

BAND STAND

OK

# HISTORICAL PRESERVATION COMMISSION

CITY OF WAUPACA  
111 S. MAIN STREET  
WAUPACA, WI 54981

## "HISTORIC" LANDMARK NOMINATION FORM

DATE: \_\_\_\_\_

### 1. Name of Building, Structure, Object, Site, or District Being Nominated

Historic BAND STAND

and/or Common CITY OF WAUPACA BAND STAND

### 2. Location in the City of Waupaca

Street & Number: 111 S. MAIN ST Vicinity of: CITY HALL

City: Waupaca

State: Wisconsin Zip Code: 54981

### 3. Classification (Put an "X" in the space in front of those items that describe the "Historic" Landmark being nominated.)

#### Category

**BUILDING:** A building, such as a house, barn, church, hotel, or similar construction, created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

#### Examples:

- |                                 |                |               |                   |             |
|---------------------------------|----------------|---------------|-------------------|-------------|
| Administration Building         | Carriage House | Church        | City or Town Hall | Courthouse  |
| Detached Kitchen, barn, & privy | Dormitory      | Fort          | Garage            | Hotel       |
| House                           | Library        | Mill Building | Office Building   | Post Office |
| School                          | Social Hall    | Shed          | Stable            | Store       |
| Theater                         | Train Station  |               |                   |             |

**STRUCTURE:** The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

#### Examples:

- |                |          |                   |           |               |                |        |
|----------------|----------|-------------------|-----------|---------------|----------------|--------|
| Aircraft       | Apiary   | Automobile        | Bandstand | Boats & Ships | Bridge         | Cairn  |
| Canal          | Carousel | Corncrib          | Dam       | Earthwork     | Fence          | Gazebo |
| Grain Elevator | Highway  | Irrigation System | Kiln      | Lighthouse    | Railroad Grade | Silo   |
| Trolley Car    | Tunnel   | Windmill          |           |               |                |        |

**OBJECT:** The term "object" is used to distinguish from buildings and structures those construction that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

Examples:

Boundary Marker    Fountain    Milepost    Monument    Sculpture    Statuary

**SITE:** A site is the location of a significant even, a prehistoric or historic occupation or activity, or a building or structure, whether standing ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

Examples:

Battlefield    Campsite    Ceremonial Site    Designed Landscape    Habitation Site  
 Petroglyph    Rock Carving    Rock Shelter    Ruins of a Building or Structure    Shipwreck  
 Trail    Village Site  
 Cemeteries Significant for Information Potential or Historic Association  
 Natural Feature (such as a rock formation) having Cultural Significance

**DISTRICT:** A district possesses a significant concentration, linkage, or continuity of two (2) or more sites, buildings, structure, or objects united historically or aesthetically by plan or physical development.

Examples:

Business Districts    Canal Systems    Groups of Habitation Sites    College Campuses  
 Industrial Complexes    Irrigation Systems    Residential Areas    Rural Villages  
 Transportation Networks    Rural Historic Districts Estates & Farms w/Large Acreage/Numerous properties

**Ownership**

**Status**

**Present Use**

<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Occupied	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Museum
<input type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Park
<input type="checkbox"/> Both	<input type="checkbox"/> Work in Progress	<input type="checkbox"/> Educational	<input type="checkbox"/> Private Residence
		<input checked="" type="checkbox"/> Entertainment	<input type="checkbox"/> Religious
		<input checked="" type="checkbox"/> Government	<input type="checkbox"/> Scientific
		<input type="checkbox"/> Industrial	<input type="checkbox"/> Transportation
		<input type="checkbox"/> Military	<input type="checkbox"/> Other: <u>Social</u>

**Public Acquisition**

**Accessible**

In Process     Yes: Restricted  
 Being Considered     Yes: Unrestricted  
 No

**4. Owner of Property**

Name: CITY OF WAUPACA

Street & Number: 111 S. MAIN ST

City, Town, or Village: WAUPACA State: WI. Zip Code: 54981

Telephone No.: 715 258-4411

**5. Legal Description**

*None*

**6. Representation in Existing Surveys**

Title:

Date:

Federal  State  County  Local

Depository for Survey Records:

City, Town, or Village:

State:

Zip Code:

**7. Description** (Attach separate sheet if more space is needed.)

A.

**Condition**

**Check One**

**Check One**

Excellent  Deteriorated  
 Good  Ruins  
 Fair  Unexposed

Unaltered  
 Altered

Original Site  
 Moved

B. Exterior description: present and original (if known) physical appearance

Lined area for exterior description text.



Specific Dates

Builder/Architect

Statement of Significance (Give specific sources for all statements of fact. Attach separate sheet if more space needed.)

PRESIDENT REAGAN TOOK FROM BARRISSTAND 1980

**9. Bibliographical References** (Books, periodicals or other written history)

A PHOTO ALBUM OF THE 1980S McInnis, D. & D. McInnis  
Parker

---

**10. Geographical Data**

---

- A. Acreage of nominated property \_\_\_\_\_
- B. Include a map showing the location of the property within the City of Waupaca.
- C. Give tax number and other information to help specifically identify the property.
- 
- 

---

**11. Form Prepared by**

---

Name/Title: \_\_\_\_\_

Organization: \_\_\_\_\_

Date: \_\_\_\_\_

Street & Number: \_\_\_\_\_

Telephone: \_\_\_\_\_

City, Town, or Village: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

---

---

**12. Municipal Data**

---

Zoning District: \_\_\_\_\_

Aldermanic District: \_\_\_\_\_

Parcel Number: \_\_\_\_\_

---

---

**COMMISSION ACTIONS**

Date Application Received: \_\_\_\_\_

Put on Agenda for Historical Preservation Commission Meeting of: \_\_\_\_\_

Hearing Approved: \_\_\_\_\_

Hearing Date Set: \_\_\_\_\_

"Historic" Landmark Designated (Date): \_\_\_\_\_

Number: \_\_\_\_\_

Certified By: \_\_\_\_\_

Commission Chairperson

Date: \_\_\_\_\_

achieve another victory as glorious as that of '96, and that, too, without regard to who may, or who may not, be named as the standard bearer of our party. We can safely trust the coming state convention, whose duty is to name a state ticket, to solve all differences and choose a person for the head of the ticket whose name will be a synonym for victory."

Mr. Minor's speech did not sound as if he were in a hurry to retire the legal tenders. Between 1892 and 1896 capital, he said, "became timid," and "our financial policy was passed in review by expert financiers of this and other lands, and to its few faults were charged much that could not be proven, because the accusations were brought in order to divert public attention from the real cause, which was recognizable in an economic policy that failed as a protector of home industries, and was found wanting as a producer of revenue with which to meet the current expenditures of a great and growing country."

Replying to his own question,—"What will be the future policy of this country, in view of the war with Spain?"—Mr. Minor said: "There are many things we know for a certainty, there are other things we are reasonable sure of, and there are still other things that we know less about than we think for." Among the certainties was this—that no question would arise from the present conflict with Spain that would not be solved, to the advantage and satisfaction of the American people." "Less important events than Dewey's magnificent victory at Manila have changed the destiny and policies of nations. Will it change ours? I do not know. Possibly it may change our policies to a limited extent only." Mr. Minor's own guess was that the annexation of the Hawaiian islands would be completed, that Cuba would be freed, Porto Rico annexed, a coaling station retained in the Philippines, and the Nicaragua canal built. "If this," said Mr. Minor, "shall prove to be the policy, then the commercial future of his country will be one of great magnitude and glory."—Sentinel.

#### One of the Problems for the Party.

From the Milwaukee Sentinel.  
In recent years it has become apparent that political managers and officeholders, on both parties in the state, have not drawn the line clearly between their duty to the party and the people and their own private interests. When political managers are selected to manage private business enterprises, which are favored to ask from common councils and legislatures, the public is quick to see that these enterprises have to be run

articles are Dr. Babcock and Prof. Russell, respectively the chief chemist and the chief bacteriologist of the university. The first of these names is a household word, in dairying circles, the world over, in connection with a famous milk-testing apparatus. For who, indeed, is not familiar with the Babcock milk tester?—who, that is to say, has not heard of it, or seen it, or haply used it, in all countries where progressive dairying and an agricultural press exist?

#### COMMON COUNCIL PROCEEDINGS.

COMMON COUNCIL ROOMS,  
Waupaca, Wis., July 19, 1898.

Council met in regular session, President Lea in the chair.

Roll called. Present: Aldermen Gurley, Johnson, Jardine, Hollenbeck, Olsson, DeVoin and President Lea.

Minutes of previous meetings read and approved.

The following bills were read:

No.		
80	W. H. Holmes, publishing	\$ 1.50
81	W. C. Baldwin, 4th of July police	3.00
82	Laabs Bros., groceries for Mrs. Nielson	11.00
83	A. J. Van Epps, assessor	138.75
84	C. G. Burbank, board of review	12.00
85	Post Pub. Co., printing	9.40
86	J. F. Knudsen, police	21.00
87	David Holmes, police	21.00
88	F. Stout, Chief of F. D., fires	33.00
89	John Olson, St. Com., street work	71.64
90	Louis Nelson, cleaning reservoir	2.00
91	H. Hendrickson, "	2.25
61	Julius Hansen, care Mrs. Nielson, referred back July 5, 1898	12.00

On motion of Alderman Jardine bills were allowed as read, all voting aye.

The following resolution was read:

Waupaca, July 19, 1898.

To the Mayor and Common Council of the City of Waupaca.

Gentlemen:—Whereas, the committee appointed to erect a band stand has let the contract for building the same at a cost of \$275; therefore be it

Resolved, That the further sum of \$25 be and is hereby appropriated for above said purpose.

ALFRED JOHNSON.

Alderman Jardine seconding the resolution it was adopted, all voting aye.

The following resolution was read and referred to street committee:

Whereas, the city of Waupaca has granted A. M. Penney the right to construct a cement sidewalk in front of lots 11 and 13 of Judson's addition to the village, now city of Waupaca, he to bear the whole expense of same, and

Whereas, no sidewalk has so far been constructed in front of said lots, nor in front of lot 9, of the same addition, now owned by Arthur Cormican, now therefore be it

Resolved, That as an inducement to have said Penney and Cormican do the necessary grading and construct a cement sidewalk on Main street in front of said lots, 9, 11 and 13, of Judson's addition, aforesaid, of the same width and practically of the same material as the cement

government of cities read as requested, moved its adoption seconded the motion by aldermen

Aldermen Gurley, Jardine, Williams, Mayor Lea voting DeVoin voting no.

On motion of Al council adjourned

A. R. LEA, R. Acting Mayor.

Discovered i

Another great disease and that too, by a le "Disease fastened it and for seven years severest tests, but h undermined and dead For three months sh ly, and could not s covered a way to re ing of us a bottle Discovery for Consu much relieved on ta she slept all night; has been absolutely Mrs. Luther Lutz." Hamnick & Co., of bottles free at Hock Regular size 50c an guaranteed.

According to the department of chem it is shown that during 1895 there v tons of sugar beets land, the average y The total amount o the country during 99,491,670 pounds, pounds per ton of 2 per cent. of the wei is safe to say that will be planted i season of 1898. Th be expected to be sugar 180,000,000 p percentage of beet the United States total consumption prospects are that nearly 4 per cent. o tion, which now 2,000,000 tons annu

GRANITE

G. A. Lombard an blackberrying Thur

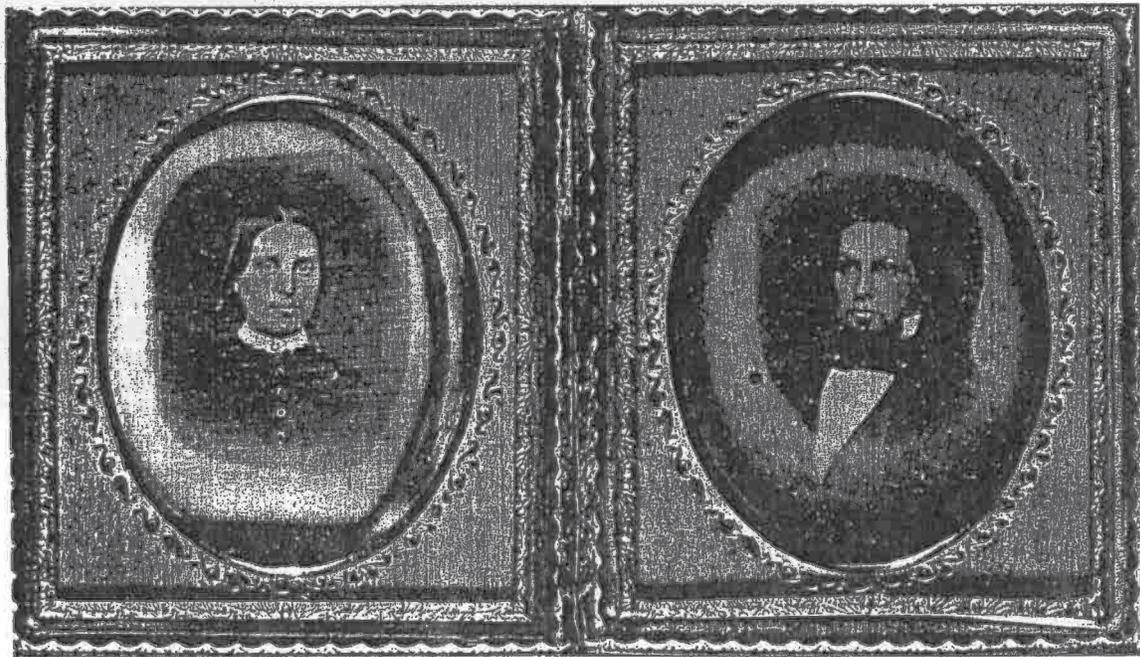
Miss Edith Bemis ton one day last we

Miss Rickie Pete paca to work for C



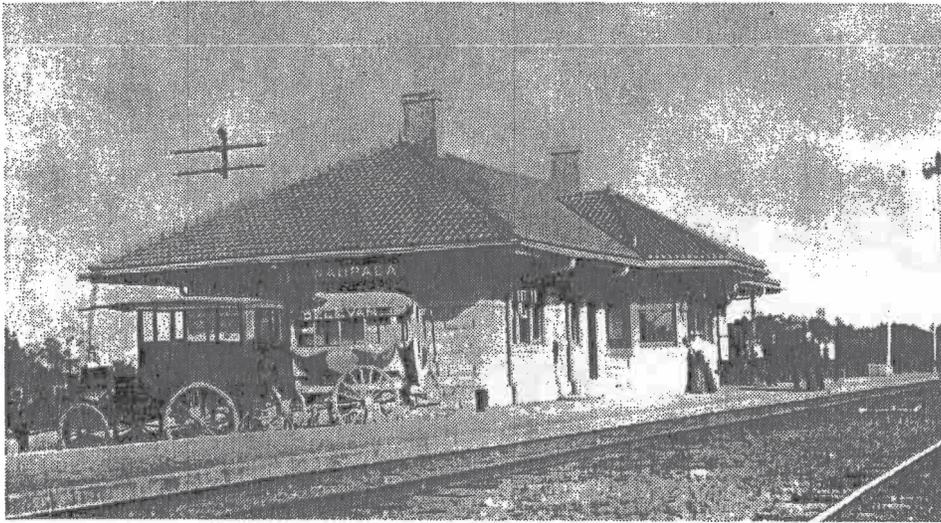
# A Photo Album Of The Past

PIONEER SCENES AND PORTRAITS FROM  
CENTRAL WISCONSIN

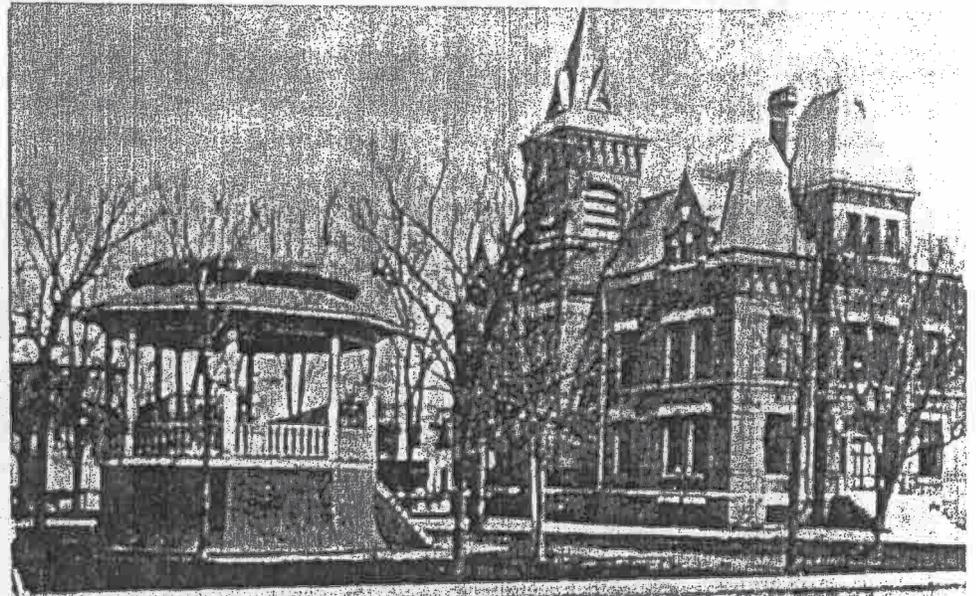


VOLUME II

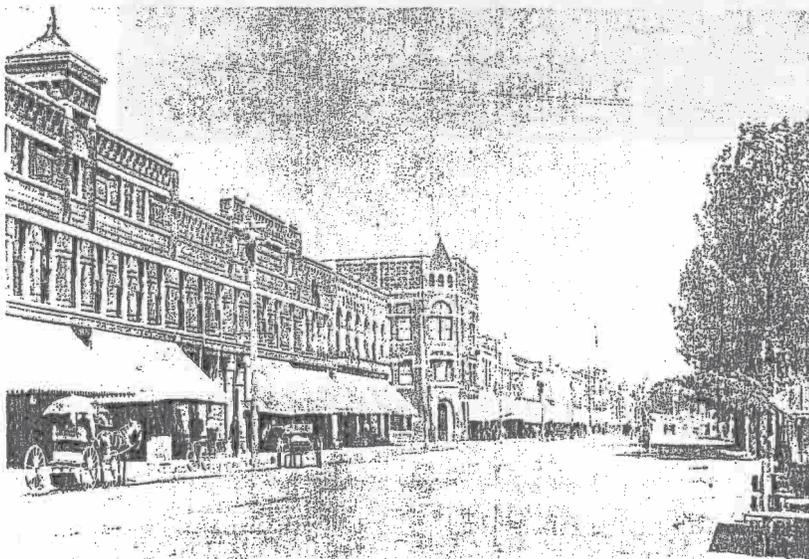
BY MALCOLM & MARGARET ROSHOLT



Left: The Soo Line depot at Waupaca in late 1890s. One of the carriages transferred passengers to the Hotel Delevan.

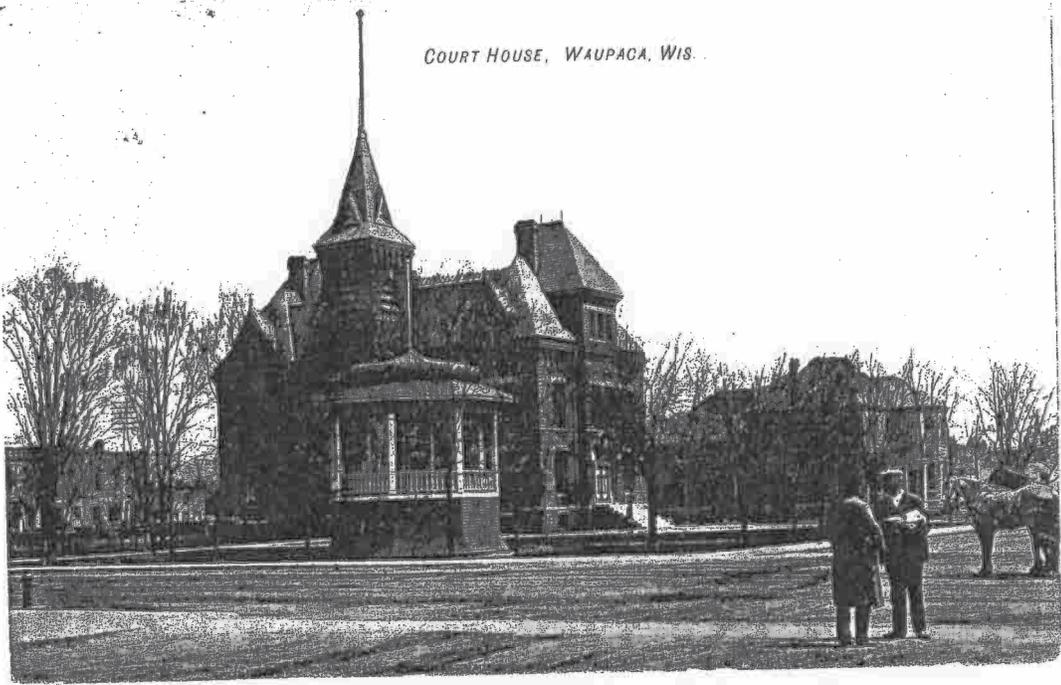


Right: The Court House at Waupaca before remodeling. At the left, the bandstand erected in 1898, which is still standing.

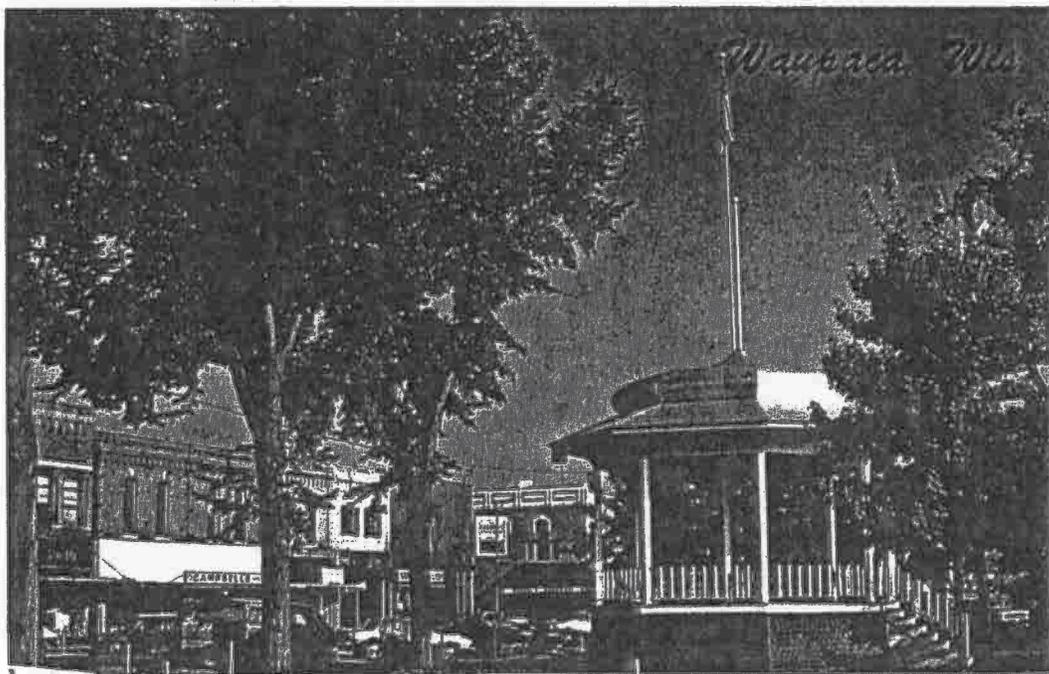


Left: Main Street in Waupaca about

COURT HOUSE, WAUPACA, WIS.











## State Historical Society of Wisconsin

Division of Historic Preservation

816 State Street • Madison, Wisconsin 53706-1488  
☎ (608) 264-6500 • FAX (608) 264-6404

November 22, 1996

Dear Richard:

We don't have any "model" low-interest loan programs to send your way. But I have enclosed several descriptions of programs in a few cities. I suggest you contact them directly for up-to-date information.

Also, I think a local financial institution would be able to assist in designing a program to meet Waupaca's needs...

Good luck!

Sincerely,

Larry A. Reed  
Local Preservation Coordinator  
(608) 264-6501

## Eau Claire Has Largest Main Street Loan Program in Wisconsin

An increase in funding commitments for the Eau Claire Main Street Reinvestment Loan Program has made it the largest Main Street low interest loan program in Wisconsin. Over 1.7 million dollars has been committed by seven area financial institutions to the Eau Claire Main Street Reinvestment Loan Program for City Center building revitalization in 1996. The financial institutions who have pledged their support by allocating \$1,750,000 to assist property owners in their revitalization efforts are: American Bank, Charter Bank, Firststar Bank of Wisconsin, First Federal Bank of Eau Claire, M&I Community State Bank, Norwest Bank and Royal Credit Union.

Areas eligible to participate in the reinvestment program are the Central Business District, the Water Street Commercial area, the Bellinger Business area and the West Grand Avenue Business area. A goal of the program is to encourage exterior building renovation sensitive to the original building design. The program is designed to create a positive visual impact and help create a more attractive climate for investment in the Greater Downtown Area, business retention and business recruitment. Businesses can borrow up to \$50,000 per building for eligible projects from participating lenders at three-quarters of the prime interest rate. Since the program was created in 1989, \$1,001,857 has been lent through the program and invested in City Center buildings. Recently the city of Eau Claire created the Code Compliance Loan Program. Eligible projects must be located in the Barstow Bellinger, West Grand Avenue and Water Street business districts. Loans of up to \$10,000 are available at 0% if repaid within

3 years or at 3% interest if repaid within 6 years. The purpose of the program is to make vacant or under-utilized space more usable by correcting building and fire code violations. The Eau Claire Main Street Association and city staff review projects for eligibility and make recommendations to the City Manager regarding City Council loan approval.

The Eau Claire Main Street Association also administers the City of Eau Claire Facade Loan Program. Eligible projects must be located in the City of Eau Claire Central Business District, the Water Street Commercial area or the West Grand Avenue Business Improvement District.

Loans of up to \$2,000 are available at 0% interest for a three year period. Improvements which may be made under the city's program include exterior renovations to buildings which are visible to public view. Also eligible are signs and awnings.

These three loan programs may be utilized in conjunction with each other providing up to \$62,000 per project. Free conceptual architectural design assistance is also available from architects volunteering their services through the Eau Claire Main Street Association's Design Review committee.

### SURVEY OF FACADE IMPROVEMENT LOAN PROGRAMS IN WISCONSIN MAIN STREET COMMUNITIES

CITY	TOTAL FUNDS	MAXIMUM LOAN	INTEREST RATE
Eau Claire	1,750,000	50,000	3/4 of prime/3 years
Green Bay	1,700,000	35,000	2% below prime/3 years
Columbus	750,000	20,000	6%/10 years
Rice Lake	600,000	25,000	1 pt below prime
Sturgeon Falls	450,000	25,000	1/2% below prime 5 years
Sheboygan Falls	400,000	20,000	2% below prime/3 years
Sparta	400,000	25,000	3/4 of prime
Chippewa Falls	400,000	50,000	3/4 of prime
Marshfield	300,000	25,000	1% below prime
Mauston	250,000	10,000	1% below prime 5 years
Antigo	200,000	25,000	Prime
River Falls	175,000	20,000	7% 5 yr - 8% 7 years
Park Falls	150,000	10,000	1 pt below prime/7 years
Dodgeville	150,000	10,000	1% below prime w/2% buy down
Clintonville	150,000	15,000	2 1/2% below prime/5 years
Viroqua	100,000	15,000	3/4 of prime with buy down
Depere	25,000	25,000	2 pts below prime 1st year
Phillips	5,000	5,000	1/2% below prime 3 years
Mineral Point	open	25,000	1% below prime/3 year term
Ripon	open	30,000	1% below prime/3 year term

The Watermark is published bimonthly by the Eau Claire Main Street Association in cooperation with the Business Improvement District of Downtown Eau Claire, with layout and typesetting services provided by Cedarwood Secretarial, 306 South Barstow, Eau Claire, WI 54701. Direct all inquiries to:

Eau Claire Main Street Association  
306 Main Street  
Eau Claire, WI 54701-3680  
715-839-0011

### SCANDINAVIAN IMPORTS CELEBRATES 36TH ANNIVERSARY

A very unique specialty shop has thrived through the transitional years in Downtown Eau Claire. The store owned by the Mid-West Institute of Scandinavian Culture opened in July 1960 in Downtown Eau Claire. Dawn Bergstrom has been the manager since January of 1989. Dawn describes the business as a Scandinavian department store with the highest quality top line authentic Scandinavian merchandise available. She says her primary goal is to serve the customer. Special order items for customers make up a big part of the business.

The store carries a huge variety of

items from collectable one of a kind treasure to smaller inexpensive items. The categories of merchandise carried includes sweaters, calendars, plates, cards, prints, toys, jewelry, linens, porcelain, flat ware, wood carvings, clocks, mobiles, chimes, dolls, candles, flags, furniture and a wide variety of prepared food and ingredients which are all authentic Scandinavian products.

Congratulations to Scandinavian Imports on their 36th Anniversary!



# City of Fond du Lac

First on the Lake

April 21, 1992

RECEIVED

APR 24 1992

HIST. PRES. DIV.

1~  
2~  
3~  
4~  
  
5~

The City's Redevelopment Authority and Historic Preservation Commission have established a voluntary program to assist property owners in the rehabilitation of historic properties. These include properties that are on the National or State register of historic places or which have been designated as an historic site by the Historic Preservation Commission. The basic parameters of the program include:

- maximum loan amount: \$ 10,000
- interest rate: 4%
- maximum term: 15 years

For example, a \$10,000 loan would require a monthly payment of \$73.97. The low interest rate and longer term make the added cost of historic preservation more affordable.

Eligible program costs include the complete financing of rehabilitation necessary to protect the basic integrity of the building such as a new roof or major foundation work. Also eligible is the increased costs of replacing exterior elements of the home utilizing historically correct materials and methods rather than conventional means. For example, a common home improvement is replacement of deteriorated windows or doors. A conventional window replacement may cost \$500 while replacement with an exact replica could cost \$750. The \$250 additional cost would be eligible for financing under the program.

April 21, 1992  
Page - 2 -

Since your property has been listed on the national, state, or local listing of historic places, you have been sent this notice. If you have any questions, or would like an application form, please call me at 929-3311.

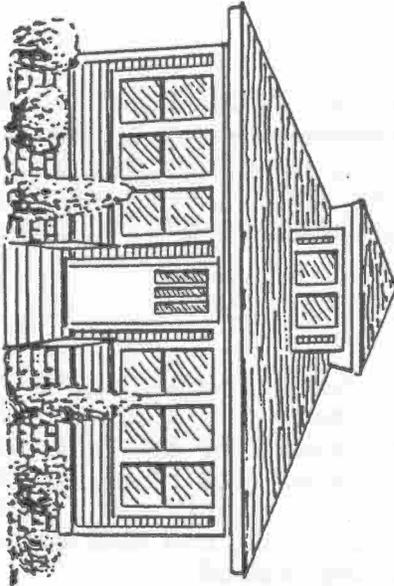
Sincerely,

John Angeli, AICP  
Director of Redevelopment

JA:cc

kay\hisshell

Eau Claire Bungalow



\*\*\*\*\*  
 \*  
 \* For more information, contact:  
 \*  
 \* Commercial Rehabilitation Specialist  
 \* Department of Planning and Development  
 \* 203 S. Farwell Street  
 \* Eau Claire, WI 54701  
 \* (715)839-4947  
 \*  
 \*\*\*\*\*

HISTORIC

RESIDENTIAL

LOAN PROGRAM

Eau Claire  
Wisconsin

## INTRODUCTION

The City of Eau Claire has established an Historic Residential Loan Program for residential properties which have been designated Eau Claire Landmarks. This makes it possible for eligible projects to obtain financing at an interest rate which is lower than the current market rate through the use of funds from the U.S. Department of Housing and Urban Development (HUD).

## ELIGIBLE IMPROVEMENTS

The use of funds under this program apply to exterior renovation only. Exceptions may be made, however, if conditions exist in the building interior which are determined by the appropriate City building inspector, to threaten the life of the historic structure or the inhabitants. In order for the project to qualify for HUD funding, City staff must make a finding that benefit to low and moderate income people, or elimination of blight is accomplished.

## INELIGIBLE IMPROVEMENTS

Any expenses incurred prior to final approval of the loan by the Landmarks Commission will not be included in the loan amount, with the exception of exterior architectural design services.

## ELIGIBLE AREA

Project must be located within the City limits.

## LOAN TERMS

Each of the funding options below are available independently only, and they may not be combined.

### OPTION #1

Rehabilitation loans of \$10,000 or less will be serviced through the City of Eau Claire Department of Planning and Development. The minimum loan amount for this program will be \$2,000. The maximum loan term will be ten years. The interest rate will be 8% for the term of the loan. No loan shall exceed 80% of the remaining assessed value in the property after rehabilitation.

### OPTION #2

Rehabilitation loans exceeding \$10,000 but not greater than \$50,000 will be financed by the City and a lending institution. The City will lend 30% of the loan amount at 0% interest, and the remaining 70% will be loaned by the lending institution at the current market rate, which will reduce the current market rate by approximately 4.5 percentage points. The maximum loan term will be fifteen years. The City must participate in all collateral, as determined by the lending institution.

## PROJECT REVIEW

In order for the project to qualify for HUD funding, City staff must make a finding that benefit to low and moderate income people, or elimination of blight is accomplished. All applications are reviewed and acted upon by the Landmarks Commission. A Certificate of Appropriateness must be issued by the Landmarks Commission authorizing the proposed work. The rehabilitation must maintain and enhance the aesthetic qualities of the original building design.

# DOWNTOWN FACADE LOAN PROGRAM

## Description

The City of Eau Claire offers a program for facade renovation to downtown buildings. The program will be administered by staff from the Department of Planning and Development.

The purpose of the program is to provide low interest loans to property owners for exterior improvements to downtown commercial buildings.

The City established the program by utilizing Economic Development Funds.

## Eligibility Requirements

The building must be located in the City of Eau Claire Central Business District as defined in the Central Business District Plan or located in the Water Street Commercial Area as defined in the Water Street District Plan.

## Eligible Improvements

Eligible projects include:

- a. exterior improvements only
- b. front or rear facades and visible sides
- c. projects which provide accessibility for handicapped persons
- d. projects which eliminate health hazards and code violations
- e. signs

## Ineligible Projects

Ineligible projects include:

- a. any interior improvements
- b. any roofing projects

## Continued

### Amount and Formula

Eligible projects may use one of the following options:

1. Facade loans of \$2,000 or less will be serviced directly through the City of Eau Claire Department of Planning and Development. The interest rate shall be 0 percent for a maximum of a three year term.
2. For loans in excess of \$2,000, the City will participate up to 50 percent of a project or a maximum of \$2,000. A local financial institution shall participate in the remaining 50 percent. The City will lend at an interest rate of 0 percent while the lending institution shall lend at its prevailing market rates. The maximum term under this option shall be five years.

### Collateral

The City must participate in all collateral as determined by the lending institution and the Facade Loan Committee.

### Process

1. Contact the Economic Development Specialist, City of Eau Claire, to determine eligibility.
2. Submit completed application form and recent photographs of the building.
3. Preliminary review action by the Facade Loan Committee (FLC).
4. If preliminary approval is given, applicant discusses proposal with lender (if Option 2 is applicable).
5. Applicant meets with FLC to arrange design review and/or inspection by building inspectors, develop plans, and review proposal with City staff. Bids secured from contractors are submitted with plans and a Participating Lending Institution Loan Commitment form (if applicable).
6. Final review by FLC. Applicants and a representative of the financial institution are required to attend meeting.

**Continued**

For further information, contact:

Economic Development Specialist  
City of Eau Claire  
203 S. Farwell Street  
Eau Claire, WI 54702  
(715)839-4947

or

Project Coordinator  
City of Eau Claire  
203 S. Farwell Street  
Eau Claire, WI 54702  
(715)839-4947

