



# Neighborhood News

The Newsletter of The Old Third Ward Association, Inc.  
Fall - 2000

## Third Annual Historic Home Tour - September 15 & 16

Once again it is Home Tour Time in the Old Third Ward. Four neighborhood families are graciously opening their homes to visitors. As an added attraction this year, two additional home owners are opening their gardens for public viewing. Stories from the past testify to the fact that the neighborhood had many wonderful gardens and we are proud to see the tradition continuing.

### TOUR DATES AND TIMES

Friday, September 15, 5 pm - 8 pm

Saturday, September 16, 10 am - 5 pm

Tickets are \$10.00 per person. A group rate is available at \$8.00 per person with a minimum of twenty. Please arrange groups in advance.

Tickets are available at Coventry Glassworks, 514 W. College Ave. and at Appleton Downtown Inc. (lower level of City Center). Tickets will also be available at the homes during tour hours. For more information and to arrange a group, call 739-5762..

### TOUR HOMES

**THE JUDGE'S HOUSE:** 707 S. State St., owned originally by Judge George and Catherine Baldwin. The Baldwins occupied the home from 1891-1984. Current owners are Candice Bradley and Daniel Byrne and family.

**THE MERCHANT'S HOUSE:** 505 S. State St., built in 1913 for Louis and Augusta Wichmann. Louis was a prominent Appleton furniture merchant and undertaker. Current owners are Joe and Chris Vanderwielen.

**THE SHERIFF'S HOUSE:** 303 S. Walnut, built around the turn of the century for James and Catherine Lennon. James was County Sheriff and Justice of the Peace and the great, great grandfather of the Lennon Sisters. The current owner is Mary Beth Laux.

**THE BREWERY WORKER'S HOUSE:** 523 W. Eighth St., built in 1918 for Edgar and Ancilla Walter. Edgar worked in his father's brewery, the Star Brewery, later known as the Geo. Walter Brewing Co.. When he moved his family to Eau Claire, August Trettin, owner of Brettschneider Furniture and Funeral Home, moved in with his wife, Elizabeth, and family. The current owner is Rosemary Trettin.

### THE GARDENS

Dave Bluma's Garden at 621 W. Fifth

John and Sandy Barkett's Garden at 409 S. Walnut

Old Third Ward Root Beer will be sold on Saturday at Dan and Barb Hulbert's house, 419 S. Walnut. Buy it by the glass or six pack.

### SPECIAL REQUEST

Because we want our neighborhood to look its best for visitors, we encourage all home owners to spruce up their yards for this special weekend. On Friday night we would like to see every porch light lit as a gesture of welcome. Put your flag out both days, if you have one.

**PLEASE COME AND JOIN IN THE FUN!** Encourage your friends and neighbors to do the same. Whether you volunteer to help or are planning to take the tour, you are supporting the Old Third Ward. Homeowners have worked very hard to ready their homes and gardens and other neighbors have worked many hours behind the scenes just to make the whole thing happen. Hope to see you there!

*The Home Tour Committee.*

*To volunteer to help as a guide or ticket seller, please call Jean at 731-8044.*

## The Riverfront Plan An Overview

*What has happened so far:*

1. The City hired a Madison consultant to develop an overall plan for the Fox River. The OTW Neighborhood has been interested in the recommendations for the river due to our proximity and the possible impact of development on our neighborhood.
2. Last fall, the City held a public unveiling of the Riverfront Plan as written by the consultants at the Avenue Mall. At that time the OTW objected to the dense housing development suggested for the Water Treatment Plant property. We questioned the impact of this development on Water, Jackman, and Prospect Streets.
3. The consultants worked on two more drafts of the plan. None of the questions regarding density, public access, and infrastructure

*(Continued on page 4)*

# Preserving Your Historic House:

## General Guidelines.

By Ted Grevstad-Nordbrock.

For all but the most doctrinaire of preservationists, an historic residential property should suit the current owner's specific wants and needs—not those of the original or subsequent owners. Thus, change is always imminent. Change allows a building to be a place of living, not a dead museum piece that looks nice but is ultimately unusable. That said, many preservationists also believe that there is positive change and negative. Positive change occurs when a house is altered in a thoughtful, historically appropriate manner; where an altered building is every bit as usable as the original. Negative change involves taking the path of least resistance and forcing some new addition or use onto a building—usually at the expense of building's historic qualities.

Unfortunately, the owners of older homes who want to be good stewards and preserve their properties are frequently presented with unique challenges. They often find it difficult to impose a new architectural need on a building that was designed with a completely different set of needs in mind. Operating under the assumption that some degree of change is not only necessary, but good, the National Park Service's Heritage Preservation Services division has produced a series of standards and boilerplate "do's and don'ts" to assist property owners in managing their historic buildings. Bear in mind that these guidelines are intended for buildings listed on the National Register of Historic Places. Nevertheless, owners of older homes may find these guidelines helpful in maintaining their property in a historically appropriate way. A paraphrased description of a few of the more important standards follows.

(Note: The term "historic" is used in this essay to describe buildings that meet the standards for inclusion on the National Register of Historic Places. Furthermore, an historic architectural element is one that lends to the historical significance of the building in question—an element without which the building would be less historic.)

1. *Use a property as it was historically.* If your building was built as a single-family residence, put it to that use. Typically, the closer the present use is to the original use, the fewer the num-

ber of changes that will be required. Imagine a commercial storefront that is reused as a single-family house (or vice versa). The alterations required for this type of transformation can irreparably damage the building's integrity—not to mention create an odd and inappropriate-looking structure.

2. *Retain the historic character of the property.* This catch-all recommendation merely suggests that those elements of the property that are historic should be retained, if at all possible. Original building materials that are intact should not be removed. If damaged materials can be repaired, do so. If not, save them or document them for future replacement or reproduction. Although less important, the building's original plan should also be preserved, as should the spatial relationship of buildings on the site. If, for example, the home's wrap-around front porch was originally open, do not enclose it. If a detached garage is located behind the house, keep it there—it should not be moved forward on the lot.
3. *Preserve building elements that may not be original, but that are nevertheless historic.* Buildings become historic with the passage of time. A hypothetical example: a Queen Anne-style house from 1880 may not be historic in its own right, but it may be important for the Prairie School renovations and additions undertaken by Frank Lloyd Wright in 1920. Don't remove those Wright additions just because they're not original! They are probably historic, even though forty years passed between the house's original construction and the subsequent alterations.
4. *New additions should minimally impact the original building, yet should appear new.* The construction of an addition or a major alteration is sometimes necessary to keep a house usable. Ideally, an exterior addition should be on a non-public façade (e.g. to the rear of the house). It should also

be constructed of building materials similar to those used in the original building. At the same time, it should look new: the casual observer should be able to differentiate the new from the old. This seems like a contradiction, but the operant logic is that future homeowners and historians alike will benefit from seeing how the structure developed over time.

5. *Chemical and physical treatments to clean the building should be gentle.* In a nutshell: sandblasting and corrosive chemicals will clean your house, but ultimately diminish it's the appearance and lifespan. Get a preservation-sympathetic contractor to help find the right cleaning agent for your dirty building. What may be appropriate for the cleaning of bricks may not be safe for wood clapboards, stucco, or concrete.

For more information on this topic, see the Park Service's WWW site at <http://www2.cr.nps.gov/>. The "Preservation Briefs" series available at this site (or through the Wisconsin State Historic Preservation Office) is particularly helpful.

Next issue: Wisconsin's Historic Architectural Styles: A Primer.

## BRADLEY MEMORIAL

Appleton Heritage Society has initiated an effort to create a memorial to John Bradley. The memorial has been designed and money is being collected. It will be dedicated on November 11, 2000 at West High School. John Bradley's family has many ties to the Old Third Ward. Many relatives lived here and his parents lived on Sixth Street. He attended St. Mary's Grade School and Appleton High School. John, of course, is the reluctant hero immortalized by the flag raising on Iwo Jima. If anyone is interested in donating to the memorial, you may do so by calling Nancy Peterson at 830-3430.

## Board of Directors

Bill Anderson, President	734-7484
Rebecca Baron, V. P.	738-0351
Patti Coenen	954-0293
Dave Bluma	428-4595
Candice Bradley	735-9401
Brad Garvey	739-4669
Brad Koller	738-0339
Jayne McCormick	735-1601
Linda Muldoon	739-5762

## WATCH FOR ARTIFACTS ON THE AVENUE

FEBRUARY 17, 2001  
TO BENEFIT THE HOUSING  
PARTNERSHIP

## Riverfront Plan

(Continued from page 1)

were addressed in these revisions. At a public meeting at City Hall, the OTW again spoke of these same concerns and asked if a meeting with the City Planning Staff could be held.

4. Next, the Plan went to the Planning Commission. Public comment on the plan was held until August 15.
5. On August 10, several OTW Board members and interested neighbors met with City Planning Staff. At this meeting the staff wanted to be sure that they had all of the OTW objections clearly defined.

*What is next:*

6. The City Planning Staff will now rewrite the plan and incorporate their own recommendations. This revision then will go to the Planning Commission. We have been assured that the OTW will be given copies of their recommendations several days before the Planning Commission meets.
7. If the Planning Commission approves the recommendations, the plan is then forwarded to the City Council where it can be reworked, edited, or accepted. At both the Plan Commission and the City Council meetings, the public may speak.

*What are the OTW objections:*

The OTW has questioned a small portion of the proposed Riverfront Plan. As currently written, the plan suggests 120-160 high-end living units and 20 live-work units which would incorporate 40-60 housing units. All of this would be built in the area bounded by the Atlas Mill and the Fox River Mills So, what is wrong with this? Is the OTW simply saying Not In My Backyard?

At present much of the property in question is off the tax rolls. The current Water Filtration Plant land is in fact owned by the City's General Fund. This stretch of the river is unusual in that this where the rapids are, the Grand Chute. If high-end homes are built (whether a River Walk is included or not), the perception will be that this land is being taken from the public and given over to development by and for the wealthy. If accessibility to the river is a goal of the plan, then this development seems to be counterproductive.

What effect would this development have on Prospect St., Jackman St., and Water St.? Remember, this is not the only attraction for this stretch of the river: Heritage park and the Vulcan Mill, trolley cars, boat landing, Atlas Mill as a Paper Industry Hall of Fame and office rental. We would all rest easier if direct answers to questions of transportation and environmental impact could be given. Too many times development, and its attending increase in the tax base, has been allowed to lead any discussions. The full costs of such developments need to be addressed before recommendations to develop are made.

*What do we envision if the plan, as written, becomes a reality?*

Prospect, Jackman, and Water are widened; trees are gone, wildlife will leave, and the aesthetics of the entire neighborhood would be severely altered. Does this affect just those whose homes overlook the river? Absolutely not! The entire neighborhood would be changed. The City itself would be diminished.

The opportunity to give maximum access at the most dramatic point of the river to all of Appleton's citizens would be lost.

*What would we like to see?*

The restoration of the Fox River Mills, the Vulcan site, and the Atlas Mill pays homage to the river's industrial past. The Fox River Mills gives residential possibilities. The OTW neighborhood and its people have always been an integral part of the river: Mill owners and workers, those who constructed the locks, the architects of the factories - these were our neighbors in the past.

Before all of these people the river was wild here. It is thought that Water and Jackman were part of an old trail where Native Americans could bypass the rapids.

We are asking that this land would give open public access to the river. We are asking for an adaptive reuse of the Water Plant Building. Perhaps the land could be used as an interpretive nature center, community gardens, a park with a small stage for outdoor productions, or art fairs, or ... or....

If a plan is adopted by the City Council which includes high-end, high density housing, then creative thinking comes to a halt.

At present Aldermen Kalata and Thompson have gone on record as supporting a green space use of the land. The Historic Preservation Committee has done the same.

As a footnote, the triangular water department property bounded by Walnut and Prospect is also owned by the City's General Fund. A move has been strated to turn this property into a neighborhood park. This concept was first initiated by former Alderman Whitman. -Linda Muldoon, Editor

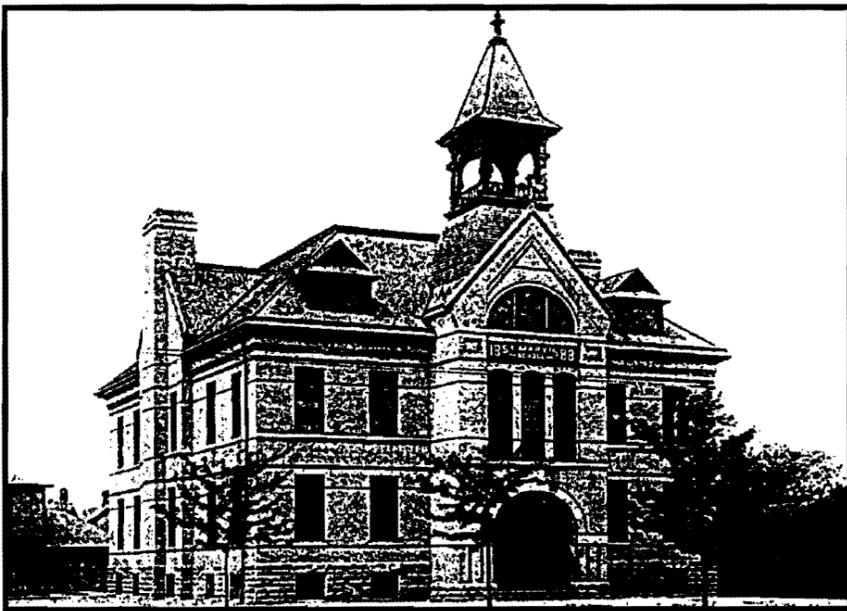
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### St. Mary's School (Irish Catholic)

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*Appleton Post July, 1888:* Architect Hove of this city has prepared the plans for the school building which the society of the St. Mary's Catholic Church is to erect in this city this year. The school will be located on State Street directly opposite the church and will occupy the center of a commodious ground.

The dimensions will be 58 by 80. The foundation will be of stone and above it will rise two stories of brick surmounted by a hip roof with deck. An attractive looking bell tower adds to the appearance of the building.



# THE BLOOMIN TIMES

Volume 1, Issue 2

Author Dave Bluma

Fall 2000

## Old Third Ward Community

### Participation

The Old Third Ward residents have done an outstanding job in beautifying the yards in the neighborhood. Walking thru the neighborhood it was evident that the number of flowers in the yards had increased greatly over last year. There are many people driving and walking past our homes admiring both the homes and the landscape around the homes.

This issue takes a look at storing your summer bulbs, preparing you plants for the winter sleep, and planning for the spring.

#### SUMMER BULB STORAGE

Storing bulbs for winter varies by variety.

**Dahlias:** Dig tubers 2 weeks after hard frost, cut the stalk off to about 6 inches. Pack the tubers in boxes lined with several layers of newspapers. Use of storage medium of peat moss or vermiculite around the tubers. Store at 40 to 45 degrees.

**Canna:** Dig rhizomes after hard frost, cut stalk off to about 6 inches. Store in peat moss or vermiculite at 40 to 50 degrees.

**Begonia:** Dig after light frost and store in peat moss at 35 to 41 degrees.

**Gladiolas:** Dig after hard frost and dry. Clean carefully breaking off stalk and store dry in mesh bags at 41 to 55 degrees.

**Calla:** Dig tubers after frost. Dry and remove dead leaves. Store in peat moss at 40 to 50 degrees.

Check bulbs in December and remove any that are decaying to prevent spread to the rest of the bulbs.

#### PREPARE ROSES AND HYDRANGEAS FOR WINTER

Roses and the blue or pink Hydrangeas that are becoming popular in the area require the same care for the winter. Plants that develop stem buds in fall that produce new growth in spring benefit from extra insulation to protect at least some of these. With the colored Hydrangeas the flowers for next year grow off of this year's growth. If the bushes die off to ground level they will still come back from the roots but there will be no flowers.

To prepare for winter in late October / early November prune the plants back to 12 to 18 in. Make a mixture of half garden soil and half compost and cove the base of the canes with a mound 10-12 inches high. Do not take the soil from around the base of the plant as this can damage the root system. Use a rose cone stuffed with straw or leaves to cover the plant. It helps to weight the rose cone down to keep it from blowing off on windy days. For larger plants you can encircle the plant with a wire cage and then cover it with straw or leaves. If we have a warm fall like 1999 you should hold off until later in November to cover the plants.

If you have comments about this newsletter or have suggestions that you would like to see in future newsletters please contact me at 428-4595.

#### PERENNIALS

Perennials will also benefit with winter protection. Unprotected ground that alternately freezes and thaws also expands and contracts. This soil movement breaks roots and can make small plants pop out of the ground. Shallow rooted plants such as chrysanthemum, Shasta daisies and fall planted pansies are especially susceptible.

To limit frost heave, mulch the soil with a 4 to 6 inch layer of organic material in autumn after the soil has frozen slightly. Instead of keeping the soil warm, the mulch helps keep the soil frozen all winter and prevents wide temperature fluctuations at the base of the plant. I prefer straw as a mulch. Spring bulbs and lilies will also benefit from winter mulching.

#### SPRING BULBS

Planting bulbs in the fall is like planting buried treasure. Dormant bulbs are tough, so they can be planted well into the fall and early winter as long as the ground is soft enough to dig.

Bulbs like light well drained soil. Before you plant your bulbs, make sure your soil has plenty of organic material. Loosen the soil to a depth of about a foot. Don't plant bulbs in soil that does not drain well as it can cause the bulbs to rot.

There is a wide variety of spring bulbs to choose from in a rainbow of colors. Hauer's Pet and Garden located at 604 W. College Ave. carries a full line of spring bulbs. They are also very helpful with information on the planting of the different types of bulbs. **Sept. 23<sup>rd</sup> is tulip day with in store specials this day.**

The Old Third Ward board of directors encourages the residents of our neighborhood to continue beautifying the neighborhood. With the support of Hauer's Pet and Garden we are able to offer the coupon below.

#### Coupon

PRESENT THIS COUPON AT HAUERT'S PET AND GARDEN SHOP FOR ONE FREE PACKAGE OF 5 TULIP BULBS. (While Supply Lasts)

VOID

One coupon per address please. Coupon expires 10/15/00

Hauer's Pet and Garden  
604 W. College Ave., Appleton

# Third Ward Confidential

The following excerpts from early newspapers were obtained through the graciousness of Arnie Nettekoven. Arnie has been researching the history of the Appleton Police Department. He would like to hear from anyone who might have memorabilia or stories of the Police. Specifically, he would like any information about the following (dates refer to last year of service): Harry Ames, 1909; Daniel Atwell, 1859; J. C. Cross, 1855; Glen Cummings, 1919; Samuel Ford, 1923; Thomas Hanna, 1862; William Hemenway, 1921; John Maack, 1917; John Moodie, 1855; Hamilton Tyler McGrath, 1867; Edward Nelson, 1914 or 1916; John Schwalbach, 1882; John Tentinger, 1882.

While reading through hundreds of pages of Arnie's notes, two things became evident: that the Third Ward was home to several Police Chiefs and many policemen and that the Ward lived up to its nickname of the Fighting Third. A rowdy bunch were in the news in particular around the turn of the century.

*Appleton Crescent, August 2, 1873:* The police are needed in the Third Ward, where many people are in the bad habit of letting their cows run the streets o' nights, and jump Lamphear's fence on week days. Since the feed is getting thin in the streets, the cows are breaking down the fences and getting into gardens. But the Aldermen don't care.

*Appleton Weekly, February 11, 1897:* Raided by Officers; A Shanty on Jackman Street Visited Saturday and the Occupants Arrested: The Third Ward "bloods" who have been lying comparatively low for the past few months, were out for a time Saturday night and as usual wound up in the police station early the following morning. They made the "shanty" on Jackman Street their rendezvous, and after filling upon beer, visited the paper mills nearby and endeavored to take possession. After putting up with them as long as possible, the night watchman telephoned to the police station for the officers.

Officers Stroebe, Zuehlke and McCabe responded and when they reached the shanty they found five of the party stretched out on the floor and on the benches. Three empty beer kegs told the tale. The party was put in a wagon and taken to the police station where they were kept until nearly noon the following day. The shanty was erected a year ago by a younger class of boys who used it for a club house. The "bloods" got possession of it Saturday night and had things their own way for several hours.

*Appleton Daily Post, April 25, 1901:* The "Boo" Gang. Two members get run in this morning for rushing the growler. The patrol wagon made a run at 7:30 this morning to one of the lumber yards at the upper end of the avenue, where a number of young men were rushing the growler. The man on watch warned the others of the approach of the wagon and all endeavored to escape. The crowd was made up for the greater part of members of the "Boo" gang. The officers succeeded in capturing two, Hickey and Tracy. One was found hiding under a straw stack with nothing but his feet exposed, the other was found in a woodshed.

They were taken before Justice Lennon this morning, who gave them a chance to get out of town. The raid was made by Officers W.J. Baker and Mike Garvey. (Note: Justice Lennon lived at 303 S. Walnut and Mike Garvey, who later became Police Chief, lived on the west side of State St., two houses north of Sixth.)

*Appleton Daily Post, June 4, 1901:* Strangers Arrested. Two who were working Third Ward people are taken in charge. Two suspicious characters who have been selling needles, pins and shoe strings in the Third Ward for the past few days, were gathered in by the officers this morning, who gave them a ride in the new patrol wagon.

*Appleton Daily Post, June 26, 1901:* Members of the Boo Gang Charged With Visiting Hen Roosts. The members of the notorious Boo Gang of the Third Ward are again in trouble, and at the present time it is hard to tell just how it will end.

It is all on account of a few chickens that are said to have left their happy homes. For several months people in that end of the town have been missing them, but as only one or two would disappear at a time some of the owners thought they had wandered away. Within the last few days, however, it has developed that the Boo gang has been at the bottom of it all. According to information which the officers have lately gleaned, it seems that midnight chicken stews at the rooms of one of the members have been very popular for some time. Rye bread and beer are reported to have always been served on the side.

The feasts were being held regularly until the first of the week when Martin Walter's hen roost was visited. One of the members implicated was arrested, and since then warrants have been sworn out for several others. It is Mr. Walter's intention to have them served if a settlement is not reached during the day.

## Become a Supporting Member of the Old Third Ward Neighborhood Association, Incorporated

Voting memberships are open to residents, both homeowner and tenant, and non-resident property owners. "Friends" are non-resident, non-voting members who wish to support the purpose of the association financially.

### Membership Categories

Friend	\$10 or more	Sponsor	\$100 or more
Resident/Property Owner	\$15 "	Sustain	\$250 "
Family	\$25 "	Benefactor	\$500 "
Patron	\$50 "		

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

A/C & Phone: \_\_\_\_\_

I would like to volunteer \_\_\_\_\_ (state your interest)

**Address checks and correspondence to: Old Third Ward, P. O. Box 2574, Appleton, Wisconsin 54913-2574**



## BOWEN'S HOTEL, At the Steamboat Landing,

Grand Chute.

A. B. BOWEN, PROPRIETOR.

**A LARGE** and commodious house, situated in close proximity to the Court House, and not far from the Steamboat landing. The proprietor flatters himself that he will give entire satisfaction to all who may favor him with a call.

### Three Story Hotel

One-hundred and fifty years ago the Old Third Ward was home to a three-story hotel.

According to the Appleton Evening Crescent (4/12/1902), in 1850 Thomas Hanna built the National Hotel on the corner of College and Lawe Street and in the same year, Col. Edgarton built the Edgarton House at the corner of College and Drew while A. B. Bowen built a large hotel at the corner of State and Second streets in the Third Ward. "In those days there was a great strife as to which of the three plats, Lawesburg, Appleton, or Grand Chute was

to be the future business center of the embryo city, and the building of these three hotels almost simultaneously was one of the results of that contention." Prospect Street was once called Second Street and so this hotel was approximately across the street from what is now Hearstone.

However, in 1854, the hotel burned to the ground. The Appleton Crescent from January, 1854 reports: "Last Tuesday night, at about 11 o'clock, an alarm of fire was given, which was found to proceed from A. B. Bowen's large three-story hotel, in the south part of the village. In an incredibly short space of time, a large concourse of citizens and students assembled; but the flames had made such headway that it was

impossible to stay their progress. The house was soon stripped of the most of its furniture, and the crowd then turned their attention to saving the adjoining building."

"By the strongest exertions, the "Son's Hall", which was in the most imminent peril, was saved. Lines were formed extending from the Hall to the river, and the abundant supply of water thus furnished, prevented the flames from spreading. Several dwellings in the vicinity caught from flying sparks, but were easily extinguished."

As a rather sad footnote to this story, the obituary of Mrs. Mary Bowen, widow of Abraham B. Bowen describes a rather reluctant pioneer. The Appleton Crescent, Dec. 8, 1888, states that Mrs. Bowen, with her husband were some of the first settlers of Fond du Lac in 1846. They moved to Appleton in 1850, "where for a number of years she was landlady of the Grand Chute Hotel, a three-story edifice on the corner of Second and Cherry Streets. In 1856, the hotel was destroyed by fire, and soon after A.B. Bowen and wife removed temporarily to Neenah, then permanently to Oshkosh. She was the mother of twelve children. Six survive. Mrs. Bowen did not take kindly to pioneer life, was of an unhappy temperament and made but a few friends among the early settlers at Appleton." Memorial Drive was once known as Cherry Street.

Old Third Ward

P. O. Box 2574

Appleton, Wisconsin 54913-2574