

PRACTICES OF PRESERVATION IN THE GOOSETOWN  
NEIGHBORHOOD

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ABSTRACT

Goosetown Neighborhood is one of the oldest working class neighborhoods in La Crosse, Wisconsin. Archaeological investigations into La Crosse's past have revealed a long and interesting history. During a redevelopment project in the 1980s, a Phase I investigation on the Jacobus house located at 608 North Sixth Street was conducted. By looking through the information in 47-LC-13, and comparing it against the procedures which took place in saving an 1858 Greek Revival house previously located at 422 North Eighth Street, information can be gained about the similarities and differences of architecture within the neighborhood, as well as the development of cultural resource management and historic preservation practices within the city.

## INTRODUCTION

Archaeological investigations into La Crosse's past have revealed a long and interesting history. Documented accounts of known Indian burial sites date to the beginning of the city's history. Over the years, residents have unearthed artifacts from skeletal remains near Oak Grove Cemetery to glassware from the 19<sup>th</sup> century. An area which received much attention during a proposed redevelopment project in the 1980s was 608 North 6<sup>th</sup> Street. Located in the Goosetown Neighborhood, this small brick cottage is located just blocks from the original site of one of the only remaining working class houses located at 422 North 8<sup>th</sup> Street. This Greek Revival house has received attention in the past decade due in part to the Preservation Alliance of La Crosse's work to save it from demolition. Over the past few decades, the ideas and beliefs of how to deal with La Crosse's growing population have changed. This paper will describe first the architectural differences between the small brick cottage and the Greek Revival house, and secondly the differences in how preservation and cultural resource management was dealt with in the last few decades.

## METHODOLOGY

Though the exact boundaries of Goosetown Neighborhood are somewhat disputed, Joan Rausch describes the boundaries as, “extended from an area bounded by Tenth and Zeisler streets, extending east from Twelfth to East Avenue and south to Pine and Vine streets. In later years, prior to the 1920s, Goosetown included the area south to Main Street and West to the Black River.” (Rausch and Zeitlin 1996: 291). Goosetown is an interesting neighborhood to study because it is the first working class neighborhood in La Crosse. Goosetown attracted people from a variety of backgrounds. The Greek Revival house which currently sits on the corner of Sixth and Badger streets was moved in 1996 from the rear of the lot at 422 North Eighth street. Built in 1858, this house is one of the oldest working class houses remaining in La Crosse. However, the lease which entitles Preservation Alliance of La Crosse (PAL) ownership of the building expires June 30, 2008. Following this date, it is possible that the building will be demolished. This is just one example of why it is imperative to research and document this house. Similar such events are occurring in other areas of Goosetown, most of which merely result in the demolition of the buildings.

I researched the Greek Revival house by first learning what is characteristic of the style and then compared these characteristics with those of the house. Scale drawings were made of both the exterior and interior to provide a blue-print plan of the house in the future. Though there are many pictures of the exterior, there are only a few of the interior. Pictures of both the interior and exterior of the house were taken to document the houses condition during my research. I researched the socio-economic aspect of this

house by looking at the tax records at city hall. I found when the house was built, where the house was originally located, if it was moved from its original location prior to the present location and whether any changes or improvements occurred on the house. I looked through the city directories at the La Crosse Public Library, which state the name of the occupant and their place of occupation. This also described what type of occupant the house would attract.

Next, I looked through the 47-LC-13 file to look into excavations which have taken place in the area of Goosetown Neighborhood. I specifically looked into the redevelopment project and its effects on the Jacobus house. I discovered what the Phase I investigations revealed, the process and communications which took place in the investigation, and why further steps were not taken. Finally, I compared the steps taken in complying with Section 106 of the Jacobus house, with the steps taken in preserving the Greek Revival house.

## **BACKGROUND INFORMATION**

### *History of La Crosse, Wisconsin*

Evidence of human occupation in La Crosse dates as far back as 10,000 B.C. This includes Paleo Indian culture, as well as Archaic and Woodland cultures. Onieota cultures inhabited the area approximately A.D. 1300-1600. In 1787, the Winnebago<sup>1</sup> established a camp (Hill and Connell 1992). As European explorations increased, so did the competition which came along with the fur trade. In 1840, a trade post was

established by a trader named La Batt, south of what is now the City of La Crosse. The following year, Nathan Myrick of Prairie du Chien built a cabin on Barron's Island. Myrick and his partner, Harmon J. B. Miller moved their post to what is today the corner of Front and State Streets, in 1842, becoming "the first real settlers of La Crosse," (Rausch and Zeitlin 1996).

People drifted in and out of La Crosse in the years following. In 1845, there were only 12 white settlers and numerous Indians. The settler population remained small, only about 20 people until 1848, and social life was said to revolve around the bowling alley constructed by Myrick between Vine Street and Front Streets.<sup>2</sup> As an early traveler wrote, "I first reached the place in the Fall of 1851. There were but few houses at that time, and they were principally on the bank," (Rausch and Zeitlin 1996: 15).

The next decade La Crosse experienced rapid growth in the population. La Crosse drew in many people in for a variety of reasons. Geographically, La Crosse was at a high enough elevation so floods were relatively uncommon. The climate was favorable for agriculture, as was the fertile soil. However, it is the riverfront landing area for steamboats which is arguably the top reason in attracting settlers to La Crosse. The Black River pine forest attracted businessmen to the possibility of a saw mill. In the 1850s, notable individuals such as Timothy Burns, Robert Looney, Thomas B. Stoddard, Charles A. Stevens, Judge George Gale, among others brought money and connections to La Crosse, which in turn spurred the growth of railroads, real-estate, sawmills and steamboats. The village of La Crosse was first plotted in 1851. The first saw and grist

mill was built by Francis M. Rublee, S.T. Smith and John H. Simonton in 1853 at the mouth of the La Crosse River.

Besides the general westward expansion, there were a number of reasons for growth. Wisconsin was admitted into statehood in 1848, which may have advertised it as a place to settle. The removal of the Winnebagos from the area, allowed a “civilized” place for people to settle with their families. In 1853, a Land Office was opened in La Crosse which allowed people to buy land claims. The County and Town of La Crosse were organized in 1853, which may have appeared as a confirmation of a stable government. The subject of the Milwaukee and La Crosse Railroad system was constantly kept before the public from 1852 until its completion in 1858.

Sanford and Hirsheimer’s book, A History of La Crosse 1841-1900 describes various accounts of life during the 19<sup>th</sup> century. Sanford and Hirsheimer describe a pamphlet created in 1853 by Reverend Spencer Carr called, “A Brief Sketch of La Crosse,” which lists the businesses of La Crosse at that time. In November 1853, Rev. Carr writes,

“There are now in the village of La Crosse 104 Dwelling Houses, 8 Fancy and Dry Goods Stores, 4 Groceries, 2 Drugs and Medicines, 2 Boots and Shoes, 2 Hardware, 2 Tin Shops, 2 Tailor Shops, 3 Shoe Shops, 1 Harness Shop, 4 Blacksmith Shops, 1 Gun Shop, 2 Bakeries, 1 Cabinet Shoppe, 3 Physician’s Offices, 4 Law Offices, 1 Justice’s Office, 5 Taverns, 1 Barber Shop, 1 Printing Office, 4 Joiner’s Shops, 1 Steam Saw Mill, 1 Wagon Shop, 1 Jeweler and Silver Smith’s Shop, 1 Mantaumaker and Milliner Shop.” Rev. Carr adds later, “1 Office for the sale of Government Lands, 1 Odd-Fellow’s Hall, 1 Court House and Jail, 2 Meeting Houses.” (Sanford and Hirsheimer 1951: 40)

Reverend Carr noted in 1850, that there were six to eight houses. Three years later, he reported the population to be 745 (Sanford and Hirsheimer 1951). The city was considered organized in 1856 and shortly after, street grades were set up (Sanford and Hirsheimer 1951). By 1856, mail was sent and received weekly to and from St. Paul, Lansing and Black River Falls. The following year coaches traveled to and from Prairie du Chien as well as Mauston (Sanford and Hirsheimer 1951). Prior to 1860, there were no streetlights. As Sanford and Hirsheimer described La Crosse prior to streetlights,

“Meantime, with few sidewalks or street signs, with puddles and obstacles awaiting him, the pedestrian was in a position not only uncomfortable but perilous. The members of one church congregation petitioned that the customary Sunday evening service be changed to afternoons because of these difficulties and dangers. One can readily imagine that the family lantern with its feeble candlelight was small comfort in the gusty winds of the night.” (Sanford and Hirsheimer 1951: 59).

La Crosse as a city soared in 1853. Ferries now linked La Crosse with Minnesota. In 1853, La Crosse’s population was reportedly 573. A year later, the population had tripled. By 1855, the population was 1, 637. Five years later, the population grew another 130%, reaching 3,860 (Rausch and Zeitlin 1996).

Between 1860 and 1880, La Crosse’s population continued to soar. By 1880, La Crosse’s population reached 25, 090. The lumber industry became the biggest industry in La Crosse, putting La Crosse in the top three lumbering sites along the Mississippi River. By 1880, La Crosse’s saw mills produced 74 million board feet annually. Lumbering was a major job for working residents of North La Crosse, and for many of south La Crosse as

well. The lumber industry dominated the city until 1889. By 1906 the mills ceased operation (Rausch and Zeitlin 1996).

The other major industry in La Crosse at this time and to this day was the breweries. By the 1870s, La Crosse was home to four breweries and one distillery. The breweries, Gunds' Empire Brewery, Heilman's City Brewery, George Zeisler's Plank Road Brewery as well as C&J Michel's Brewery all expanded during this decade. Two new Railroads were built through La Crosse, the Chicago and Northwestern (CNW) and the Green Bay and Minnesota. This, along with the steamboats, helped La Crosse compete with Milwaukee for amount of beer produced (Rausch and Zeitlin 1996).

During the 1880s, the number of the City Wards doubled and doubled again by 1890. Municipally, La Crosse started becoming a real city. A Water Works building was created in 1880. With the rapid growth of the city, it expanded in 1884, and again in 1891. Streets started becoming graded or paved, and sidewalks began to be put into place. Water mains appeared, as did the arrival of another railroad line. Hospitals and healthcare facilities began popping up. With the immigration of Poles and Bohemians among the Germans and Norwegians which previously dominated the ethnic population, churches, synagogues and other social voluntary groups flourished. La Crosse was now the link between Milwaukee and St. Paul (Rausch and Zeitlin 1996).

Between 1890 and 1920 La Crosse's population growth slowed noticeably. This was due in part to the loss of the lumber industry. Though the Board of Trustees was

eager to help local industries, such as the La Crosse Rubber Mills, larger outside industries did not receive the same treatment and were discouraged from coming to La Crosse. (Rausch and Zeitlin 1996) The steamboat industry which helped put La Crosse on the map in the 1850s was no longer needed with the railroad systems. Though the cost of living in La Crosse was low, in the late 1920s, below state and national average, 60% of the city's working population owned homes. Naturally, the brewing industry was adversely affected by Prohibition (Rausch and Zeitlin 1996).

Though La Crosse experienced a slowed growth in population, the city also experienced a boom. In 1908, progressive Mayor Wendell Anderson enacted the City Beautiful Movement (Rausch and Zeitlin 1996). This project included moving electrical power lines underground, changing the water sources from the Mississippi River to underground wells in 1913, paving 40 downtown blocks with brick, hiring landscape architect, John Nolen, from Massachusetts to create a municipal park system which entailed designing eleven parks linked by parkways and boulevards. The most notable being Riverside Park. A. W. Pettibone, former mayor and major figure in the Lumber industry, donated Barron's Island for use as a city park in 1890. Pettibone also donated the Board of Trustees with \$50,000 for upkeep of the park. Five-hundred-fifty-three acres of land of Granddad's Bluff was also acquired as parkland. The public health system was kept under closer watch and educational improvements were made as well. In 1907, a new high school was built on the corner of Cass and Fifteenth streets and in 1912 an annex was added. In 1908 construction began on Main Hall at what is today the University of Wisconsin-La Crosse (Rausch and Zeitlin 1996).

The roaring twenties were indeed prosperous for La Crosse's economy, though working conditions did not improve. The eastern side of the city experienced considerable growth particularly in the Arlington and Edgewood additions, where newer styles were introduced to the city such as English Tudors and various Mediterranean styles. In 1927 alone, 175 homes were built. During the 1920s La Crosse witnessed over 100 buildings per year be erected. Many schools also began to be constructed to keep up with the rapid growth in the interest of education. Logan High School was built in 1921 for La Crosse's north side, as well as Roosevelt Elementary School in 1923. A Catholic high school, St. Thomas Aquinas High School was built on the corner of South Eleventh Street and Cass Street in 1930, and the La Crosse Vocational and Adult School, now known as Western Wisconsin Technical College, was built on the corner of Sixth and Vine streets in 1912. Following a fire in 1922 which destroyed the building, a new building was erected in the same location in 1923 (Rausch and Zeitlin 1996).

With the exception of the La Crosse Rubber Mills which remained independent yet continued to expand, many of the other industries began to be bought out by larger nationally-recognized corporations. In 1923, the La Crosse Rubber Mills built a 4-story building at St. Andrews Street in North La Crosse. It employed 1200-1500 workers by 1925 and became one of the leading employers of La Crosse's working class.

Child labor was widely employed, workers putting in nine to ten hour days, and no pension plan for many workers, helped keep costs low for companies. With the onset of the Great Depression, factories shutting down, unemployment soared and under the

New Deal, unions became a way of life. However, World War II brought an economic relief to the city. Though many local young men were killed or injured in the war, La Crosse's population grew and the local industries flourished. The years following the war were rocky for the city. A 25% loss of manufacturing employment, increased taxes, and a halt in population growth contributed to a noticeable difference in the city (Rausch and Zeitlin 1996).

Despite all the problems La Crosse faced, tourism flourished, manufactures downtown participated in a rehabilitation project, growth occurred in the education systems, medical and government facilities prospered.

### *Immigration*

La Crosse attracted hard-working, industrious people from many countries. Though they came from varied backgrounds and cultures, and lived among each other without hostility (Rausch and Zeitlin 1996). Notably, the two groups with the highest populations in La Crosse were the Germans and the Norwegians. In 1886, over half of the foreign-born population was born in Germany. German-Americans did not live in a single ward, rather were spread throughout La Crosse's many wards. In 1855, the Germans formed a social group which emphasized physical fitness, called the Turner Society. Other nationalities were soon included as well. In 1861, the Turners built a building between Ferry and Market streets and Fifth Street (Sanford and Hirscheimer 1951). In 1856, a group of the Turner members formed a singing group first known as Männerchor now known as Liederkratz. The German singing group was formed and

located on the corner of King and Third streets, later known as Singer's Hall. Soon after, a similar group focused on theatrical training was organized. Interested members received training and performed bi-weekly programs beginning October 1858 (Sanford and Hirscheimer 1951). Another group, Scheutzen Verein was formed in 1867. This rifle club met at the Shooting Park, located on the southern end of West Avenue and John Pamperin Cigar Works. In 1871 many of the various German societies joined together to form the German Society. A German newspaper called *Nord Stern* was formed in 1856 and published until 1883 (Sanford and Hirscheimer 1951). In 1877 Germania Hall was built at the corner of Fifth and Main streets. The Turner Society moved into Germania Hall. In 1890 both Turner Hall and Germania Hall burned. By 1892 a replacement Germania Hall was built (Rausch and Zeitlin 1996).

### *History of Goosetown*

Goosetown neighborhood became home to a variety of cultures, most noticeably, Germans. Goosetown got its name because many of the residents owned geese which they would keep in their backyards. Though the boundaries are somewhat debatable, Rausch states Goosetown "extended from an area bounded by Tenth and Zeisler streets, extending east from Twelfth to East Avenue and south to Pine and Vine streets. In later years, prior to the 1920s, Goosetown included the area south to Main Street and West to the Black River [...]. Much of Goosetown was included in the city's Eleventh Ward." (Rausch and Zeitlin 1996:291). Residents of Goosetown were Roman Catholic, Lutheran and Hebrew. With the exception of Judaism, Sunday worship became popular because it was preached in German, though Sunday school was taught in English. A German-Jewish

community settled in Goosetown, mainly clustered in an area between Front and Jay streets, extending from Cass Street to Pine Street. The settlement cluster was located on Main Street from Second to Seventh Street. Another group of Jews settled between 1890 and 1915. This group migrated mainly from Eastern Europe. They settled near the Orthodox Sons of Abraham synagogue between Badger and Pine Streets on Eleventh Street (Rausch and Zeitlin 1996).

Jacob Franz established the Eagle Brewery in 1857. In 1885, Franz Bartl bought the Eagle Brewery and founded Bartl's Eagle Brewery on the corner of Twelfth and La Crosse Streets. For years, Bartl's employed many of Goosetown's residents. In 1895, Bartl replaced the existing building with a new building. Though Bartl's ceased operations in 1933, it housed three other beer makers until 1971, when it was torn down (Rausch and Zeitlin 1996).

## **PRACTICES OF PRESERVATION**

### *Greek Revival House*

The Greek Revival house which currently sits on the corner of Sixth and Badger streets has not always been located there. It was built in 1858, on Lot 4, Block 16 in the Burns, Durand, Smith and Rublee addition of the city of La Crosse. It is one of the oldest working class houses remaining in the city of La Crosse, Wisconsin. The Greek Revival house currently located on the Western Wisconsin Technical College campus is a two-story front gabled house.<sup>3</sup> The exterior walls are light yellow clapboard siding with green cornerboards. The Bargeboard gable is highlighted on the front and rear of the house. The

windows are all wood sashed and painted green. The rear of the house is asymmetrical with two 6/6 windows on the second story and one 6/9 window on the first story along with a door. The door is a 2-panel with circle top lights. The east-facing wall is symmetrical, simply with two 6/9 panel windows on the first story. The north-facing asymmetrical wall, which was the front of the house, has two 6/6 windows on the second floor and two 6/9 panel windows on the first floor along with a door. The door, which currently has a plaque on it, is a wood paneled door with two side-by-side elongated rectangular inset panels above a large rectangular inset panel. The door is not original to the house, and therefore not keeping with the time. Above the door is a transom with three separate panes. The west-facing side is asymmetrical, with only one window closer to the north side. It is a 6/9 panel window. The straight gable roof appears to be made of tin, planked material. It has a racking cornice with returns, which are commonly found on Greek Revival houses. Surrounding the gabled area are friezes which are also green. They are used to keep the moisture out. Overall, the house is very simple, with few stylistic details. There are very straight lines throughout the exterior.

Walking in the front door, one can go directly up stairs by walking forward, or turn left and enter another room. Turning left, one enters an L-shaped room with a door on the rear, south-facing wall on the south-east corner. When one enters the room on left, north-facing wall has two 6/9 windows as well as on the south-facing wall. The east-facing wall has two 6/9 windows and the west-facing wall has one 6/9 window on the southern end. There is also a closet with no door which is located on the west-facing wall which goes under the staircase. The lath and plaster which once covered the walls is no

longer there, covered by plastic. The floors on the first floor are covered with ply-wood not original to the house. Walking upstairs, the stairs are nine-and-a half inches deep and eight-and-a half inches in height. Once upstairs, one can walk forward a few feet to the south-facing wall with two 6/6 windows. Turning left, one enters another L-shaped room. The west-facing wall has no windows. The north-facing wall has two 6/6 windows. Continuing east is a closet, located above the stairs. This closet has a door, but is not properly attached. The lath and plaster is still covering parts of the wall. However, large patches of it have since fallen, and are generally in bad shape. The floors appear to be the original, unknown wood; however there are large gaps between the floorboards. When facing the south-facing wall, one can best see the shape of the ceiling. On the east and west sides, the ceiling height is 61 inches and the ceiling is 80 inches in the middle.

#### *History of the Greek Revival house*

Originally, previous research on this house has been based on the theory that the house was originally located at the front of Lot 4 Block 16 of the Burns, Durand, Smith and Rublee addition of the city of La Crosse. Based on the evidence, three main possibilities are presented: the house originally was located at the front of the lot and was moved to the rear; the house was always located at the rear of the lot; the house was moved from somewhere else to the rear of Lot 4. The City Atlas of 1898 shows that a house does appear in the lot, however, the City Atlas does not show specifically where on the lot houses are located. It does, however, show that people are living around the Greek Revival house.<sup>4</sup> The earliest Sanborn Fire Insurance Map in which Lot 4 Block 16 of this

addition appear is in the 1906 map.<sup>5</sup> The Sanborn Map of 1906 shows a two-story building at the rear of the lot. The 1944 map shows the same two-story building in the same location. In this map the building is labeled as an auto-house or private garage. It also is described with having a slate or metal roof. The 1954 map describes the same features. The issue raised with the Sanborn maps for the city of La Crosse is that the earliest map for the north 400 block of 8<sup>th</sup> Street was made in 1906. However, it has been theorized that the house at the front of the lot was built in 1903. There is no way to prove this using the Sanborn Map.

A city atlas was created in 1898 which shows whether a building was physically on a lot, but was not drawn to scale nor represent the size of the building. This map does show a building on Lot 4. However, with the exception of a few lots, no buildings are located at the rear of the lot, whereas on the 1906 Sanborn map several more buildings are located at the rear.

The first record in the Register of Deeds for this house shows T.S Smith and others granting Lots 4 and 5 and nineteen feet, six inches off the north side of Lot 3, Block 16 to Charles Blake for \$104.<sup>6</sup> Large amounts of land were purchased by individuals and then sold in smaller amounts to multiple people. The next day, Blake turned around and sold forty feet, six inches of Lot 4, along with nineteen feet, six inches south of the northwest corner of Lot 3 for \$100 to Moses Clark.<sup>7</sup> On May 7, 1856, Blake sold the remaining section of Lot 4 (seventeen feet and three inches from the north side of the lot) along with Lot 5 to Samuel F. Weston for \$925.<sup>8</sup> The larger section, which took

up the southern two-thirds of the lot, had a higher real-estate value most likely signifying a building or house stood on that part.<sup>9</sup> According to previous research, Moses Clark built the Greek Revival house in 1858.<sup>10</sup> Moses Clark and Henrietta (?) granted Rhoda S. Barclay the area according to the Register of Deeds which covers “Beginning at a point 39 feet 6 inches south of the northwest corner of Lot No. 3 in Block 16, Burns Durand, Smith, Rublee Addition, thence running North along the west line of said Block, 88 feet including the south 39 ½ feet of Lot 3 and the south 41 ½ feet of Lot 4, Block 16.” This was sold for \$800 on October 16, 1861.<sup>11</sup> The tax records of 1866 list J.M Barclay as the tax payer for the southern 2/3 of Lot 4 Block 16. Barclay worked for the A. Hirsheimer and Company La Crosse Plow Company.<sup>12</sup> On August 20, 1877, the Barclays granted Henry E. West the north 39 ½ feet of Lot 3 and south 40 ½ feet of Lot 4, Block 16 for \$1500.<sup>13</sup> The same land was granted by Henry and Esther West to Mary M. Hart on October 24, 1881 for \$1,300.<sup>14</sup> The tax records also show a small house tax value of \$250.<sup>15</sup> The water system was hooked up for 422 North 8<sup>th</sup> Street in 1889. Water tap records show who lived on the property when the water system was hooked up. Though it lists the property, the water tap may just connect to a well or external tap, not necessarily to an internal plumbing system. The Greek Revival house shows no sign of plumbing inside the house. The water tap records list Mrs. M.M Hart as the owner.<sup>16</sup>

The Register of Deeds lists Mrs. Mary M. Hart granting the North 39 ½ feet of Lot 3 and South 40 ½ feet of Lot 4, Block 16 to Henry J. Beckwith for \$2100 on July 9, 1903.<sup>17</sup> Beckwith was listed as the President of the Board of Public Works in the 1905 La Crosse City Tax Records. On October 18, 1913 Beckwith willed “all personal property

and our home stead” to his wife, Rebecca et. al. This land includes the land on which the Greek Revival house sat.<sup>18</sup> Rebecca Beckwith granted the land to Genevieve Knoblauch for \$1,150 on March 20, 1920.<sup>19</sup> After this, the land was split into the north ½ and the south ½. The north ½ of the north 39 ½ feet of Lot 3 and the south 40 ½ feet of Lot 4 is where the house was located. From this point on, the research will focus on this half. On May 13, 1936 Bernie and Edith Gunderson were granted the property for \$1.00 and valuable consideration.<sup>20</sup> The Gundersons granted this land to Martin and his wife, Elizabeth O’ Connell on November 17, 1944 for \$1.00 and valuable consideration.<sup>21</sup> On October 30, 1945, this land was granted to Helen Tollefson for \$1.00 and valuable consideration.<sup>22</sup> On September 4, 1951 the City of La Crosse granted the north 39 ½ feet of Lot 3 and south 40 ½ feet of Lot 4 Block 16 to Rebecca Beckwith in a deed which states, “An application of Ingvald Hilden for assignment of real estate devised by Henry Beckwith, deceased, to his wife, Rebecca.” The will dated August 1, 1916 states, “And whereas, the final judgment in said estate did not order said property transferred in accordance with the Terms of the will and omitted reference to. And whereas your petitioner is now joint owner of said described property and prays for an order passing title to said property in accordance with the will of the deceased.”<sup>23</sup> On March 17, 1952, Helen Hilden (Tollefson) granted this property to Cecil and his wife, Regina, Kerr for \$1.00 and valuable consideration.<sup>24</sup> I was then granted to William and Agnes Berger on March 28, 1955 for \$1.00 and valuable consideration. The 1955 taxes were adjusted and assumed by parties of second part.<sup>25</sup> This land was granted to Fred and Emma Jandt for \$1.00 and valuable considerations on June 12, 1959.<sup>26 27</sup> On June 10, 1974 a Joint Tenancy Termination was granted to Fred Jandt following his wife’s death. The property

includes the north 40 feet of south 40 ½ feet of Lot 4 Block 16 [...] and other personal property.<sup>28</sup> On August 28, 1974 Fred Jandt granted Harold Jandt the property. The deed states that “the grantor reserves onto himself a Life Estate in one of the apartments of above described property which he uses for his own use.”<sup>29</sup> On July 1, 1977 a Labor Contract was granted to Edward Rendler. The deed states the taxes for 1977 have been prorated and are assessed by the Grantee. The property was purchased for \$22,785 with a down payment of \$2785, paying \$167 per month. The remaining must be paid within five years.<sup>30</sup> On May 11, 1982, Jandt granted Edward Rendler Jr. the property. The deed was given in fulfillment of a Land Contract dated June 17, 1977.<sup>31</sup> Jane Rendler, lived at 2319 Coulee Dr. La Crosse, WI and rented out 422 North 8<sup>th</sup> Street. It is more likely, that the larger house on the front of the lot was used as the rental house. The Greek Revival house, which sat at the rear of the lot, was used as a garage, as seen in the photographs at the end of this report. In June, 1992, the La Crosse Historic Preservation Commission met to discuss the nomination of 422 North Eighth Street as a possible historic site under the city’s historic preservation ordinance. Douglas Connell presented a nomination with a written statement in favor of placing this property on the La Crosse Historic Preservation List. Connell stated that, this Greek Revival House represents one of La Crosse’s oldest Greek Revival homes in which working class lived.<sup>32 33</sup> The building was designated a historical structure in 1994, but the designation was repealed by owner, Jane Rendler in late 1996.<sup>34</sup> Jane Rendler granted the land to Eugene Shumann on December 27, 1996. The waiver was regarding the property at 422 North 8<sup>th</sup> Street, the South 40 feet of north 57 ½ of Lot 4 Block 16. There was one rental building on the property, with three rental units.<sup>35</sup> Shumann granted the Board of the Western Wisconsin Vocational, Technical and

Adult Education the warranty deed for the north 40 feet of south 40 ½ feet of Lot 4 Block 16.<sup>36</sup> The house stood on land where Western Wisconsin Technical College (WWTC) anticipated building a parking lot. It was due to be torn down August 8, 1997<sup>37</sup>. However, a meeting with Lee Rasch, president of WWTC and Jack Jansky, WWTC's head of grounds and maintenance, agreed to extend the deadline if the house was moved off grounds. Bill Harnden of the 9<sup>th</sup> District of La Crosse's Common Council offered to have the house moved to the rear of his lot at 227 S 16<sup>th</sup> Street, restore the exterior and then use it as storage. Others, like Dave Rudrud, a concerned citizen, said it belongs in a location where everyone could see it. On September 15, 1997, the Board of Directors met to consider the move. The Board unanimously approved spending an amount not to exceed \$4000.00. Dan Herber needed to bring the budget down from \$7000. Bill Harnden, the recipient property owner orally agreed to spending approximately \$5000.00 for site preparation and property restoration. However, once he learned that the house would be taken care of by PAL, he backed out. Once the move could be finalized, the hope was to have the structure moved within three weeks.<sup>38</sup> On November 13, 1997, Teri Lehrke, City Clerk of La Crosse WI granted a Resolution of Vacation to a "north-south alley located south of Badger Street. between 8<sup>th</sup> and 9<sup>th</sup> Streets. A 20 foot wide alley adjacent to lots 3, 4, 5, 6, 7, and 8 and also adjacent to north 40 feet of Lots 2 and 9."<sup>39</sup>

In 1998, Dan Herber wrote to John Hamilton regarding stipulations in moving the house. A motion was made and seconded by the Board of Building Appeals of La Crosse on June 10, 1998, that the house be moved within the fire limits of North 6<sup>th</sup> and Badger Streets. The moving and renovation was requested to be completed within one-hundred

and twenty (120) days from the date of issuance, otherwise the variance would be terminated and the structure would not be able to move to its new location.<sup>40</sup> A trailer was secured for a suitable transfer of the building. Northern States Power (NSP), TCI Architects, Engineers and Contractors, and CenturyTel were contacted for estimates of line overhead wire to reduce costs, it was determined that the house needed to exit west onto Eighth Street. In order for the house to fit, a clothesline pole, southern fence, and a small tree needed to be removed. The house was moved at the end of June 1998.<sup>41</sup>

In November of 1999, William Kirkpatrick, an attorney from Hale, Skemp, Hanson, Skemp & Sleik, hired by PAL, sent a letter including the lease agreement to Carol Erickson of Preservation Alliance of La Crosse (PAL). Mr. Kirkpatrick stated “When one “eyeballs” the property, by lining up the south corner of the house with the Hixon house, it appears that there is a possibility that the house encroaches on a couple of feet of lot 4. If that is true, this agreement would not cover that lot and technically WWTC could ask you to remove the house at any time without regard to the ten year term of the lease. Considering that fact that they gave you the site and the house is not interfering with any planned use it is inconceivable to me that they would do anything.”<sup>42</sup>

The lease agreement between WWTC and PAL was entered on November 17, 1999 and states PAL have use of the building until June 30, 2008. Following this date, the lease would continue on a year to year basis until either WWTC or PAL gives written notice that they wish to terminate the contract. In the event that WWTC wishes to not own the property any further, WWTC must notify PAL a year from the date of notice, to

allow time to remove the building and vacate the premises. The lease agreement also includes stipulations regarding the up-keep and landscaping of the building.<sup>43</sup>

Currently the house sits northwest of the Hixon house on the corner of Sixth and Badger Streets. A plaque was placed on the front door with a brief description of the house. The house's position next to the Hixon house allows visitors to compare the house of a wealthy person with that of a common working person. Currently, only the exterior of the Greek Revival house is restored, whereas both the exterior and interior of the Hixon house have been restored, allowing people to walk through the house and fully experience what life may have been like.

#### *The Jacobus House*

The Jacobus house, located at 608 North Sixth Street is another important example of architecture located in the Goosetown Neighborhood.<sup>44</sup> The Jacobus house was surveyed during the intensive architectural survey in 1983 and was considered to be eligible locally under criteria c, architectural style. The house is a side-gabled brick vernacular bungalow. The foundation is made of cut limestone quarried from Grandad's Bluff. The roof is gabled on the porch and hip. It has a metal roof similar to the roof on the Greek Revival house. Rausch describes the roof in her survey, "cornice returns and small round arched window in front, cross gable; sequential arched window with radiating brick connectors on over one windows, one bay, open entrance porch with spindles and turned posts; stone sills." During the 1983 survey the house was considered to be in excellent condition. It was considered the best preserved brick cottage of this style, during the 1983 survey (Rausch and Zeitlin 1986).

This house was first brought to light during the Redevelopment of North Central Business District Area Plan. If approved, the plan would allow the business district to expand and attract developers to the area. As part of this plan, surrounding homes, including the Jacobus house would be bought out. Oscar Skogan, a 94-year old man who currently lived alone in the house, had owned the house for the last 75 years. He told local journalist, Pat Moore, “I’d like to see anybody get me out of here.” Skogan’s nephew, Gene Alland said, “He’s been threatened for 30 years. That property was going to be a helicopter port years ago,” (Moore 1991). Initially, contractors concluded there to be no significant effect of architectural, historical or archaeological features. However, in a letter addressed to Mr. Morissey dated February 11, 1985, Richard Dexter expressed concern about a brick house at 608 North Sixth Street. He was worried, that the house he believed to be pre-Civil War, would be destroyed.

The house was protected by the city’s historic preservation ordinance, allowing 75 days for action to be taken to save the house from being demolished. Paperwork also was sent that same week for nomination to state and national Registries of Historic Places. Though nomination to these registries does not guarantee protection of the property, it does force extra steps to be taken when federal or state money is going to be used for the development. A notice of sale of the Historic Jacobus house was issued in December 1995 by the city planning department.<sup>45</sup> The planning department gave preference to bids which blended “sound economic viability with historic preservation.” (Notice of Sale 1995). The notice of sale describes the house as having approximately 1000 square feet

on .3 acres of land and a value of \$36,400. In 1996, PAL offered to pay \$1 for the house and \$20,000 in restoration and renovation of the building. The house, then, would be used for tours. However an architecture firm, Construction Express Inc. offered to pay \$25,501 for the house and \$166,976 in total renovation costs. John Florine, community development analyst in 1996, stated he expects the firm to make sure they adapt the plans to be in line with the historic style of the house. David Holstom, owner of Construction Express said he plans on cleaning the exterior brick, replacing the roof and replacing the wood frame addition (formerly the kitchen built in 1920) of the rear with a modern style that would connect to the house with a glass link. Also, due to newer zoning laws in effect for commercial buildings, the building needed to be wheelchair accessible (Kent 1996).

During the time of the redevelopment project, the house was still occupied and being lived in. It was not abandoned and to the point of unreparability to simply warrant tearing it down. Research began shortly after by Robert “Ernie” Boszhardt to investigate the history of this house. In a letter to Bob Birmingham, Ernie concluded that six to eight pre-Civil War brick bungalows remained between Sixth and Seventh streets. It was also determined that a strong possibility of pre-historic artifacts also could be present. A letter was sent to the owners of the house expressing interest in conducting an excavation on their land, with anticipation of possible pioneer artifacts, as well as a possible Indian burial. In a phone conversation, Loveland indicated that he knew of the original farmhouse foundation located behind the current house.

A resolution of the redevelopment plan was written in 1991 which included the Jacobus house to be architecturally significant. On August 6, 1991, Ronald Bracegirdle, the city planner, received the results of the Phase I investigation which had been conducted. These results state no pre-historic components to be found, but several historic features circa 1860 were found. This was thought to be associated with the construction and use of Civil War housing. Though a Phase II investigation was recommended, Mr. Bracegirdle believed the time and effort would not be justified. Therefore, excavations in the Jacobus house ended here.

As construction continued, Florine approved of the newer modern addition. The Historical Society also agreed that the kitchen addition had no significant architectural value. The new addition is constructed in a manner to incorporate the architectural style nicely. Florine commented, “They’re using a modern tubular product that gives the appearance of a gable. They’re not adding anything to overpower the original structure,” (Renner 1996).

### **ARCHAEOLOGICAL COMPONENTS**

Though many people think of privies, or outhouses, to be a dirty, disgusting place to even think of digging around in, archaeologists know better. To a historical archaeologist, a privy is a treasure chest of artifacts. Before the days of garbage collection service, people simply threw away their trash in the privy. Therefore, this collection of trash is a physical record of the occupant’s life. Everything the person who lived here used, is collected in a nicely stratified manner. Privies provide a relative dating system,

which can inform archaeologists as to which residents used which items. The closer to the top of the stratified material, the more recently used it was. The artifacts which remain can tell archaeologists not only what animals past residents ate, but also certain brands of items used. Based on the soil remains, archaeologists can also determine whether the family was healthy based on whether any parasites are present. The artifact assemblage can shed light on what daily life, which often times goes undocumented, was actually like. Often more than one privy hole can be found on a property. Once the hole was full enough, the residents simply picked up the privy and moved it onto another hole. The soil, rich in many minerals, provides a soft cushioning for the artifacts, many of which are larger in size than they would be had they just been tossed into the backyard.

Basements also can provide insight into the material past. Sometimes, in order to build a new building, an older building needs to be demolished; this entails digging up the basement. Basements in La Crosse built prior to around 1905 used carved Limestone from the La Crosse bluffs. Sometimes this rough cut or naturally shaped limestone was held together with lime mortar. After about 1905, poured concrete was used, followed later by concrete blocks. This was a more efficient way to build a basement and required less labor. In Wisconsin, along with many parts of the Mid-West, basements were used as way to help heat a house. With the cold winters, the ground can freeze several inches. By building a basement and placing the house on top, the house stays warmer because it is not directly on the frozen ground. Basements also serve to buffer the moisture from under the house. Basements also provide a cool, dry place to store food in the winter (Barbara Kooiman, personal communication 2007).

## CULTURAL RESOURCE MANAGEMENT

“In the formation of an archaeological deposit, materials are incorporated into the record by loss, intentional discard, and abandonment.” (Johnson and Schene 1987: 201). Archaeologists and historians can get a much more accurate picture of what people who occupied a house actually used, as opposed to what they think they used, or what written documents tell us. Archaeologists and historians can see how changes in what people used for certain tools, such as a little girls doll or a timepiece, and how the popularity of such objects evolved.

In the past century, laws and regulations have helped protect archaeological sites, historic structures and sacred ground. Salvage archaeology programs have been gaining increasing popularity following World War II. In 1960, the Reservoir Salvage Act was written, and as Johnson and Schene describe, “made it imperative for federal agencies constructing dams to notify the secretary of the interior about possible archaeological data that might be endangered by building operations.” (Johnson and Schene 1987: 14). In 1974, the Archaeological and Historic Preservation Act (also known as the Moss Bennett Act) helped broaden the scope of the Reservoir Salvage Act of 1960 to allow any archaeological data which may be put in danger due to any federally financed project. It also stipulates that the Secretary of The Interior be notified and a “1 percent authorization from the project appropriation for the recovery of archaeological data” be mandated. (Johnson and Schene 1987: 14). The 1976 Tax Reform Act served to help rehabilitate historic buildings. This, coupled with amendments made to the Moss Bennett Act in the

1980s gave local governments more responsibilities in surveying historical areas and ensuring protection of the sites (Johnson and Schene 1987).

One of the first steps of constructing a new highway or building a new neighborhood is to contact a contract archaeologist. The archaeologist will conduct one to three surveys as mandated in the Historic Preservation Act of 1966 and carried out through the State Historic Preservation Office (SHPO). By conducting these surveys, information can be gathered about the cultural resources in the area, and places them into a historical context. Once the surveys have been recorded, it is up to the local jurisdiction to maintain the inventories.

There are three types of surveys, or phases, in an archaeological investigation. The first of these is the reconnaissance level survey, sometimes referred to as a phase one investigation this survey is the most common. The most basic information is gathered during this part of the investigation. A visual description of the building and the area in which it is located, an estimated age, and the integrity and condition of the building are collected during this survey. One of the most common ways to accomplish this is to perform a windshield survey. According to the National Park Service, “reconnaissance survey might be most profitably employed when gathering data to refine a developed historic context- such as checking on the presence or absence of expected property types, to define specific property types or to estimate the distribution of historic properties in an area” (National Park Service). The data collected will help formulate which tasks must be performed to best methodology. When performing this survey, the archaeologist should

take note of the buildings which are remaining, and the boundaries in which they sit, as well as the types of historic properties present. The method of survey should be noted, as well as the areas which had identifiable properties, and those which did not.

Based upon the information gathered, an intensive-level survey, or Phase II investigation may be conducted. It provides a more in-depth look into the resources. During this stage, a detailed background history is researched on the building, as well as the people who owned the building or lived on the land. Completing an intensive survey often provides a good base for a National Registrar of Historic Places nomination. During the intensive survey, the same things need to be noted as were taken during the reconnaissance survey. However, in addition, the archaeologist should also note the precise location of all properties, as well as specific information on the appearance and integrity of each building. If approved, an archaeological survey, or Phase III investigation may be conducted by a professional archaeologist. In this stage, recovery of artifacts takes place (National Park Service). Not all levels are conducted during each investigation. Following the investigation, recommendations are made on what steps should be taken in regards to the building or structure. These recommendations also are used during community meetings or forums.

## **RESULTS**

The city of La Crosse is now known for its preservation efforts of the downtown area. Much of the work for this has taken place within the last thirty years. A notable change occurred when the position of director of City Planning changed from Ronald

Bracegirdle to Lawrence Kirch. During the late 1980s, a business redevelopment project was up for consideration. One of the main concerns during this project was the debate over environment versus economy. The way La Crosse is situated environmentally, it can not really expand west because of the river, and it cannot really expand east, though it has over the years, because of the bluffs. The cities of Onalaska and Holmen to the north have begun increasing in population drastically in the last decade. With the construction of the Valley View Mall in Onalaska, near I-90, many retail developers moved north, and the newer population followed. What does exist for expansion is the marsh area between northern and central La Crosse. At stake were 1,800 acres of river valley, 1,300-1,400 acres wetland. Craig Thompson of the Wisconsin Department of Natural Resources (WI DNR) explains that if too many environmental concerns are ignored the economy also suffers. On the other side of this debate was the director of city planning at the time, Mr. Bracegirdle. Bracegirdle stated that the area under consideration for redevelopment “isn’t particularly environmentally significant.” He also stated, “The problem with some environmentalists is that they believe nothing should be done if any negative ecological impact will result. You can’t build anything, anywhere, without impacting the environment in some way” (Fettig 1989).

Some people in the planning department refer to the years of 1978-1989 as the dark years. Construction on the Valley View Mall began in 1978 bringing retail businesses away from the downtown area. The Post Office, Stoddard Hotel and Warehouse district located on the Mississippi Riverfront were destroyed, and city planning had no overall strategy. However, between 1989 and 1991, a new non-profit company emerged, known as Downtown Mainstreet Incorporated (DMI). Working

cooperatively with the planning department, the City Vision Master Plan was developed in 1992. The goals of this were to: link the future of La Crosse with it's historic past, turn downtown into a multi-use center, improve transportation to downtown, maximize public access to the river, identify key development projects, and most importantly, establish a market-driven implementation strategy. The plan also says, "the city also should try to buy underused properties throughout the city to have them available for business development." The first capital projects occurred in 1995 with the Pearl Street Streetscaping and the Riverwalk. Another goal was to create a National Register District following the Historic Preservation Plan. Some of the major success stories were the city commitment to preserving the Riverwalk, Pearl, Main, 5<sup>th</sup> Ave, 3<sup>rd</sup>, 4<sup>th</sup>, 7<sup>th</sup> and Jay streets. Sixty new businesses were created, hundreds of small projects took place, store front renovations occurred at the Ross Warehouse, Breuggers Bagels, the State Bank and the Children's Museum. The Delta Queen Steamboat and Julia Belle Swain began giving tours which helped bring business back to La Crosse (Wisconsin Department of Natural Resources Brownfields conference 2000).

One of the major differences between Bracegirdle and Kirch's approach to city planning was having a plan. Comprehensive planning is now mandated under the state's Smart Growth legislation. Created in 1999 under Wisconsin Governor Tommy Thompson's administration, Smart Growth states, "by 2010, every city, village, county and town in a state that wishes to engage in any program or action that affects land use will be guided by a comprehensive plan as defined by state statute." The Urban Land Institute defines Smart Growth as "growth that is economically sounds, environmentally friendly, and supports community values and livability."

## CONCLUSIONS

J. Carter Brown once said, “Houses are organic testaments of life that’s been lived in them.” (Johnson 2002: 127) We can see how different socio-economic influences have affected architecture throughout the city. We can also see how changes in city politics affect whether houses are saved or destroyed. Changes in the way city planning was handled between the 1970s and today can be seen in the way two houses in the Goosetown Neighborhood were handled; the Jacobus House at 608 North Sixth Street and the Greek Revival house currently located on the corner of Sixth and Badger streets northwest of the Hixon house. The Jacobus house was on the edge of the North Central La Crosse Business Redevelopment project of the 1980s. During the time of investigations into the Jacobus house and land on which it is situated, Ronald Bracegirdle was the director of city planning. As explained in the results section, Bracegirdle’s approach to planning, as were other planners of his generation believed that the best part of construction is destruction. Bracegirdle had very little tolerance or appreciation for preservation of the city’s past. Bracegirdle most likely only complied with conducting an archaeological investigation into the Jacobus house. We can further see this by his denial of pursuing a Phase II survey. After learning of the wealth of historic features circa 1860s and the Civil War period, Bracegirdle thought that though a phase II was recommended, the time and effort was not justified.

After Bracegirdle left the director position, Lawrence Kirch took over. Mr. Kirch took an entirely different approach to preservation efforts. One of the changes which took place with Kirch was providing a position for Tim Acklin, who as an associate planner,

specializes in heritage preservation. Half of Acklin's time on his job is devoted to heritage preservation. During Kirch's time as director, the Greek Revival house was saved from demolition. In 1992, Douglas Connell presented a nomination to the La Crosse Historic Preservation Commission of the Greek Revival house at 422 North Eighth Street. PAL invested much time and money into ensuring the Greek Revival house would be saved from being demolished. It was designated as a historical structure in 1994 as one of the oldest working class Greek Revival houses in La Crosse. In 1996, the owner repealed this designation and members of the community became concerned. In 1998, the Board of Building Appeals of La Crosse motioned the house be moved within the fire limits of North Sixth and Badger streets. Though the Greek Revival house cannot be designated as a historic site because it was moved, many would agree that moving the house was a better plan than total destruction.



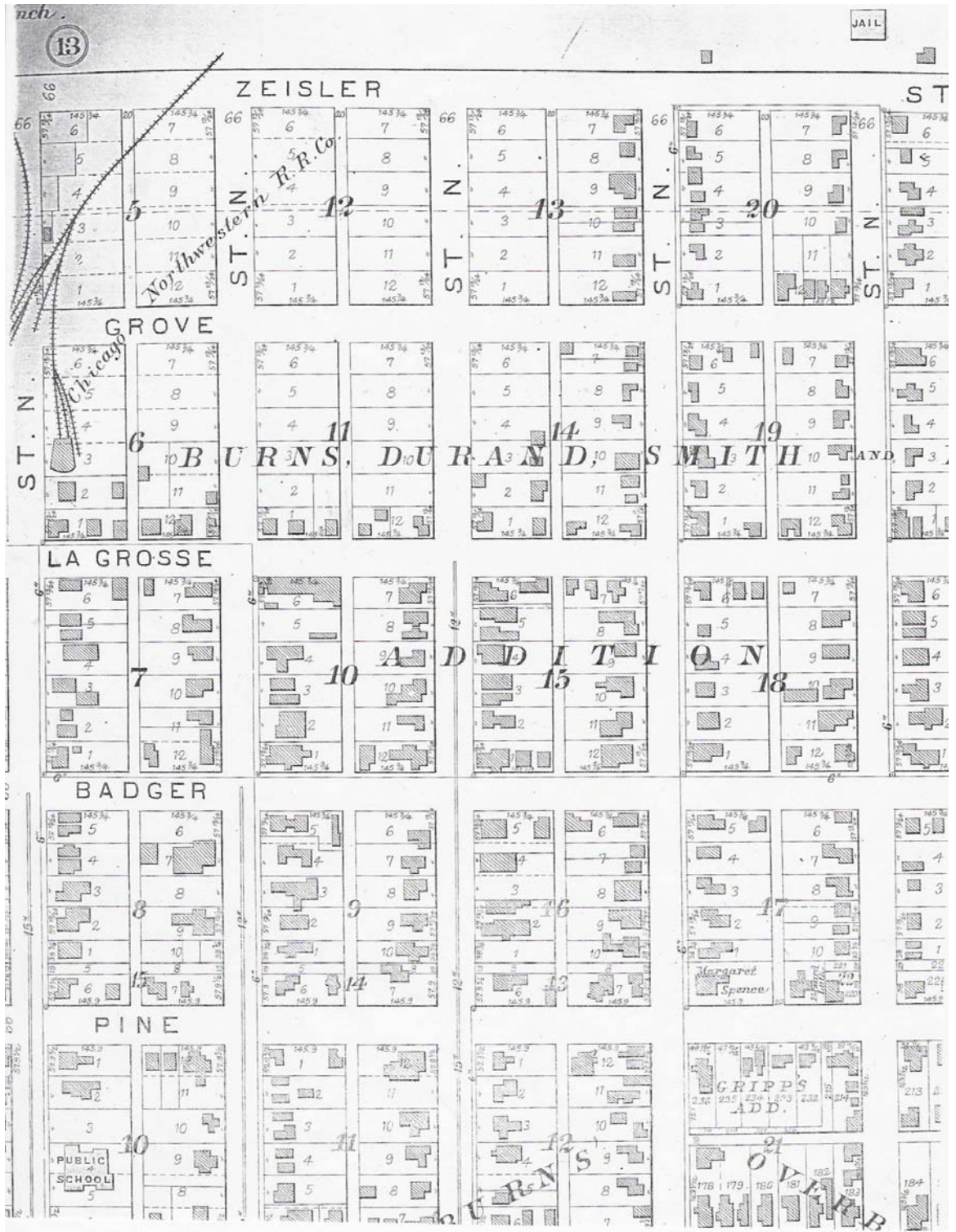
The rear of the Greek Revival house.



The front of the Greek Revival house, facing north-east.



A view of the second floor looking north. Note the large pieces of lath and plaster missing.



La Crosse City Atlas 1898 Plate 15. Highlighted in yellow is the Greek Revival House and highlighted in orange is the Jacobus House.



Jacobus House facing south



Northwest corner of Jacobus House

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<sup>1</sup> The Winnebago now are called the Ho-Chunk.

<sup>2</sup> In 1848, the Winnebago Indians were removed by the U.S. Government and placed on a reservation in Minnesota. [Hill and Connell 1992:11].

<sup>3</sup> Photographs of the Greek Revival house can be found in the appendix.

<sup>4</sup> Attached in the appendix is a copy of the City Atlas showing the Greek Revival and the Jacobus houses.

<sup>5</sup> Sanborn Fire Insurance maps are a blueprint of the city. They show where each house is located, of what materials the houses are made, the number of stories, locations of fire stations, fire hydrants, and water pipes, the width of the streets and many structural codes.

<sup>6</sup> La Crosse Register of Deeds Book 7 Page 312. Dec 27, 1855

<sup>7</sup> La Crosse Register of Deeds Book 8 Page 227. Dec 28, 1855

<sup>8</sup> La Crosse Register of Deeds Book 8 Page 357.

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- <sup>9</sup> La Crosse City Tax Records 1860.
  - <sup>10</sup> Moore, Pat. 2 August 1997, B-1.
  - <sup>11</sup> La Crosse Register of Deeds Book 21 Page 248.
  - <sup>12</sup> La Crosse City Tax Records 1866; La Crosse City Directory 1866.
  - <sup>13</sup> La Crosse Register of Deeds Book 48 Page 638.
  - <sup>14</sup> La Crosse Register of Deeds Book 54 Page 532.
  - <sup>15</sup> La Crosse City Tax Records 1888.
  - <sup>16</sup> Mrs. Mary Maria Spry Hart listed on the water tap record, #1233.
  - <sup>17</sup> La Crosse Register of Deeds Book 104 Page 411.
  - <sup>18</sup> La Crosse Register of Deeds Miscellaneous Book 127 Page 505.
  - <sup>19</sup> La Crosse Register of Deeds Book 138 Page 475.
  - <sup>20</sup> La Crosse Register of Deeds Record #347263.
  - <sup>21</sup> La Crosse Register of Deeds Record # 454460.
  - <sup>22</sup> La Crosse Register of Deeds Record #465974.
  - <sup>23</sup> La Crosse Register of Deeds Record #563598.
  - <sup>24</sup> La Crosse Register of Deeds Record #572735.
  - <sup>25</sup> La Crosse Register of Deeds Record #626324.
  - <sup>26</sup> La Crosse Register of Deeds Record #696994.
  - <sup>27</sup> A Quick Claim Deed was made to correct record #696994 in book 303 to change the name of Emma Jandt to Lydia Jandt.
  - <sup>28</sup> La Crosse Register of Deeds Record # 841596.
  - <sup>29</sup> La Crosse Register of Deeds Record #842188.
  - <sup>30</sup> La Crosse Register of Deeds Record #870765.
  - <sup>31</sup> La Crosse Register of Deeds Record #927298.
  - <sup>32</sup> Historic Preservation Commission minutes June 18, 1992. Myrna Peacock
  - <sup>33</sup> Douglas Connell's Petition is attached at the end.
  - <sup>34</sup> Moore, Pat. 2 August 1997, B-1.
  - <sup>35</sup> La Crosse Register of Deeds Record #1165932.
  - <sup>36</sup> La Crosse Register of Deeds Record #117100.
  - <sup>37</sup> Correspondence between Dan Herber and Jack Jansky.
  - <sup>38</sup> Correspondence between Dan Herber and Dr. Lee Rasch.
  - <sup>39</sup> La Crosse Register of Deeds Record #1188764.
  - <sup>40</sup> Minutes of the Board of Building Appeals. James Hemker.
  - <sup>41</sup> Parlin, Geri. 7 November 1998, B-5.
  - <sup>42</sup> Correspondence between William Kirkpatrick and Carol Erickson.
  - <sup>43</sup> Lease Agreement and Bill of Sale between Linda Carlson and Sally Lister of the Board of the WWTC District and Barbara Kooiman, President of PAL.
  - <sup>44</sup> Pictures of the Jacobus House are attached at the end of this thesis.
  - <sup>45</sup> Notice of Sale of Historic Property for the Jacobus House submitted by the City Planning Department of La Crosse, WI. Published in the La Crosse Tribune: 20 December, 1995.