resources, neither detracts from the overall integrity of the site.

Inventory of Resources

The Sheboygan Valley Land and Lime Company site includes seven contributing resources

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(comprised of two buildings, four structures, and one site) and two noncontributing resources (comprised of two buildings), as follows:

Contributing

Buildings: 1 office, 1 kiln shed (1911)

Sites: 1 limestone quarry (1911)

Structures: 4 lime kilns (1911)

Objects: N/A

Total resources: 7

Noncontributing

Buildings: 1 well house (1970), 1 cabin (2008)

Sites: N/A

Structures: N/A

Objects: N/A

Total resources: 2

Contributing resources were constructed during the property's period of significance by the Sheboygan Valley Land and Lime Company as an integral part of its lime production operation. Noncontributing resources were constructed outside of the property's period of significance and, as such, did not contribute to the property's historic function.

Conclusion

Overall, the Sheboygan Valley Land and Lime Company is in excellent condition and retains sufficient integrity to convey its history as a lime kiln and processing site. Although the lime kiln complex has been converted to a private residence, its historic function remains clear as the lime kilns, kiln shed, and overhead rail line are very well preserved and the modern residential additions have been constructed in a distinctly subordinate nature that maintains the essential form and integrity of the historic property without damaging its historic character-defining materials or features. As a whole, the lime kiln complex, the adjacent office building, and the limestone quarry clearly reflect the historic lime production operation that made the Sheboygan Valley Land and Lime Company one of the county's prosperous, though short-lived, early-twentieth-century industrial enterprises.

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Sheboygan Valley Land and Lime Company
Town of Rhine, Sheboygan County, WI

Introduction

Established in 1911, the Sheboygan Valley Land and Lime Company contains the most intact collection of resources related to Sheboygan County's historic lime production industry. The property's resources are in excellent condition and retain very good integrity, clearly conveying its history as a lime kiln and processing site. The property's period of significance is 1911, the year of construction, to 1926, the last year the property functioned as a lime production site. Because of its local significance in the area of Industry, the Sheboygan Valley Land and Lime Company is eligible for listing in the National Register of Historic Places under *Criterion A*.

History of Lime Production in Wisconsin

Historically, limestone is the most commonly quarried stone in Wisconsin. To a limited extent, Wisconsin's limestone was used in building construction, but due to the natural irregularities in the state's limestone deposits, its main use was in the production of lime. Lime was used to make whitewash, plaster, and mortar for buildings, to fertilize soil, and to treat animal hides and leather. In Wisconsin, the majority of limestone quarried for the production of lime contained varying levels of magnesium carbonate; when fired; this limestone produced a much softer lime that could be prepared into a much more durable building mortar.¹ Wisconsin's earliest efforts at lime manufacture consisted of burning heaps of limestone and wood together until lime formed among the ashes. Early settlers often used this process on a small scale to produce lime for mortar and whitewash.

By 1850, in response to increasing settlement, the manufacture of lime had become a prominent industry in Wisconsin and commercial lime kilns had been established in regions of the state where vast limestone deposits were found. Commercial production sites generally used chimney-like vertical-shaft kilns of masonry construction with cast iron fire grates and doors; these kilns were usually fueled by local hardwood. The kilns were generally located adjacent to a supplying quarry and not far from rail or shipping routes.² By the last quarter of the nineteenth century, limestone quarries were utilizing steam-powered and compressed-air drills, channelers, and saws to cut the stone into moveable pieces.³ Once reduced in size, the limestone rubble was hauled to the top of the kilns via an inclined tramway or narrow-gauge railway; at sites where several kilns stood in a row, the track often ran across the tops of the entire group. After it was dropped into the top of each kiln, the limestone was converted to lime by the heat from two or more fireboxes located in the walls near the kiln floor; the calcination process (the burning of limestone to form lime) generally took between 4 and 24 hours. The finished lime was removed from the cooling chamber at the bottom of the kiln and would be

¹ Barbara Wyatt, ed. *Cultural Resource Management in Wisconsin* (Madison, WI: State Historical Society of Wisconsin, 1986), 2-9.

² Wyatt, *Cultural Resource Management*, 2-9 – 2-10.

³ Wyatt, *Cultural Resource Management*, 2-2.

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stored in bags or barrels elsewhere on site or shipped out to its intended destination.⁴ At many of the larger sites, lime kilns operated around the clock as workers loaded the raw limestone and removed the finished lime at prescribed intervals. The kilns were also operated year-round; for this reason, the lower portion of the kilns (where workmen stoked the fires and removed finished lime) was often enclosed in a long shed to provide shelter from inclement weather.⁵

Most commercial lime manufacturers in the nineteenth and early-twentieth centuries operated 4 to 5 kilns per site. Typical kilns measured between 25 and 50 feet in height and 15 to 30 feet per side, often tapering toward the top. Some kilns were set into hillsides with earthen pathways leading to the top of the hill where the limestone would be fed into the kiln. Commercial kiln sites often included a combination of storage sheds, rock crushing machinery, offices, waste piles, rail sheds, company housing, and – at more extensive sites – a hydrating plant that would add water to the crushed lime to make it easier and safer to ship. Around the turn of the century, mechanical kilns were developed, although the older vertical shaft kilns continued to be used into the twentieth century.⁶

Wisconsin's commercial lime manufacturers were located primarily in the eastern parts of the state, with the densest concentration located in Waukesha County. By 1850, ten commercial lime companies operated in Wisconsin; by 1892, forty companies were actively producing lime. At the industry's peak in 1911, Wisconsin boasted 51 lime companies. At the turn of the century, Wisconsin's densest lime production was located in the Racine, Waukesha, Sheboygan, and Milwaukee areas, and later in more northern areas of the state. By 1901, Wisconsin produced the seventh largest amount of lime in the United States; between 1907 and 1914, it ranked as the third largest producer.⁷ By the 1920s, lime production in the state had begun to decline as high quality cement mortars became readily available, and the Great Depression's impact on the construction industry meant that the demand for lime would continue to drop. Although new uses for lime emerged in the 1940s (paper, glass, steel, and various chemical industries began to use large amounts of lime), Wisconsin lime, once prized for its high magnesium content, was not suitable for use in many of these products. By 1940, only 11 lime producers remained in the state.⁸

Lime production was economically important to Sheboygan County from the first commercial operation in 1847 to the disintegration of the industry in the 1930s. Sheboygan County's first commercial lime kiln was constructed in 1847 by James Craig in Sheboygan Falls. This company,

⁴ Wyatt, *Cultural Resource Management*, 2-9 – 2-10.

⁵ Wyatt, *Cultural Resource Management*, 2-10.

⁶ Wyatt, *Cultural Resource Management*, 2-7 – 2-10.

⁷ Wyatt, *Cultural Resource Management*, 2-11.

⁸ Wyatt, *Cultural Resource Management*, 2-11.

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eventually known as the Falls Lime and Stone Company, changed ownership a number of times as its focus turned from lime production to the production and sale of stone, sand, cement, and other building materials. Located in Sheboygan Falls in the northeast quadrant of the Monroe Street – Poplar Street intersection, the Falls Lime and Stone Company continued in operation until a drop in demand for its products caused it to close in 1938.⁹ A second lime production facility, Sheboygan Lime Works, was established in 1854 along the south bank of the Pigeon River at Calumet Drive in Sheboygan (now Jaycee Park) and operated continuously through the early 1930s.¹⁰ With the organization of the Sheboygan Valley Land and Lime Company in 1911, Sheboygan County boasted three separate lime production facilities, with a total of at least 10 active kilns, making it one of the state’s leading lime producing counties.

History of the Sheboygan Valley Land and Lime Company

The Sheboygan Valley Land and Lime Company was established in 1911 with the initial purpose of draining the 10,000 acre area known as the Sheboygan Marsh. At that time, the marsh included the future quarry site and covered portions of the towns of Rhine, Russel, and Greenbush. This land was first purchased in 1869 by Sheboygan businessman John Bertschy who planned to drain the marsh with the intent of turning it into profitable farm land; however, Bertschy’s drainage efforts failed and the land lay undeveloped for the remainder of the nineteenth century and through the first decade of the twentieth century.

In June of 1911, the marshland was purchased by W.J. Hay of Oshkosh who established the Sheboygan Valley Land and Lime Company with himself as president. The purpose of the company was to finance and promote the idea of draining the marsh and selling the highly fertile reclaimed land for agricultural use. As part of this plan, the company established a lime producing facility that would use the tamarack trees growing throughout the marsh as fuel and, in doing so, would clear the marshland for future development.¹¹ The newly formed company was granted a \$150,000 trust deed for the development of the property.¹² In July of 1911, Optenberg Iron Works of Sheboygan was contracted to build the machinery and equipment needed to establish the lime works operation at the

⁹ “Sheboygan County Quarries and Kilns” collection at Sheboygan County Research Center, Sheboygan, WI (accessed September 29, 2015).

¹⁰ Milf Schreiber, “Present Swimming Quarry Once Was Important Industrial Area,” *Sheboygan Press*, November 1958. Located in “Sheboygan County Quarries and Kilns” file at Sheboygan County Research Center, Sheboygan, WI.

¹¹ “Sheboygan County Quarries and Kilns” collection at Sheboygan County Historical Research Center, Sheboygan, WI (accessed September 29, 2015).

¹² “Thousands of Acres Transferred,” *Sheboygan Daily Press*, June 20, 1911.

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eastern edge of the marsh.¹³ In addition to the lime kiln complex, the site also contained a quarry, an office building, a blacksmith shop (located northwest of the kiln complex), and a railroad spur of the Chicago, Milwaukee & St. Paul Railroad along the southeast side of the complex to facilitate transportation of the finished lime.¹⁴

During its operation, the Sheboygan Valley Land and Lime Company employed 35 to 40 men working at the quarry and kilns and 75 to 150 men working in two wood cutting camps located at opposite ends of the marsh.¹⁵ The majority of quarry workers were Italian, Russian, Austrian, and Finnish immigrants who lived in company owned cabins and a boarding house in the adjacent community of Rhine Mills (none of these buildings remain today). The quarry crews were organized by nationality to encourage competition as each crew labored to produce the greatest amount of stone from day to day. While the kilns and quarry were operated year round, the wood cutting was done only in the winter months – beginning in late October or early November – when the marshland was frozen over and easily accessible. Wood cutting crews consisted of area farmers, lumbermen from northern Wisconsin, and transient workers. As the tamarack trees averaged only ten inches in diameter, most lumbermen used a double-bit ax as their tool of choice. Once felled, the trees were cut into four-foot pieces and loaded onto horse-drawn wagons or sleighs. Minnesota teamsters, who, during the spring and summer months, were engaged in roadwork in that state, provided the final step of the wood cutting operation as they hauled the cut wood from the marsh to the kiln site using horse teams they had brought down by rail.¹⁶

Meanwhile, the men in the quarry picked and blasted limestone into manageable pieces that were piled into rail carts and pulled from the quarry to the top of the kilns where they were dropped inside for firing. The air coming in through the base of each kiln provided oxygen to burn the wood in the kilns' fireboxes. The same air would also cool the lime as it fell to the draw pits at the bottom of the kilns, several feet below the fireboxes. Workers in the kiln shed along the southeast side of the kilns shoveled the solid lime from the draw pits into metal wheelbarrows where it was allowed to cool. The finished lime was loaded into boxcars that waited on a spur line of the Chicago, Milwaukee, and St. Paul Railroad. The majority of the lime produced by the Sheboygan Valley Land and Lime Company was delivered to paper plants in Wisconsin and Michigan for use as a bleaching agent.

¹³ "Optenberg Iron Works...", *Sheboygan Daily Press*, July 8, 1911.

¹⁴ "Lime Kiln Ruins Rich In History," *Sheboygan Press*, April 29, 1967.

¹⁵ "Do You Remember – 50 Years Ago Today," *Sheboygan Press*, December 23, 1963.

"Do You Remember – 50 Years Ago Today," *Sheboygan Press*, December 24, 1963.

¹⁶ Edward B. Anderson, "Story of Abandoned Lime Kilns Near Elkhart Lake," *Sheboygan Press*, January 5, 1957.

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Sheboygan Valley Land and Lime Company
Town of Rhine, Sheboygan County, WI

As the lime production side of the Sheboygan Valley Land and Lime Company flourished, its plans for developing the adjacent marshland were less successful. Between 1912 and 1921, the company dug over twenty miles of ditches before it succeeded in draining the marsh. However, because the price of farmland dropped following World War I, the demand for this new virgin soil vanished and the marsh was eventually re-flooded by the county in the late 1920s.¹⁷

During its first year of operation, the Sheboygan Valley Land and Lime Company gained an unexpected degree of notoriety when one of its quarrymen, Antonio Borello, murdered local hermit John Sexton under the mistaken belief that the 88-year-old man had a large sum of money hidden in his cabin just west of the quarry.¹⁸ Because Sexton was well known throughout the region as a pioneer school teacher and public official, the crime garnered statewide interest in what was termed “one of the foulest crimes in the history of this state.”¹⁹ Negative attention was brought to the site again in 1919 when one of the company’s section bosses unearthed a body that neighbors presumed was that of a man who had gone missing three years earlier after a violent quarrel with a group of Italian quarrymen.²⁰

Although these incidents might have led some area residents to question the nature of workers employed by the Sheboygan Valley Land and Lime Works, the high quality of the lime produced at the site – contemporaries described it as being “pure white and smooth in texture” – meant that it brought a premium price on the market and made the company a successful and economically important local enterprise.²¹ However, following World War I, the nationwide demand for the product decreased rapidly as new products replaced lime in the construction industry and the high magnesium content of Wisconsin’s lime made it unsuitable for use in many other industries.²² In 1920, the Sheboygan Valley Land and Lime Company was purchased by the Garden City Land and Lime Company which continued to operate the kilns for the next six years with relatively little profit. In 1926, the kilns were shut down and the entire site was sold to Owen Brennann of Valders,

¹⁷ Otto V. Pawlisch, “The Restoration of the Sheboygan Marsh,” *Wisconsin Outdoors*, July-August 1937.

¹⁸ Gustave W. Buchen, *Historic Sheboygan County* (Sheboygan, WI: Sheboygan County Historical Society, 1944), 340.

¹⁹ “Black Hand May Try to Save Borello,” *Sheboygan Evening Press*, October 23, 1912. Note: Borello fled to his native Italy where authorities there refused to release him to Sheboygan County officers. An Italian court later convicted Borello of Sexton’s murder and sentenced him to seventeen years in prison in that country.

²⁰ “Do You Remember? 50 Years Ago Today...April 4, 1919,” *Sheboygan Press*, April 4, 1969.

²¹ Edward B. Anderson, “Story of Abandoned Lime Kilns Near Elkhart Lake,” *Sheboygan Press*, January 5, 1957.

²² Edward B. Anderson, “Story of Abandoned Lime Kilns Near Elkhart Lake,” *Sheboygan Press*, January 5, 1957.

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Section 8 Page 6

Sheboygan Valley Land and Lime Company
Town of Rhine, Sheboygan County, WI

Wisconsin.²³ In the early 1940s, most of the remaining metal elements of the site were removed as part of a World War II scrap drive; these included the kiln shed roof, the railroad carts, and the majority of the rails. In 1953, Brennann sold the property to Paul Langenfeld of New Holstein, Wisconsin.²⁴ At approximately the same time, or shortly afterward, the blacksmith shop northwest of the kiln complex was demolished or collapsed.

In 1963, Leslie and Dorothy Quasius purchased the property with the intent of converting it into a private residence and art studio. As part of this conversion, the southern end of the kiln shed was re-roofed (1966), and kitchen (1970), living room (1971), and sun room (1972) additions were constructed along the southwest end of the complex.²⁵ In 1976, the Sheboygan County Historical Society designated the Sheboygan Valley Land and Lime Company a historic landmark.²⁶ In 1980, the Quasius family roofed a portion of the northern end of the kiln shed and, in 1983, constructed a bedroom addition along its northwestern wall. In 1986, an L-shaped addition was constructed off of the office building's southwest and southeast elevations, and the following year, the Quasius family built an octagonal living room addition off of the southern corner of the previous year's addition. Finally, in 2007, a workshop addition was constructed off of the northeast end of the kiln shed.²⁷

Comparative Analysis

Three lime production facilities were located in Sheboygan County between the mid-nineteenth and early-twentieth centuries. These included the Falls Lime and Stone Company (1847-1938), Sheboygan Lime Works (1854-c.1930), and the Sheboygan Valley Land and Lime Company (1911-1926). Although the Falls Lime and Stone Company and the Sheboygan Lime Works were established earlier and were in operation longer than the Sheboygan Valley Land and Lime Company, neither of these sites retains any associated historic resources other than their now-flooded limestone quarries. In comparison, the Sheboygan Valley Land and Lime Company retains its four historic lime kilns with a portion of the overhead rail system and the majority of the historic kiln shed, as well as the company's on-site office building, and the adjacent limestone quarry. As such, the Sheboygan Valley Land and Lime Company is Sheboygan County's only remaining representative of the region's

²³ "Sheboygan County Quarries and Kilns" collection at Sheboygan County Historical Research Center, Sheboygan, WI (accessed September 29, 2015).

²⁴ "Sheboygan County Quarries and Kilns" collection at Sheboygan County Historical Research Center, Sheboygan, WI (accessed September 29, 2015).

²⁵ Quasius, David. Interview with Gail Klein. Rhine, WI, September 8, 2015.

²⁶ "Sheboygan County Quarries and Kilns" collection at Sheboygan County Historical Research Center, Sheboygan, WI (accessed September 29, 2015).

²⁷ Quasius, David. Interview with Gail Klein. Rhine, WI, September 8, 2015.

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Sheboygan Valley Land and Lime Company
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historic lime industry. The property is also relatively unique among extant lime production sites throughout Wisconsin as its kiln complex contains a largely intact kiln shed and overhead rail line, both of which were common elements of most late-nineteenth and early-twentieth-century lime kilns, but are missing from the majority of the state's extant kiln complexes.²⁸

In contrast to the Falls Lime and Stone Company and the Sheboygan Lime Works, the Sheboygan Valley Land and Lime Company was not formed until 1911 during the peak of the state's lime production, and consequently, enjoyed a relatively short span of active operation. Unlike the kilns of the Sheboygan Valley Land and Lime Company, the county's other lime kilns were demolished after their operation ceased; this was likely due to the location of each company near expanding urban centers where the land on which they sat became increasingly valuable following World War II.

Archaeological Potential

Although the blacksmith shop and the rail lines are no longer extant, the locations of each are well documented. These locations, as well the remainder of the site, may contain historic artifacts that will continue to tell the story of Sheboygan County's historic lime production industry. To date, no formal archaeological investigations have been conducted. While an archaeological survey of this property was outside of the scope of this project, it is important to note that there is one archaeological site identified in the Wisconsin Historical Society's Archaeological Site Inventory: SB-0132, a village/campsite located between the quarry and County Road MM. Additional archaeological potential remains unassessed.

Conclusion

The Sheboygan Valley Land and Lime Company contains Sheboygan County's only extant lime kilns, making it the only surviving representative of the county's historic lime production industry. Because it is unique within the context of historic lime production sites in Sheboygan County, and because it represents an important element of the county's historic industrial landscape, the Sheboygan Valley Land and Lime Company is eligible for listing in the National Register of Historic Places under *Criterion A*.

²⁸ "Lime kiln" property type search, Wisconsin Historic Preservation Database, www.wisahrd.org (accessed November 1, 2015).

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Sheboygan Valley Land and Lime Company
Town of Rhine, Sheboygan County, WI

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Sheboygan Valley Land and Lime Company
Town of Rhine, Sheboygan County, WI

Verbal Boundary Description:

The historic boundary of the Sheboygan Valley Land and Lime Company is a triangle encompassing the property's contributing resources (the lime kilns, the kiln shed, the office building, and the limestone quarry). Beginning at the northwest corner of the tree line that runs along the north and west edges of the property, the boundary runs east for approximately 1,075 feet to the edge of the tree line at the bank of the Sheboygan River. From there, the boundary runs southeast for approximately 1,537 feet following the tree line along the western bank of the Sheboygan River. At that point, the boundary runs north for approximately 1,109 feet to the point of beginning.

Boundary Justification:

The historic boundary of the nominated area coincides with the existing tax parcel. The boundary is visually defined by the tree line along County Road MM to the north, the tree line and the western bank of the Sheboygan River to the southeast, and the partial tree line along an adjacent agricultural field to the west. The historic boundary coincides with the property's existing tax parcel. The historic boundary has been delineated to encompass the property's contributing resources and the surrounding undeveloped landscape to provide the property with an appropriate setting. Although the current property owner also owns land on the north side of County Road MM that were historically part of the Sheboygan Valley Land and Lime Company's holdings, these parcels were not included in the historic boundary as they do not contain any associated built resources.

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Section photos Page 1

Sheboygan Valley Land and Lime Company
Town of Rhine, Sheboygan County, WI

Name of Property: Sheboygan Valley Land and Lime Company
City or Vicinity: Town of Rhine
County: Sheboygan County
State: Wisconsin
Name of Photographer: Gail Klein
Date of Photographs: September 8, 2015 and November 5, 2015
Location of Original Digital Files: Wisconsin Historical Society

Photo 1 of 18

Southeast elevation of lime kiln complex, camera facing north

Photo 2 of 18

Southwest elevation of lime kiln complex, camera facing northeast

Photo 3 of 18

Northwest elevation of lime kiln complex, camera facing east

Photo 4 of 18

Southeast elevation of lime kiln complex, camera facing south

Photo 5 of 18

Lime kiln complex, fire box detail

Photo 6 of 18

Lime kiln complex, draw pit detail

Photo 7 of 18

Lime kiln complex, kiln shed interior (courtyard), camera facing northeast

Photo 8 of 18

Lime kiln complex, dining room interior, camera facing northeast

Photo 9 of 18

Lime kiln complex, kitchen interior, camera facing southeast

Photo 10 of 18

Lime kiln complex, kitchen interior showing interior of kiln, camera facing northeast

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Photo 11 of 18

Lime kiln complex, workshop interior, camera facing southwest

Photo 12 of 18

Lime kiln complex, bedroom interior, camera facing west

Photo 13 of 18

Northeast and northwest elevations of office, camera facing south

Photo 14 of 18

Northwest and southwest elevations of office, camera facing east

Photo 15 of 18

Southeast and northeast elevations of office, camera facing west

Photo 16 of 18

Office, interior, camera facing east

Photo 17 of 18

Quarry, camera facing southwest

Photo 18 of 18

Guest cabin and well house, camera facing east

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Section figures Page 1

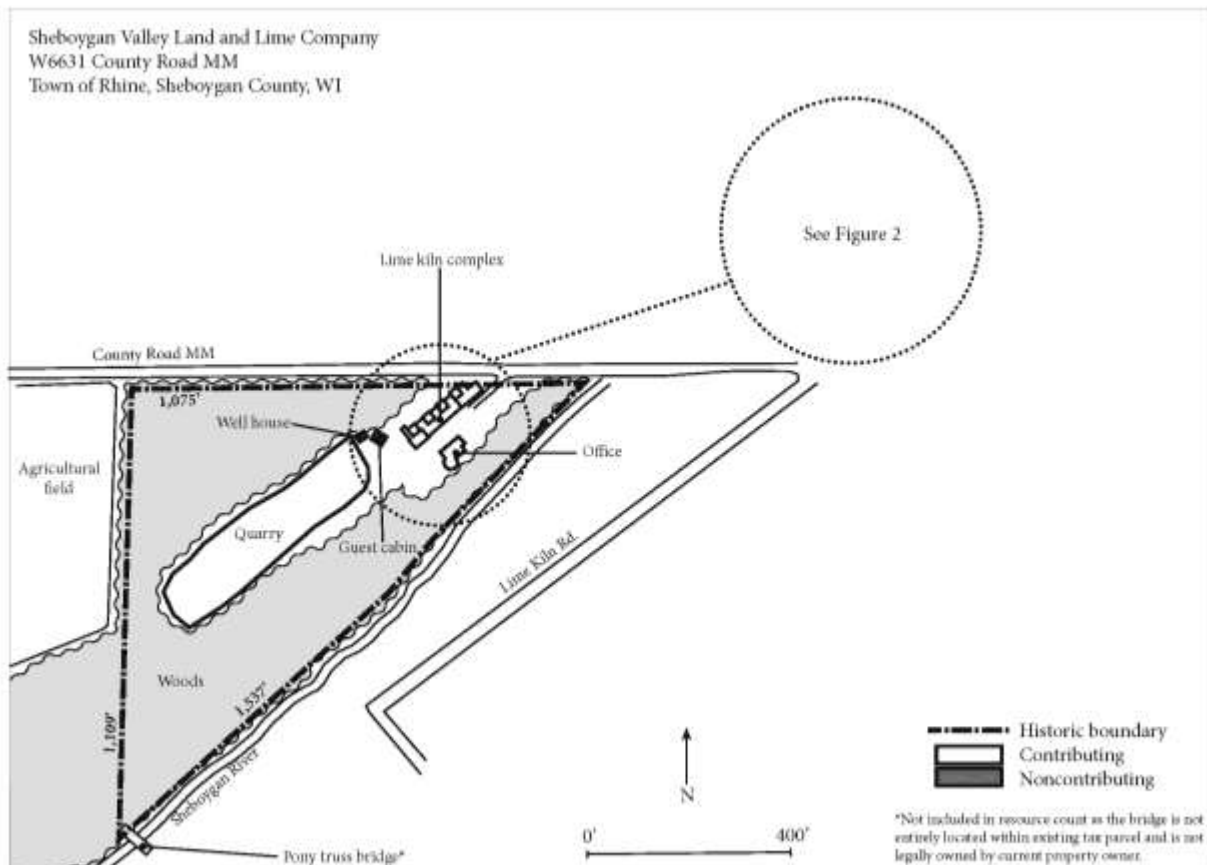
Sheboygan Valley Land and Lime Company
Town of Rhine, Sheboygan County, WI

Figure Index

- Figure 1: Sketch map of Sheboygan Valley Land and Lime Company nominated area, October 2015.
- Figure 2: Sketch map of Sheboygan Valley Land and Lime Company, magnified view, October 2015.
- Figure 3: Sketch map of additions and alterations to lime kiln complex and office building.
- Figure 4: Lime kiln complex and office, looking northwest, undated.
- Figure 5: Lime kiln complex and blacksmith shop, looking north, c.1915.
- Figure 6: Quarry, looking southwest, undated.
- Figure 7: Kiln shed interior, undated.

Figure 1 of 7

Sheboygan Valley Land and Lime Company, nominated area, October 2015.



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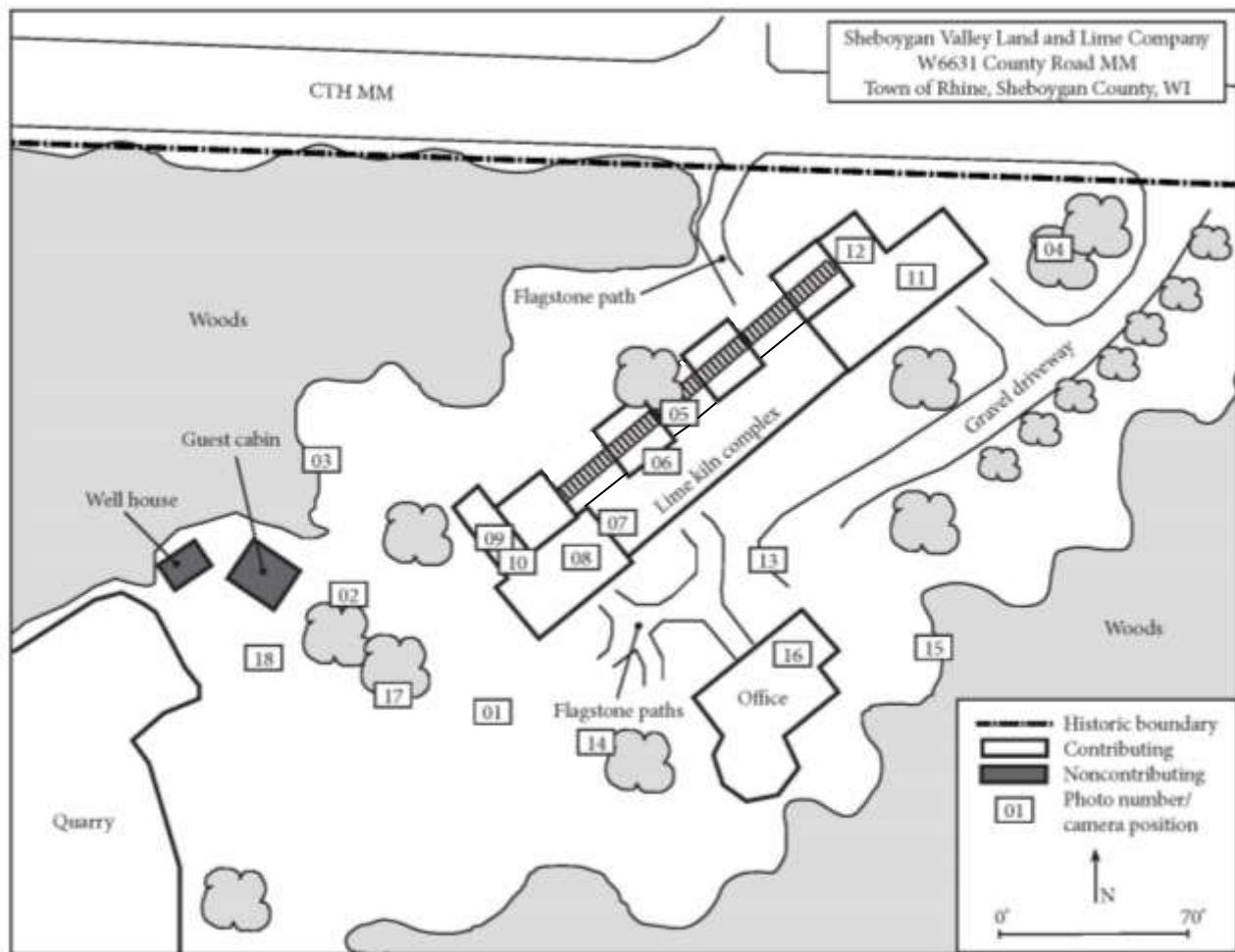
National Register of Historic Places
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Sheboygan Valley Land and Lime Company
Town of Rhine, Sheboygan County, WI

Figure 2 of 7

Sketch map of Sheboygan Valley Land and Lime Company, magnified view with photo key, October 2015.



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National Park Service

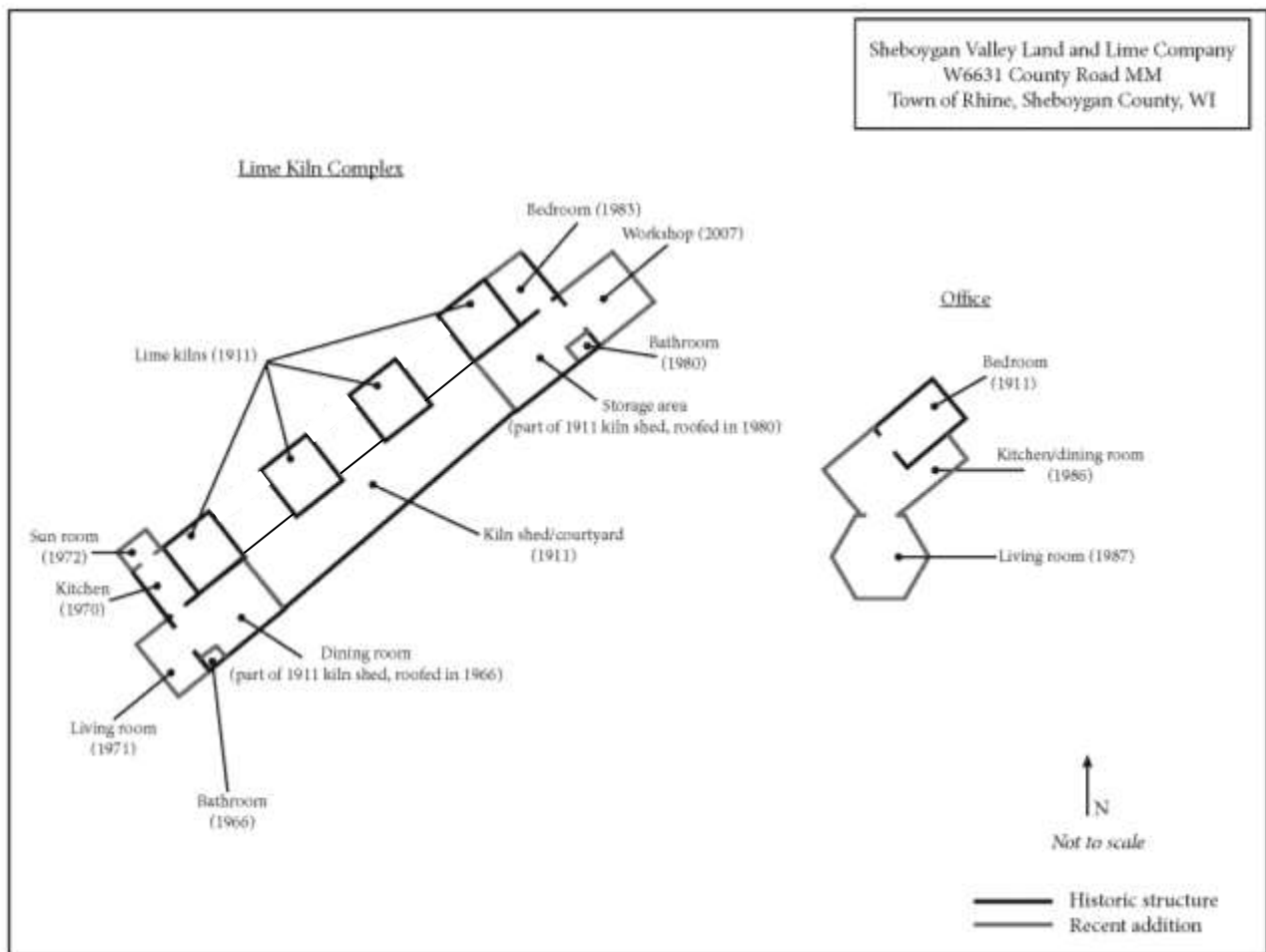
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Sheboygan Valley Land and Lime Company
Town of Rhine, Sheboygan County, WI

Figure 3 of 7

Sketch map of additions and alterations to lime kiln complex and office building.



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Section figures Page 4

Sheboygan Valley Land and Lime Company
Town of Rhine, Sheboygan County, WI

Figure 4 of 7

Lime kiln complex and office, looking northwest, undated.



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Section figures Page 5

Sheboygan Valley Land and Lime Company
Town of Rhine, Sheboygan County, WI

Figure 5 of 7

Lime kiln complex and blacksmith shop, looking north, c.1915.



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Section figures Page 6

Sheboygan Valley Land and Lime Company
Town of Rhine, Sheboygan County, WI

Figure 6 of 7
Quarry, looking southwest, undated.



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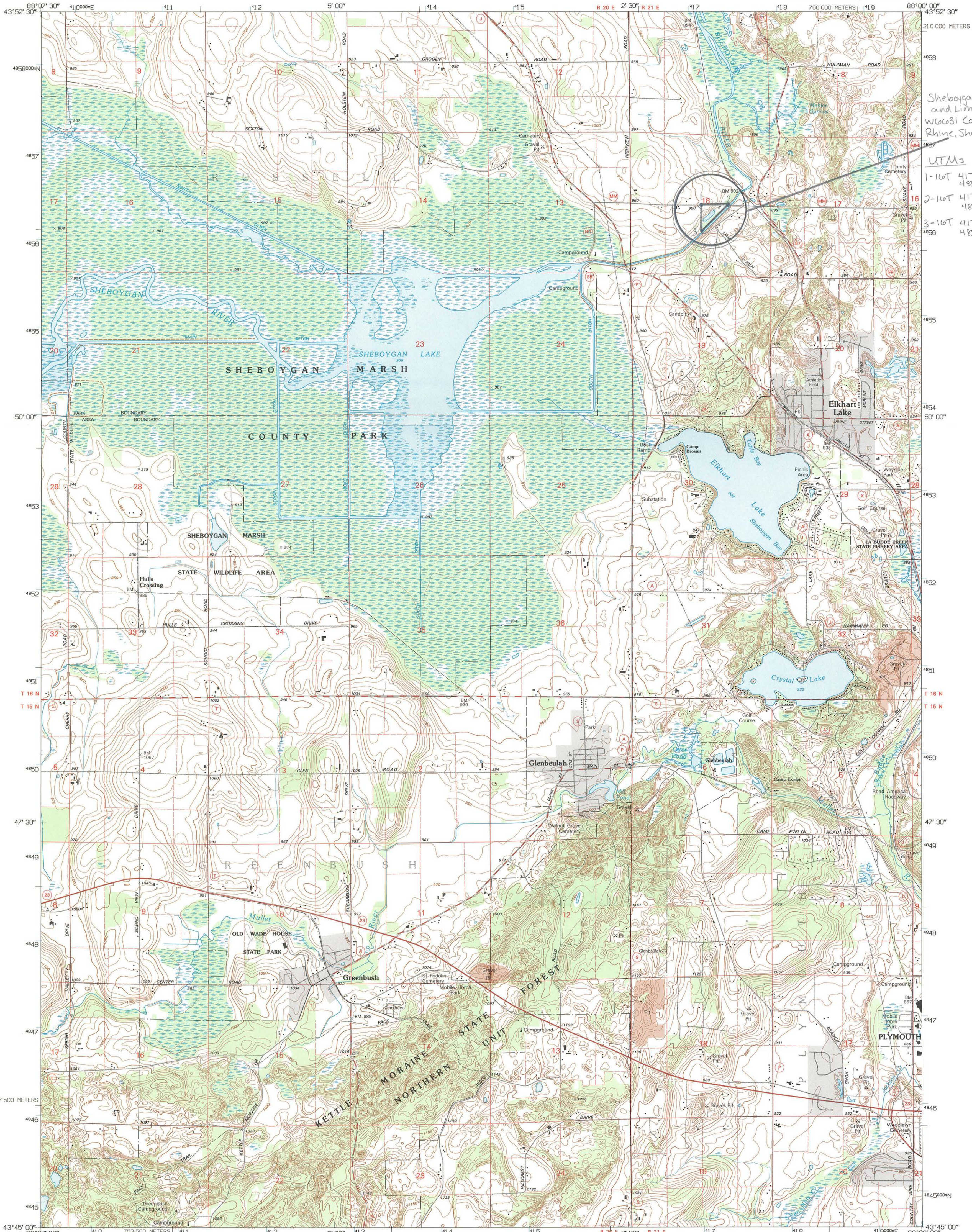
National Register of Historic Places
Continuation Sheet

Section figures Page 7

Sheboygan Valley Land and Lime Company
Town of Rhine, Sheboygan County, WI

Figure 7 of 7
Kiln shed interior, undated.

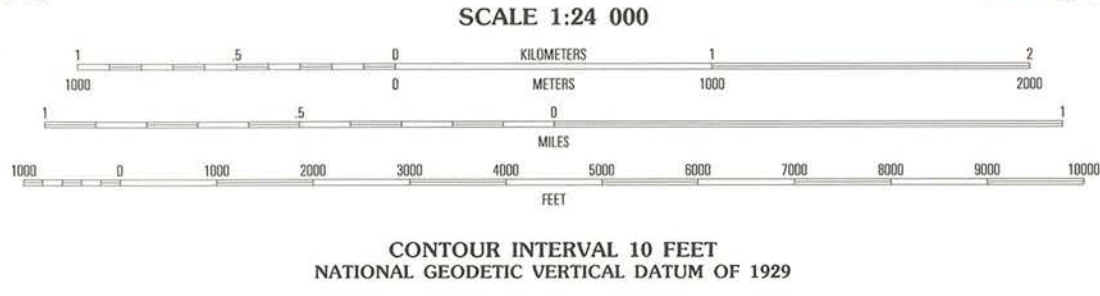
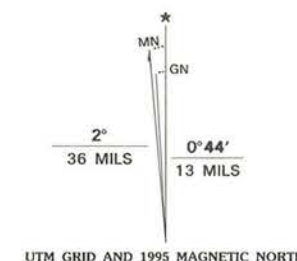




Sheboygan Valley Land and Lime Company
W6681 County Road MM
Rhine, Sheboygan Co, WI

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4856287.77 mN
2-16T 417419.15 mE
4856280.72 mN
3-16T 417095.69 mE
4856285.07 mN

Produced by the United States Geological Survey
Compiled from imagery dated 1973. Revised from imagery dated 1992. PLUS and survey control current as of 1974. Contours and elevations current as of 1973. Map edited 1995.
North American Datum of 1983 (NAD 83). Projection and blue 1000-meter ticks: Universal Transverse Mercator, zone 16. 2500-meter ticks: Wisconsin Coordinate System of 1983 (south zone).
North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.
There may be private inholdings within the boundaries of the National or State reservations shown on this map.



QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	

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

ELKHART LAKE, WI
43088-G1-TF-024

1992

DMA 3371 I SE-SERIES V881

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











GAIL WENT TO LUNCH
BACK AT 1:00PM

Club Car















GREENHOUSE
TOMATOES















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Sheboygan Valley Land and Lime Company

MULTIPLE NAME:

STATE & COUNTY: WISCONSIN, Sheboygan

DATE RECEIVED: 9/19/16 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/04/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000757

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: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11-2-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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.



WISCONSIN
HISTORICAL
SOCIETY

TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin
National Register Coordinator

SUBJECT: National Register Nomination



The following materials are submitted on this Thirteenth day of September 2016, for the nomination of the Sheboygan Valley Land and Lime Company to the National Register of Historic Places:

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

COMMENTS:

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