

## Chapter 22

### The History of Saloons - Taverns - Bars

The Saloon; The Tavern; The Bar; The Pub; this fine institution could be called by those names or by any of a half dozen other names; all of which would immediately be recognized by the entire population of any country. We will use the name Saloon; the place where many solutions to difficult problems have been resolved. The place where many people of different mind sets; of different religions; of different political views; of different ages; of different backgrounds; of different standing in the community; could all come together and enjoy a nice cool glass of beer. Friends would discuss the latest happenings that took place on the farm and how the crops were doing while the local politicians were busy discussing the events of the community. There are those who would say that more business was transacted and more land bought and sold in the saloon than anywhere else. Women were not allowed (in those days) to enter the bar area; however, some saloons had a room adjacent to the bar area which was reserved for the female gender. This room was called "The Wine Room" and the bartender would deliver drinks or snacks to the ladies who were waiting there for their men folk.

One of the main problems that encountered any saloon owner was how to keep the beer cold; if not cold than cool. For on a hot dusty day, nothing was more appealing than a cool glass of beer. Initially, the only solution was to keep the beer keg in a small room underground. Yes, the basement served a very useful service to the beer consumer in the early days. A small pump attached to the keg would keep the beer moving in an upward direction (against the flow of gravity) so glass after glass could be filled and refilled. Another technique to release the wonderful suds from its sealed container was for the keg to be placed on top of the bar and with the tap in place, the beer would then flow naturally due to the physics of gravity. Later on around 1890, a few entrepreneurs decided to start an ice business and this method of delivering blocks of ice to consumers especially those who needed to serve cool drinks came in mighty handy. Every few days, the horse and wagon would stop by with a block of ice and deliver it right into the building housing the saloon. For those receiving the block of ice, it was like someone scratching an itch you couldn't reach yourself. In this case the keg would be enclosed in a metal lined compartment; usually located under the bar and a chunk of ice would be placed on top of the keg and this helped considerably to keep the beer in a favorable drinking state. However, delivering ice was the easy part of the process. There were many steps in the process of making ice. First and foremost, a simple but solid constructed building with no windows must be available for the ice to be stored. The building would be located next to or in some cases under large trees where the shade from the tree would reduce the heat by as much as 20 degrees during the hottest time of the day. Then it was important to have a pond area or small river located near where the consumers of the ice resided. Next the snow

would have to be removed from the top of the ice and at times this could be a foot or two or three. A hole would be drilled into the ice and then a small saw would make the opening larger and accessible to a crosscut saw. The ice would be cut into pieces using the crosscut saw and from what I have read; this was no easy task. This was hard work even for the worker of the day who was accustomed to working from sunrise to sunset seven days a week. The ice would then be dragged via a small wood sled and moved up a homemade ramp to the wagon. Once the wagon was loaded, horses would transport the ice back to the ice house; where once again the ice would have to be unloaded and stacked eight, nine or more blocks high. Each level would be separated by a thick insulating layer of sawdust. Sawdust was ideal for keeping the ice from melting so fast and it also prevented the blocks of ice from being glued to each other. Without sawdust much of the previous efforts would of been in vain. Ice was made on a regular basis throughout the winter months and delivered directly from the ice ponds to the consumer. It wasn't until March or so that the summer supply of ice was made and stored in the ice house for later delivery. So nowadays when you go to the refrigerator to get a ice cube; think about your ancestors and what they had to go through to get that same ice cube.

It is important to discuss the event of the 1920s as it profoundly impacted the saloon and the owner/operator in such a way that some were never the same again. Prohibition was introduced on January 16, 1920 (which was during President Woodrow Wilson's Presidency) and continued until 1933 when President Roosevelt came into office. Prohibition immediately curtailed the business activity of the saloon. The saloon business overnight went from boom to bust. President Wilson had a stroke in 1918 and it has been said that his wife made most of the decisions during the last two years of his presidency. Perhaps this had something to do with the prohibition amendment being passed by the congress and by the general population. All saloon owners now had to decide how to handle this predicament as they all had a major financial investment in buildings and equipment. Those still able to discuss the happenings of the day have told me that most of the saloons stayed open and they created interest by having dances and other activities to bring people into their establishment. In the open, soda pop and neer (alcohol free) beer would be sold to the patrons. For those interested in something more, something with a little kick, homemade beer and hooch was available. The establishment during these times were referred as "Speak Easy's". For many owners/operators, this technique of serving the public meant the difference between putting food on the table and bankruptcy. Most survived this major interaction in the business world but at a different level for profits went down as many former patrons no longer went to the saloon. Many felt the risk was too high as rumors spread that the feds were in town or they heard that people were arrested in Abbotsford for indulging in unlawful consumption of beer and liquor. Very quickly, people learned to make their own beverages with recipes going from one hand to another. Beer was made out of grain, potatoes and other ingredients as people through the experimentation process quickly discovered new methods and new techniques to use. Stills were set up and homemade hooch made mostly from corn but

from other grains as well saturated the countryside. As long as people made it for their own use and did not establish sales routes, law enforcement people overlooked these minor transgressions. Besides, local law enforcement agencies were staffed by local individuals who on occasion enjoyed a slug or two just like the rest of the population. Thirteen years after it began, common sense once again ruled the land and people walking down the streets actually had a smile on their face; for the first time in quite a while. Prior to Prohibition, there were in excess of 3500 breweries operating within the confines of the 48 states. After Prohibition, there were but 200 breweries that reopened their doors to the manufacture of beer. Stainless steel cans and barrels came into existence in 1935 and this opened up a new opportunity for the breweries. For those who might find it interesting; the official birthday of beer in a self contained sealed can took place on January 24, 1935. It was actually demonstrated 14 months prior to that date but whether the population would accept beer in a can had to be demonstrated through a try and see campaign. As it turned out, It was accepted with great fanfare.

The American Can Company was the first to use this new material in the production of beer cans and it wasn't long before they dominated the market. Prior to this time, metal cans and kegs would transfer a peculiar taste to the beer; making it undrinkable. Stainless steel changed all that and it wasn't long before the old wooden kegs were eliminated from the business forever. The new kegs were stronger and in the long run cheaper, because they lasted forever.

Stainless steel was invented in 1912 by an English metallurgist by the name of Harry Brearley. He was searching for an alloy that would protect cannon bores from erosion. The first commercial production of stainless steel took place in August of 1913. During world war I, stainless steel was used to manufacture valves for aircraft engines and a few years later surgical instruments were made from this wonderful new product. In the 1920s, it was used for roofs, beer and milk tanks and in the mid 1930s beer kegs were manufactured from stainless steel. Other new products developed from stainless steel in the 1930s were kitchen sinks, furniture, car accessories and many other items. Stainless steel is manufactured by combining various metals with at least 10 per cent chromium and sometimes other elements which are resistant to corrosion or rusting that would occur if exposed to water and moist air.

An article in the Dorchester newspaper of October 1909 revealed that price fixing was an early idea in the minds of those who operated saloon businesses. It stated that at a meeting of the Saloon Keepers Association; it was decided that all drinks would be 10 cents except for that of beer and soft drinks. I have decided to write this section chronologically by physical location within the community so that mass confusion by the reader is avoided. It is very easy to become confused when trying to determine where a particular business was located so I will make every effort to identify in simple terms where the business was located by identifying the present owner or by stating what lot or what lies in the lot adjacent to it.

First Location - Shay's Saloon - 1876 to 1876: Daniel Shay purchased Lot 6 Block 4 (Located on the lot north of where the old barber shop stood) for \$200 in April of 1876. Daniel erected a building on the site and a month later the first saloon in Dorchester was open to the public. It was said that Dan Shay was a good Irish boy who arrived from the east to begin a new life in the wilderness of Wisconsin. Just three months later, he sold the saloon to his brother Peter.

Shay's Saloon - 1876 to 1877: The name stayed the same but it would appear that the saloon business was not in the Shay's blood as only 8 months later, Clark County took control of the property due to unpaid taxes and sold it to H.D. McGullock for \$762.

Mac's Saloon - 1877 to 1884: Mr. McGullock operated the saloon for seven years before selling the property to Peter Schafer in 1884 for \$750.

Schafer's Saloon - 1884 to 1895: Schafer's Saloon although own by Peter was operated by his son John. The building was destroyed by fire in 1886 but rebuilt within a short period of time. All went well until 1895 when a second multiple building fire destroyed the saloon once again. Once again Peter erected the buildings that he lost in the fire and a few months later on October 25, 1895; he sold the total operation to his son John Schafer and John's father-in-law John Sprengler. After the fire and for a brief period of time; John Schafer rented the old mercantile building of A.F.F. Jensen which was located on the east side of the railroad tracks and reestablished his saloon there. A few months later and having been burnt out twice; John decided to give up the saloon business and instead he and his partner opened up a big mercantile store where his brother William had previously operated a mercantile and in addition opened up a private bank, the second of its kind in Dorchester. The bottom line was that Lot 6 Block 4 had served its last bottle of beer.

Second Location - The Donnelly House - 1876 to 1882: Michael Donnelly purchased Lot 9 and other lands from the railroad on December 9, 1874 for \$140. In 1876, he erected a two story building and called it "The Donnelly House" (located where Chuck's Rustic Inn now stands). The word "house" was used instead of hotel in those days and indicated rooms were available to be rented out by the day, week or month. Meals and a hot tub bath were also available for a nominal fee.

The deed that transferred ownership of the property to Michael Donnelly stipulated that a building shall be erected on said premises within one year for a cost not less than \$150 and no spirituous or fermented liquors may be manufactured or sold on said premises. Now if one is going to open a saloon in the early days of a new town; a logical place is to open one where the lumberjacks and other pioneers are staying as you have a built in customer base. Even though Mr. Donnelly promised not to sell fermented liquors, it is believed that very quickly this agreement was lost in the translation and I might add definitely for the betterment of mankind. There is very little in the records about Mister Donnelly except that he also purchased land (lot

south of the Maurina Funeral Home) and instigated actions to have the first Catholic Church built there in 1876. Michael Donnelly operated the hotel and saloon for 6 years before selling the business. Other owner/operators are shown along with the time frames that they owned the property.

The Grimmer House - 1882 to 1886: Frederick and Therese Grimmer purchased the property on May 9, 1882 for \$1800 and operated the business until 1886 when fire destroyed the building. The Grimmers decided not to expend the effort and monies to rebuilt. However, The livery stable still stood and the foundation of the Donnelly House was thick and sturdy. John Koerner stepped forward and took up the challenge as he had always wanted to own a hotel, saloon and restaurant.

The Star Hotel - 1886 to 1894: John Koerner purchased the property on August 2, 1886 for \$600. Two months later in the fall of 1886, another large two story structure was erected and this time it was called "The Star Hotel". The first story contained the bar area and tables where food could be served. At the west end of the first story was a large living quarters for the Koerner Family. A large kitchen in the living quarters also functioned as the place where food was prepared for the hotel patrons. A spacious dining room and fine parlor were also available to the patrons. An office was also located on the first floor to ensure that the numbers all added up. The second story contained 15 single rooms for over night stays and a wash area which contained a bathtub for removing even the most dense and penetrating dust the trail could offer. John Koerner was masterful at running a hotel but after eight years decided that his calling was that of running a saloon so he sold the Star Hotel and purchased another saloon down the street.

The Star Hotel - 1894 to 1895: Charles Meyer purchased the property on May 9, 1894 for \$3600 but very quickly found that the saloon business was for somebody else.

The Star Hotel - 1895 to 1902: Henry Hagen purchased the property on January 16, 1895 for \$2300 and ran a successful business there for the next seven years.

The Star Hotel - 1902 to 1914: Louis and Libbie Kurtz purchased the property on November 14, 1902 for \$5200. During the time that the Kurtz's owned the Star Hotel; William Wieden leased the business for almost the entire time from 1902 to 1911. Mr. Wieden's son was running the roller mill and the saloon business was right up his alley. He was a great communicator and a very sociable fellow which is ideally suited for that business. The roller mill burned down in January of 1907 while Mr. Wieden was proprietor of the Star Hotel. On July 1, 1911, he moved to Marshfield and operated a hotel and saloon there. According to Cliff Herman, his dad Art worked for the Wiedens at the hotel and saloon that Mr. Wieden operated in Mansfield.

The Star Hotel - 1914 to 1920: John and Margaret Schmitt purchased the property on December 9, 1914 for \$4600. In January of 1916, John established a general

mercantile in the saloon area of the Star Hotel and operated that business along with the hotel. In June of 1920, John Schmitt leased the building to Ed Kramer who operated the general mercantile store there until 1930. John and Margaret continued to operate the hotel and livery stable. This location would not see another drink served across the bar until Pete Miller purchased the property in 1945.

Miller's Bar - 1945 to 1946: Under the leadership of Franklin Roosevelt, and by the vote of the people; prohibition was repealed in the early days of 1933. Peter and Martha Miller purchased the property on September 4, 1945 for \$3500. Once again for the first time in years, there were cheers and yelps of good tidings for the average man and now woman could hoist a brew to their thirsting lips.

Gruny's Tavern 1946 to 1951: Henry and Irma Gruny purchased the property on February 1, 1946 for \$9000 and successfully operated the business for five years. Henry and Irma were very popular with their patrons and people would come from miles around to enjoy a beer or two and their company. Henry and Irma are the parents of Elaine and Marlene, both of which attended the Dorchester High School.

Richter's Bar - 1951 to 1955: James and Margaret Richter purchased the property on July 17, 1951, stayed for four years and then continued their migration northward.

Porter's bar - 1955 to 1971: Ralph and Bernice Porter purchased the property on October 29, 1955 and were very happy here. After 16 years in the business, Ralph was slowing up a bit so retirement was in the cards. They spent their last days in our community due to the many friends they had here.

Angie's and Kurl's Bar - 1971 to 1975: Angeline Pankow purchased the property on December 15, 1971 and operated the bar for four years before selling in 1975.

Barb's Rustic Inn - 1975 to 1980: Barbara Mueller purchased the property on November 6, 1975 for \$17,000 and sold the business after five years.

Chuck's Rustic Inn - 1980 to 2006: Charles and Dorothy Bolme purchased the property on October 31, 1980 for \$49,500 and still operates the business today after 25 years. This quiet saloon is a good place to go for a cool one or to play a game of pool or to have a friendly chat with one of the pretty barmaids or with one of the friendly patrons. Chuck is known to serve a great sandwich and bowl of soup as well.

Minus the thirteen years during Prohibition, five years before and thirteen years following prohibition; this location has had a saloon in operation for 99 years. The first saloon was erected here in 1876 and look here it is 130 years later.

Third Location - The Dorchester House - 1879 to 1905: Philo Jackson purchased the property in 1878 and the following summer in 1879, he erected a large two story

building which he called "The Dorchester House". The building was a large two story wood frame structure with an outside covered entrance to the second story located on the north side of the building. Houses/hotels of this era were very similar to one another as only the necessary activities took place inside so no special building design was necessary. The first story always had the bar area in the front of the building with a few tables located on the side away from the bar. Tables were for patrons to have a place where they could eat their meals and in between meal times, there were always a few fellows around who wanted to play their favorite game of Skat. Living quarters were in the back with a extra large kitchen area where meals could be prepared. Upstairs were 13 rooms, twelve to rent out to the traveler of the day and one room to wash off the sweat and dirt that was sure to be there. It is also rumored that one could get a glass of ale or something a bit stronger to wash down the dust of the day.

In March of 1895, John and Minnie Burger purchased the property for \$700. This lot was the envy of those involved in commercial activities and John was an experienced entrepreneur. The cream of the crop as it was described for the main county road coming into town from highway 13 ventured passed this lot on the north. The main commercial street of the town itself bordered the lot on the east side. The best of both worlds made this the ideal spot to operate a hotel and saloon. It was obvious that this lot would be one of the most heavily developed in the town. John and Minnie Burger operated the business for ten years until March 1905 when they sold the business to James and Minnie Sedlack. Other owner/operators will be shown along with the dates they owned the property.

The Dorchester House - 1905 to 1910: James and Minnie Sedlack purchased the property on March 9, 1905 for \$3800. In 1906, a newspaper article advertised rooms for \$1.00 per day and it is believed that one meal was included in the rate. The forerunner of the Bed and Breakfast no doubt. The Sedlacks were the parents of William Sedlack and the paternal grandparents of Bob Sedlack. Bob now lives in California having officially retired some years ago from his business which was glass blowing. Bob still performs this unique trade upon request on a part time basis.

The Dorchester House - 1910 to 1911: Henry and Mary Martens purchased the property on June 8, 1910 for \$4000. It is believed that Henry was the younger brother of Fred and of course that would make him the uncle of Gladys Martens McCarron.

The Dorchester House - 1911 to 1914: Nickolas and Bertha Ludovic purchased the property on April 7, 1911 for \$5000. Nickolas died and Bertha sold the property to Vincent Wuest.

The Dorchester House - 1914 to 1915: Vincent and Emelia Wuest purchased the property on October 23, 1914 for \$5000. Three months later, a fire destroyed the entire building but the Wuests although discouraged; would not let this catastrophe disrupt their long term plans. Two months later after putting together a plan to

rebuilt; the ground breaking ceremony took place and construction got underway. From February until the new building was completed; Vincent Wuest purchased the old automobile repair garage own by Oscar Laack and moved it to the rear of the lot near the alley way and used that structure as a temporary saloon building.

The Block Hotel - 1915 to 1931: Vincent Wuest had the new building completed by the summer of 1915 and this time; the structure would not be prone to fire as the entire new space was constructed with cement block walls. It was called "The Block Hotel" and to this day, people in the community still call it by that name. The interior walls was covered with a thick coat of plaster. The new building was a huge success with the public and the Wuests operated the hotel for another 16 years, employing a number of the young ladies in town to serve as cooks, waitresses and cleanup personnel. The saloon business (due to prohibition) was put on hold from 1920 to 1933. The Wuests had three children; Erna (who married Frank Seidel) Roman and Norbert.

The Block Hotel - 1931 to 1946: Joseph Gridel was awarded the property on November 17, 1931 and leased the building to Mary Baehr who operated the hotel and the restaurant. This was still prohibition and in 1933 when President Rossevelt signed the repeal of that dastardly act of 1920; Roman Wuest then took over the saloon business.

The Block Hotel - 1946 to 1950: James and Hermina Johnson purchased the property on January 11, 1946 for \$2900 and operated the business for four years.

The Block Hotel - 1950 to 1954: Alvin and Alma Karan purchased the property on April 11, 1950 for \$9000. No other information is available about the Karans.

The Block Hotel - 1954 to 1968: Richard and Cecelia Schattl purchased the property on Mar 29, 1954. Richie served on the village board and was overall a very popular fellow.

The Block Hotel - 1968 to 1977: Ronald and Alice Gieseke purchased the property on August 22, 1968 for \$21000 and stayed in the business for almost ten years.

The Block Hotel - 1977 to 1978: Donald and Bea Seidel purchased the property on June 14, 1977 and after a year decided the saloon business was not the right environment in which to raise little ones.

The New Generation - 1978 to 1980: John and Shirley Howitt purchased the property on August 15, 1978 and for the first time in 63 years; there was a new name assigned to the saloon which was "The New Generation".

The New Generation - 1980 to 2002: Dale Dalson purchased the property on May 31, 1980 from members of his family, the Howitts and continued in the business for 22 years. The Dorchester State Bank foreclosed on the property in May of 2003. Today Dale Dalson retains an interest in the building but it has been vacated since the end of



2002. The building in all probability will be on the bulldozer's list before too long. On the other hand, it is a sound structure and perhaps the right person will come along with just the right idea to make something positive out of a negative situation.

This location known as the best location in town to run a hotel and saloon was active from 1895 to 2002 and serviced the community well for all those years. During prohibition years (1920 to 1933) the hotel functioned in all aspects of the business except for the selling of spirits, at least no sales could be detected by the naked eye.

Fourth Location - Lorig's Saloon - 1880 to 1886: On January 31, 1880, Wm. Williams sold Lot 7 Block 4 to Theodore Lorig for \$100. Lorig erected a small one story commercial building on Lot 7 and for the next 6 years, he was in the saloon business. Very little information was found as it related to Ted Lorig and his business. The fire of 1886 destroyed his saloon and residence, so he sold Lot 7 Block 4 (located on the lot where the old barber shop stood) a short time later.

Kleffman's Saloon - 1886 to 1893: Theodore and Katy Lorig sold Lot 7 and the North One Half of Lot 8 to Martin Kleffmann on May 10, 1886 for \$1000. The Centennial Book talks about Martin Kleffmann owning a saloon and this was the place. In 1893, the building was leased to Frank Nagel who converted the saloon into Nagel's Tonsorial Parlor and then he purchased the lot two years later after the 1895 fire.

Fifth Location - Distelhorst's Saloon - 1892 to 1907: Fred Distelhorst was a builder and general contractor and knew how to construct a large commercial building which he did in 1892. He purchased the property for \$350 for the lot and a small house which was located at the west end of the lot near the alley way. Fred wanted this lot because just like today location, location, location is what it was all about. Some things haven't changed. Room for three families to live comfortably on the second story while as many as four commercial enterprises at the same time were located on the first story. Multiple entrances to the building were located at each end of the structure and of course one in the middle. The main part of the building faced north towards what is now Pinter's Packing Plant.

Fred erected the building for the purpose of opening a General Mercantile and he must of thought that while the ladies would be looking at the new merchandise available for sale; perhaps the men folk would like to wash the dust from the throats. Anytime there was a chance to take in a extra dollar must not be overlooked. While Fred was busy buying and selling land; he also erected buildings for other individuals and/or would construct buildings for resale as people continued to move into the area and needed a place to live. So it was not possible for Fred himself to perform the services of bartender but instead either hired others to attend to this important function or leased space in his building for someone else to run their own business. Fred Martens (father of Gladys McCarron) was one of those who leased space in the Distelhorst Building. There is no way known, short of old newspaper articles, to determine who

these individuals might be. The writer will investigate and review all known documents in order that these writings will be as up to date and accurate as possible. In the meantime, other owner/operators of the Distelhorst Building/Saloon are listed for the years they occupied the space.

Gipps Saloon - 1907 to 1911: Edward Gipp purchased the property on October 11, 1907 for \$4100; a grandly sum for the day. Fred Martens was the proprietor of the saloon at this time.

Schwahn's Saloon - 1911 to 1912: Albert and Margaretta Schwahn purchased the property for \$4500 on May 2, 1911 and Fred Martins leased the saloon space.

Kirschbaum's Saloon - 1912 to 1918: Julius Kirschbaum purchased the property for \$6000 on August 15, 1912 and Fred Martins was still the proprietor of the saloon.

Sprague's Saloon - 1918 to 1919: Margaret Sprague purchased the property for \$5800 on May 4, 1918. It is not known who the proprietor of the saloon was at this time but it is believed that Mr. Sprague under took this responsibility himself. By this time Fred Martins had purchased the small saloon located where Pinter's Packing is now located.

Puescher and Olson's Saloon - 1919 to 1920: H.F. Pueschner and J.M. Olson purchased the property for \$7500 on August 25, 1919.

Puescher's Saloon - 1920 to 1923: H.F. Pueschner purchased Olson's interest in the property from J.M. Olson on May 20, 1920. On May 1, 1923, the largest fire ever in the Village of Dorchester destroyed a total of 15 buildings, one of which was the grand old building built by Fred Distelhorst in 1892. No other saloon was ever located on this lot.

Sixth Location - Koerner's Saloon - 1894 to 1899: John Koerner purchased Lots 12 thru 15 from Henry LaBossier on November 10, 1893 for \$761. When lot 12 Block 4 was originally sold, the deed stipulated that no spirituous or fermented liquors may be manufactured or sold on said premises. Initially, this time the agreement was sanctioned and kept as it has been said that the Hugoboorns (early owners of the property) were members of the Temperance League and strong willed prohibitionists would never violate a signed agreement dealing with the prohibition of liquor. So it was not until John Koerner purchased the property and established a saloon in 1894 that the first drink was sold to the general public at this location. The building on Lot 12 was small and only contained sufficient space for the bar, a couple of small tables where the game of skat could be played and a pool table.

Peter's Saloon - 1899 to 1900: Peter and Bertha Wilbert purchased the property on July 10, 1899 for \$1950. Nothing more is known about the Wilberts.

Wocelka's Saloon - 1900 to 1902: Frank J. Wocelka purchased the property on December 24, 1900 for \$2700. Frank was a young man who had lived in Medford and

who was now proud to call himself a member of the Dorchester Community. After two years, Frank decided to return to Medford where he established himself as proprietor of another saloon and he was in business there for many years.

Hopfensperger's Saloon - 1902 to 1902: William Hopfensperger purchased the property on June 30 1902 for \$2810. He didn't like the saloon business and departed from the scene in a short period of time.

Haeuser's Saloon - 1902 to 1904: Henry/Marie Haeuser purchased the property on Nov. 3, 1902 for \$3100. Immediately, they erected a large rooming house and restaurant on Lot 13 Block 4 just to the south of the small saloon. From 1902 to 1904, it is believed that Henry operated the saloon while his wife ran the hotel and restaurant with hired help. They decided to sell the saloon while continuing to operate the hotel.

Andy's Saloon - 1904 to 1914: Andrew Lieders purchased the property ( 20' by 65') on December 24, 1904 for \$450. During the ten years that Andrew owned the saloon; it is believed that at least some of the time the saloon was leased out to other individuals with Fred Martens occupying the space most of that time.

Miller's Saloon - 1914 to 1920: Howard and Ida Miller purchased the property on June 4, 1914 for \$400 and they continued to lease the building to Fred Martens.

Martin's Saloon - The Pickwick Inn - 1920 to 1929: Fred Martens purchased the property on March 24, 1920 for \$1000 and with the advent of prohibition he changed the name from Martin's Saloon to the Pickwick Inn. The saloon was now converted to a pool hall and a place where soda pop and other refreshments of the kind were sold. The fire of 1929 destroyed the building as well as three other buildings (one to the south and two to the north). No other building was ever rebuilt on this site until John Pinter extended the packing plant building in the 1980s. I thought it interesting that Fred Martens leased the building for many years and he operated a saloon there but he purchased the property after prohibition went into effect when he could no longer operate a saloon.

Seventh Location - William Wieden's Bowery and Hall - 1896 to 1902: After many months of looking, a short one sentence stated William Weiden's Saloon and Bowery was located where Tillie Schmitt had her residence. Therefore, the location of the saloon was located on the lot just north of the present bank's parking lot.

Eighth Location - Jung Brewing Company - 1898 to 1920: The Jung Brewing Company of Medford erected a saloon on railroad leased land located just to the south from where the O & N Lumber Company stood. I cannot be exactly certain what years this saloon served the public but based on newspaper ads, I estimated the above dates. I suspect they finally decided to close the saloon when saloon proprietors cried foul; after all Jung Brewing Company was trying to sell their beer to other saloon operators.

Ninth Location - Koerner's Saloon - 1901 to 1907: John Koerner purchased Lot 2 Block 3 (where Fuzzy's Tavern now stands) on December 18, 1900. After he remodeled the interior of the building; he purchased a back bar and other necessary furniture which was required to operate a saloon. The grand opening at his new saloon was held in November of 1901. In August of 1903, John decided the building needed some stability and so he put a new foundation under the building. John continued to operate the saloon until he sold it to Joseph C. Marsh and Jacob Sturm on June 28, 1907.

Marsh and Sturm's Saloon - 1907 to 1908: Joseph C. Marsh and Amy E. Marsh and Jacob Sturm operated the business until they sold Lot 2 to William Gehring on June 10, 1908.

Gehring's saloon - 1908 to 1911: William and Marie Gehring sold Lot 2 to Mrs. Lizzie Fuchsgruber on July 29, 1911. When the Fuchsgrubers bought the property, they converted the front portion of the first story into a furniture store and the back portion was used by Foxy as an undertaking parlor. It would be another 25 years before the next drink would be served from this location.

Kaiser's Tavern - 1936 to 1938: Andrew and Amanda Kaiser purchased the property on May 19, 1936 and converted the grocery store and eatery into a saloon which they operated for two years.

Vogl's Bar - 1938 to 1940: William and Anna Vogl purchased the property from the Kaisers but only stayed in the saloon business a short time before selling the business.

Riehle's Bar - 1940 to 1945: Frank and Emma Riehle purchased the property in 1940 for \$1700 and when the war ended, the saloon business ended for the Riehles as well.

Keefe's Bar - 1945 to 1953: Morris and Wanda Keefe purchased the property from the Riehles in 1945 for \$2400 and operated the business for 8 years. The sale included all furniture, fixtures and equipment now in said premises. Seems like a bargain to me.

Daringer's Bar - 1953 to 1960: Delmas and Nedra Daringer purchased the property from the Keefes in 1953 for \$10,450 and stayed active in the business for seven years.

Seidel's Bar - 1960 to 1971: George and Mrytle Seidel purchased the business in 1960 for \$5500. The sale included all the tavern equipment. George and Mrytle did a complete remodeling of the interior of the building; removing the bar which was in a east west direction and constructed a new horseshoe shaped bar which eliminated the space previously occupied by the pool table and game machines but now permitted more patrons to be seated while enjoying the friendship of others. George died in 1965 and Mrytle continued to operate the saloon until 1971.

Shaw's Bar - 1971 to 1972: Norman Shaw purchased the property in 1971 for \$16,500.

Graf's Bar - 1972 to 1976: Harold Graf purchased the property in 1972.

Charlotte's Bar - 1976 to 1980: Charlotte Fredrick purchased the property in 1976 for \$15,000 and operated the bar for four years.

Renken's bar - 1980 to 1983: Jack and Leona Renkens purchased the property in 1980 for \$24,500. Jack died in 1982 and the estate sold the property in 1983.

Sischo's Bar - 1983 to 1986: Robert Sischo purchased the property in 1983 and three years later; he decided to move onto greener pastures.

Halverson's Bar - 1986 to 1988: Martin and Lucille Halverson purchased the property in 1986 but only operated the saloon for two years before selling it the present owner.

Fuzzy's Bar - 1988 to present: Melvin (Fuzzy) Mohan purchased the property on May 10, 1988 and he still operates the business today along with his son Ken. In 1994, Fuzzy constructed an addition onto the north side of the 1994 building making the bar twice as big as before and enlarging the game section of the space plus adding a small kitchen to the delight of the many patrons who eat their lunch there. Fuzzy has done a great deal to enhance the building and to bring it into the 21<sup>st</sup> Century. Horseshoe pits were added in the early 1990s and it has been said that more ringers are made at Fuzzy's Place than at any other horseshoe pits in Clark County. Could there be some truth to the rumors that a large cable was observed being placed underneath the ground between the stakes? The tavern is now a friendly and well lighted place to visit and socialize with friends and to get updated on the doings of the town. Some would say the place can get a bit noisy now and then as some of the more attended patrons like the juke box turned up to the maximum. They say it helps them to clear their head of unwanted thoughts. Fuzzy's son Ken returned from the east coast in 1996 and today the two of them keep the place hopping 16 hours a day. The main portion of the existing structure is the same structure that was built in 1933.

Tenth Location - Gehring's Saloon - 1902 to 1912: Mr. H.A. Gehring was the 10<sup>th</sup> owner of Lot 1 Block 1 (located where Sharon's Cozy Corner Bar now stands). He purchased lots 1 -2 and 3 on April 11, 1902 for \$500. A small residence existed on Lot 1 previously but burned down years earlier. Mr. Gehring, in the summer of 1902 constructed a saloon. The saloon faced north along Center Avenue and the Wine Room was attached to the south end of the saloon and which was used by the ladies as the custom of the day prevented members of the feminine gender to set foot inside the saloon area. A two-story residence was attached to the south end of the wine room and was added at a later date by Louis Garbisch. The new saloon was officially opened in June of 1902.

A friend and business acquaintance, William Hoffensberger, erected a large livery stable which would house up to 30 horses at any one time. This horse stable functioned as a sales and rental stable and was located along the west boundary line

and to the south of Lot 1. It also served as a temporary holding area for those animals who belonged to the patrons of Mr. Gehring's Saloon. Needless to say, it provided some warmth to the animals who sometimes waited lengthy periods of time for their masters to take them home. As previously mentioned, location was important and this would definitely be considered one of the better locations in the entire community. Mr. Gehring's son Nick, assisted his dad in operating the saloon at this site until 1912 and a newspaper article stated that Nick was considered to be the official mixologist. Unfortunately, the writer has not been able to find any other information about Mr. Gehring, where he came from or how long he stayed in the area. Perhaps researching the cemetery records will produce some interesting data. The other individuals who owned and operated a saloon at this site are displayed below.

Siegert's Saloon - 1912 to 1915: Andrew and Anna Siegert purchased the property on January 22, 1912 for \$2500 and operated the saloon for three years. Many years later he would operate a tavern where the Dorchester State Bank now stands.

Garbisch's Saloon - 1915 to 1916: Louis and Anna Garbisch purchased the property on March 15, 1915 for \$4500 and immediately began the task of building a two story wood frame residence which was attached to the south end of the wine room.

Kronschnabl's Saloon - 1916 to 1940: Joseph and Sarah Kronschnabl purchased the property on June 12, 1916 for \$4500. A number of major events took place during the time that the Kronschnabls owned and operated the business at this site. On January 16, 1920, after three and a half years of running a successful business; prohibition set in and things for the Kronschnabls were about to change. Joseph Kronschnabl was a man who understood the saloon business and business in general. He knew that the market place would have to be penetrated by new ideas; by new ways of doing things. After some considerable thought; Joseph decided (after being encouraged by his son Joe who was an avid bowling enthusiast ) to built a bowling alley on the west side of the saloon. By 1922, the project was completed and the Kronschnabl saloon now provided bowling alleys which consisted of two wooden lanes and of course the pins were hand set. The Kronschnabl saloon now offered not only a place to sit and quietly consume a beverage or play a game of cards but bowl a game as well.

The Kronschnabls operated a successful business until fire destroyed most but not all of the buildings in 1933. Carl Mertens and his wife Helen Kronschnabl Mertens operated the tavern the last years before the buildings burned down. The large livery and horse sales barn was saved by the hard working members of the Dorchester Volunteer Fire Department. The west end of the bowling alley (pins area) was also saved from the fire. It would be seven years before the property was sold to Ben Krahn who had every intention of revitalizing the saloon business at this location but after more thought, decided against it. Ben had paid \$750 for the property but after two years, decided to sell it and thus he took a \$95 loss on the transaction.

Tiny's Tavern - 1942 to 1944: Charles (Tiny) Fenner purchased the property on August 25, 1942 for \$655. Charles then moved the west part of the bowling alley which did not burn, to its present location and converted the structure into a small saloon.

Haizel's Tavern - 1944 to 1946: Jacob Haizel purchased the property on Sept. 8, 1944 for \$1500 and erected living quarters on to the west end of the building. Three years later, he sold it. One thing is for sure, the saloon business must of weighed heavily on the proprietor as many people lasted only a couple of years before selling out.

Mattie's Tavern - 1946 to 1949: Matthew Duellman purchased the property on December 6, 1946 for \$5500 and once again three years later and the property was put on the market. Matt would eventually purchase a tavern in Stetsonville which he operated for many years.

Musial's Bar - 1949 to 1952: Frank and Mary Musial purchased the property on June 28, 1949 for \$7000. Three years again and the property was resold. My goodness.

Streich's Tavern - 1952 to 1960: Emil and Lydia Streich purchased the property on April 19, 1952 for \$9000. The Streichs were the grandparents of the current owner, Miss Sharon Beyer.

Leo's Tavern - 1960 to 1970: Leo and Anne Vesley purchased the property on April 5, 1960 for \$9000 and they operated a very popular business for a decade.

Lola's Bar - 1970 to 1975: Lola Eckerstrom purchased the property on June 19, 1970 for \$12,000. Lola was George Meier's daughter and the sister of the suave Alfred Meier.

Schwamb's Tavern - 1975 to 1978: Ken/Doris Schwamb purchased the property on July 17, 1975 for \$11,000 and again three years was the duration of their proprietorship.

Sharon's Cozy Corner Bar - 1978 to present: Sharon Beyer purchased the property on February 27, 1978 for \$17,000. Sharon has now owned the business for 27 years which I believe is something to be recorded in the "Dorchester Record Book". Sharon's Saloon is known as "The Cozy Corner Tavern" and it is a great place to stop in for a nip or just to say hello.

Eleventh Location - The Palm Garden - 1904 to 1912: The Robbins Family (Lewis and Ellen) were deeded tracts of land in the Dorchester area; some via the Homestead Act and others they purchased from the railroad. They were deeded the Southwest Quarter of Section 12 (160 acres) which is a half mile square going north by south from Bob Stoiber's house to the north end of the North cemetery and east by west from Bob Stoiber's house east to Liberty Street. After Lewis passed away, Ellen sold off quite a few parcels of land including what would become Outlot 21. Joseph Kronschnabl purchased a large tract of land from Ellen Robbins on July 20, 1904 for \$1400.

Joseph immediately erected a two story building with the first story functioning as a saloon where serving drinks and playing cards took place. The north part of the first story contained a wine room. A full basement provided for the storage of kegs of beer so on hot days, the brew could be served slightly chilled. Later on the wine room would be converted into a shoe repair shop and later living space for the family (kitchen and family room). An apartment was also available on the second story or served as additional living space for the family. The building was sound and once again location was the important factor in Mr. Kronschnabl's decision to build on this site. Directly across the street from "The Dorchester House" it provided easy access to anyone coming to or from the countryside. A newspaper advertisement from the time said "The Palm garden" Proprietor Jos. Kronschnabl - Dealer in fine Wines, Liquors and Cigars - Jung Beer always on Tap". Joseph and Sarah ran a good business until they sold the property in 1912. Other owner/operators are shown here with the time frames they occupied the space.

Esser's Saloon - 1912 to 1926: Albert and Anna Esser purchased the property on January 5, 1912 for \$2500. The Esser's decided to expand their saloon business and on April 23, 1913; they purchased the lot to the north for \$185 and erected a large community hall which was called "Esser's Hall". It became the third opera house in the community and was used for dances and rolling skating parties. It helped to bring people to the area where the saloon was located. In the 1920s, the Dorchester State Bank obtained title to the property due to a loan default and then sold the building to The Dorchester School District on October 1, 1935 for \$2000. The old Esser's Hall now became the home of the Dorchester Hi Team - The Dorchester Cardinals - The Dorchester Spartans and The Dorchester Red Devils High School Basketball Teams. It is not known what the Esser's did from 1920 to 1926 when prohibition was in effect but it is assumed they operated a pool hall selling snacks and soda pop and the like.

Heinzel's Saloon - 1926 to 1933: C.P. and Mae Heinzel purchased the property on November 17, 1926 and seven years later in 1933, the Dorchester State Bank took control of the property. Due to Prohibition, the entire seven years that the Heinzels operated their business, they did so without the selling of any spirits and perhaps that played a role in their decision to get out of the so called saloon business. They were very effective in leasing out the old opera house for many different types of activities.

Siegert's Tavern - 1934 to 1952: Andrew and Anna Siegert purchased the property on March 29, 1934 for \$3100 and together they operated the tavern for 18 years. Andy as he was known was most beloved by everyone that he knew. He had many friends and very few enemies.

Duellman's Bar - 1952 to 1968: Frank and Grace Duellman purchased the property on November 17, 1952. Gerard Ludwig leased the business from Frank Duellman for a year from July 1, 1961 to July 1, 1962.



Dykstra's Bar -1968 to1969: Roger Dykstra bought the property on July 11, for \$26,000.

Don and Nancy's Bar - 1969 to 1985: Donovan and Nancy Robida purchased the property on June 30, 1969 for \$22,000 and operated the business for 16 years. Don at the present is operating a tavern in the City of Stratford.

The Dorchester State Bank was looking for a place to build a new bank. They purchased the property on November 19, 1985 and razed the building to make room for the new bank which was constructed in 1986.

The saloon business went uninterrupted at this site from 1904 to 1985 save the thirteen year stretch from 1920 to 1933.

Twelfth Location - Kronschnabl's Bowling Alley and Saloon - 1915 to 1916: The Miltimore Bros. erected a two story commercial building in 1891 on Lot 5 Block 3 (where the American Legion Hall now stands). This was the second Miltimore building as the first one erected on lot 4 block 3 burned down in 1891 and the reason it was necessary to build this second structure. After 1895, when the Miltimores moved their general mercantile store to lot 1 block 2 (just west of Jean Goessel's house); the building was leased out to others for different business ventures. The first time this building was utilized as a saloon was when Herman Kronschnabl rented the building in March of 1915. I include the newspaper article here for clarification. Herman Kronschnabl has rented the former B.G. Miltimore building now owned by O. Manas and will put in a bowling alley and pool and billiard tables (located where the American Legion Hall now stands). However, one year later Herman was appointed Postmaster and early in 1916, Mary Zastrow took over the saloon and bowling alley.

Zastrow's Bowling Alley and Saloon - 1916 to 1919: Mrs. F. Zastrow this week leased the bowling alley from Herman Kronschnabl and continued running the business for three years. She installed a full line of tobacco, cigars and confectionery.

Weber's Bowling Alley and Saloon - 1919 to 1922: Joe Weber after returning from World War 1 was looking for something to supplement his photography business which was not sufficient to maintain a home and family. A newspaper article from April, 1919 states; O. Manas sold the old Brad Miltimore building to Joe Weber this week. Consideration was \$1,000. Joe sure got a bargain. He intends to use the upper rooms for himself and the lower floor he will probably use for a photograph gallery. It is historically correct that Joe Weber operated the bowling alley and saloon from 1919 to 1922 when he purchased a farm east of town and left the saloon business behind. O. and Marie Manas got the property back and later that year sold the property again.

Sauter's Bowling Alley and Saloon - 1922 to 1923: On August 4, 1922, Charles Childs and Albert Sauter purchased the property from O. Manas on a land contract basis and Albert Sauter received a warranty deed on April 30, 1924. The largest fire that ever

struck Dorchester started in this building on May 1, 1923 leveling 15 buildings. The fire ended the saloon business at this location. It is said that a smothering cigar could of been the reason for the fire but officially no cause of the fire was ever determined. Clarence Vircks who was born in 1911 was just old enough to have set pins there in the early 1920s. Clarence wrote on the back of a picture -I set pins in this building. The bowling alley and saloon was located where the American Legion Building now stands.

Thirteenth Location - Ulrich's Bar - 1929 to 1945: Rudy Ulrich purchased the East ½ of Lots 14 and 15 (located where the east half of the village hall now stands) from Henry and Anna Lieders on Nov. 9, 1929 for \$400. Joe kronschnabl was leasing the downstairs at the time for what he called "Joe's Recreation Parlors" and a mighty nice pool hall it was. What Rudy purchased was an old livery stable which was built in the 19<sup>th</sup> century but this didn't stop Rudy from his plan to renovate the old pool hall area into a place where people could relax and rest their weary feet in comfort. After an extensive remodeling of the upstairs; an updated living quarters was created with a stairway being built on the outside east end of the building. After prohibition in 1933, the first floor was utilized for Rudy's saloon with two tables at the west end of the bar area where gentlemen could play their favorite game of cards which at the time was Skat. Rudy continued operating his saloon at this site until he sold the property to Herman and Minnie Kaage on March 24, 1945 for \$800. From time to time Rudy would lease the building to others who then became the proprietor of the saloon.

No other saloon was ever located at this site as the Kaage's turned over the first floor to their son-in-law Ben Gall who opened up a shoe store and movie theater in the space while they used the upstairs for their living quarters.

Fourteenth Location - Miller's Tavern - 1933 to 1935: After prohibition was appealed, Pete Miller started a saloon in the Frank Tepolt Building in May of 1933. The Tepolt Building was located in what is now the backyard of Jean Goessel. The ad states that the tobacco, soft drinks, candy and drinks will be served. Since prohibition had just ended; saloons were once again popular places to spent an hour or two.

Fifteenth Location - Miller's Tavern - 1935 to 1945: The Village of Dorchester sold the South One Half of lot 10 block 4 to Peter and Martha Miller on May 21, 1935 for \$100. Cheryl Baehler's " Razor Edge Beauty Salon" now stands on this site. The Millers were looking for a place to erect an inexpensive structure and this lot right on front street was a good location. With the land bought, Peter was able to locate some metal and in a short time constructed a small Quonset Hut which was sufficient and adequate to be called a saloon. As a youngster Al Meier used to tag along with his dad and Little Al (as he was known back then) tells me that the hut was about 12 feet wide by 40 feet long and the bar was 20 feet in length and ran in a east west direction at the north end of the building. Tables in the back of the saloon extending a open hand to those who wish to play a few hands of cards. Central plumbing was not yet a community benefit so a few boards and a couple of nails later; the outhouse stood at the west edge of the

lot to be used by those who patronized the Miller Saloon. Peter and Martha operated the saloon at this location for 10 years until September of 1945. In 1945, the Millers purchased the Star Hotel from Tillie Schmidt but after one year there, they decided to sell it and move to Milwaukee where they could begin a new life far away from the small town environment.

This was the only time a saloon was present at this location. The Quonset Hut Building was sold to the Midway Telephone Company on March 29, 1946 for \$225. The telephone company used the structure as the second telephone exchange in Dorchester since Jacob Lapp started the company around the turn of the century.

Sixteenth Location - The Dorchester Memorial Hall - 1950 to 2006: The Village of Dorchester erected a large community center in the summer of 1950 for the purpose of providing the Dorchester School District with a gymnasium which would be used for basketball games and for daily exercise programs associated with the school. In addition, the community was looking for a means of providing a stream of revenue which could be utilized for community infrastructure projects and other means. A stream of revenue whereas local property taxes would not be the source. This was important as the community had lots of projects that needed to be either started or existing systems that needed to be upgraded. However, this was a poor community and there was no way the projects could be undertaken expecting that the people would pay for it via taxes. So the idea to start a business that would generate profits was discussed and finally approved in the spring of 1949. By the time the project got underway, it was the summer of 1950 and progress continued until in early 1951; the entire project was declared completed and ready for occupancy. The upstairs contained a large modern basketball court with two inch strip hardwood maple floors. A stage for the band and also a kitchen so meals could be served for wedding receptions and other activities. Dances would be held and during the 1950s, the place was so popular that on Saturday night, 1000 tickets for the dance would be sold. A large cloak room was available so people could check their hats and coats at the door and have them returned when they departed for the night. Downstairs on the lower level, bowling was introduced to the area as four lanes were available for league and open bowling was available as well. This writer along with many other youngsters in the community would set the pins as it was described. Originally, we were paid 8 cents a game and this gradually was increased to 10 cents a game as time wore on. A large barroom was located in the lower area and this place would be packed on dance nights. Only beer was served during the early days and the cost was 15 cents for a 7 oz bottle. The Dorchester Red Devils played in this new building from 1951 until the last game was played in 1963. The lower level also contained dressing rooms for both the home and visiting teams plus bathroom facilities and a lunch counter which was rented out to the highest bidder.

Individuals were at first hired to manage the business activities of the building and were paid a monthly salary to keep everything going in the right direction. Later on

the building would be leased out to individuals who would pay a monthly fee to the Village in return. This change was implemented in 1976 and defined further below. The managers of the business and lessees are listed in hopefully the correct order.

1951 to 1952: “Chappie” Chapman was the first manager hired by the Village Board.

1952 to 1953: Donald Underwood was the second manager hired by the Village Board.

1952 to 1965: Maximilian “Max” John Anthony Kronschnabl was the third manager.

1965 to 1976: Vernon “Vern” Brecke was the fourth manager.

It was at this point that a new state law came into existence which specifically restricted ownership of liquor and or beer licenses by municipalities for purposes of operated a saloon or beer hall. The Village of Dorchester could therefore no longer operate the Dorchester Memorial Hall. The Lions Club hoping to make some money leased the building from the village and hired Bob Surman and Dennis Taves during the next couple of years.

1976 to 1977: Bob Surman via the Lions Club. It was at this time that liquor was added to beer sales for the first time since the structure was erected in 1950.

1977 to 1978: Dennis Taves via the Lions Club.

1978 to 1979: Ron/Judy Robida - Richard/Joan Hunsader took over the lease for one yr.

1979 to 1981: Betty/Jerry Gebert - Julene/Jim Mueller leased the building for two yrs.

1981 to 1991: Betty and Jerry Gebert ran the institution for another ten years.

1991 to 1998: Mike and Bev Peterson leased the building for five years.

1998 to 2001: David Jacobsen leased the building during the late 1990s.

2001 to present: Pam Geiger is the current lessee of the facility and the business is now called “Boozers”.

The Village of Dorchester had performed a great service for the citizens of the community. First they held the cost of erecting “The Dorchester Memorial Hall” down to around \$50,000; a tremendous feat accomplished mainly by solicitation of volunteer workers to assist the contractor during the construction phase. Most of the volunteer force came from individuals who lived in and around the community. Secondly, yearly profits from the operation of the facility grew over the years and these monies were put to good use in the community making life a little better for the general population.

## Chapter 23

### History of Sawmills & Lumber Yards

Sawmills; what an important ingredient in the local economic during the first days of Dorchester. Without those individuals who yes, saw the possibility of making big money but certainly not without a huge risk as fires were a constant problem with saws and motors providing many sparks for the explosive sawdust that was in the air and on the ground. The entire area was rich with forest in both softwoods and hardwoods. Majestic white pine straight and tall soaring 100 feet in the air or more, provided an unlimited amount of raw material for the sawmill. A typical large white pine would measure 52 to 56 inches in diameter and produce 4,700 board feet of lumber; which would be scaled from the ten logs sawed from the tree (six from the trunk and four from the top). The majestic tree would be 350 to 400 years old and three men would just be able to clasp their hands around the base. Hemlock and hardwoods of all kinds but especially maple and oak littered the countryside. In 1874, for the most part, it was a good time to own a sawmill.

At every town along the line of the Wisconsin Central, one would find saw mills and the normal process for harvesting logs was once they were cut and stacked; they would then be hauled or floated to the mills to be sawed. In the early 1880s, the easy pickings had been diluted (those trees which were growing close to the railroad track) and lumbering became more costly as the distance from the harvested site to the track became longer.

A early newspaper editorial stated that, back from the track there is an abundance of timber that had never been touched except that if there was a stream large enough for floating purposes; they could then be transported to the mill. This timber as a matter of course, could be secured at reasonable rates and unless some enterprising individual put up a mill in that back land for working it into lumber; the prospects for getting it to market was quite slim. Capitalists and mill owners must get over the idea that the only place to erect a mill is near the track. Only when this notion is put to rest will the lumbermen benefit from all the timber standing just out of reach. All through the pine forests, many years ago; mills were built five, ten and sometimes twenty miles from any shipping point and until the pine and even hemlock was all cut; they were run at a profit. If it could be done there, then why can not the same work be accomplished here. The timber is in the woods waiting for the saw and the time is coming soon when mill men will be compelled to go back from the railroad or go out of the business. Then the timber will increase in value and many opportunities for securing cheap milling chances will have vanished like snow before an April sun.

The manufacture of timber was the main stay of the entire area from the 1870s to the turn of the century and even a decade beyond that. In March of 1879 there were 150

logging camps between Stevens Point and Ashland employing 3000 men. It was estimated that northern Wisconsin had enough pine to last 25 years if loggers cut 800 million board feet per year which would amount to 20 billion board feet and produce monies of \$30,000,000. I suspect they were a bit off the mark with the estimate as the amounts estimated are just too low. The winter of 1879 - 1880 produced 200,000 railroad ties which the railroad purchased as reported by Daniel Miltimore in March of 1880. The methods utilized to harvest the trees was very simple as this was done with two edged axes and two man saws. It is hard to imagine that a man could develop the type of body that would ensure the physical strength required to spent 10 hours or more per day at this arduous task. One hour of chopping and sawing is all the 21<sup>st</sup> century man could possible handle. Guess the difference is in the per cent of body fat and knowing then that the hard work would support the family back home. Once the trees were down and delimbed; the horses would drag the log to a makeshift road where the logs would remain until they could be moved to the next point in the transportation process until they reached the sawmill. Dragging the logs on packed snow paths worked fairly well as long as the planning process took into consideration the steepness of inclines. Going around small hills was essential to avoid slipping by the huge draft horses. Some of the logs would be stacked in small piles along the river bank and when the snow and ice melted, it was a simple matter to push them into the river and let them float down to the mill. Logs would be marked just as cattle are branded so that identity of the logs would not be an issue. Not all logs could be so easily transferred to the mill via the floating method and the only other way of getting them there was by horses or oxen. Low lying sleds would be loaded up with logs and pulled into the mill area. Some of the old pictures I have seen show six huge logs per load with three on the bottom, then two and the last one on the top. Other pictures have shown as many as 40 or more smaller logs per load; however conditions I believe had to be just right to deliver a massive load like this safely to the mill. Of course, the size of the load depended on how far the horses had to pull the load, how big the logs were and whether the snow was packed down so the runners could glide easily.

One other interesting point was how did they get those logs up to the top of the pile with no tripod or pulley system. Quite ingenious really; a log would be placed alongside the sled (lets say the left side of the sled) and three ropes would then be tied to the right side of the sled and the other end of those three ropes would be thrown over the top of the logs already on the sled and placed underneath the log that was to be added to the top of the pile. The ropes would then be thrown back over the top of the pile to three men waiting on the right side of the sled. These three men on the right side of the sled would pull together on the three ropes moving the log up the left side of the pile until it reached the top. Like I said, quite ingenious. Wagons with wheels were not a solution to transporting logs. Now logging did take place in the summer and fall but never in the spring as it was just too dangerous. Sliding and slipping with 1000 pound logs and 2000 pound horses just didn't mix. If Irving Goessel could tell you, he would; for in February of 1906, he broke his jawbone in two places unloading logs when a skid bounced up and struck him in the face. The logging that

took place outside of winter months was performed on higher elevations of land so one could ensure dryness and therefore good footing. Also, one had to find a way to get the logs to the mill so harvesting this time of year was done near the railroad so flatbed cars could be utilized for transportation.

The summer logging season of 1878 was the first attempt of any extent; to do logging by means of using tram roads and travois (a primitive sled constructed of two poles which serve as shafts for a draft animal and which would drag on the ground - a device used by the North American Indian Tribes). This method was an experimental one especially with lumbermen in this section of the country. The fact has been pretty generally demonstrated this summer by Wisconsin loggers that this means of lumbering is about as cheap as operating with sleds in winter. At Dorchester, Manville, Marshfield, Spencer, Westboro and several other points on the line; logging had been carried on during a large part if not the entire season by means of tram roads. The general verdict seems to be that taking into consideration the great expense of fitting up camps and the large outlay necessary for cutting roads prior to winter and operating with the uncertainty of getting snow to haul on, makes summer logging equally as profitable as the old style of lumbering.

The railroad tie business kept many a lumberman and homesteader occupied in the winter months and contributed greatly to the well being of the working man in the Dorchester area. The timber used for making railroad ties was hemlock and tamarack of small growth which would be useless if not worked into cross ties. This not only furnished the settlers employment at home during the winter season but it furnished a market for their timber at a good price and cleared the land at the same time.

Lumbering was so important to the overall economy that very few precautions were taken to ensure the environment was protected. Actually no precautions were taken as this article demonstrates. To the east and northeast of Dorchester stretches one of those little lakes which are so numerous in Northern Wisconsin. This lake covers about a section of land and is bounded by high hard banks. There is virtually no marshy shoreline on the whole lake. Its waters abound with Pickerel, Muskie, Lake Bass and other species of the finny tribe. It is to be regretted that the fish which are now so abundant will soon vanish for the lake is to be the receptacle for the summer's supply of logs for the mill. As fish can not live in water in which pine logs are floated; their death warrant is signed, sealed and delivered. Only two miles from the mill is another lake which will supply the settlers with fish when needed. Listed are those sawmills who operated in Dorchester from 1874 and to this day a large sawmill still functions within our midst.

Sands and Buell Sawmill - 1874 to 1874: According to the Centennial Book, Sands and Buell constructed the first sawmill at a site near where Baker's Garage now stands. The mill burned down sometime during 1874 but more research is required before the writer can verify exactly when the mill was located. It is not known why Sands and

Buell did not immediately rebuild. Buell was appointed the first Postmaster in 1874 and perhaps this was the reason. I have serious doubts that the sawmill was located near Baker's Garage. Instead I have deduced the following; the sawmill was instead located to the west of Linden Street and south Of County Trunk "A". If the mill had been located where Baker's Garage now stands; the records at Neilsville would of revealed what land Sands and Buell owned and it would of been a simple matter to plat that on a map and get the exact location. The only land not required to be recorded at the courthouse was land that the railroad leased to individuals or companies and this leased land was always adjacent to and not further than 100 feet from the railroad tracks. That at least is the reasoning and someday when I find where the old railroad leased records are being housed; then hopefully the mystery will be resolved without further doubt.

R.C. Evans Sawmill - 1875 to 1878: On November 27, 1874, The Wisconsin Central Railroad Company signed an agreement with R.C. Evans which states that the railroad will sell so much of the pine timber from the South One Half of the Northwest One Quarter (S ½ NW 1/4) and the North One Half of the Southwest (N ½ SW 1/4) of Section 13 that said Evans shall cut and haul within 10 years from the date hereof. This agreement was signed before Mr. Evans actually constructed the sawmill. Now that makes sense as he wanted to make sure that there would be an unlimited amount of raw materials for his mill and that it would be located within arms reach of the mill itself. This 160 acres covered by the agreement included the land on which the mill itself was located and all of the immediate surrounding area.

The Wisconsin Central Railroad sold a parcel of land to R.C. Evans on August 13, 1875 for \$120 and which is described as follows: A strip of land extending across the northern part of the Southeast 1/4 of the Northwest 1/4 of section 13; being 24 rods wide (396 feet) and containing 12 Acres; the south line of said strip running parallel to the Northern Line of said Southeast 1/4 of the Northwest 1/4 of said section. Parcel of land is 396' by 1320 feet m/l. The South boundary line is Third Avenue East (just South of the Dorchester Four Chaplains Memorial) while the north boundary line is 396 feet north of there (which runs in a east by west direction and is about 100 feet north of the dam). The East Boundary Line is the Eastern line of the campground and the West Boundary Line is the East Side of the RR ROW. What this tells us is that the second sawmill in Dorchester was located within the boundaries of this description and most assuredly lies right where Lake Dorchester now consumes space. My best guess is that it would be almost exactly where the Park Swimming Pool was located. Perhaps a bit further west at the water's edge is even more accurate as they refer to the mill as the Evans Stream Mill which I believe means that the stream delivered the log to the place where the saw could then start its attack.

By the end of 1875, the second sawmill in Dorchester was up and ready for business. It cost \$50,000 to built and included a planing mill, a double rotary saw and other dressing machinery. Sands Creek (named after Mr. Sands who had erected the first



sawmill in 1874) provided some of the logs to be delivered to the mill via the waterway. The combination of spring thaws and rains produced sufficient supplies of water which widened the waterways and created a good size current capable of transporting the logs. The Centennial Book states that the first year six million board feet of white pine were cut into lumber, shingles and laths. In January of 1880, R.C. Evans was appointed Supervisor of the Poor of Clark County with an annual salary of \$700. The book also states that the mill burned in 1880 and was immediately rebuilt. However, before we get into that, we must look at what happened in 1878.

W.H. Blades Sawmill - 1878 to 1879: In July of 1878; the Medford Newspaper reported that R.C. Evans of Green Bay Wisconsin regarding the Mill at Dorchester (one of the best on the line) has caused embarrassment at the present mill. Bad weather last winter has caused the mill to be placed under the management of W.H. Blades of Stevens Point. At this point, Matthew Wadhigh is the owner of the mill and either hired W.H. Blades to manage the operation for him or leased the mill to him. Blades is building a tram road which starts at the mill and runs nearly due east and when completed will be seven miles long. The road will bring eight million board feet of timber to the mill. Three heavy teams are hauling logs constantly which is enough to keep the mill running a quarter of the time.

Courthouse records reveal that on July 10 1878, a sheriff's deed awarded Matthew Wadhigh the following property for \$3437.57; as he was the plaintiff against R.C. Evans, John C. Nentle, W.S. Taylor and John Duncan. Property is described as follows; Northeast 1/4 of the Northwest 1/4 of Section 13 which lies East of a strip of land running parallel with and 100 feet on either side of center line of railroad and beginning northwest corner of southeast 1/4 of the northwest 1/4 running south along west line of said forty 396 feet; thence East at right angles to said line 525.8 feet; thence North 396 feet to north line of southeast 1/4 of the northwest 1/4; thence west 525.8 feet to the point of beginning containing forty acres and the Sheriff's Deed said that the property includes the Evans Stream Mill.

Sixteen months later via a second Sheriff's Deed, a second parcel of land was awarded to Matthew Wadhigh on November 12, 1879 and described as follows: Northeast of the Northwest (NE 1/4 NW 1/4) Section Thirteen (13) except a strip of land 100 feet on either side of the Railroad Track. This parcel would include the entire Dorchester Park and would be close to 40 acres in size. The two parcels together would equate to about 45 acres or there about.

On November 12, 1879, there was an foreclosure filed against Matthew Wadhigh and on January 29, 1880 Matthew Wadhigh Quit Claimed any interest he had in the property to John A. Stewart. John Stewart at the time was a trustee of the railroad. So after five years, the property was referred back to the railroad and I suspect this deals with the railroad not being paid sufficient amounts for the timber that was removed from their land.

O.D. Van Dusen Sawmill - 1880 to 1890: The railroad now owns the mill and they decide to lease it to O.D. Van Dusen. This has been verified by a newspaper article written in the Medford Newspaper in December 1879. It states that O.D. Van Dusen will open the mill on February 1, 1880. It goes further to say that he has one million board feet of timber presently at the mill and has multiple teams hauling more logs constantly. A February 21, 1880 article talks about how Van Dusen is banking 150,000 board feet of logs per day. In April, 1880 a complimentary article states that Van Dusen is cutting 40,000 to 45,000 one inch boards per day. In July 1880, Van Dusen established a logging camp three miles north of Dorchester and the harvested logs were shipped to the mill via railroad flatcars.

September came and the mill had proven to be quite successful but then tragedy occurred when fire totally destroyed the mill and all the equipment inside. In early October, Van Dusen stated he will begin rebuilding immediately and by November, the entire framing had been completed. The new mill was nearing completion before year's end and it was constructed at the site of the old mill. The equipment had arrived just in time for the early winter season was well underway. A later newspaper article stipulated that by February 12, 1881, the new mill was almost completed and that O. D. Van Dusen had already banked 5,000,000 board feet of logs and he was planning on banking another 2,000,000 before the season would end. The smokestack was raised on February 15, 1881 and the mill should be operating by the end of March 1881. The April 2, 1881 edition states that on Wednesday the Van Dusen mill was started up in order to turn off pulleys and the plant commenced full operations on Thursday. An September 24, 1881 edition states that Van Dusen will soon have his planing mill in operation.

On December 30, 1883, O.D. Van Dusen's mill boarding house was entirely destroyed by fire. The number of setbacks encountered by some of these early entrepreneurs would of caused most men to lose it but somehow back then, people were used to adversity and always seemed to struggle ahead one day at a time.

On July 25 1887, a telegraph message was received at the Medford Depot from Dorchester announcing that "The O.D. Van Dusens & Co's. Saw Mill was in flames and requesting that the Medford Fire Department come to the rescue. The mill was totally destroyed before the arrival of the engine and the flames were making slow but sure headway along a double slab pile to the lumber yard. The citizens of Dorchester took hold with a will at the pump and at no time was a stream needed that was not forthcoming. No power could of saved the town if the lumber yard had burned. The Van Dusen saw mill was rebuilt again at the same location and was ready to go by year's end.

In December of 1887; The Wisconsin Central Railroad Company completed the lengthened out of the old side track running through O.D. Van Dusen's mill yard and they have also built another branch near the planing mill to facilitate the loading of

dressed lumber. The mill or lumber yard and the planing mill were located across the street from Fuzzy's Bar as Van Dusen also owned a general mercantile where Fuzzy's Bar stands.

In April of 1890, an newspaper article reports that O.D. Van Dusen has begun tearing down his saw mill here and he will ship it to Fifiield as soon as possible. So the first four sawmills were located east of the railroad tracks but from this time on all future sawmills would be located west of the tracks except for the last two which were once again located on the east side of the tracks.

Kuentz Sawmill- 1886 to 1894: An article in the March 1925 newspaper talked about how 39 years earlier, as a young man (M.O. Hoffman) had just arrived in Dorchester by train. The date was 1887 and his brother Robert who had a farm west of Dorchester had convinced him to come to the promise land. Having just arrived in town from Germany in the early morning hours and with noone to meet him as the exact time of his arrival was not definite. He laid down on the grass near the tracks and went to sleep only to be awoken by the toot of the sawmills whistle. He indicated that there were two mills operating at the time and that two distinctive whistles were calling the men to work. The two mills were the Van Dusen Mill and the Kuentz Mill.

Kuentz had erected a sawmill in 1886 only to have it destroyed by fire in 1891. I have not been able to locate the details of this early mill but as always will keep looking . The only problem with this statement is that I cannot find any records of Kuentz owning land in that area until 1894. Once again I believe that the lands in question were railroad leased lands and not subject to Clark County's Recording Laws. This would explain the absence of those records.

A newspaper article of September, 1891 states, Fred Kuentz is erecting a large two story mill near the site of the old one; which will be used for a saw mill and for other manufacturing purposes. In May of 1892, the mill started up and it appears the mill will be running for some time with the number of logs banked. The two mills mentioned here would now be the fifth and sixth mills erected in Dorchester.

Henry Breed Sawmill - 1890 to 1902: The Centennial Book mentions the Henry Breed Sawmill but I was unable to find out any information except the possible time frame he operated the mill in Dorchester and a newspaper article mentioned that Henry left the area in September of 1903 having bought property in Hawkins. This would be Dorchester's seventh mill. Henry closed his mill in 1902 and went to work for the Ellingson Lumber Company Mill.

Westbrook & Putnam Saw Mill - 1896 to 1896: A January newspaper article stated that, farmers of this vicinity will please take notice that Westbrook & Putnam will buy logs this winter to be delivered at their new mill in Dorchester; notwithstanding all talks to the contrary. People should not listen to the talk of outsiders; who seem to

have an object in spreading falsehoods about the competency of the firm above. They ought to inquire at the right source and ask authorized agents of the firm.

Two articles in the February, 1896 Colby paper state; George Krakenberger had a lot of lumber sawed at the Westbrook & Putnam mill as he plans to erect a large barn on his farm as soon as the weather permits. Three accidents took place at our local mill within one week. Joseph Amo fell from the tramway to the ground and sprained his foot and Joseph Windmaisser had the middle finger of his left hand badly cut by a dog of the carriage falling on it. Both luckily carry insurance certificates which enable them to bear their misfortune more easily. John Fransen one of the employees of Westbrook & Putnam's Sawmill; had the misfortune of getting into the rope of the log-jack last week and breaking his right leg and dislocating his ankle. Dr. Nedry took charge of the unfortunate man; who will be confined to the bed for some months. Mr. Fransen formerly carried a certificate in an accident insurance policy but recently neglected to send in his assessment; consequently he is out of benefit now, much to his own regret.

A March, 1896 Colby article states that, J.F. Prosser of Colby was here on Friday to serve a summons on Westbrook & Putnam for a suit against them which will come before Justice Wicker. It has now become apparent that the cost of building the new mill far exceeded the capability to repaid the loans and creditors filed suit to obtain control of the mill property. John Rice and Brother Company filed a lawsuit in the amount of \$522.35 on January 21, 1896 for failure to pay debts incurred for construction of the sawmill. The suit was filed against the defendants James L. Westbrook, C.I. Putnam and M.N. Wood who are all co-partners under the firm name of Westbrook, Putnam and Company and the hearing held on June 19, 1896 held that payment had not been received for materials furnished, for work, labor and service performed between September 2, 1895 and January 21, 1896. Therefore, foreclosure is approved and the land and sawmill was sold to C.K. Ellingson on July 23, 1896.

An May 1896 article states, J.L. Westbrook, John Westbrook and Anton Patterson Families have again moved back to Rockton, Illinois from where they came about a year ago. Our sawmill is at a standstill and the probabilities are that it will not resume operations this season. Unfortunately, the mill was in operation for only two months prior to the foreclosure. This mill was located west of the tracks and south of the creek and would be Dorchester's eighth mill.

Ellingson Bros. Sawmill - 1896 to 1899: Cyrus Putnam sold a parcel of land to C.K. Ellingson on July 23, 1896 for \$1000 and which is described as follows: Commencing at Northeast Corner of lot deeded to Peter Schillig and running North along RR ROW to a point 185 feet South of south side of Street of Blocks 2 and 3; thence West 234 feet; thence South 758 feet to north line of Peter Schillig property; thence East 234 feet to POB and containing 4 and 7/100 Acres. Vol. 26 P 351. This parcel contained the Westbrook, Putnam and Company Mill. Apparently what happened was that the judge

awarded the property to C.K. Ellingson for a price which was probably an amount which would equal the fair market value of the property. It is suspected that the fair market value exceeded the debt of Westbrook and Putnam Company so that Mr. Putnam was awarded \$1000 for the property.

Ellingson Lumber Company - 1899 to 1902: Cliff K. and Emma Ellingson and Chris and Louisa Ellingson sold a parcel of land to Ellingson Lumber Co. On September 2, 1899 for \$5600 and which is described as follows: Beginning at a point where the West Railroad ROW meets the street south of Blks 2 and 3; thence West 254 feet; thence South to East and West Quarter Line of Section 13; thence East along quarter line 254 feet to RR ROW; thence North along RR ROW to POB. Even back then, there was some advantageous to have your company incorporated and this is what the Ellingson Bros. did when they sold their company to themselves. The Ellingson Lumber Co. was in operation until January 1, 1903.

Paulson and Stephens Sawmill - 1903 to 1909: Ole Paulson who was the General Manager for the Ellingson Lumber Company and Mr. Stephens took over the Ellingson Mill on January 1, 1903. An ad in the May 4, 1906 paper stated that the Paulson Stephens Mill had lumber for sale. The partnership between Paulson and Stephens was officially dissolved on July 30, 1909.

Ellingson Lumber Company sold a parcel of land which included the mill to Ole Paulson on December 31, 1904 for \$4800 and a warranty deed was issued on February 28, 1913. The parcel is described as follows: Commencing 185 feet South where the west edge of RR ROW meets the South line of the street; thence West 61 feet; thence North 185 feet to South side of the street; thence West 193 feet along south side of street; thence South parallel with RR ROW to Quarter Line; thence East along Quarter Line 254 feet to West edge of RR ROW; thence North along RR ROW to POB. Vol. 83 P. 674. So while Stephens was a partner in the operation of the mill; he was not a partner when it came to ownership of the mill and the land on which the mill resided.

In January of 1903, Henry Breed while working at the Paulson and Stephens Mill as a scaler; had his proboscis broken with a decking hook. The 1903 season for cutting opened on February 12 just 40 days after the partnership of Paulson and Stephens took control of the mill. The planing mill and heading factory includes up-to-date equipment with steam feed and the latest edger and trimmers. Daily capacity is 30,000 to 40,000 board feet. A March newspaper article said that the Paulson Stephens Mill will start sawing today and that there is enough work for 4 or 5 months. It also said that the whistle will be hard on the late risers and that a steam feed will be installed soon. They will give up their franchise to sell the Pattous Sun Prove Paint. Valentine Fleckenstein will be assigned the franchise and will sell the paint from his hardware store. An article from February, 1908 stated that the mill will hire 25 men starting Monday.

Ole Paulson Sawmill - 1909 to 1917: Ellingson Lumber Company provided a Warranty deed to Ole Paulsons on February 28, 1913 for \$4000 and which is described as follows: Commencing 185 feet South where the west edge of RR ROW meets the South line of the street; thence West 61 feet; thence North 185 feet to South side of the street; thence West 193 feet along south side of street; thence South parallel with RR ROW to Quarter Line; thence East along Quarter Line 254 feet to West edge of RR ROW; thence North along RR ROW to POB. Vol. 83 P. 674. The initial sale took place via a Land Contract and this deed simply stated that all of the money agreed to between the two parties had been paid.

A 1911 newspaper article stated that the mill shut down on July 1 as the season was over. In September of 1911 a fire destroyed 175 cords of slab wood. Fortunately the wind kept the fire away from the buildings. Paulson's Mill sawed 1,500,000 board feet in 1913 and so he was off to a good start. During the off season and prior to the 1913 season, he had his sawmill overhauled and repaired for the coming season. Two of their specialties for sale were sashes and doors. In May of 1916, a fire destroyed a large warehouse which was located right next to the mill. The warehouse stored lime, brick and cement. The 1916 season closed after the mill cut 665,092 board feet.

Nelson and Bery Sawmill -1906 to 1913: A January newspaper article stated that the Nelson Bery Sawmill will begin operations on January 19, 1906. This means that at this time, there were two sawmills running concurrently. On March 2, 1906, Ernest Fhatie the night watchman at the mill stepped into a hole and accidentally started the carriage. He was thrown forward and his hand came down on the saw. He ran to Dr. Nedry who solicited help from Dr. Crane and they patched him up. Going back to the mill, they found his hand twenty feet from the saw. In June of 1906, Mr. Nelson stated the mill will open a cheese box factory in a couple of weeks as they have men on hire who cannot be kept busy year round and they have wood for the boxes. In the May 3, 1907 edition of the Dorchester newspaper, it states that the shingle mill is up and running. In October 1907 the Nelson Bery Lumber Co. received a new feed mill and beginning November 1; they will be able to grind your grain.

A January 18, 1907 newspaper editorial stated that the cutting at the two sawmills in town could be the last big cut due to shortages of available logs. Both mills were expected to each cut about 2,000,000 board feet this year. The two mills mentioned was the Nelson Bery mill and the Paulson Stephens Mill.

K.A. Bery sold a parcel of land to John Bery on September 26, 1902 for \$1000 and which is described as follows: Commencing 416 feet South of the Southwest Corner of Block 13; thence South to Southwest Corner of the Northwest 1/4; thence East to West Line of land deeded to Ellingson Bros.; thence running Northerly parallel with RR 250 feet South of South Side of Street; thence West 150 feet; thence North parallel with RR 250 feet; thence West 502 feet; thence South parallel with RR ROW 350 feet; thence West 150 feet to POB. This parcel of land was located east of fourth street where

Dorchester Hardwoods lumber storage sheds now stand and was the location of the sawmill. This would be Dorchester's ninth sawmill.

Nelson and Bery sold their sawmill to J. Hoeft of Illinois and he will relocate it to Park Falls. Taken from the February 14, 1913 newspaper article.

Farmer's Building Supply Company - 1917 to 1922: Ole and Hannah Paulson sold the Paulson Sawmill to Farmers Building Supply Co. on May 16, 1917 for \$1.00 and other consideration. The parcel is described as follows: Commencing 185 feet South where the west edge of RR ROW meets the South line of the street; thence West 61 feet; thence North 185 feet to South side of the street; thence West 193 feet along south side of street; thence South parallel with RR ROW to Quarter Line; thence East along Quarter Line 254 feet to West edge of RR ROW; thence North along RR ROW to POB.

The Farmer's Building Supply Company's Saw Mill was destroyed by fire on July 23, 1922. Nothing was saved as it was detected too late for the fire department to stop it. This was the old Paulson Saw Mill as he was the one who sold it to Farmer's Building and Supply Company in 1917.

Clark County obtained control of the property due to unpaid property taxes as the buildings had all burned down and "The Farmers Building Supply Co. Of Eau Claire" no longer had any interest in the property. This parcel was sold to the Dorchester Fire department as described below.

Clark County sold a parcel of land to the Dorchester Fire Department on October 3, 1946 for \$20 (via a sheriff's sale) and described as follows: Commencing where West side of RR ROW meets street; thence West 254 feet; thence South to Quarter Line; thence East 254 feet; thence Northerly to POB except lands sold to Pierce and Stephens which is the North 185 feet of this description. The property was purchased by the Fire department to establish a wild life refuge; some say for hunting by the townsfolk. However, an ordinance by the village prohibited any such activity and in the early 1950s it was decided to ask the agriculture students of the high school to consider the property as a school forest and requested them to plant trees of various kinds within the boundaries of the property. It appears that this plan was put into effect but not before Bob Frausche (Teacher in charge of the Ag Class) requested and received a long term commitment by the Fire Department that the forest's use would not be changed to another function and thus the efforts of the students would be in vain.

The Dorchester Fire Department sold this parcel of land to The Dorchester Hardwoods Company on August 29, 1963.

Wheeler Timlin Sawmill - 1916 to 1922: A newspaper article in June of 1918 stated that the Wheeler Timlin Mill completed their season of milling in the village. This would of been Dorchester's tenth sawmill.

Wheeler Timlin Mill at Dorchester Destroyed - In 1921, the Wheeler Timlin Lumber Company Saw Mill at Dorchester burned down Sunday morning. Head Sawyer Frank Fiala discovered the blaze at 9:00 A.M. The flames were then climbing up the wall beside the boiler so it is thought the fire originated in an accumulation of dust somewhere about the boiler room. The plant was in flames so quickly that nothing could be saved by removal. The boilers, however remained in good condition. It is the plan of the Wheeler Timlin Company to rebuild and resume operations as soon as possible. The loss on the building, machinery and equipment will run close to \$20,000 according to conservative estimates. Insurance carried on the property was \$10,000. The mill was located on the lot across the street from where Fuzzy's Tavern stands.

From what can be sorted out from the records is that Wheeler Timlin rebuilt the mill in 1921 but the next year sold it to the Farmer's Building Supply Company after their mill on the south end of town burned down. The new mill would become the community's eleventh sawmill.

National Lumber & Cedar Company - 1921 to 1923: Funeral Services were held on Saturday for Ed Ruhmer 68 who died at Mercer on July 19, 1944. Mr. Ruhmer owned the National Lumber & Cedar Company here for two years about 23 years ago. He built the home now owned by Dr. And Mrs. A.W. Schief.

This is the only mention of the National Lumber & Cedar Company I found in the old records. It is not known what type of business Ed was operating except that by the name, one could surmise he bought and sold lumber products. Up until 1917, Ed was general manager of the Ole Paulson Sawmill.

Farmer's Building Supply Company Sawmill - 1922 to 1923: Operation of the mill on the railroad lot across the street from Fuzzy's Bar continued for two years until the O & N Lumber Company purchased the property in 1924. Unfortunately, these transactions all took place via the railroad leased program and the location of those records are not known.

O & N Lumber Company - 1923 to 1953: The O & N Lumber Company operated the sawmill for a few years before discontinuing that operation. The O & N Lumber Company was a retail lumber yard and would provide service to customers by selling lumber and cutting to size. They also had a construction crew and would handle all the activities of constructing a home or commercial building from top to bottom.

After 30 years, manager Fritz Kieser announced Monday that the O & N Lumber Company will close its door on September 20, 1954. The O & N Lumber Company



purchased Farmers Building and Supply Company in 1923 and Farmers Building and Supply grew out of the Wheeler Timlin Saw Mill.

Meyer Lumber Company - 1954 to Present: In July of 1954, Meyer Lumber Company opened here by the Meyer Brothers on a five acre piece of land across and to the north from Meyer Manufacturing. The three brothers, Alvin, Art and Paul have all kinds of lumber available for sale and are adding more all the time. A 230 foot building open to the east is on site to keep the lumber nice and dry. What started as a place to purchase 2 by 4's and plywood quickly turned into a wholesale and retail outlet selling all kinds of building materials. Today the product line includes electrical, plumbing, heating, lighting and almost anything you can think of. A large area of their business center accommodates equipment which can be leased by the hour or day. The two good looking fellows (Duane and Dale) who owned and operate the lumber center are the second generation of Meyers who owned this and other businesses in Dorchester.

The Dorchester Hardwoods Company Sawmill - 1963: The Dorchester Fire Department sold a parcel of land to The Dorchester Hardwoods Company (a wholly owned subsidiary of The Bennett Company) on August 29, 1963 and described as follows: Commencing where west side of RR ROW meets street; thence West 254 feet; thence South to Quarter Line; thence East 254 feet; thence Northerly to POB except lands sold to Pierce and Stephens which is the North 185 feet of this description. Vol. 209 P. 552

In July of 1964, Robert Holtz manager of the company said that the local lumber kilns can handle fifty thousand board feet" and that Dorchester's new industry "Dorchester Hardwood Lumber Co. Inc." would go into production in the near future. Plant equipment is on the site and work on the first kiln would be finished soon. Only the roof was lacking the first of the week and that was to go on during the week. The structure is a double kiln with a capacity of 50,000 board feet. It is 18 ½ feet high and 20 feet square. Lumber will be dried in a temperature of approximately 170 degrees; heated to that temperature by a 100 hp boiler. Housing for the boiler will be erected immediately after the kiln is completed. Air in the kiln will be heated by steam circulated through a system of pipes. The boiler has capacity to heat air for three kilns the size of that now on the property.

Bennett Daniels Lumber Company - 1965: A transaction was completed Wednesday December 1, in Milwaukee whereby the Bennett Lumber Company of Milwaukee and the Daniels Hardwood Lumber Company of Chicago became the Bennett-Daniels Lumber Company Inc. Of Dorchester. Principals in the merger; effective as of December 1 are Tyler Bennett and Robert Daniels. Dorchester Hardwoods produces the kiln dried hardwood lumber which the parent firm distributes in 48 of the 50 states. Capacity of the Dorchester Hardwoods Lumber Company was doubled in an expansion of facilities built in late summer. John Kauppila is manager of the firm which employs a dozen or so local residents. Mrs. Ruby Blume is bookkeeper.

Nor-Wisconsin Hardwoods Inc. - 1975 to 1989: Nor-Wisconsin Hardwoods Inc. located south of the Bennett Daniels Office Building is in the process of erecting a new saw mill (October 1975). It will cost \$200,000, will contain two or three structures and will be located on a three acre site. In addition to the regular machinery required to operate a saw mill; equipment will include a chipper used to manufacture particle board, a \$25,000 debarker and a electronic saw. Sawdust from the mill will be sold for manufacturing bathroom furniture. This mill would be Dorchester's twelfth sawmill since the first one was erected in 1874.

Northwest Hardwoods - 1986 to 2006: A division of Weyerhaeuser, Northwest Hardwoods took over the operation of the Bennett Daniels Hardwood Company and the Nor-Wisconsin Hardwoods Inc. in 1986 and in 1989 the company erected a large structure which contained the most modern, high speed, high tech sawmill operation available up to that time. The sawmill erected in 1975 was dismantled.

Today the sawmill accommodates all kinds of hardwood logs; beginning with red oak, white oak, hard and soft maple, butternut, cherry, hickory, basswood, ash, white and yellow birch. Fourteen million board feet are sawed each year with up to 20 per cent of the product going over seas; mainly to Europe and Asia. The sawed lumber is generally used for furniture and cabinetry making both here and abroad. The size of the logs that arrive from Minnesota, Michigan and Wisconsin can range from 8 inch to 30 inches in diameter with the average log measuring about 14 inches. Today's sawmill operates year round and Northwest Hardwoods is using a high tech 3-D camera log scanning capability which determines the best cuts to make out of each log thus ensuring maximum return on the investment. The saw itself is a McDonough 13 inch wide double cut band saw which cuts in both directions and ensures no time is wasted. This is the thirteenth mill erected within the Village of Dorchester.

The dry kiln operation contains 17 physical dry kilns and together contains 750,000 board feet at any one time. Temperatures required to thoroughly dry the wood can range from 100 to 150 degrees Fahrenheit and the length of kiln time varies greatly depending on thickness and species of the wood but can range from 7 days for basswood to 6 months for oak. The kilns are fueled by wood dust which the plant obtains from its sawmill operations and the backup if needed is provided by the Wisconsin Energies Corporation in the form of natural gas. The wood dust greatly reduces the expense of drying the sawed lumber; especially in these times of high energy costs.

The Northwest Hardwoods Division of Dorchester owned by Weyerhaeuser Company is under the control of the General Manager Dan Hiipakka. A short story about Mr. Frederick Weyerhaeuser and the late 19<sup>th</sup> century when he took over control of vast timberlands in the State of Washington. Mr. Weyerhaeuser purchased 900,000 acres of very good timber land from the Northern Pacific Railroad Company for 5.4 million dollars. Now this presented a real problem for him; a huge demand and market for his

product but no way to get it there. The market was in the fast growing area of Los Angeles but no railroad or road structure could be hacked out of the mountainous region which laid directly in the way. A fellow by the name of Benson who owned a large sawmill in the San Diego area and Mr. Weyerhaeuser studied the problem and came up with a solution. They would build a raft and float the logs down the coast via the Pacific Ocean. Most people called them looney but they were calling the shots and the price being paid for lumber was at an all time high, especially in the southern part of California. Engineers were called together and after a few days of consulting with each other; it was decided to build rafts or for a better word cribs with vertical outside walls 20 feet high. The rafts would be of wood frame structure and would be 1000 feet long and 100 feet wide. Logs would then be placed inside these cribs horizontally being very careful to over lay the ends to ensure the logs would add strength to the overall contained encampment of timber. The logs once place inside the crib area would be wrapped with huge chains and tightened with winches to ensure there would be no movement during the long trip. Each raft contained enough lumber to build 500 homes and equaled 250 tons in weigh. The raft would be encouraged and gently guided by boats which hauled the logs some 1100 miles without a major interruption or accident. This method of transportation proved unusually successful and the rest of the story about Mr. Weyerhaeuser has been well documented.

In the days preceding the turn of the 20<sup>th</sup> century; lumbering was done with axes and two man saws. Mr. Weyerhaeuser started his company by purchasing a defunct sawmill in the east, then operated in Wisconsin for a number of years before heading to Washington. The larger trees there demanded larger saws and to avoid cutting through the thick hard trunks; the trees would be cut from 10 feet off the ground.

Today's high tech timber harvesting machines are something out of this world. One day while watching a documentary on the TV screen; it was incredible to see first hand how one machine has put many people out of work. As stated before, one views progress in different ways. A skilled manipulator of one of these machines actually harvested 172 trees in one hour, 1560 trees in one day. That includes not only removing the tree from its attachment to the ground but the entire delimbing process plus cutting the tree into 10 foot sections. This is an official record, according to the organization that represents the timber industry.

## Chapter 24

### History Of Dorchester Schools

The Dorchester Public School System - 1874 to 2006: Construction of the first public school in Dorchester started almost immediately after the title of Dorchester was first applied to the hamlet housing the small group of inhabitants in 1874. By the fall of the year, a small log framed one room schoolhouse was built and ready for occupancy when the first class ever began their studies. Principal of the eight grades was Mr. Ronald Lamont and the two teachers that year were Miss Mable Varney and Miss Emma Vangness.

1876 - After just two school years and 100 students later, the small schoolhouse was overflowing with eager young minds and it became necessary to build a larger capacity schoolhouse. Beginning the fall school season, a large two story schoolhouse was up and ready for the purpose it was intended; to provide youngsters with the beginning of a better life. The original 1874 school was moved to the back of the lot near the alleyway and from that time on until 1903, it was used as a woodshed. The school property was located on Avon Street at that time and today the address would be 231 South Second Street. Today the home of Jim and Loretta Jantsch occupy the lots of where the old schools stood.

1878 - The school year flourished under the tutorship of George C. Carley and Miss Florence Winchester; both of whom were competent teachers.

1890 - The school consisted of three departments (grammar - 1st and 2nd grade) (intermediate - 3rd - 4th and 5th grade) (primary - 6th - 7th and 8th grade) and the school board consisted of three members; Ed H. Winchester - August Homsted and Henry LaBossier.

1895 - Before the turn of the century, the population of Dorchester had already reached 500 people and some would say that this community was full of energy unlike that of any place they had visited or unlike that of any town on the line.

1903 - It became necessary once again to expand the schoolhouse and a large two-story addition (the size of the original building) was added onto the South side of the 1876 building. By 1906, the enrollment reached 129 students and at this time a three year state-free high school was included in the school program. Non-residents paid \$2.00 per month tuition. Teacher salaries were \$400 per school year. In 1908, the 11th grade was dropped and this made the high school a two year program.

1915 - Baldwin Mehner of Fond Du Lac was in the village the week of August 16 regarding the erection of the new school; his plans and specifications for the building

have been accepted by the building committee. Baldwin was a well known architect in the area and being a local boy made him the committee's choice to design and engineer the new school which will house 12 grades of eager minds. Baldwin, uncle of Ernie Mehner of this village was also selected by the Taylor County Board to design and oversee the construction of the Taylor County Courthouse.

1916 - A two and one half story brick structure with basement was built for \$15,000 on the North end of town. The new school supported ten grades until the first 12th grade graduation was conducted in 1925. The 1876 school along with the 1903 addition was purchased by A.C. Gutwasser and moved to the lot where Ron and Judy Robida's home now stands. This huge structure was moved by horse power in 1918 and became Paulson's Garage in 1924. It burned down in 1959 due to a fire of such immense heat that the firemen had to fight the fire from 100 feet away.

1924 - The 1924-25 senior class of Dorchester High School would become the first class to complete all twelve grades in Dorchester as prior to this time; education was available only for the first ten grades and those wanted to extend their knowledge beyond that point would travel to Abbotsford or Colby to complete their last two yrs.

1928 - The graduating class in May was the first class to receive a high school diploma after successfully completing twelve years of requirements. The school had just been accredited thus those seniors who passed their examinations could lawfully receive their sheepskin. During the previous four years from 1924 to 1928, seniors would be required to take additional examinations after completing their twelve years in order to receive their diploma. The diploma was necessary for those who wished to attend schools of higher learning or in some cases earn the right to obtain a job that could lead to higher wages.

1935 - The Dorchester State Bank sold a parcel of land to the Joint School District No. One of the Village of Dorchester described as follows: Commencing 66 feet Northerly and 7.5 East of the Northeast Corner of Lot 1 Block 4; thence Northerly 112 feet to the POB; thence Westerly 188 feet; thence Northerly 63 feet; thence Easterly 197 feet; thence Southerly 60 feet to the POB (where the parking lot north of the bank now resides). This parcel was sold on October 1, 1935 for \$2000 and was known as Esser's Hall and which was used by the School District as a gymnasium and used by the Dorchester Red Devils Basketball Team. The Joint School District sold this parcel to Neal Smith, Inc. On June 13, 1951.

1938 - Dorchester High School added agricultural studies to the curriculum beginning September of this school year. The two parochial schools will teach 99 students this fall (75 at St. Louis and 24 at St. Peter's).

The Ag Department consisted of a large shop area where the young men of the time learned how to repair their family's tractors. They learned how to weld a repair to

their bottom plow and other farm equipment which needed some renovation. The farmers at that time worked hard but with a large family to raise there never was much extra money to buy new equipment. The old equipment worked just fine thank you but a little repair now and then was needed to preserve the equipment for another year. The boys would also use the shop to work on their cars during and after school hours. A classroom and milk testing laboratory was also part of the Ag building and the boys would learn how to test their family's milk and label which cow the milk came from. Once it was known which cow was doing the best or more importantly which cow was doing the worse, a decision could then be made as to whether the cow should be butchered for meat or perhaps changing the feed ingredients would cause the cow to produce better results.

1939 - With the new state law now in effect; school buses would be required to pick up students who lived in the rural areas providing each child with the same opportunity to have an education. This began with the September 1939 school year. Prior to this time, the students were on their own as to how they arranged transportation to the school. It was not uncommon that due to the hardship of getting to school; many students would not attend the high school and they would forever lack the knowledge that a high school would provide. Once the bus service was implemented, attendance increased dramatically. The 1939 school year had 50 Freshman, 30 Sophomores, 31 Jrs. 15 Seniors, and 54 in grades 1 thru 8 for a total of 170 students in all 12 grades. Oscar Laack was hired to be the first bus driver. Some of the other bus drivers who took their job very seriously were Bo Martins, Henry Froland, Don Tessmer and Ed Werner.

1941 - Just before the United States entered a conflict which was to last four years, the Ag Building was erected. Since agriculture studies had been a part of the curriculum for the past three years, it was appropriate to have a suitable classroom so the best results could be achieved.

1942 - M.S. Sorenson went to Eau Claire to get the new bus for the local school and the following year in 1943; M.S. Sorenson (School Board President) stated that the school bus will run again this year. A new 24 passenger school bus will be purchased and the 42 passenger bus will be sold to the Marshfield School District as it is too big to maneuver on the roads in the winter and spring. In the meantime (until a new bus can be procured and modified with seats) Max Kronschnabl and Gordy Schief will pick up the school kids with their passenger autos.

1943 - The Village of Dorchester and the Dorchester School District jointly purchased the Hinke Ball Diamond Lighting System in October and the poles will be extracted from their present location and moved to the ball diamond west of the school building.

1946 - The fire department acquired the old mill property in October of 1946. Purpose is to make a wildlife park at the site and assistance to accomplish this task and manual help is expected from the Ag Students of Dorchester High School.

1947 - It was decided to change "The Dorchester Spartan's Name" to "The Dorchester Red Devils" for the 1947 - 1948 school year. Clarence Vircks chairman of the Commercial Club on arrangements for the club's annual banquet honoring the local high school basketball team; announced today that Ted Fritsch, fullback with the Green Bay Packers has been secured as guest speaker for the annual event.

1950 - Construction began on a new Dorchester Memorial Hall which will be comprised of a beer bar, four bowling lanes, bathrooms, dressing rooms and dining counter which will be located in the lower section of the structure and a large gymnasium, kitchen, stage area, coat room, and bathrooms on the second story. An agreement between The Village of Dorchester and The Dorchester School District has been reached whereas the School District will lease a portion of the building for athletic and drama activities.

1950 - After busing the rural kinder for 12 years, it was time to erect a permanent home for the buses which were exposed to all kinds of weather. A large three bus garage was erected to the north side of the agriculture building during the summer months of 1950.

1952 - The school board announced that Home Economics has been added to the high school curriculum beginning September of this school year; just in time for the 1956 graduating class. A new classroom will be needed and it will be erected as soon as possible by Steel Structures Inc. of Medford for a cost of \$7,834. The room will be attached to the northeast corner of the existing school building.

1953 - An one-story addition was added-on to the main school building in 1953 to support a new home economics department. Over the years, the girls and one boy were now able to bake bread and make all kinds of delicious cookies, candies and other edible foods to their liking.

1957 - A second story was added to the 1953 addition and this new room was equipped with the latest in science equipment and thus the first science lab was created. Science had always been a part of the school curriculum but now this afforded the students the opportunity to demonstrate their skills by showing others how to dissect real aquatic creatures. As I remember it, the girls never did get used to the cutting up of frogs.

1962 - This solidly built brick schoolhouse accommodated the times until 1962 when the last graduating class was held in May. Mary Patricia Jantsch received the very last diploma ever released by the school. The Dorchester School District merged first with Abbotsford and the two schools were known as Dor-Abby. On July 1, 1964 the Dorchester School District merged with the Colby Public School System and that is the way it remains today in 2006. From what I have heard and from what I have discovered in the newspapers of the early and mid 1960s; one could easily write many pages describing those frustrating days which deals with first the consolidation of the

Dorchester and Abbotsford School Districts and then later the consolidation of the Abbotsford and Colby School Districts. However, due to the subject matter, this writer decided that not one more sentence be written on the topic as there is absolutely no historical value to be derived from further review.

1967 - The old brick school was razed except for the 1953 and the 1957 additions which were still quite new and could be utilized for other purposes. The 1953 addition (The Home Economics Room) was utilized first as the Dorchester Library and then in 1995 it was converted into a village office for the clerk/treasurer; which it remains to this day. The 1957 addition (The Science Room on the Second Story) is used for general storage by the village. The Ag Building and Bus Garage owned by the Colby School District still stands today and is used by the Colby School District and the Village of Dorchester for general storage requirements.

Today the Colby School District supports a Kindergarten through fifth grade public school in Dorchester. The present schoolhouse was built at a cost of \$94,000 in 1960 and is comprised of seven classrooms, a library, custodians room, two lavatories, office, rooms for special teaching classes and a gymnasium/dining area and kitchen which was added in 1966.

Two other schools provided education to the children of the community and the surrounding area.

St. Peter's Lutheran School - St. Petri Stift Gemeinde (the German name for St. Peter's Lutheran Church) was first established in Dorchester in 1877 and from the very beginning there was an interest in giving the growing generation a thorough Christian training and to establish and maintain a parochial school.

When completing the 6th grade or around the age of twelve, the children of St. Peters were required to drop out of public grade school and attend religious instructions full-time or until they were confirmed. Usually this would take two years. This practice continued from the early years of the church until 1923 when the parochial school was started. Enrollment for religious instruction varied from 23 in 1894 to a high of 40 in 1907. Classes were taught for more than two decades in St. Peter's first church building which was erected in 1883. After building the new church in 1903, members decided to demolish the old church; thus establishing the need for a school building.

1904 - It was decided to purchase the original public school building for \$205 (built in 1874 and at this time was being used as a woodshed) and this would become the congregational schoolhouse.

1923 - On September 24, 39 students registered for the eighth grades at St. Peter's school which for the first time offered a complete series of classes. The little white school as we remember it continued providing educational to students until 1952 when



the student enrollment had dropped to 13. The empty school building was used from 1952 to 1965 for meetings, choir practice, music lessons and summer bible school. The old schoolhouse was sold to John Busse in 1965; who then dismantled it and moved it to the Busse farm where the materials were used to build a garage which still stands.

### St. Louis Catholic School

St. Ludwig's Church was first established in 1878 and later was changed to St. Louis Catholic Church.

1913 - The first school was organized and the first classes were held in the church building pending completion of the new brick school.

1914 - The first classes in the large two-story building were held in January and it was said that 70 bright eyed and ready to learn children were in their seats and waiting for instruction. The building contained two large classrooms (each room being able to contain 32 two person desks) one on each floor and a large music room in the basement. The east side of the structure contained a convent sufficient to maintain up to eight bedrooms on the second story and a large kitchen, living room and dining room on the first story with washing facilities in the basement.

Studies continued throughout the years and there were always nuns available for classroom instruction. The number of nuns varied from two to six depending on the need with as many as five nuns doing the teaching and of course there was always a nun to provide good nourishing food for the other nuns.

1957 - In July, the cornerstone was laid for a new one story school. The number of students had gradually increased and a new facility was needed to accommodate the 180 students. The new school had all the space required for the students as well as a principal's office, music and computer room. The cost for the new school was \$100,000, a large amount for the small parish but with the religious training that was provided along with a good all around education; it was deemed a good buy.

As of this writing the school has been providing education non-stop for 92 years. With the advent of the smaller family and the family dedication not what it used to be, enrollment has gradually decreased in the school year 2004-05 to 18 students for grades 1 thru 6. It is anticipated that the school year 2005-06 will be the last year for St. Louis School as the number of students is expected to be around 13, not enough to maintain a viable educational facility. The last nun was Sister Agnes and she departed in 1983. Classes are taught by lay teachers who are very dedicated and who do a wonderful job of imparting knowledge. St. Louis Catholic School goes on. How long only time will tell. The original school that was built in 1913 was razed in 1984.

## Chapter 25

### History Of Footwear (Making-Repair-Sales)

Shoe and boot making today is all done by machine with steel tipped attachments performing the difficult bending and shaping of the heavy leather. Holes for laces are made by penetrating the leather piece with a thunderous clap of the automatic punch machine. Heavy duty sewing machines place the pieces of leather together with a smooth almost symphonic flow of thread from beginning to end.

Just imagine in 1885 when the entire shoe making process was performed on site by a master whose hands were already showing signs of a crippling disease. At first there were no machines at all, only hand tools maneuvered by an artist of the trade. Boots were made for the men and there was a reason for this. Boots kept out dirt, mud and water as the man worked in the woods, the sawmill or on the farm. When it rained, the streets of the community became extremely difficult to get from one side to the other. Boots, due to necessity became the footwear of the day. Shoes with laces or hooks were produced for the ladies and children of that era. Now these shoes were unlike those of today for they extended above the ankle area and functioned much like a boot did for the men.

Shoes were produced in advance by the shoemaker so that a ready supply would be available for the buyer who could not wait for custom built and fitted footwear. To ensure that a shoe would fit exactly perfect was not a primary concern for the customer of the day. Shoe and boot production for one man can be measured by the comment of Charles Fessler (a very able shoe maker) when he said; he made 40 pairs of boots and 34 pairs of shoes in eight months time with each pair averaging \$5.00. That comes to ten pair per month or one pair every three days. Considering the techniques available, this production level would be considered quite satisfying. The seventy four pair produced a revenue of \$370 for the eight months plus whatever he received for the repair of footwear during that time. It is not know what a sheet of leather cost so it is not possible to know for sure what his net return would of been. However, I believe the raw materials would be about \$1.00 per pair of shoes plus another dollar for all other associated costs; leaving \$3.00 per pair for profit which could be utilized for rent , taxes, food and the like. Later on shoes would be purchased from the big factories located to the south and the manual labor although not eliminated; would be reduced substantially and be limited to repairs and for custom made boots and shoes. The ladies preferred the shoes from the big factories as the variety of styles and later, colors provided choices not available before.

Sheets of leather were sold by general mercantile stores just like any other product would be. Initially, the number one buyer of leather sheets were purchased by the harness maker and secondly the shoe maker. In some cases, these two professions

were performed by one and the same. After all, both dealt in the manipulation of leather with the shoe maker probable being recognized as more of an artist than the harness maker.

Tanneries used for the production of leather were introduced early into the area. Huge tanneries were located at Medford and Perkinstown and even Dorchester had a small one. Hemlock Bark was needed for the tanning process and this area had more than enough to accommodate all the tanneries that could be built. Cow hides from the Chicago Stockyards literally would come north by the trainload and be deposited at the different tanneries for the lengthy process of tanning. The tanned hides (leather) would then be shipped back to the cities for the manufacturing process. Many important items were made out of leather in the early days with boots and shoes being one of the most important. Once again, describing shoe stores chronologically by location seems to be the best way to display the data.

First Location - Boulais's Shoes and Boots - 1877 to 1881: Joseph Boulais first arrived in Dorchester during the year of 1876 and early in 1877, he established a shoe and boot shop involved in both the making and repair of footwear. He constructed a commercial building on Lot 10 Block 4 which was located where Cheryl's Razor's Edge stands on South Front St. He purchased this lot from John R. Caligan on March 14, 1876 for \$75. In 1877, Joseph and Felicity merged their business with Henry La Bossier and it became known as "Boulais and La Bossier General Merchandise". Shoe making became a secondary business to that of the General Mercantile. However; there was a need for an expert shoe maker and Joseph continued in that aspect of the business until January of 1880. Joseph Boulais sold his interest in the business to Henry LaBossier in July, 1881 for \$500. At this writing, it is not known if Joseph stayed in the area and continued in his trade or if he moved onto greener pastures.

Second Location - Paul Terrie - 1880 to 1882: At the time that Joe Boulais decided to discontinue the shoe business; he had an assistant by the name of Paul Terrie. Since Paul was out of a job and a good maker of footwear; he decided to establish his own shoe business and this he did in the little store to the south of the Boulais and LaBossier Mercantile (located where the north part of Pinter's Packing Plant stands.

Third Location - Charles Fessler - 1880 to 1913: Charles Fessler was in the shoe business almost from the time he arrived in Dorchester in 1880. He came from Sheboygan where he mastered the shoe business. During the 31 years that he occupied a place in the village; he was in and out of the shoe business. He would sell his place of business, then repurchased it later on. He and his wife Sophie erected a saloon, converted that into a general mercantile store and he had his shoe store in this building as well (located where the Ken Mohan residence now stands). Charlie was a man who wanted to try different things. Charlie as he was called, was elected the first Village Marshall in 1901 and part of his duties each night was to light the oil lamps placed at the junction of two roadways along front street and to snuff them out just as

the light of the new day was creeping into view. However he always came back to the shoe business and he died in his place of business on January 13, 1913. A fire started in his shoe shop and the heavy smoke in the building caused his death by asphyxiation.

Charlie had more than one location where he operated his shoe business but for most of the 30 years, his store was located on a parcel of land 15 feet wide by 28 feet long and which was just to the east of Dr. Foley's Office Building. There were times when he owned the property and times when he leased or rented the building. Today the land is used by the Village of Dorchester to park their vehicles during the summer months. Charlie constructed the two story commercial and residential building where he died in 1913. The lower portion of the structure became "Fessler's Shoe Store" while the upper portion became living quarters for the Fessler family.

Frank and Wilhelmine Fitzlaff - 1893 - 1909: Frank Fitzlaff and Wilhelmine Fitzlaff purchased the property from the Fesslers and operated the shoe store for awhile. It is not known how long the Fitzlaffs operated the business before leasing the building back to Charlie Fessler. The Fitzlaffs sold the 15' x 35' parcel of land to Ida Wieden on March 23, 1909 and Charlie Fessler then leased the building from Mrs. Wieden.

Fourth Location - John Burger - 1903 to 1905: John Burger rented the Miltimore House at the corner of Main Street (First Avenue West) and Avon Avenue (2<sup>nd</sup> Street) and opened up a shoe store on September 1, 1903 (located where Jean Goessel's House now stands).

Fifth Location - Skruvani's Cash Shoe Store- 1905 to 1909: Joseph and Sarah Kronschnabl sold a parcel of land to Louis Skruvani on February 28, 1905 for \$125 and described as follows: Commencing at a point 66 feet Northerly of the Northeast Corner of Lot 1 Block 4 and 138 feet 10 inches West to the Point of Beginning; thence North 50 feet; thence West 23 feet; thence South 50 feet; thence East 23 feet to the POB. This parcel more readily defined as Out lot 19 of Assessors's Plat "A" and would become known as the Midway Telephone Company building and Mehner's Paint Shop. It was located directly to the west of Sebold's Garage.

Louis Skruvani borrowed \$500 from the Abbotsford State Bank on January 22, 1906 and the loan was repaid on May 20, 1908. The money was used to construct a small 1 ½ story building which worked quite well for a shoe store. Inventory included the basic footwear needed by the men and ladies of the community as well as footwear required by the hard working farmer and sawmill worker. The store was called "Skruvani's Cash Shoe Store".

Sixth Location - Skruvani's Cash Shoe Store - 1909 to 1912: Louis Skruvani sold Out Lot 19 (23 feet by 50 feet) to Orlando J. Koll on October 2, 1908 for \$100 and in March of 1909; he relocated his shoe store to the small store north of Fred Martens Saloon and he stayed at this location for four years (where the old post office stands).

Seventh Location - Skruvani's Cash Shoe Store - 1912 to 1919: In 1912, Louis Skruvani moved his store into the Froland Building and two years later on July 13, 1914; he purchased the building for \$1600. Business had been good and Louis felt comfortable in undertaking additional expense to purchase the building at this new permanent location. This was a grand location and the property would in later years become known as "The Weix Building". Louis Skruvani was a shoe man and immediately converted the building (which had previously been used as a General Mercantile) to that of a retail shoe store which consisted of sales and repairs. He took out a huge ad in the Dorchester Herald advertising big discounts. He also rented the LeClaire Opera House and offered anyone who purchased a pair of shoes (for at least \$2.50) a free ticket to the dance. The next week's newspaper stated that the results of the Skruvani Free Dance was received with less enthusiasm than expected.

The writer was given a happy new year post card from 1915 which advertised the Skruvani Shoe Store. The card says "Start the year right and come to our store when you need SHOES. We sell only the best makes and stand behind the Shoes we sell with our money and reputation. Happy New Year". One other saying is "The Live Wire Dealer in SHOES, RUBBERS and GENTS FURNISHINGS". The transition from making shoes locally to the retailer buying shoes and then reselling them had been completed. People had become accustomed to selecting the type of shoe they wanted from many different styles. Variety was the name of the game and slowly the old days were changing from single production units to mass production merchandising. Today we call it the capitalistic and free enterprise system.

The shoe store was closed when Isabelle Chmazunski (formerly Isabelle Skruvani) received the property (40.5 x 75') as part of a divorce settlement and sold the property to Henry Hagen on April 12, 1920 for \$2750. This sale included the store and all the fixtures, counters, etc. Henry Hagen leased the building to A. Kotzin for a couple of years and in 1923; he leased the building to Louis Homsted and his mother who operated a Drug Store there until Mr. Hagen sold the building in 1927 to M. Weix.

Eighth Location - Joseph Eichenseer - 1913 to 1914: A newspaper article states that Joe opened up a shoe making and repair shop in the Charlie Fessler Building in April of 1913. He left the shoe business in March 1914. The Fessler Building was located on Lot 20 Block 3 at the extreme east end of the lot (east of where Dr. Foley's Office was at that time). This was after the January, 1913 fire which killed Charlie Fessler.

Ninth Location - Rozalsky's Shoe Store - 1914 to 1916: Joe Rozalsky rented the building west of Dr. Foley's Office and opened up his shoe shop in April of 1914. Nothing more is known about Joe; if he stayed in business or went to another location in Dorchester.

Tenth Location - Kotzin's Dry Goods - Clothing and Shoe Store - 1915 to 1919: A. Kotzin announces to all the people of Dorchester and vicinity that he has opened his store on Front Street (located where the old post office now stands). He also states

that the highest prices will be paid for hides and furs. Article of September 10, 1915. A. Kotzin relocated his shoe and clothing store to the building next to the Block Hotel (Weix Building) on March 28, 1919 and continued his operation there for two years.

Eleventh Location - Smith's Shoe Repair - 1917 to 1918: Joe Smith arrived from Spencer to fill a gap as there was only one other shoe store at the time in Dorchester. However, after one year Joe took down his sign and returned to Spencer. Guess the locals preferred doing business with someone they knew. It is not known where Joe operated his store.

Twelfth Location - Heidtke's Shoe Repair - 1921 to 1925: Otto Heidtke's shoe repair store was situated in the John Schmitt Annex (Lean To of Chuck's Rustic Inn) from 1921 to 1925.

Thirteenth Location - Heidtke's Shoe Repair - 1925 to 1927: Otto moved his shoe store from the Schmitt Annex to the backroom of Esser's Saloon in October of 1925 and stayed there two years before finding a more suitable location.

Fourteenth Location - Heidtke's Shoe repair - 1927 to 1948: Esser's Saloon served as Otto's shop for two years and when Dr. Crane left the community; Otto took over his old office building located just north of the Dorchester Co-op Building. Otto stayed at this place for 21 years before purchasing the old Wm. Chamness Building; which he acquired from the Christina Trestor Estate.

Fifteen Location - Heidtke's Shoe Repair - 1948 to 1952: The Estate of Christina Trestor sold the East 30 feet of Lots 19 and 20 (located where Louie and Hilda Boxrucher reside) to Otto Heidtke on October 22, 1948 for \$500. What had been a millinery shop for many years was now converted into a shoe repair business. Otto lived in the one room apartment located at the rear of the shop. There was no better tradesman skilled in the art of making footwear from raw leather than Otto was. I remember many times taking shoes there for him to repair. One would take in a pair of old dilapidated worn out shoes and walk out with a pair that looked like it came straight from the factory. Yes indeed, that man knew his way around the edges and shapes of shoes. Four years after Otto opened the shop, he passed on and the Estate of Otto Heidtke sold the East 30 ft of Lots 19 and 20 to Christina Vetter on May 1, 1952.

Sixteenth Location - Reichersamer's Shoe Repair Shop - 1931 to 1934: Ludwig Reichersamer was a German Boy and he started a shoe making and repair shop in space he rented from Rudy Ulrich in what was called the "Kaage Building". The newspaper article of the time says that Mr. Ludwig Reichersamer, our new shoe man situated in Rudy's building, arrived here from St. Paul and opened up for business Monday. He has been in the shoe business all his life, starting as an apprentice at the age of nine, so naturally he is an expert repairman and shoemaker. He was employed for two and a half years at St. Paul prior to coming here. After a few years, he departed the scene.

Seventeenth Location - Reicher's Shoe Shop - 1932 to 1934: L. Reicher called his shoe store "The New Shoe Store" which he opened in January of 1932 according to a newspaper article of January 22, 1932. The location is unknown.

Eighteenth Location - Ben's Shoe Shop - 1934 to 1953: Rudolph and Ariel Ulrich sold the East One Half of Lots 14 and 15 Block 4 (located where the East end of the old fire hall now stands) to Herman and Minnie Kaage on March 24, 1945 for \$800. The first story had years before been converted into a commercial space and the second story now functioned as an apartment in which the Kaages lived. Ben Gall had rented space from Rudy Ulrich ever since October 16, 1934 for his shoe repair business. The Kaage's daughter, Marie had married Ben Gall 20 years before and now Ben was looking for a space so he could display his trade of shoe making and repair. This location was perfect as it afforded the Galls to be close to her folks who were up in years and needed a little help now and then. Ben continued his shoe business at this location until 1952 when the Kaages sold the property to another daughter Helen.

Nineteenth Location - Ben's Shoe Shop - 1953 to 1955: Ben relocated his business to Lot 9 Block 4 in January of 1953 which was the lean-to addition attached to the North side of the Star Hotel (Chuck's Rustic Inn) and where years earlier Ed Werner had the Clover Farm Grocery Store. In December of 1953 less than a year later; he moved back to the Kaage Building where he stayed for another three years until April of 1955. He then retired from the busy schedule he had kept for so many years as he had a physical handicap which prevented him from being as active as he would of liked.

During the late 1940s and early 1950s, Ben and Marie would show outdoor movies on the street. The street would be blocked off and the movie machine would project the images on a large sheet hung first on the Kaage Building located on West 1<sup>st</sup> Avenue and then later in front of the bank building on South Front Street. At this site, the sheet would be hung on the old bandstand in the small park which was on the east side of the street. The kids could not wait until the night of the show and they always appreciated what the Galls had done for the community and its youngest citizens. Ben would run the projector which was located at one end of the popcorn stand and Marie would make and sell the popcorn. One of the great and wonderful memories of the past. Businesses would compete for Ben's Free Shows to display their advertising. The high bidder would have the free show displayed near their place of business.

Twentieth Location - Maurina's Shoe Store - 1966 to 1969: James and Barbara Maurina came to town in 1964 and purchased the Fuchsgruber Funeral Home Business. The business at that time was comprised of a small building located on South Front Street (south of the barber shop) and some old embalming equipment plus a brand new 1932 Black Cadillac Hearse.

Now one might ask how did a mortician get into the shoe business. Well it goes like this, although Jim was now the mortician in town; he had underestimated the health

and vitality of the people who lived in Dorchester. After 6 months and only two burials; both of which were babies and both were from Amish Families who do not believe in expending their financial resources for the purpose of saying goodbye to the dear departed. So Jim had some extra time on his hands and his lovely new bride Barbara, suggested he take up a trade to fill in the gaps. Purchasing a very large used shoe repair machine which he moved into the building he owned on South Front Street (where the old funeral home had been) and by mid 1966; Jim was in the shoe repair business. As I remember it, that old machine was almost as big as the building and took twelve men to move it. Things went well and two years later, Jim decided to expand the business by adding new shoes to the inventory. A larger more modern building was required to establish the right atmosphere for retail sales and such a building had just become available. Mertens had just closed their DeSoto Plymouth Garage (Sales and Service) and opened up a larger franchise in Medford. The area reserved for sales and administrative functions was just the right size for a new shoe store. Jim also added clothing to the for sale inventory.

Twenty First Location - Maurina's Shoe Store - 1969 to 1970: Jim made arrangements to lease the space from Merten's Garage and he immediately ordered additional inventory and moved his shoe store to the space on July 31, 1969. The article read something like this; James Maurina this week moved his shoe store to the former showroom of Mertens Garage Inc. He has rented that part of the building from which to conduct his Maurina Shoe Store. The move to larger quarters is becoming commemorated with a "Removal Sale" which began today to continue through Saturday. It is also in the nature of a stock reduction sale to provide room for inclusion of men's clothing in the store's stock in trade. This stock will be added soon and the new line will be handled along with the shoe sales and repair business that Maurina established some years ago. Two weeks later with the new supply of shoes on hand; the new store was now open to the general public.

Twenty Second Location - Maurina's Shoe Store - 1970 to 1976: In 1970; Mertens sold the garage to "The Pinter Packing Co" and Jim had to find another space for his shoe business. He couldn't go back to the old funeral home as he had razed that dilapidated structure after moving out in 1969. The old Schreiber Meat Market Building had come on the market and it became the third and last location of the Maurina Shoe Store. He purchased the building in August of 1970 from Anselm and Rowena Schmid who had operated a hardware store there. Jim now had a permanent home for all the shoes and boots and for the very large old shoe repair machine which took twelve men to move. By the beginning of winter 1970, Jim had moved all his inventory and repair equipment to the old Schreiber Building and the "Going out for Business" signs went up on the store front. Jim continued his shoe business there until May 1976 when he sold the property to Harry and Cecelia Cooper.

Centennial Book: The Centennial Book talks about a man named Allard and that he ran a shoe store. However, I have not been able to locate information to verify this data.



## Chapter 26

### History Of Undertaking

Undertaking in the 19th century was not as one might expect so a brief explanation of how the process took place is warranted. Once it was determined that an individual ceased to contain life (whether this was officially determined by a physician or by other means is of no major importance) the undertaker along with his embalming equipment would travel to the residence of the deceased. The body would be embalmed in the bedroom and once completed, the body would be washed and thoroughly cleaned. The best suit of clothes or the finest dress owned by the deceased would clothe the body. The body would then be moved to the living room and either placed in a wood box or for those who could afford it, a manufactured casket of wood or metal would be used. Mourning and the receiving of family and friends for a formal wake occurred at the home of the deceased. Although not common later on, this practice of having the wake at the home was known to exist well into the late 1950s.

After due deliberation, it was decided to avoid detail discussions as to the techniques that were applied to complete a successful embalming process. This statement applies to then and now for although 100 plus years has passed since the undertaker applied his trade in Dorchester, the techniques are remarkably similar.

The First Undertaker - 1899 to 1902: Dunn W. and Bertha Bursell purchased Lots 1 - 2 - 3 - 4 of Block 13 Second addition to the Village of Dorchester from James E. and Mary A. Bursell (Dunn's father and mother) on November 23, 1899. Buildings were located on the East One-Half of Lots 1 and 2 and what is now the home and garage of Frank and Mary Feldbruegge. In December 1899, Dunn Bursell opened the first undertaking business in Dorchester. The building was erected in the late summer of 1884 by James E. Bursell and it was a large two-story building containing two apartments upstairs and living quarters on the first floor at the south end of the building. The North end of the structure was where Dunn stored his undertaking supplies and he also operated a furniture store. It was very common in those days that the undertaker (knowing he could not support a family waiting for people to pass on) would also run a second business in the same building. In almost every case this second business was a furniture store as it could be closed up quickly if his undertaking expertise became required. Mr. Bursell according to a newspaper article of December, 1899; states that a new hearse is now a part of the Bursell Undertaking Services and he will attend to calls up and down the line for its use. The article goes on to say that Mr. Bursell should be congratulated on taking this step to ensure our loved ones are paid respect during their last day. Dunn operated the undertaking business until 1902.

The Second Undertaker - 1902 to 1904: C.J. Leitz arrived in town with his household goods and undertaking tools on November 10, 1902 so says a newspaper article of that time. He also brought with him his new \$700 hearse which he states can be used by anyone wishing to borrow it free of charge; if they provide their own team. He and his family will occupy the Lapp House (located south across the street from the village hall). He is considered to be a first class undertaker with 12 years experience behind him. Also highly rated is his knowledge of furniture and woodworking capabilities. It is his plan to construct a furniture store in the spring.

The Third Undertaker - 1904 to 1907: Conrad Kramer established the third undertaking enterprise in Dorchester. A newspaper ad stated that Conrad Kramer sold funeral supplies; had a full line of caskets and coffins plus a hearse was available for transportation. It is believed that the undertaking business was located in the Bursell Building on West 1<sup>st</sup> Avenue. Conrad ran this business for three years and he sold it to L.H. Latton from Medford in June of 1907. Additional effort will be expended to determine more details. Conrad also ran a livery stable and dray business during this time. Jim Kramer of this community is the good looking grandson of Conrad.

The Fourth Undertaker - 1907 to 1912: L.H. Latton Undertaking and Licensed Embalmer - Funeral Directing a Specialty. Located in the Kayhart Building (Bursell Funeral Home). John Verhulst Representative. Latton was a Medford Undertaker but actually leased the original Bursell Funeral Home to get the Dorchester funeral business. Latton purchased the funeral business from Conrad Kramer in June of 1907.

The Fifth Undertaker - 1909 to 1911: Lulloff Bros. Undertaking - We offer a full line of caskets, coffins, trimmings, linings, schrouds, etc. The finest equipped hearse in Northern Wisconsin. William Mannes Local representative. The above was taken from a newspaper ad of 1909. Lulloff Bros. was located in Colby at the time and tried to pick up the Dorchester business as no undertaker was located here at the time except for the Medford Undertaker.

The Sixth Undertaker - 1911 to 1914: Case and Will Undertaking and Embalming (Wm. W. Case) operated out of the Bursell Building. Herman Kronschnabl Agent. It is not known for sure but it is thought that Case and Will were operating out of Abbotsford at the time and were doing the same thing that the L.H. Latton and Lulloff Bros. were trying to do which was to expand their client base.

The Seventh Undertaker - 1911 to 1962: On July 29, 1911, Mrs. Lizzie Fuchsgruber purchased the lot and building where Fuzzy Mohan's tavern now stands and her son E.J. Fuchsgruber opened an undertaking business in Dorchester. Ed (Foxy) Fuchsgruber obtained his undertaking license on September 13, 1912 even though he had already been in practice for six years. Within a few years after the Fuchsgrubers moved to Dorchester; efforts by outside undertakers ceased to exist.

A newspaper article of October 1914 states; Albert Mertz was employed by L. Fuchsgruber & Son and taken on as an apprentice. It is young Albert's hope that he will learn the furniture and undertaking business.

The Fuchsgrubers occupied the building that had been constructed years earlier and the building (a large structure) contained a large and diverse furniture store which mother and son operated very efficiently. Foxy also manufactured picture frames and Helen Mueller of our village has a very nice 1912 picture that was taken from atop of the Bobbe Grist Mill located where the north part of the Marathon Cheese Building now stands. Since the building was quite high, the picture gives one the feeling of it being an aerial view. The frame in which the picture resides was made by Ed Fuchsgruber in 1912 and I can say; he did a wonderful job.

A newspaper article of December 24, 1920; states that there was a change in the firm of Fuchsgruber and Kiefer this week as Ed J. Fuchsgruber became sole owner of the undertaking parlor and furniture store. Ed has 16 years of experience in these lines and his work is never criticized. We wish you Ed continued success by your lonesome. It is my belief that the Fuchsgruber and Keifer partnership existed from 1917 to 1920.

Mrs. Fuchsgruber sold the building to her son on January 7, 1920 and the business continued in a ordinary way until the big fire of May 1, 1923 which destroyed their building and most of the buildings on the block. It is not known where Ed Fuchsgruber operated out of from 1923 to 1926 but one small hint in an newspaper article suggests he utilized the barn building of John Schmitt (his father-in-law) who owned the Star Hotel at that time and located where Chuck's Rustic Inn now stands.

As outlined in the Dorchester Centennial Book of 1973; after the fire Fuchsgruber moved into the old Bursell building in 1926 and ran an exclusive undertaking business from that time on. Alice Harper now owned the Bursell building and so it is assumed that Fuchsgruber leased the building from her until 1929 when he purchased the old Ed Mehner building on Front St. Just north of the old Star Hotel. Fuchsgruber removed the upper portion of the front part of the building and turned the building in a north south direction and moved the building to the west approximately 10 feet from the sidewalk. It is believed that he joined two buildings together to provide adequate space as this was the time when wakes in the home were on the way out. Fuchsgruber continued his business at this location until 1962 when he sold out to James Maurina. Ed J. Fuchsgruber passed from this world to the next on August 6, 1971.

The Eighth Undertaker - 1939 to 1942: For a short time, from 1939 to 1942, there were two undertaking businesses in Dorchester. Fuchsgruber as just mentioned had his business located on Front St. and Donald Kraut from Curtiss opened his undertaking business on Front Street as well and which was located on the lot just north of Fuzzy's bar. The building he purchased was known as the "Holtz Store" which he purchased from the J.E. Allar Estate in early 1939. A newspaper ad states; he will open up his

undertaking business on February 20, 1939 and he has plans to open a furniture store in the spring at the same location. Don was well known in the area and was quite the prosperous entrepreneur and doing quite well when Uncle Sam said "I want you". Don had no choice but to sell his equipment and supplies and the Army was his home for the next four years.

The Ninth Undertaker - 1962 to 2006: In 1962, James Maurina and his lovely young bride Barbara came to Dorchester from the nearby community of Owen. He purchased the Fuchsgruber Funeral Service but after looking at the old Fuchsgruber building, Jim said; I can't bring customers to this place and he promptly looked around for something with a little more class. The old Paulson home was available at the time and Jim decided that if he bought the building, it would also function as living quarters for the family which was starting to increase in numbers. The building was not in good condition at the time but with some innovated ideas and with some hard work, the downstairs was converted into a very acceptable place for official wakes to be held. The upstairs was converted into very usable living quarters and today 41 years later the building still serves the same dual function.

Remember Donald Kraut who was drafted into the army in 1942. Well after Don was released from the army in 1946, he came back to the Curtiss area and worked with the Hooper Funeral Home of Owen. Later he purchased the funeral home and then in January of 1973 merged with the Maurina Funeral Home of Dorchester. Later Don sold his interest to Jim Maurina and since then Jim has also purchased the funeral home in Abbotsford. In mid 2000, Maurina Funeral Homes, Inc. merged with Community Funeral Homes of Colby and Spencer. Today the six community funeral home (Dorchester-Owen-Abbotsford- Colby-Unity and Spencer) is prosperous and continues to serve the entire area in an excellent manner. Service is now provided under the name of Maurina Funeral Homes, Inc. and Community Funeral Homes.

## Chapter 27

### History Of The Village Of Dorchester

The Village of Dorchester officially became chartered on September 28, 1901. It has been decided at this time to just provide a list of all the Village Presidents who held the office honorably and perhaps later to expand on their legacies. Elections from the very beginning were held once each year and every elected official had to endure the process every 12 months. This changed in 1941 when elections were held every two years which makes much more sense as one year is not sufficient time for a politician to get himself or herself into real trouble. A story about elected officials, how Dorchester was promoted during the different growth cycles of the community and why business enterprises selected Dorchester as the place to invest their monies is really quite an interesting story. Interesting enough, perhaps to make this topic the subject of future writings.

#### Village Presidents:

1901 November 15 to 1903 April - Frank Nagel  
1903 April to 1905 April - Bradley Miltimore  
1905 April to 1907 April - Henry Hagen  
1907 April to 1913 April - Frank Nagel  
1913 April to 1916 April - Ole Paulson  
1916 April to 1917 April - L.W. Peterson  
1917 April to 1918 April - G.F. Schmidt  
1918 April to 1920 April - Dr. L. H. Crane  
1920 April to 1927 April - G.F. Schmidt  
1928 April to 1930 March 22 - Herman Holtz - Resigned moved out of town  
1930 March 22 to 1938 November 18 - J.E. Allar - Died on November 18, 1938  
1938 Dec. 2 to 1939 April - Rudy Ortlieb  
1939 April to 1941 April - Dr. Foley  
1941 April to 1943 April - M.M. Leskie  
1943 April to 1945 June 14 - E.R. Erickson - Resigned moved out of town  
1945 June 14, to 1949 April - Otto Genrich  
1949 April to 1951 April - Albert Mertens  
1951 April to 1953 April - Max Vircks - Elected via write-in vote (66 to 65)  
1953 April to 1958 Nov. 20, - Albert Mertens - Resigned moved out of town  
1958 November 20 to 1965 April - Clifford Wetterau  
1965 April to 1967 April - Lloyd Sorenson - Elected via write-in vote  
1967 April to 1975 April - Ted Schwoch  
1975 April to 1995 April - Larry Oehlers  
1995 April to 2003 April - Jim Jantsch  
2003 April to Present - Bea Seidel

## Dorchester's Plats and Boundaries

The First Plat - 1874 July 14: The first plat in Dorchester was called appropriately "The Original Plat of the Town of Dorchester". The Wisconsin Central Railroad Company understood the importance of laying out lots, blocks, roads, intersections, right-of-ways , etc. as they had done the same thing many times before all along where track had been laid from the East to the West and all points in between. The railroad knew from experience that it was essential to lay out the land in a simple way; a way that everyone could understand exactly where the boundaries were. The pioneers coming to settle the area needed to know that when they signed the paper to take title to the land; they in fact would own that land and they would not have to argue later on where their land ended and the next guy's started.

The Original Plat of the Town of Dorchester was enacted on July 14, 1874 and recorded on August 5, 1874. It is located in the Northwest One Quarter (NW 1/4) of the Northwest One Quarter (NW 1/4) of Section Thirteen (13) Township Twenty Nine (29) North Range One (1) East.

The Six Blocks which comprised The Original Plat Of Dorchester were identified as follows:

Block 1 - Lots 1 thru 23. Block 2 - Lots 1 thru 20. Block 3 Lots 1 thru 20.  
Block 4 - Lots 1 thru 23. Block 5 - Lots 1 thru 15 Block 6 - Lots 1 thru 10

Blocks 1 thru 4 were located west of the railroad track while Blocks 5 and 6 were located on the East side of the track. Blocks 5 and 6 were never used to identify land transactions and no record has been found to explain why this occurred. Blocks 5 and 6 were never vacated and for all legal purposes; still exist. Perhaps it was just easier to identify the land as the early land sales included all of Blocks 5 and 6 plus other lands to the east and south. The actual boundaries of these six blocks are bordered by County Trunk "A" on the north, third street on the west, second avenue on the south and Dorchester Lake on the east.

These Blocks were laid out in a North-South direction and were slightly aligned in a northeastern direction in order to meet a true parallel to the tracks of The Wisconsin Central Railroad Company. Now one might ask, why did the railroad put the tracks where they did? It might seem to the naked eye that it would of been better to put them 100 feet or half a mile further East or West. Well there was some logic to their surveying techniques. The master surveyor was under strict instructions to take into consideration the level of the land as the less dirt that had to be reshaped or removed, so much the better. Also, all attempts were made to avoid low swampy areas not just because large amounts of dirt and rocks would be required to fill the void but in the spring and during heavy rainfalls, there was always the chance that the track or the materials below the tracks would be washed out which would result in delays of train

movement and delays cost money. If not washed out, the possibility always existed that since water seeps to the lowest point, there would be hard freezes of that water and actually cause damage to the track itself. Then of course, there would be more than a delay; the chance of a train accident would increase dramatically which could cause serious financial damage and more importantly; serious personnel injuries and even death.

The Second Plat - 1876 February 29: The second plat approved by the Wisconsin Central Railroad Company was once again appropriately titled “The First Addition to the Village of Dorchester”. It was recorded on February 29, 1876 and consisted of Six (6) Blocks which contained 20 lots per block as shown below. It is located in the Southeast One Quarter of the Northwest One Quarter (SE 1/4 NW 1/4) of Section Thirteen (13) Township Twenty Nine (29) North Range One (1) East.

Block Seven (7)	Lots 1 thru 20	Block Eight (8)	Lots 1 thru 20
Block Nine (9)	Lots 1 thru 20	Block Ten (10)	Lots 1 thru 20
Block Eleven (11)	Lots 1 thru 20	Block Twelve (12)	Lots 1 thru 20

A portion of lot 3 and lots 4 thru 18 and a portion of lot 19 Block Twelve (12) were never annexed into the Village of Dorchester and today remain in the Town of Mayville. These six blocks are located east of the railroad track and bordered on the north by third avenue, the railroad right-of-way on the west, village limits to the south where the old landfill used to be and farm land to the east.

The Third Plat - 1881 August 10: The third plat approved by the Wisconsin Central Railroad Company was known as “The Second Addition to the Village of Dorchester”. It was recorded on August 10, 1881 and consisted of Two (2) Blocks; Block Thirteen (13) and Block Fourteen (14) consisting of 20 lots and 22 lots respectively. It is located in the Northwest One Quarter of the Northwest One Quarter (NW 1/4 NW 1/4) of Section Thirteen (13) Township Twenty Nine (29) North Range One (1) East.

Block Thirteen (13)	Lots 1 thru 20	Block Fourteen (14)	Lots 1 thru 22
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These blocks are bordered on the north by County Trunk “A”, fourth street on the west, second avenue on the south and third street on the east.

The “Second Addition to the Village of Dorchester” was the last plat initiated by The “Wisconsin Central Railroad Company” and all additional plats were put into place by individuals and or by action of the Village Board.

The Fourth Plat - 1882 October 21: The fourth plat was put into place by the initiative of John Lansworth and the plat was called “The J.J. Lansworth Addition”. It consisted of Seven (7) Lots numbered One (1) thru Seven (7) and in the 1960s Lot 7 was purchased by the Village of Dorchester and converted into a street now called “Third

Avenue West". It was recorded on October 21, 1882 and is located on the west side along South 4<sup>th</sup> Street just to the south of the Clarence and Mary Klimpke residence. It is located in the Northeast One Quarter of the Northeast One Quarter (NE 1/4 NE 1/4) and the Southeast One Quarter of the Northeast One Quarter (SE 1/4 NE 1/4) of Section Fourteen (14) Township Twenty Nine North (29) Range One (1) East.

The Fifth Plat - 1909 March 8: The fifth plat put into place was the "F.A. Distelhorst Addition". It was located on the North End of Town and recorded on March 8, 1909. It consisted of Five Blocks and various lots per block as shown below. It was located in the Southwest One Quarter of the Southwest One Quarter (SW 1/4 SW 1/4) of Section Twelve (12) Township Twenty Nine (29) North Range One (1) East. It was originally recorded on March 8, 1909.

Block "A" Lots One (1) thru Four (4)  
Block "C" Lots One (1) thru Fifteen (15)  
Block "E" Lots One (1) thru Seven (7)

Block "B" Lots One (1) thru Eight (8)  
Block "D" Lots One (1) thru Eight (8)

Most of the lots were set up as squares; each measuring 3 chains 17.5 links (209.5 feet). This measurement was used as it was the intent of the developer to plat one acre lots which 209.5 feet by 209.5 feet produces. These lots were bordered on the north by what would now be Kennedy avenue, fourth street on the west, Washington street on the south and second street on the east.

The plat is no longer being used for the purpose of defining legal descriptions and over the years other descriptions have overlaid the original plat as well as an official plat called "The Highland Addition".

The Sixth Plat - 1930 March 31: Assessor's Plat "A" is located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section Twelve (12) Township Twenty Nine (29) North Range One (1) East. It was recorded on March 31, 1930 and included Outlots 1 thru 21. The outlots are all different sized lots and they were apparently set up to outline the property boundaries for the owners of the day. Assessor's Plat "A" is bordered on the north by Washington Street, Fourth Street on the west, County Trunk "A" on the south and North Front street on the east.

The Seventh Plat - 1930 March 31: Assessor's Plat "B" is located in the Northwest One Quarter of the Northwest Quarter (NW 1/4 NW 1/4) and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section Thirteen (13) Township Twenty Nine (29) North Range One (1) East. It was recorded on March 31, 1930 (the same day as Assessor's Plat "A") and included Outlots 1 thru 11. Once again the outlots took shape depending on who owned what at the time the plat was created. Assessor's Plat "B" is bordered on the north by second avenue, on the west by fourth street, on the south by the village limits and on the east by the railroad right-of-way.



The Eighth Plat - 1969 October 30: The “Highland Addition” is located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section Twelve (12) Township Twenty Nine (29) North Range One (1) East. It consists of Lots 1 thru 8 and was recorded on October 30, 1969. The Highland Addition was added onto six more times over the next 16 years. As new homes were built on the lots created with each plat; new plats would be created providing additional lots to be sold and still more houses would be built.

All of the Highland Additions are either adjacent to or north of Kennedy street and is often referred to as the new part of town. The original Highland Addition and the six additions to the original were all laid out beginning in 1969 and extended through to 1981.

The Ninth Plat - 1971 July 6: The “First Addition To Highland Addition” came into existence on July 6, 1971 (just 21 months after “The Highland Addition” was created. It is located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section Twelve (12) Township Twenty Nine (29) North Range One (1) East. Lots 9 thru 20 were created and once again more building was just around the corner. This was the time when construction was booming on the North End of Town.

The Tenth Plat - 1973 March 23: The “Second Addition To Highland Addition” is located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section Twelve (12) Township Twenty Nine (29) North Range One (1) East. Lots 21 thru 35 were created on March 23, 1973.

The Eleventh Plat - 1974 February 4: “Pine Shore Development” was initiated by Jerry Radlinger on February 4, 1974. It is located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section Eleven (11) Township Twenty Nine (29) North Range One (1) East. The Plat consisted of 10 lots and it was the intend of Jerry Radlinger to have new homes built on the lots. However, after a number of years, the plat was vacated and today the bare land still awaits the construction of buildings that people can call home. This plat was located west of the lots lying on the west side of north fifth street.

The Twelfth Plat - 1977 June 7: The “Third Addition To Highland Addition” is located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section Twelve (12) Township Twenty Nine (29) North Range One (1) East. The plat was created on June 7, 1977 and consisted of lots 36 thru 54.

The Thirteenth Plat” - 1977 November 14: The “Evergreen Addition” is located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section Fourteen (14) Township Twenty Nine (29) North Range One (1) East. It was created on November 14, 1977 and consisted of two blocks.

Block One (1) Lots 1 thru 12

Block Two (2) Lots 1 thru 6

This plat was created to provide lots for a mobile home park and today there are almost 30 mobile homes in the “Evergreen Park” with room for another 15 or so. The park has been expanded a couple of times since the plat was created some 30 years ago. Blocks One and Two are separated by South Fifth Street with Block One lying East of the Street and Block Two lying West of the Street.

The Fourteenth Plat - 1978 May 18: The “Fourth Addition To Highland Addition” is located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section Twelve (12) Township Twenty Nine (29) North Range One (1) East. It was created on May 18, 1978 and consists of Lots 55 thru 64.

The Fifteenth Plat - 1980 April 7: The “Steen Addition” was located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section Thirteen (13) Township Twenty Nine (29) North Range One (1) East. Lots 1 thru 18 were created on April 7, 1980 but a year later the plat was vacated. Today the area is a part of the Dorchester Business Park and places of commerce abound in the area once thought to be the site of residential properties.

The Sixteenth Plat - 1981 February 13: The “Fifth Addition To Highland Addition” is located in the Northwest Quarter of the Southwest (NW 1/4 SW 1/4) and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section Twelve (12) Township Twenty Nine (29) North Range One (1) East. It was created on February 13, 1981 and consists of Lots 65 thru 69.

The Seventeenth Plat - 1981 August 13: The “Sixth Addition To Highland Addition” is located in the Northwest Quarter of the Southwest Quarter of Section Twelve (12) Township Twenty Nine (29) North Range One (1) East. It was created on August 13, 1981 and consists of Lots 70 thru 77.

The Eighteenth Plat - 1990 October 10: The “Sewage Plat” was introduced on October 10, 1990 and is located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) and the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section Fourteen (14) Township Twenty Nine (29) North Range One (1) East. This plat became necessary prior to the Sewer Plant Expansion project which took place during the year 1991. It is located at the extreme west ends of third avenue and fourth avenue west.

The Nineteenth Plat - 1993 December 23: The “Parkside Drive Subdivision” was enacted on December 23, 1993 and is located in the Northwest of the Northeast Quarter (NW 1/4 NE 1/4) of Section Thirteen (13) Township Twenty Nine (29) North Range One (1) East. Five commercial lots (1 thru 5) were created each one of which was 141.7 feet East by West and 200 feet long. Today a storage building containing 8 units and three beautiful 8-Plex apartment buildings reside on four of the lots and the fifth lot will be used by the Park Department for future expansion. These five lots are bordered on the east by Parkside Drive in the Business park and bordered by the Dorchester Park on the west

The Twentieth Plat - 1998 March 12: The “Ludwig Addition” was located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section Twelve (12) Township Twenty Nine (29) North Range One (1) East. Named after Lance Ludwig a local contractor who built most of the new homes in Dorchester during the last 25 years. Lance created three lots (1 thru 3) on March 12, 1998. The original Ludwig Addition and the first addition to the original are bordered on the north by the village limits, on the west by Ludwig Avenue, on the south by other residential lots and on the east by North Front Street.

The Twenty First Plat - 1999 April 30: The “First Addition To Ludwig Addition” was located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section Twelve (12) Township Twenty Nine (29) North Range One (1) East. Lance needed more lots to build more houses and on April 30, 1999; lots 4 thru 8 were created.

The Twenty Second Plat - 1999 November 23: “Cindy’s Estates” is located in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section Twelve (12) Township Twenty Nine (29) North Range One (1) East. Lots 1 thru 7 were created on November 23, 1999. The Cindy Estates Subdivision is bordered on the west by Liberty Street and lies north of County Trunk “A”.

The Twenty Third Plat - 2000 October 4: The “First Addition to Cindy’s Estates” is located in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section Twelve (12) Township Twenty Nine (29) North Range One (1) East. Lots 8 thru 19 were created on October 4, 2000.

#### Dorchester Records:

1. Connie and her husband Steve Etten own the house that her great grandfather purchased in 1908. It has been in the family for 97 consecutive years. I have just been informed that Terry Krug purchased the property and a total renovation is underway.
2. Loretta Jantsch along with her husband Bill and son Billy moved into the house at 231 South Second Street in October of 1933. Today 72 plus years later, she still lives in the same house uninterrupted up to this time.

3. Sharon Beyer has owned and operated a Saloon (The Cozy Corner) in Dorchester for 27 consecutive years going back to 1978; longer than any other person. Although Chuck Bolme is a close second operating Chuck's Rustic Inn since 1980.

4. Tony Gebert the present fire chief has been in the number one position since 1989; making him the longest serving fire chief in the history of Dorchester. Seventeen years of uninterrupted service is a major accomplishment and must be recognized. However, that record is just one year more than the service exhibited by Dick Smith who served our community as fire chief for 16 years from 1973 to 1989. This was followed closely by Elmer (Grub) Genrich who served fourteen years from 1938 to 1952. The Dorchester Volunteer Fire Department has an envious record and the community can be very proud of this department's and their fire chiefs accomplishments over the years.

5. Larry Oehlers served the Village of Dorchester as their top elected official for twenty continuous years from April 1975 to April 1995; a record which I believe will never be broken. These twenty years were instrumental as some of the accomplishments during this time include a new water storage facility and an expanded sewage disposal plant. These modern up-to-date infrastructure facilities were necessary and set the stage for the creation of the Dorchester Industrial/Business Park and the establishment of an Tax Increment Finance District (TIF).

6. The art of school bus driving was not an occupation that many longed for; as the job created stress that only a school bus operator can understand. Especially when the passengers were little ones as it was the responsibility of the school bus operator to calm the fears of the mothers who waved goodbye as their children hurried to their seats. The school bus operator had to ensure that quick starts and quick stops were not a standard part of maneuvering the large vehicle through all kinds of weather and roads which were not brought up to par until the mid to late 1960s. Don Tessmer endured these and other unexpected situations which would make themselves known once or twice a week. A school bus operator had to be prepared for any situation as he or she was the authority person on the bus and if decisions had to be made; guess who had to make them. Don holds the record for maintaining control of the bus and all that went with it for 22 years from 1944 to 1966. I remember a story about a bus driver who had a little girl named Toni come up to him one day and tell him that her cousin in the back of the bus had to pee really bad and could he do something. Without batting an eye, he pulled the bus over to the side of the road and called for the young man to come to the front. He then advised him to go behind the tree alongside the road, while he told the rest of the kids that the young man was sick and would return momentarily. Yes, the school bus driver had to be prepared for all kinds of emergencies and still remember that the most important thing was to see that the little ones were returned home safely each day.

The Village Death Book - This official document was kept in each community and notations were recorded by which ever physician was called to the sick bed to determine if a wet fog appeared on the mirror. No fog and the Death Book would suddenly appear with new writings which contained the name and date the deceased passed on; names of the parents and their birthplaces along with a lot of other information. This information would later be passed onto the county and state governments for proper recording and the keeping of statistical data. The Dorchester book containing these entries exists for the years 1908 through 1914. The book was given to Mildy Herman by the late Doctor Foley because it is thought; Mildy's sister (Gertrude) who died when less than a year old, is recorded in the book. Cliff Herman who has been most helpful when researching and placing these writings on paper, donated the book and I will see that it is place along with other materials in the "Historical Museum of Dorchester" which is presently in the planning stage. The first death recorded in the book took place on March 11, 1908 and the last death was recorded on November 23, 1914. It was decided to record the date of death followed by the name, date of birth, age, attending physician, undertaker and where the parents were born.

\*\*1. 1908 March 11 - Frederick Andrew Lindau; born January 18, 1929; age 79; Dr. H.M. Nedry; L.H. Latton; Germany.

\*\*2. 1908 April 9 - Johanna Nagel; born February 9, 1829; age 79; Dr. H.M. Nedry; L.H. Latton; Germany.

\*\*3. 1908 June 6 - Hulda Olga Zenker; born May 27, 1893; age 15; Dr. L.H. Crane; L.H. Latton; Germany.

\*\*4. 1908 August 23 - Erma Lillian Sauter; born August 9, 1908; age 2 weeks; Dr. L.H. Crane; No undertaker listed; Germany.

\*\*5. 1908 November 10 - Gertrude Kronschnabl; born December 31, 1907; age 10 months; Dr. H.M. Nedry; No undertaker listed; Germany.

\*\*6. 1909 January 18 - Haloor Haloorsen; born March 28, 1836; age 72; Dr. H.M. Nedry; L.H. Latton; Norway.

\*\*7. 1909 April 25 - Louisa Kramer; born August 29, 1908; age 6 months; Dr. L.H. Crane; L.H. Latton; Germany.

\*\*8. 1909 April 30 - Anna Fredrickson; born May 9, 1836; age 72; Dr. H.M. Nedry; L.H. Latton; Denmark.

\*\*9. 1910 June 27 - Minnie Schmidt Webber; born March 9, 1823; age 87; Dr. Frank Foley; L.H. Latton; Germany.

\*\*10. 1910 July 30 - Ida Wieden; born August 2, 1847, age 62; Dr. Frank Foley; L.H. Latton; Germany.

\*\*11. 1910 September 23 - Fred Grabiechr; born Unknown; age 64; Dr. Karl Doege; Luloff Bros.; Germany.

\*\*12. 1910 November 9 - Seth Augustus Homsted; born July 11, 1840; age 70; Dr. Frank Foley; H.D. Boston of Stevens Point; Maine.

\*\*13. 1910 November 11 - Anna Schroeder; born August 7, 1836; age 74; Dr. Frank Foley; Luloff Bros.; Germany.

- \*\*14. 1910 December 11 - Flavian Dubal; born 1837; age 73; Dr. Frank Foley; Luloff Bros.; Unknown.
- \*\*15. 1910 December 14 - Arnold Moecker; born November 18, 1910; age 26 days; Dr. Frank Foley; L.H. Latton; Germany.
- \*\*16. 1910 December 26 - Knud Amundson Bery; born January 20, 1831; age 79; Dr. Frank Foley; L.H. Latton; Norway.
- \*\*17. 1911 March 13 - Louise Schultz; born March 13, 1911; age Newborn; Dr. Frank Foley; Luloff Bros.; Wisconsin.
- \*\*18. 1911 March 14 - Margaret Elizabeth Fleckenstein; born June 11, 1898; age 12; Dr. Frank Foley; Luloff Bros.; Germany.
- \*\*19. 1911 March 15 - Newborn Martens; born March 15, 1911; age Newborn; Dr. L.H. Crane; Luloff Bros.; Wisconsin.
- \*\*20. 1911 March 30 - Jane E. Barker; born January 25, 1843; age 68; Dr. L.H. Crane; A.J. Meyers of Abbotsford; Pennsylvania.
- \*\*21. 1911 September 9 - Anna Hiepsch; born August 15, 1885; age 26; Dr. Frank Foley; E.J. Fuchsgruber; Scotland.
- \*\*22. 1912 January 4 - Virginia Seigert; born January 2, 1912; age 2 days; Dr. L.H. Crane; E.J. Fuchsgruber; Wisconsin.
- \*\*23. 1912 March 12 - Martin Muschalla; born October 6, 1834; age 77; Dr. L.H. Crane; E.J. Fuchsgruber; Germany.
- \*\*24. 1912 April 6 - Baby Moecker; born April 7, 1912; age 1 day; Dr. Frank Foley; E.J. Fuchsgruber; Germany.
- \*\*25. 1912 May 30 - Susie Bartnik; born September 30, 1836; age 75; Dr. Victor MaCone; E.J. Fuchsgruber; Germany.
- \*\*26. 1912 May 30 - Mattias Oberbillig; born February 5, 1836; age 76; Dr. Frank Foley; E.J. Fuchsgruber; Germany.
- \*\*27. 1912 July 2 - Adeline Glenzer Schultz; born October 30, 1892; age 19; Dr. Frank Foley; E.J. Fuchsgruber; Wisconsin.
- \*\*28. 1912 July 25 - Minnie Seidler; born October 28, 1832; age 79; Dr. Frank Foley; E.J. Fuchsgruber; Germany.
- \*\*29. 1912 August 15 - Albert Weise; born March 27, 1846; age 66; Dr. L. Friend; E.J. Fuchsgruber; Germany.
- \*\*30. 1912 September 16 - John August Braun; born February 21, 1847; Dr. L. Friend; Germany.
- \*\*31. 1912 December 5 - Myrtle Nagel; born March 20, 1912; age 8 months; Dr. Frank Foley; E.J. Fuchsgruber; Germany.
- \*\*32. 1913 January 13 - Charles Fessler; born May 1853; age 60; Dr. Frank Foley; E.J. Fuchsgruber; Germany.
- \*\*33. 1913 April 5 - Franklin Mueller; born November 30, 1910; age 2; Dr. L.H. Crane; Ed Fuchsgruber; Germany.
- \*\*34. 1913 May 11 - Peter Schafer; born March 22, 1830; age 83; Dr. Frank Foley; Ed Fuchsgruber; Germany.
- \*\*35. 1913 May 13 - Hiram Tabor; born September 13, 1824; age 89; Dr. Frank Foley; Ed Fuchsgruber; Vermont.

- \*\*36. 1913 May 25 - David Seidler; born November 6, 1842; age 70; Dr. Frank Foley; Ed Fuchsgruber; Germany.
- \*\*37. 1913 May 29 - Mike Hanlon; Unknown date of birth; age about 35; Dr. Frank Foley; Ed Fuchsgruber.
- \*\*38. 1913 August 13 - Louise Anna Schober; born September 19, 1912; age 10 months; Dr. L.H. Crane; Ed Fuchsgruber; Austria.
- \*\*39. 1913 September 15 - Carolina Nagel; born August 11, 1876; age 37; Dr. L.H. Crane; Ed Fuchsgruber; Germany.
- \*\*40. 1913 September 29 - Edmund Mehner; born August 5, 1850; age 63; Dr. L.H. Crane; Ed Fuchsgruber; Germany.
- \*\*41. 1913 November 9 - Albert Winchell; born November 17, 1836; age 76; Dr. Frank Foley; Rd Fuchsgruber; England.
- \*\*42. 1914 January 28 - Lloyd Clarence Henry Rau; born November 28, 1913; age 2 months; Dr. Frank Foley; Ed Fuchsgruber; Wisconsin.
- \*\*43. 1914 June 1 - Jurgen Evers; born November 26, 1831; age 83; Dr. Frank Foley; Ed Fuchsgruber; Unknown.
- \*\*44. 1914 July 8 - Nicholas Ludovic; born December 25, 1861; age 53; Dr. L.H. Crane; Ed Fuchsgruber; Belgium.
- \*\*45. 1914 July 26 - Ernstine Metzger; born August 10, 1848; age 66; Dr. Frank Foley; Ed Fuchsgruber; Germany.
- \*\*46. 1914 September 5 - William John Miller; born November 2, 1854; age 60; Dr. Frank Foley; Ed Fuchsgruber; Germany.
- \*\*47. 1914 November 23 - Bradbury Green Miltimore; born 1853; age 61; Dr. Frank Foley; Ed Fuchsgruber; Vermont.

#### Village Constables:

The men who performed this thankless task:

1. 1901 to 1913 Charles A. Fessler
2. 1913 to 1915 Unknown
3. 1915 to 1915 Ed Lietzow
4. 1915 to 1920 F.W. Zastrow
5. 1920 to 1925 Unknown
6. 1925 to 1930 Henry Froland
7. 1930 to 1935 Fred Martins
8. 1945 to 1951 Milton Kronschnabl
8. 1951 to 1953 Emil Pudleiner
9. 1953 to 1960 Norbert Geiger
10. 1960 to 1965 Max Kronschnabl
11. 1965 to 1975 Les Staab
12. 1975 to 1977 Wm Hussong
12. 1977 to 1978 Willis Gresen
12. 1979 to 1979 Jack Crooks and Harry Louder
13. 1979 to 2002 Rick Prein
14. 2003 to Date Gary Leichtman

#### Dorchester Depot Agents

Workers Of The Railroad

1. 1874 to 1889 Unknown
2. 1889 to 1891 M.H. Stevens
3. 1891 to 1892 R.H. Hilbert
4. 1892 to 1903 Charles Waldesin
5. 1903 to 1905 Charles Swift
6. 1905 to 1908 G.A. Harsh
7. 1908 to 1954 Bill Munroe
8. 1954 to 1966 Bob Rottier
9. 1966 to 1968 George Hoff

## CHAPTER 28

### Introduction For Lots and Blocks

The intent of this writing is to show the history of each business and residential lot in the community that played a role during the early days and to record for all time the name of the business, when it was there and any other information which might seem to be newsworthy. Each transaction for the lots and blocks in question were reviewed and then recorded here for short term review but also it is hoped the transaction logs will be kept handy and used to settle any minor disputes whenever the question comes up about who lived where and when. Six blocks were selected for this portion of the writings and are defined by the following boundaries: CTH "A" borders the north side of these six blocks; Front Street borders the east; Second Avenue West to the South and Fourth Street borders the West. These blocks were selected as the majority of the activity centered within these confines during the early days of Dorchester.

It is the intent of this writer to identify each Lot within The Original Plat Of Dorchester which consists of Four (4) Blocks and The Second addition To The Village Of Dorchester which consists of Two (2) Blocks and to record all transactions of ownership, when each main structure was erected, if and when it burned down, the individual who owned the lot when the building was constructed and finally any tidbits of information the writer feels that the general public would find interesting and intriguing.

The Original Plat of the Town of Dorchester was enacted on July 14, 1874 and recorded on August 5, 1874. The Four Blocks which comprised "The Original Plat Of Dorchester" were identified as follows:

Block 1 - Lots 1 thru 23.  
Block 3 Lots 1 thru 20.

Block 2 - Lots 1 thru 20.  
Block 4 - Lots 1 thru 23.

These Blocks were laid out in a North-South direction and were slightly aligned in a northeastern direction in order to meet a true parallel to the tracks of The Wisconsin Central Railroad Company.

It should be noted that the majority of interpretations are just that; interpretations which are for no better explanation; the result of an investigation just like that of a detective agency. In order to determine when a particular building was erected on a piece of land, what information is available to make that determination? For instance, does one use the date that a parcel of land was purchased or some date later than that? Well it all depends on what information is available. For example; let us assume that a parcel of land is purchased in November of 1890 for \$25 and sold in June of 1893 for \$300. I would interpret those facts in this way. The parcel of land was purchased in November; too late in the year to build a house. If the property sold in June of



1893; it can safely be determined that the building was not built in 1893 so the answer as to when it was built is either 1891 or 1892. In this case; I would determine the house was built in 1891 because I made the assumption the property was purchased by the buyer with the intent to build a house as soon as possible. Another valuable source of when a building was erected would come out of the newspaper personals or in the case of a commercial building; out of the main news area reserved for local activity. Construction of either a residence or commercial building was big news in a small town and often the editor would be looking for something to fill the space he had reserved for the local population. Many times, as more accurate information was uncovered; this writer would go back through the files and change the data previously recorded. In order to preserve space; the initials WCRR stands for Wisconsin Central Railroad Co.

Many of the deeds reviewed had restrictions, limitations or stipulations requiring certain actions which had to be performed within a certain time frame in order for the transaction to become a binding agreement. A few of those are shown here:

The Purchaser agrees to construct a building of a value not less than \$150 within one year of the date assigned to the deed. This stipulation eliminated the possibility that someone would purchase a lot or multiple lots and then just wait for the price to go up; reselling the lots and making a profit.

Most transactions of property which took place during the 1870s stipulated that the buyer will not manufacture or sell or allow others to manufacture or sell any spirituous or fermented liquors on said premises.

This deed stipulates that the property must be used for the construction of a good and substantial building and that the building on the premises shall be occupied and used for religious purposes and for no other purpose. Violation of this agreement will cause the property to revert back to said first party. Property to religious congregations would be offered for one dollar and as a result; it had to be used for that purpose. Once again, this clause was designed to eliminate unintended profits.

#### History Of Block 1 Original Plat Of Dorchester

##### Lot 1 - Block 1 - (210 West Center Avenue)

- \*1876 June 22 - The WCRR sold Lots 1-2-3-4-5 Block 1 to H.O. Eastwood for \$135.
- \*1878 July 20 - H. O. Eastwood sold lots 1 and 2 to Jane A. Evans for \$75.
- \*1879 October 29 - Jane A. Evans sold Lots 1 and 2 to Richard Evans for \$800.
- \*1881 January 11 - Richard Evans sold Lots 1 and 2 to Theresia Mertig for \$600.
- \*1882 May 12 - Dr. John B and Theresia Mertig sold Lots 1-2 to E. Swarthout for \$800.
- \*1885 May 15 - E.L. Swarthout sold Lots 1 and 2 to David and Mary Garrow for \$100.
- \*1888 April 4 - David and Mary Garrow sold Lots 1 and 2 to Charles Fessler for \$125.
- \*1888 June 6 - Charles and Sophie Fessler sold Lots 1 - 2 to Peter Oberbillig for \$135.

- \*1889 August 11 - Peter Oberbillig sold Lots 1 and 2 to E.L. Swarthout for \$150.
- \*1902 April 11 - E.L. Swarthout sold Lots 1 - 2 - 3 to H.A. Gehring for \$500.
- \*1912 January 22 - H.A. Gehring sold Lots 1 - 2 - 3 to Andrew Siegert for \$2500.
- \*1915 March 15 - Andrew and Anna Siegert sold Lots 1-2-3 to Louis Garbisch for \$5000.
- \*1916 March 27 - Louis Garbisch deeded Lots 1 - 2 - 3 to Anna Garbisch.
- \*1916 June 12 - Anna Garbisch sold Lots 1 - 2 - 3 to Joseph Kronschnabl for \$4500.
- \*1929 April 13 - Joe/Sarah Kronschnabl sold Lots 1-2-3 to Rose Kronschnabl for \$4000.
- \*1933 June 12 - Rose Kronschnabl sold Lots 1-2-3 to Sarah Kronschnabl for \$500.
- \*1940 February 29 - Sarah Kronschnabl sold Lot 1 to Ben Krahn for \$750.
- \*1942 August 25 - Ben Krahn sold Lot 1 to Clarence (Tiny) Fenner for \$655.
- \*1944 September 8 - Clarence (Tiny) Fenner sold Lot 1 to Jacob Haizel for \$1500.
- \*1946 December 6 - Jacob/Anastasia Haizel sold Lot 1 to Matthew Duellman for \$5500.
- \*1949 June 28 - Matthew Duellman sold Lot 1 and the North 7 ½ feet of Lot 2 to Frank and Mary Musial for \$7000.
- \*1952 April 19 - Frank and Mary Musial sold Lot 1 and the North 7 ½ feet of Lot 2 to Emil and Lydia Streich for \$9000.
- \*1960 Apr. 5 - Lydia Streich sold Lot 1 & N. 7 ½ ft Lot 2 to Leo/Anne Vesley for \$9000.
- \*1970 June 19 - Leo and Anne Vesley sold Lot 1 and the North 7 ½ feet of Lot 2 to Lola Eckerstrom via a LC for \$12,000. A warranty deed was issued on July 11, 1975.
- \*1975 July 17 - Lola Eckerstrom sold Lot 1 and North 7 ½ feet of Lot 2 to Kenneth and Doris Schwamb via a LC for \$11,000. A warranty deed was issued on Feb.24, 1978.
- \*1978 February 27 - Kenneth R. and Doris Schwamb sold Lot 1 and the North 7 ½ feet of Lot 2 to Sharon Beyer for \$17,000.

Summary Of Lot 1 Block 1: The Wisconsin Central Railroad Company first sold this Lot to H.O. Eastwood on June 26, 1876. The sale included five lots and the price paid was \$135. Jane A. Evans purchased Lot 1 and 2 in 1878 and in 1902 H.A. Gehring purchased the property and that summer constructed a saloon which faced north along Center Avenue. At the same time that the saloon was being constructed; Mr. William Hoffensberger erected a very large horse barn along the west boundary line of lot 1 and extending south into lot 2. This long barn was a three sided barn (open to the east) which provided warmth to the animals who waited sometimes for lengthy periods of time for their masters to come take them home. This barn was also used as a sales lot and livery stable for people who wanted to purchase or rent animals for the plow or for transportation. The barn continued to function in this matter until the saloon and other buildings burned down in 1933. A two-story residence was erected by Louis Garbisch in September of 1915 and which was attached to the south end of the saloon with a waiting room in between. The waiting room was called the Wine Room and used by the ladies as the custom of the day prevented members of the feminine gender to set foot inside the saloon area. Joseph and Sarah Kronschnabl purchased the property in 1916 and in the 1920s built a bowling alley on the west side of the saloon and which extended 40 plus feet toward the alley. According to Cliff Herman, Joe Jr. was an avid bowling fan and influenced his father to expand the business. This was also during Prohibition and the bowling alleys provided a source of revenue that helped

to replace the income previously received from the selling of beer and whiskey. The bowling alleys consisted of two wooden lanes and of course the pins were hand set. The Kronschnabl Saloon now offered not only a place to sit and quietly consume a soda pop or play a game of cards but bowl a game as well. The Kronschnabls operated a successful business and then in 1930 leased the property to Carl and Helen Mertens who operated the business until fire destroyed most but not all of the buildings in 1933. In 1942, Tiny Fenner purchased the property, moved the west part of the bowling alley which did not burn, to its present location and converted it to a small saloon. Jacob Haizel purchased the property in September 1944 and in 1945; he added on a small residence to the west end of the saloon. Today the property is owned by Sharon Beyer who purchased Lot 1 and the North 7 ½ feet of Lot 2 in 1978. The business is known as "The Cozy Corner Tavern" and is a wonderful place to visit for a nip or a friendly game of cards. The property has exchanged hands 27 times beginning in 1876 and extending to the present day (2006).

#### Lot 2 Block 1

- \*1876 June 22 - The WCRR sold Lots 1-2-3 -4-5 Block 1 to H.O. Eastwood for \$135.
- \*1878 July 20 - H. O. Eastwood sold lots 1 and 2 to Jane A. Evans for \$75.00.
- \*1879 October 29 - Jane A. Evans sold Lots 1 and 2 to Richard Evans for \$800.
- \*1881 January 11 - Richard Evans sold Lots 1 and 2 to Theresia Mertig for \$600.
- \*1882 May 12 - Dr. John and Theresia Mertig sold Lots 1-2 to E.L. Swarthout for \$800.
- \*1885 May 15 - E.L. Swarthout sold Lots 1 and 2 to David and Mary Garrow for \$100.
- \*1888 April 4 - David and Mary Garrow sold Lots 1 and 2 to Charles Fessler for \$125.
- \*1888 June 6 - Charles/Sophie Fessler sold Lots 1 and 2 to Peter Oberbillig for \$135.
- \*1889 August 11 - Peter Oberbillig sold Lots 1 and 2 to E.L. Swarthout for \$150.
- \*1902 April 11 - E.L. Swarthout sold Lots 1-2-3 to H.A. Gehring for \$500.
- \*1912 January 22 - H.A. Gehring sold Lots 1 - 2 - 3 to Andrew Siegert for \$2500.
- \*1915 Mar. 15 - Andrew and Anna Siegert sold Lots 1-2-3 to Louis Garbisch for \$5000.
- \*1916 March 2 - Louis Garbisch deeded Lots 1 - 2 - 3 to Anna Garbisch.
- \*1916 June 12 - Anna Garbisch sold Lots 1 - 2 - 3 to Joseph Kronschnabl for \$4500.
- \*1929 April 13 - Joe/ Sarah Kronschnabl sold Lots 1-2-3 to Rose Kronschnabl for \$4000.
- \*1933 June 12 - Rose Kronschnabl sold Lots 1 - 2 - 3 to Sarah Kronschnabl for \$500.
- \*1943 April 2 - Sarah Kronschnabl sold Lot 2 to Carl and Helen Mertens for \$500.
- \*1948 Sept. 3 - Carl/Helen Mertens sold the N. 7 ½ ft. of Lot 2 to Matt/Ila Duellman.
- \*1949 June 28 - Matthew Duellman sold Lot 1 and the North 7 ½ feet of Lot 2 to Frank and Mary Musial for \$7000.
- \*1952 April 19 - Frank and Mary Musial sold Lot 1 and the North 7 ½ feet of Lot 2 to Emil and Lydia Streich for \$9000.
- \*1960 Apr. 5 - Lydia Streich sold Lot 1 & N. 7 ½ ft Lot 2 to Leo/Anne Vesley for \$9000.
- \*1970 June 19 - Leo and Anne Vesley sold Lot 1 and the North 7 ½ feet of Lot 2 to Lola Eckerstrom via a LC basis for \$12,000. A warranty deed was issued on July 11, 1975.
- \*1975 July 17 - Lola Eckerstrom sold Lot 1 and N. 7 ½ feet of Lot 2 to Kenneth/ Doris Schwamb via a LC for \$11,000. A warranty deed was issued on Feb. 24, 1978.

\*1978 February 27 - Kenneth R. and Doris Schwamb sold Lot 1 and the North 7 ½ feet of Lot 2 to Sharon Beyer for \$17,000.

\*1993 Aug. 23 - Carl Mertens sold the S. 42 ½ ft of Lot 2 and Lot 3 to Bill/Pam Solberg.

Summary Of Lot 2 Block 1: The Wisconsin Central Railroad Company first sold Lot 2 to H.O. Eastwood on June 22, 1876. The sale included a total of five lots and the total price paid was \$135. Jane Evans purchased Lots 1 and 2 in July 1878 and that fall built a comfortable home on Lot 2. Dr. Mertig and his wife lived here until they sold the property to E.L. Swarthout in May of 1882. The home was totally destroyed by fire in the big fire of April 1886. E.L. Swarthout then sold the property to David and Mary Garrow in May of 1885 for \$100. The only other structure ever erected on this lot was a two car garage which was constructed in 1943 by Carl Mertens who purchased the lot from Sarah Kronschnabl on April 2, 1943 (Sarah was the mother of Carl's wife Helen). The garage in 1990 was extensively remodeled and in 1993 Lot 2 was purchased by Bill and Pamela Solberg who still own it today. On September 3, 1948, Carl Mertens sold the North 7 ½ feet of Lot 2 to Matthew Duellman who owned the saloon on Lot 1 and needed a few feet to construct a walk-in cooler on the south side of the building. The property exchanged hands a total of 19 times beginning in 1876 and extending to the present day (2006).

#### Lot 3 Block 1 - (123 South 2<sup>nd</sup> Street)

\*1876 June 22 - The WCRR sold Lots 1-2-3-4-5 Block 1 to H.O. Eastwood for \$135.

\*1881 February 10 - H.O. Eastwood sold Lots 3 - 4 - 5 to E.L. Swarthout for \$150.

\*1881 September 19 - E.L. Swarthout sold Lots 3-4-5 to William Magedanz for \$150.

\*1895 September 14 - William Magedanz sold Lots 3-4-5 to E.L. Swarthout for \$150.

\*1902 April 11 - E.L. Swarthout sold Lots 1-2-3 to H.A. Gehring for \$500.

\*1912 January 22 - H.A. Gehring sold Lots 1-2-3 to Andrew Siegert for \$2500.

\*1915 March 15 - Andrew and Anna Siegert sold Lots 1-2-3 to Louis Garbisch for \$5000.

\*1916 March 27 - Louis Garbisch deeded Lots 1-2-3 to Anna Garbisch.

\*1916 June 12 - Anna Garbisch sold Lots 1-2-3 to Joseph Kronschnabl for \$4500.

\*1929 April 13 - Joe/Sarah Kronschnabl sold Lots 1-2-3 to Rose Kronschnabl for \$4000.

\*1933 June 12 - Rose Kronschnabl sold Lots 1-2-3 to Sarah Kronschnabl for \$500.

\*1939 October 25 - Sarah Kronschnabl sold Lot 3 to Carl and Helen Mertens.

\*1993 Aug. 23 - Carl Mertens sold S. 42 ½ ft of Lot 2 and Lot 3 to Bill/Pamela Solberg.

Summary Of Lot 3 Block 1: The railroad first sold Lots 1-2-3-4-5 to H.O. Eastwood in June of 1876. The only record found was that Carl and Helen Mertens erected a home on Lot 3 in the spring of 1940 in which to accommodate their growing family. Helen passed away in the 1980s but Carl continued to live there until he sold the property to Bill and Pamela Solberg on August 23, 1993. The residence was the only structure ever built on Lot 3. The property exchanged hands a total of 13 times beginning in 1876 and extending to the present day (2006).

#### Lot 4 Block 1 (129 South 2<sup>nd</sup> Street)

- \*1876 June 22 - The WCRR sold Lots 1-2-3-4-5 to H.O. Eastwood for \$135.
- \*1881 February 10 - H.O. Eastwood sold Lots 3 - 4 - 5 to E.L. Swarthout for \$150.
- \*1881 September 19 - E.L. Swarthout sold Lots 3-4-5 to William Magedanz for \$150.
- \*1895 September 14 - William Magedanz sold Lots 3-4-5 to E.L. Swarthout for \$150.
- \*1895 Sept. 19 - E.L. Swarthout sold Lots 4-5 to Charles/Emma Waldasin for \$150.
- \*1898 April 16 - C.F. Wildasin sold Lots 4 and 5 to O.F. Welmore for \$400.
- \*1898 May 24 - Mrs. Orrilla Welmore sold Lots 4 and 5 to Olaves Manas.
- \*1930 July 26 - Olaves Manas sold Lot 4 and North 40 feet of Lot 5 to Marie Manas.
- \*1942 March 4 - The Manas Estate sold Lot 4 and N. 40 feet of Lot 5 to Tillie Schmidt.
- \*1953 June 19 - Tillie Schmidt sold Lot 4 & N. 40 feet of Lot 5 to Art/ Gretchen Seidel.
- \*1955 August 25 - Art and Gretchen Seidel sold Lot 4 and the North 40 feet of Lot 5 to Nick and Hattie Schumacher.
- \*1988 April 17 - Hattie Schumacher deeded Lot 4 and N. 40 ft. of Lot 5 to John Pinter.
- \*1988 Aug. 12 - John Pinter sold Lot 4 and N. 40 feet of Lot 5 to Tim and Paula Baker.
- \*1992 August 26 - Tim Baker sold Lot 4 and N. 40 feet of Lot 5 to Don/Alice Reynolds.
- \*1994 May 26 - Don Reynolds sold Lot 4 and N. 40 ft. of Lot 5 to Gary/Renee Gebert.

Summary Of Lot 4 Block 1: Charles/Emma Waldasin purchased Lots 4 and 5 in the fall of 1895 for \$150. They began construction of their home that same year and completed the home in 1896. The building was a two-story home which still stands today. However, it was extensively remodeled by Tillie Schmidt in 1942. The north portion of Lot 4 contains a garage and the house resides partially on both Lots 4 and 5 Gary and Renee Gebert purchased the property on May 26, 1994 and still live there today. The property exchanged hands a total of 15 times beginning in 1876 and extending to the present day (2006).

#### Lot 5 Block 1

- \*1876 June 22 - The WCRR sold Lots 1-2-3-4-5 to H.O. Eastwood for \$135.
- \*1881 February 10 - H.O. Eastwood sold Lots 3 - 4 - 5 to E.L. Swarthout for \$150.
- \*1881 September 19 - E.L. Swarthout sold Lots 3 - 4 - 5 to William Magedanz for \$150.
- \*1895 September 14 - William Magedanz sold Lots 3 - 4 - 5 to E.L. Swarthout for \$150.
- \*1895 Sept. 19 - E.L. Swarthout sold Lots 4-5 to Charles/Emma Waldasin for \$150.
- \*1898 April 16 - C.F. Wildasin sold Lots 4 and 5 to O.F. Welmore for \$400.
- \*1898 May 24 - Mrs. Orrilla Welmore sold Lots 4 and 5 to Olaves Manas.
- \*1929 May 14 - Olaves Manas sold the South 10 feet of Lot 5 to Max E. Vircks for \$100.
- \*1930 July 26 - Olaves Manas sold Lot 4 and North 40 feet of Lot 5 to Marie Manas.
- \*1942 March 4 - The Manas Estate sold Lot 4 and N. 40 feet of Lot 5 to Tillie Schmidt.
- \*1953 June 19 - Tillie Schmidt sold Lot 4 & N. 40 feet of Lot 5 to Art/ Gretchen Seidel.
- \*1955 August 25 - Art and Gretchen Seidel sold Lot 4 and the North 40 feet of Lot 5 to Nick and Hattie Schumacher.
- \*1976 November 26 - Vircks Estate sold the South 10 ft. of Lot 5 to Cliff/Mildy Herman.

\*1988 April 17 - Hattie Schumacher deeded Lot 4 and N. 40 ft. of Lot 5 to John Pinter.  
\*1988 Aug. 12 - John Pinter sold Lot 4 and N. 40 feet of Lot 5 to Tim and Paula Baker.

\*1990 Aug. 1 - Cliff/ Mildy Herman deeded the South 10 feet of Lot 5 to Joe Herman.  
\*1992 August 26 - Tim Baker sold Lot 4 and N. 40 feet of Lot 5 to Don/Alice Reynolds.  
\*1994 May 26 - Don Reynolds sold Lot 4 and N. 40 ft. of Lot 5 to Gary/Renee Gebert.

Summary Of Lot 5 Block 1: Charles/Emma Waldasin purchased Lots 4 and 5 in the fall of 1895 for \$150. They began construction of their home that same year and completed the home in 1896. A part of the south portion of the house resides on Lot 5; other than that no building was ever erected on Lot 5. Today the North 40 feet of Lot 5 is owned by Gary and Renee Gebert. . The property exchanged hands a total of 14 times beginning in 1876 and extending to the present day (2006).

#### Lot 6 Block 1 (143 South 2<sup>nd</sup> Street)

\*1875 December 1 - The WCRR sold Lot 6 to The Norwegian Lutheran Church.  
\*1928 October 10 - The Norwegian Church sold Lot 6 to Max Vircks.  
\*1976 November 26 - Max Vircks sold Lot 6 to Cliff and Mildy Herman.  
\*1990 August 1 - Cliff and Mildy Herman deeded Lot 6 to Joe and Carol Herman.

Summary Of Lot 6 Block 1: The Norwegian Church purchased the property in late 1875 and sometime around 1885 erected a fine church structure in which the congregation expressed their spiritual phases to the Good Lord. The congregation disbanded in 1921 and seven years later in 1928; the church and Lot 6 was sold to Max Vircks. During the fall and winter of 1928, the timber church was dismantled and removed to a location three miles north of Dorchester. The timbers and other usable materials were used to construct a new building which was called "The Midway Dance Hall". In the spring and summer of 1929, Max constructed a two-story hard fired brick veneer residential building. The house that Max Vircks built was a solid structure and today is the residence of Cliff and Mildy Herman who purchased the property from the Vircks Estate in 1976. Mildy passed on in 2004 and Cliff now resides at the Colby Colonial Home. The property exchanged hands only 4 times beginning in 1875 and extending to the present day (2006).

#### Lot 7 Block 1 (153 South 2<sup>nd</sup> Street)

\*1875 December 10 - The WCRR sold Lot 7 to William Smith for \$30.  
\*1878 November 18 - William and Mary Smith sold Lot 7 to George Boeckler for \$30.  
\*1883 January 17 - George and Mary Boeckler sold Lot 7 to E.L. Swarthout for \$40.  
\*1884 July 24 - E.L. Swarthout sold Lot 7 to Fred Ulrich for \$50.  
\*1891 April 2 - Fred Ulrich sold Lot 7 to Emil Wilde for \$300.  
\*1893 May 16 - Clark County took control of the property due to unpaid property taxes and deeded Lot 7 to Andrew Lieders.

- \*1914 January 29 Andrew Lieders sold Lot 7 to Matthew M. Leslie for \$450.
- \*1940 June 26 - Matthew and Sarah Leslie sold Lots 7 and 8 to R.W. and Alta Leslie.
- \*1943 April 8 - R.W. and Alta Leslie sold Lots 7 and 8 to Herbert F. Buehrens.
- \*1951 August 20 - Herbert F. Buehrens sold Lots 7 and 8 to Ruby Stulgo.
- \*1959 September 30 - Anton/Ruby Stulgo sold Lots 7 and 8 to David/Gloria Schreiber.
- \*1959 September 30 - David/Gloria Schreiber sold Lots 7-8 to Adolph/ Margaret Gorke.
- \*1963 January 7 - Adolph and Margaret Gorke sold Lots 7 and 8 to Gerald/Joan Baker.
- \*1980 June 16 - Gerald/Joan Baker sold Lots 7 and 8 to Ellen Recore for \$25,000.
- \*1998 July 15 - Ellen recore sold Lots 7 and 8 to Diane Recore Kayhart.

Summary Of Lot 7 Block 1: Fred Ulrich purchased Lot 7 on July 24, 1884 and the next year in 1885 built a two-story residence which still stands today. Today it is the residence of Diane Recore Kayhart. The property exchanged hands a total of 15 times beginning in 1875 and extending to the present day (2006).

#### Lot 8 Block 1

- \*1876 March 15 - The WCRR sold Lot 8 to Charles O. Anderson for \$25.
- \*1878 January 9 - Clark County took control of the property due to unpaid taxes and deeded Lot 8 to H. Jackson via a sheriff's sale for \$246.22.
- \*1880 November 3 - H. Jackson sold Lot 8 to Jane A. Evans for \$100.
- \*1881 June 13 - Jane A. Evans sold Lot 8 to Naomi M. Rice. Evans also sold two other lots to Rice listed here only for future reference (Lot 11 Block 2) and (Lot 1 Block 4).
- \*1882 December 7 - Naomi M. Rice sold Lot 8 to Joseph Flower for \$150.
- \*1883 October 8 - Joseph Flower sold Lot 8 to Dr. G.N. Naddy for \$150.
- \*1883 November 26 - Dr. G.N. Naddy sold Lot 8 to Herman Perr for \$175.
- \*1885 March 3 - Herman Perr sold Lot 8 to Wilhelmina Schmidt for \$175.
- \*1889 May 15 - Wilhelmina Schmidt sold Lot 8 to August Schmidt for \$200.
- \*1895 September 21- August Schmidt sold Lot 8 to Herman Klocke for \$300.
- \*1897 March 10 - Herman Klocke sold Lot 8 to A.F. Schmidt for \$300.
- \*1900 July 2 - A.F. Schmidt sold Lot 8 to John Fisse for \$200.
- \*1914 July 30 - John Fisse sold Lot 8 to Sarah Leslie for \$700.
- \*1940 June 26 - Matthew and Sarah Leslie sold Lots 7 and 8 to R.W. and Alta Leslie.
- \*1943 April 8 - R.W. and Alta Leslie sold Lots 7 and 8 to Herbert F. Buehrens.
- \*1951 August 20 - Herbert F. Buehrens sold Lots 7 and 8 to Ruby Stulgo.
- \*1959 September 30 - Anton/Ruby Stulgo sold Lots 7 and 8 to David/Gloria Schreiber.
- \*1959 September 30 - David/Gloria Schreiber sold Lots 7-8 to Adolph/ Margaret Gorke.
- \*1963 January 7 - Adolph and Margaret Gorke sold Lots 7 and 8 to Gerald/Joan Baker.
- \*1980 June 16 - Gerald/Joan Baker sold Lots 7 and 8 to Ellen Recore for \$25,000.
- \*1998 July 15 - Ellen recore sold Lots 7 and 8 to Diane Recore Kayhart.

Summary Of Lot 8 Block 1: The Wisconsin central Railroad Comopany sold Lot 8 to Charles O. Anderson in March of 1876 for \$25. He erected a small one story building on Lot 8 in the summer of 1876. In March of 1897, August Schmidt repurchased the

property and a shingle was placed above the front door of the small building and it read "Meat Market". The meat market at this location continued for a number of years with different owners ending with John Fisse. A small house was erected next to the meat market but it is not known when this occurred. The only other building ever erected on Lot 8 was a barn/shed like structure which was located back near the alleyway and constructed around the turn of the 20<sup>th</sup> century. Today Lot 8 is owned by Diane Recore Kayhart. The property exchanged hands a total of 22 times beginning in 1876 and extending to the present day (2006).

#### Lot 9 Block 1 - (171 South 2nd Street)

- \*1876 May 11 - The WCRR sold Lot 9 to H.O. Eastwood .
- \*1880 June 28 - Clark County took control of Lot 9 and sold it to Joseph Boulais.
- \*1883 January 30 - Joseph Boulais sold Lot 9-10-11-12 to Sullivan Hugaboom for \$1050.
- \*1884 December 8 - Sullivan and Melia Hugaboom borrowed \$450 from Susan M. Lansworth and the loan was repaid on May 15, 1886.
- \*1886 May 11 - Sullivan Hugaboom sold Lots 9-10 and N. 37 feet of Lot 11 to Henry La Bossier for \$1000. Payment includes all the buildings located on the property.
- \*1898 October 24 - Henry and Alida La Bossier borrowed \$400 from John E. Murphy and the loan was repaid on June 16, 1903.
- \*1905 Apr. 22 - Alida La Bossier borrowed \$350 from Peter Schafer; repaid July 1, 1905.
- \*1905 July 1 - Alida La Bossier sold Lots 9-10 and North 37 feet of Lot 11 to John Hollenbach for \$1200.
- \*1908 May 1 - John Hollenbach sold Lots 9-10 and North 37 feet of Lot 11 to Jacob/ Bertha Lapp for \$1500.
- \*1908 May 1 - Jacob and Bertha Lapp borrowed \$2900 from The Dorchester State Bank and the loan was repaid on February 19, 1913.
- \*1913 Mar. 1-Jacob Lapp sold Lots 9-10 and N. 37 ft of Lot 11 to John Sturner for \$1900.
- \*1916 May 22 - John/ Edith Sturner sold Lots 9-10 and North 37 feet of Lot 11 to Ole J. Brustuen for \$1500.
- \*1920 March 18 - Ole J. Brustuen sold Lots 9-10 and North 37 feet of Lot 11 to Otto Brustuen for \$1000. Sale included the buildings and household furniture and other personal property on the premises.
- \*1920 Apr. 7 - Otto Brustuen sold Lots 9-10 and N. 37 ft Lot 11 to J. E. Allar for \$1600.
- \*1945 Oct. 22 - The J. E. Allar estate sold Lot 9 to John/Margaretha Staab for \$250.
- \*1965 April 22 - The Staab Estate sold Lot 9 to Anton and Eleanor Koncel.
- \*1970 May 19 - Anton and Eleanor Koncel sold Lot 9 to Franklin J. Fritsche for \$7000.
- \*1976 December 1 - Franklin J. Fritsche sold Lot 9 to Helen McGhee for \$14,500.
- \*1979 November 30 - Helen McGhee sold Lot 9 to Grace Wigstadt.
- \*2002 July 23 -Grace Wigstadt sold Lot 9 to Alfred W. And Norma M. Meier.

Summary Of Lot 9 Block 1: The Wisconsin Central Railroad Company sold Lot 9 to H.O. Eastwood on May 11, 1876 and although Lot 9 exchanged hands a number of times; it was always sold in conjunction with Lot 10. No house had ever been built on Lot 9



until the spring of 1946 when John and Margaretha Staab purchased Lot 9 from J.E. Allar on October 22, 1945. John was a carpenter as was his son Bernard and the two of them constructed a small one story four room plus bath bugalow. It became a retirement home for John and Margaretha and they lived there until their deaths in the 1960s. The home was purchased by Alfred and Norma Meier on July 23, 2002. The home had been neglected in recent years and Al and Norma immediately set upon a plan to add a three bedroom plus bath addition to the west end of the structure plus a major renovation was performed on the original space and today the Meiers have a three bedroom two bath modern home in which to live. A basement was placed under the new addition as well and what was a very small three room house now extended into a very modern three bedroom two bathroom home. The property exchanged hands 17 times beginning in 1876 and extended to the present (2006).

#### Lot 10 Block 1 (183 South 2<sup>nd</sup> Street)

- \*1875 June 9 - The WCRR sold Lot 10 to Benjamin Hammond.
- \*1877 October 15 - Benjamin and Lucy Hammond sold Lot 10 to Joseph Boulais.
- \*1877 October 15 - Joseph and Felicity Boulais borrowed \$120 from Lucy Hammond and the loan was repaid on July 5, 1881.
- \*1883 January 30 - Joseph Boulais sold Lots 9-10-11-12 to Sullivan Hugoboom for \$1050.
- \*1886 May 11 - Sullivan and Melia Hugoboom sold Lots 9-10 and the North 37 feet of Lot 11 to Henry La Bossier for \$1000. Sale includes all the buildings on the property.
- \*1905 July 1 - Alida La Bossier sold Lots 9-10 and North 37 ft of Lot 11 to John Hollenbach for \$1200.
- \*1908 May 1 - John and Catharina Hollenbach sold Lots 9-10 and the North 37 feet of Lot 11 to Jacob and Bertha Lapp for \$1500.
- \*1913 March 1 - Jacob and Bertha Lapp sold Lots 9-10 and the North 37 feet of Lot 11 to John V. Sturner for \$1900.
- \*1916 May 22 - John and Edith Sturner sold Lots 9-10 and the North 37 feet of Lot 11 to Ole J. Brustuen for \$1500.
- \*1920 Mar. 18 - Ole Brustuen sold Lots 9-10 & N. 37 ft Lot 11 to Otto Brustuen for \$1000.
- \*1920 April 7 - Otto Brustuen sold Lots 9-10 and N. 37 ft. Lot 11 to J.E. Allar for \$1600.
- \*1949 Sept. 30 - Louise Allar sold Lot 10 and N. 37 ft Lot 11 to Oscar Violand for \$4400.
- \*1978 February 17 - Oscar Violand sold Lot 10 and N. 37 feet of Lot 11 to James and Elizabeth Kahan for \$10,500.
- \*1980 September 20 - James and Elizabeth Kahan sold Lot 10 and the North 37 feet of Lot 11 to Clifford and Ellen M. Recore for \$12,000.
- \*1985 July 18 - Ellen Recore sold Lot 10 and North 37 feet of Lot 11 to Terry Recore.
- \*1987 April 6 - Terry Recore sold Lot 10 and the North 37 feet of Lot 11 to John and Janet Pinter for \$3,800.

Summary Of Lot 10 Block 1: Joseph and Felicity Boulais purchased the property in the fall of 1877 and erected a large two story home in the summer of 1878. It looked exactly like the three oldest homes in Dorchester with the north wing having two

stories and the south wing one story. The original house stood for 108 years and over that time it had deteriorated beyond repair. Terry Recore, the owner in 1987 sold the property to John and Janet Pinter with a stipulation that the house must be torn down before the transaction would be final. Terry agreed and he razed the old house during the summer of 1988. By the early summer of 1989, a new, modern, single story, ranch style home stood where the original building would of cast its long shadow. In 1997, John and Janet Pinter added a sun room to the west side of their home and one can only say that the addition was a brilliant decision. The decision must of been made by Janet and it has added immensely to the visual appeal of the house, both inside and outside. The property had exchanged hands 15 times beginning in 1875 and extending to the present day (2006).

#### Lot 11 Block 1

- \*1874 December 18 - The WCRR sold Lot 11 to Catharina La Shay.
- \*1876 Apr. 19 - Catharina La Shay sold Lots 11 and 12 to Hulbert O. Eastwood for \$75.
- \*1879 August 4 - H.O. and Sarah Eastwood sold Lot 11 and 12 to J. Boulais for \$100.
- \*1883 Jan. 30 - Joseph Boulais sold Lots 9-10-11-12 to Sullivan Hugoboom for \$1050.
- \*1884 Sullivan and Amelia Hugoboom borrowed \$450 from Susan Lansworth on December 8 and the loan was repaid on May 15, 1886.
- \*1886 May 11 - Sullivan and Amelia Hugoboom sold lots 9-10 and the North 37 feet of Lot 11 to Henry La Bossier for \$1000. Sale includes all buildings on the property.
- \*1905 July 1 - Alida La Bossier sold lots 9-10 and the North 37 feet of Lot 11 to John Hollenbach for \$1200.
- \*1908 May 1 - John and Catharina Hollenbach sold lots 9-10 and the North 37 feet of Lot 11 to Jacob and Bertha Lapp for \$1500.
- \*1913 Mar. 1 - Jacob Lapp sold lots 9 -10 & N. 37 ft Lot 11 to John V. Sturner for \$1900.
- \*1916 May 22 - John V. And Edith Sturner sold lots 9-10 and the North 37 feet of Lot 11 to Ole J. Brustuen for \$1500.
- \*1920 March 18 - Ole J. Brustuen sold lots 9-10 and the North 37 feet of Lot 11 to Otto Brustuen for \$1000.
- \*1920 April 7 - Otto Brustuen sold lots 9-10 and N. 37 ft. Lot 11 to J.E. Allar for \$1600.
- \*1949 September 30 - Louise Allar sold Lot 10 and the North 37 feet of Lot 11 to Oscar and Helen Violand for \$4400.
- \*1978 February 17 - Oscar and Helen Violand sold Lot 10 and the North 37 feet of Lot 11 to James and Elizabeth Kahan for \$10,500.
- \*1980 September 20 - James and Elizabeth M. Kahan sold Lot 10 and the North 37 feet of Lot 11 to Clifford and Ellen Recore for \$12,000.
- \*1985 July 18 - Clifford/Ellen Recore sold Lot 10 and N. 37 ft. Lot 11 to Terry Recore.
- \*1987 April 6 - Terry Recore sold Lot 10 and N. 37 ft. Lot 11 to John Pinter for \$3,800.

Summary Of Lot 11 Block 1: The Wisconsin Central Railroad Company first sold Lot 11 to Catharina La Shay on December 18, 1874. The home that Joseph and Felicity Boulais built on Lot 10 in 1878 was also built on Lot 11. Beginning in 1883 when

Sullivan and Melia Hugoboom purchased the property; the North 37 feet of Lot 11 was always sold with Lot 10 and the south part of the home built in 1878 was on this portion of Lot 11. After John and Janet Pinter purchased the property in 1987, their new home covered a major portion of the North 37 feet of Lot 11 as well. The property exchanged hands 17 times beginning in 1874 and extending to the present (2006).

#### Lot 12 Block 1 - (193 South 2<sup>nd</sup> Street)

- \*1874 December 18 - The WCRR sold Lots 11 and 12 to Catharina La shay for \$60.
- \*1876 April 19 - Catharina La Shay sold Lots 11 and 12 to Hubert O. Eastwood for \$75.
- \*1879 August 4 - Hubert Eastwood sold Lots 11 and 12 to J. Boulais for \$100.
- \*1883 Jan. 30 - Joseph Boulais sold Lots 9-10-11-12 to Sullivan Hugoboom for \$1050.
- \*1892 July 2 - Mr. Hugoboom died; the judgement of his estate was dated July 3, 1894.
- \*1941 November 12 - Clark County assumed title to the South 13 feet of Lot 11 and Lot 12 of Block 1 and sold the property to August Sauter on April 21, 1944 for \$725.
- \*1965 June 4 - August Sauter died; Rose Sauter sold the South 13 feet of Lot 11 and Lot 12 to Edward Bittner on August 25, 1965.
- \*1990 Feb. 12 - Julia Bittner sold the S. 13 ft. of Lot 11 and Lot 12 to David Martin.
- \*1992 May 15 - David Martin sold the So. 13 feet of Lot 11 and Lot 12 to Glenn Lavin.
- \*1997 Sept. 12 - Glenn Lavin sold the S. 13 ft of Lot 11 and Lot 12 to Pamela Harrellson.

Summary Of Lot 12 Block 1: The Wisconsin Central Railroad Company sold Lot 12 to Catharina La shay on December 18, 1874 for \$60. This transaction included Lot 11 as well. Joseph Boulais purchased Lot 12 on August 4, 1879 and during the fall constructed a residence for his family. This residential building is still standing today and is owned by Pamela Harrellson. It is one of the oldest residence in Dorchester being now 125 years old. The east room of the house was used as a dental office for a number of years with access to the office from the porch; the door of which having long been converted into a window. This house was known as the Hugoboom House as Sullivan and Amelia along with their three children lived here for many years. Mrs. Hugoboom moved in during 1883 and lived there until 1939. Today the property is owned and occupied by Pamela Harrellson and her teenage son. The property exchanged hands 10 times beginning in 1874 and extending to the present day (2006).

#### Lot 13 Block 1 (229 West 1<sup>st</sup> Avenue)

- \*1884 November 5 - The WCRR sold Lot 13 to David Garrow.
- \*1892 June 22 - David Garrow sold Lot 13 to Peter Oberbillig for \$100.
- \*1904 April 13 - Peter/Clara Oberbillig sold Lots 13-14-15 to Conrad Frank for \$2400.
- \*1908 April 14 - Conrad Frank sold Lots 13-14-15 to Herman Kronschnabl on for \$600.
- \*1913 Sept. 22 - Herman Kronschnabl sold Lots 13-14-15 to Fredericke Georgas for \$800.
- \*1931 Jan. 31 - Fredericke Georgas sold Lots 13 and S ½ of Lot 14 to Tillie Georgas.
- \*1942 January 20 - Tillie Georgas Swarthout sold Lot 13 and the South ½ of Lot 14 to Charles and Clara Grinker for \$550.

- \*1963 June 7 - Charles Grinker sold Lot 13 and South ½ of Lot 14 to Elizabeth Sauter.
- \*1973 July 25 - Eliz. Sauter sold Lot 13 & S. ½ of Lot 14 to Wm/Marie Pinter for \$6000.
- \*1985 Feb. 12 - Pinter Estate sold Lot 13 and S. ½ of Lot 14 to Gary and Beth Thomsen.
- \*1986 Dec. 22 - Gary/Beth Thomsen sold Lot 13 and S. ½ of Lot 14 to Adolph Gorke.
- \*1994 April 29 - Adolph/Margaret Gorke sold Lot 13 and S. ½ of Lot 14 to Steve Smith.
- \*1996 July 26 - Steve Smith sold Lot 13 and the South ½ of Lot 14 to Perry Demler.
- \*1999 Perry Demler sold Lot 13 and the South ½ of Lot 14 to Crystal Grube.
- \*2002. Crystal Grube sold Lot 13 and the South ½ of Lot 14 to John Len.

Summary Of Lot 13 Block 1: The Wisconsin Central Railroad Company sold Lot 13 to David Garrow on November 5, 1874. David Garrow sold Lot 13 to Peter Oberbillig on June 22, 1892 for \$100. Peter and Clara Oberbillig built a house on Lot 13 in the fall of 1892. It was a small one-story log home and still stands today, having been remodeled a number of times over the years. Today it is the residence of John Len. The property exchanged hands 15 times beginning in 1874 and extending to the present day (2006).

#### Lot 14 Block 1

- \*1874 December 2 - The WCRR sold Lot 14 to Tammy Mann.
- \*1876 August 14 - Tammy Mann sold Lot 14 to John McGrogan on for \$50.
- \*1878 May 29 - John McGrogan sold Lot 14 to C.M. Baldwin for \$45.
- \*1886 September 19 - C.M. Baldwin sold Lot 14 to John Plunkett.
- \*1889 June 14 - John Plunkett sold Lot 14 to Thomas Payne for \$65.
- \*1891 August 25 - Thomas Payne sold Lot 14 to Peter Oberbillig for \$70.
- \*1904 April 13 - Peter/Clara Oberbillig sold Lots 13-14-15 to Conrad Frank for \$2400.
- \*1908 April 14 - Conrad Frank sold Lots 13-14-15 to Herman Kronschnabl for \$600.
- \*1913 Sep. 22 - Herman Kronschnabl sold Lots 13-14-15 to Fredericke Georgas for \$800.
- \*1914 Nov. 6 - Fredericke Georgas sold N. ½ of Lot 14 & Lot 15 to Ida Schmidt for \$187.
- \*1939 Aug 25 - Archie Leichtman sold the N ½ of Lot 14 and Lot 15 to Wm. Schmidt.
- \*1938 April 5 - William Schmidt sold the N ½ of Lot 14 and Lot 15 to Sarah Kronschnabl via a Land Contract for \$ 1500 and a Warranty Deed was issued on October 30, 1939.
- \*1999 July 22 - The Kronschnabl Estate sold the North ½ of Lots 14-15 to Brian Geiger.

Summary Of Lot 14 Block 1: The Wisconsin Central Railroad Company sold Lot 14 to Tammy Mann on December 2, 1874. Thomas Payne sold Lot 14 to Peter Oberbillig on August 25, 1891. No residential structure has ever been built on Lot 14. Beginning in 1914, Lot 14 was split in two with the south half being sold along with Lot 13 and then in 1931; the north half was sold with Lot 15. A two car garage is built on a portion of the north half of Lot 14 and presently that garage is owned by Brian Geiger. There are no structures on the south half of Lot 14. The north half of Lot 14 is owned by Brian Geiger and the south half is owned by John Len. The property exchanged hands 18 times beginning in 1874 and extending to the present day (2006).

### Lot 15 Block 1 (172 South 3rd Street)

- \*1875 November 26 - The WCRR sold Lot 15 to H.O. Eastwood for \$15.
- \*1876 January 25 - H.O. Eastwood sold Lot 15 to Hannah Hagen for \$20.
- \*1882 October 10 - Hannah Hagen sold Lot 15 to John Brennan for \$15.
- \*1894 May 15 - Clark County took control of the property due to unpaid taxes and sold Lot 15 to John Spengler for \$2.
- \*1897 October 28 - John Spengler sold Lot 15 to Peter Oberbillig for \$40.
- \*1904 April 13 - Peter/Clara Oberbillig sold Lots 13-14-15 to Conrad Frank for \$2400.
- \*1908 April 14 - Conrad Frank sold Lots 13-14-15 to Herman Kronschnabl for \$600.
- \*1913 Sept. 22 - Herman Kronschnabl sold Lots 13-14-15 to Fredericke Georgas for \$800.
- \*1914 Nov. 6 - Fredericke Georgas sold the N. ½ of Lot 14 and Lot 15 to Ida Schmidt.
- \*1939 Aug. 25 - Archie Leichtman sold the N ½ of Lot 14 and Lot 15 to Wm. Schmidt.
- \*1938 April 5 - William Schmidt sold the North ½ of Lot 14 and Lot 15 to Sarah Kronschnabl via a Land Contract for \$1500 and a Deed was issued on October 30, 1939.
- \*1999 July 22 - Kronschnabl Estate sold the N. ½ of Lot 14 and Lot 15 to Brian Geiger.

Summary Of Lot 15 Block 1: In the spring and summer of 1898 Peter Oberbillig built a two-story residential structure on Lot 15. That house still stands today and is owned and occupied by Brian Geiger who purchased the property from Mildy Herman on July 22, 1999. Mildy Herman inherited the property from her sister Ceal Kronschnabl who in return had inherited the property from their mother Sarah Kronschnabl who had purchased the property on April 5, 1938. The Kronschnabl Family owned the home for more than 61 years. The property exchanged hands 17 times beginning in 1875 and extending to the present day (2006).

### Lot 16 Block 1

- \*1875 November 26 - The WCRR sold Lot 16 to Mrs. Harriet Kayhart.
- \*1876 March 14 - Mrs. Harriet Kayhart sold Lot 16 to Eunice Morgan.
- \*1881 November 28 - Eunice Morgan sold Lot 16 to Fred Keanel.
- \*1882 December 23 - Fred Keanel sold Lot 16 to William Magedanz.
- \*1889 March 19 - William Magedanz sold Lot 16 to Conrad Frank.
- \*1894 May 7 - Conrad Frank sold Lot 16 to William Hansmann.
- \*1894 September 27 - William and Rosa Hansmann sold Lot 16 to Andrew Lieders.
- \*1903 November 21 - Andrew Lieders sold Lot 16 - 17 and Lot 18 to Rasmus Larson.
- \*1904 March 17 - Rasmus and Maria Larson sold Lot 16 -17 and 18 to George Kinzel.
- \*1904 Mar. 17 - George Kinzel borrowed \$400 from Rasmus Larson; repaid Oct.23, 1913.
- \*1913 Oct. 31 - George and Amanda Kinzel sold Lots 16-17-18 to Dr. Frank P. Foley.
- \*1913 October 31 - Dr. Frank P. Foley borrowed \$900 from George Kinzel.
- \*1954 Oct.25 - Dr. Foley died; Est. sold Lots 16-17-18 to Neil McCarron Aug 27, 1956.
- \*1958 May 27 - Neil Sr. and Gladys McCarron sold Lots 16-17-18 on a Land Contract basis to Jerome L. Radlinger and a Warranty Deed was issued on May 21, 1962.
- \*1962 May 21 - Jerome/Betty Radlinger sold Lots 16-17-18 to Jerome/Dora Ludwig.

Summary Of Lot 16 Block 1: The Wisconsin Central Railroad Company sold Lot 16 to Mrs. Harriet Kayhart on November 26, 1875. No structure was ever erected on Lot 16. Today it remains a empty lot and is owned by Jerry and Helen Ludwig who love to mow, rake and take care of their garden of Eden. New horseshoe pits were installed in 2000 as Jerry hoped to improve his game through daily practice. The property exchanged hands 13 times beginning in 1875 and extending to the present (2006).

Lot 17 Block 1 (154 South 3rd Street)

- \*1876 June 23 - The WCRR sold Lot 17 to H.O. Eastwood .
- \*1876 June 29 - H.O. and Sarah Eastwood sold Lot 17 to Mrs. William Miller.
- \*1881 February 21 - Hellen Miller sold Lot 17 to Andreas Schmidt.
- \*1884 October 3 - Andreas and Katrina Schmidt sold Lots 17-18 to Frederick Lieders.
- \*1885 March 24 - Frederick and Louise Lieders sold Lot 17-18 to Andreas Lieders.
- \*1903 November 21 - Andreas Lieders sold Lots 17-18 to Rasmus Larson.
- \*1904 March 17 - Rasmus Larson sold Lots 17-18 to George Kinzel.
- \*1904 Mar 17 -George Kinzel borrowed \$400 from Rasmus Larson; repaid Oct. 23, 1913.
- \*1913 Oct. 31 - George and Amanda Kinzel sold Lots 16-17-18 to Dr. Frank P. Foley.
- \*1954 October 25 - Dr. Frank P. Foley died and the Foley Estate sold Lots 16-17-18 to Neil Sr. and Gladys McCarron on August 27, 1956.
- \*1958 May 27 - Neil Sr. and Gladys McCarron sold Lots 16-17-18 on a Land Contract basis to Jerome L. Radlinger and a Warranty Deed was issued on May 21, 1962.
- \*1962 May 21 - Jerome/Betty Radlinger sold Lots 16-17-18 to Jerome/Dora Ludwig.

Summary Of Lot 17 Block 1: The Wisconsin Central Railroad Company sold Lot 17 to H.O. Eastwood on June 23, 1876. Hellen Miller sold Lot 17 to Andreas Schmidt on February 21, 1881. Andreas and Katrina Schmidt built a large two-story home on Lot 17 during the summer of 1881 and today after major remodeling is the residence of Jerry and Helen Ludwig. Jerry purchased the home on May 21, 1962 and he has resided there for almost 44 years as of this writing. Today it is one of the oldest homes in Dorchester. The property exchanged hands 11 times beginning in 1876 and extending to the present day (2006).

Lot 18 Block 1

- \*1877 March 2 - The Wisconsin Central Railroad Company sold Lot 18 to George Egan.
- \*1881 February 28 - George Egan sold Lot 18 to Andreas Schmidt.
- \*1884 October 3 - Andreas and Katrina Schmidt sold Lots 17-18 to Frederick Lieders.
- \*1885 March 24 - Frederick and Louise Lieders sold Lots 17-18 to Andreas Lieders.
- \*1893 July 31 - Andreas and Lizzie Lieders sold Lot 18 to William Hansmann.
- \*1894 September 21 - William and Rosa Hansmann sold Lot 18 to Andreas Lieders.
- \*1903 November 21 -Andreas Lieders sold Lots 17-18 to Rasmus Larson.
- \*1904 March 17 - Rasmus Larson sold Lots 17-18 to George Kinzel.
- \*1904 Mar. 17 -George Kinzel borrowed \$400 from Rasmus Larson; repaid Oct. 23, 1913.

- \*1913 Oct. 31 - George and Amanda Kinzel sold Lots 16-17-18 to Dr. Frank P. Foley.
- \*1913 October 31 - Dr. Frank P. Foley borrowed \$900 from George Kinzel.
- \*1954 October 25 - Dr. Frank P. Foley died and the Foley Estate sold Lots 16-17 and 18 to Neil Sr. and Gladys McCarron on August 27, 1956.
- \*1958 May 27 - Neil Sr. and Gladys McCarron sold Lots 16-17 and 18 on a Land Contract basis to Jerome L. Radlinger and a Warranty Deed was issued on May 21, 1962.
- \*1962 May 21 - Jerome/Betty Radlinger sold Lots 16-17-18 to Jerome/Dora Ludwig.

Summary Of Lot 18 Block 1: The Wisconsin Central Railroad Company sold Lot 18 to George Egan on March 2, 1877. George Egan sold Lot 18 to Andreas Schmidt on February 28, 1881. Andreas purchased Lot 18 one week after purchasing Lot 17 where the large two-story home now stands. Lot 18 in the late 1800s contained a small barn and today is the site of a large 3-car modern garage and workshop. The garage was built by Jerry and Helen Ludwig in 1986. Jerry Ludwig purchased Lot 18 on May 21, 1962 and owns it today. The property exchanged hands 12 times beginning in 1877 and extending to the present day (2006).

#### Lot 19 Block 1 (136 South 3<sup>rd</sup> Street)

- \*1880 December 4 - Clark County Via a Tax Deed sale deeded Lot 19 to Arch Menzies.
- \*1885 September 11 - The WCRR issued a Quit Claim Deed to Arch Menzies to Lot 19.
- \*1884 August 26 - Archibald and Jane Menzies sold Lot 19 to Wm. and John Schafer.
- \*1884 Oct. 22 - Wm. and Ida Schafer and John Schafer sold Lot 19 to Conrad Frank.
- \*1898 May 17 - Conrad and Lina Frank sold Lot 19 to Andrew Lieders.
- \*1900 September 17 - Andrew and Lizzie Lieders sold Lot 19 to Hiram Kayhart.
- \*1904 February 17 - Hiram and Harriet Kayhart sold Lot 19 to Anna and C.F. Reynolds.
- \*1905 Mar. 25 - Anna Reynolds borrowed \$250 from Emma Schafer; repaid Sept 25, 1907.
- \*1907 September 25 - Anna and C.F. Reynolds sold Lot 19 to Edith Parge.
- \*1912 March 11 - Edith Parge sold Lot 19 to Dr. L.H. Crane.
- \*1914 August 12 - L.H. and Elsie L. Crane borrowed \$800 from Frank W. Chase and the loan was repaid on November 5, 1929.
- \*1929 October 15 - Dr. L.H. and Elsie L. Crane sold Lot 19 to Pauline Skerbeck.
- \*1946 March 9 - Pauline Skerbeck sold Lot 19 to Henry and Marie Genrich for \$200.
- \*1948 September 24 - Henry and Marie Genrich borrowed \$5000 from Peter and Hilda Petersen and the loan was repaid on May 31, 1951.
- \*1993 September 23 - The Henry Genrich Estate sold Lot 19 to Randy and Nancy Cook.
- \*1996 September 30 - Randy and Nancy Cook sold Lot 19 to Thomas and Lori Smith.

Summary Of Lot 19 Block 1: William, Ida and John Schafer sold Lot 19 to Conrad Frank on October 22, 1884. It is believed that Conrad Frank built the first residence on this lot in the spring of 1885. The two-story home was purchased by Dr. L.H. and Elsie Crane on March 11, 1912. They lived there until a horrible tragedy occurred in 1920. Dr. and Mrs. Crane were out of town for a few days and while they were gone, it was decided that their daughter Lenora should have one of her friends stay with her.

Caroline Marquardt and Lenore spend the evening chatting about current events and finally went to bed. The morning arrived and it was time to get up and get the fire started in the kitchen stove. It was cold that morning and as Lenora had seen her dad do so often; she took a bottle of kerosene and splashed it on the wood shavings she had just put into the stove. Unbeknown to her, there were still hot coals that remained from the night before and the stove exploded right in her face. Alarmed, she ran out of the house, across the street to where Mrs. Skerbeck lived. Her hair and night clothes aflame and by the time Mrs. Skerbeck had put the flames out, Lenora had third degree burns over most of her body. The running across the street was witnessed by Leopold and Marion Boxrucker who were on their way to mass at St. Louis Church. By the time that the Cranes were able to get back; Lenore had passed on to her heavenly rewards. The previous year the Cranes had purchased a lot on North Front St. and built the home that Bob Braun now lives in. They stayed there only a few years and moved to another town as Mrs. Crane was unable to be that close to where her daughter died. Those that knew her said she never got over her loss and that her grief increased as time went on.

Pauline Skerbeck sold Lot 19 to Henry and Marie Genrich on March 9, 1946 for \$200 and by June of 1948 ground had been broken for a new home. A couple of months later, the new two-story home was available for Henry and Marie to move into. Marie passed on in the 1970s but Henry lived there until 1993 when he passed away. The house that Henry and Marie built in 1948 provided them with shelter for 45 years. Today the house is owned and occupied by Tom and Lori Smith and their two daughters Samantha and Emily. In 1999, Tom purchased the North 10 feet of Lot 18 from Jerry and Helen Ludwig and built a very nice two-car garage on the southeast portion of Lot 19. The property exchanged hands 12 times beginning in 1880 and extending to the present day (2006).

#### Lot 20 Block 1

- \*1876 October 28 - The WCRR sold Lot 20 to H.O. Eastwood for \$15.
- \*1876 November 11 - H.O. Eastwood sold Lot 20 to Anton Ellingson for \$18.
- \*1887 February 12 - Anton and Oliava Ellingson sold Lot 20 to Jacob Rasmussen.
- \*1888 April 7 - Jacob Rasmussen sold Lot 20 to William Schafer for \$100.
- \*1901 September 11 - William Schafer sold Lot 20 - 21 to Mrs. Carrie Hougum for \$600.
- \*1904 August 26 - Mrs. Carrie Hougum sold Lot 20 and Lot 21 to Frank Chase for \$750.
- \*1913 February 26 - Frank Chase sold Lot 20 and Lot 21 to Arthur Larson for \$1400.
- \*1915 March 3 - Arthur Larson sold Lot 20 and Lot 21 to Anselm Schmidt Jr. for \$1600.
- \*1915 December 11 - Anselm Schmidt Jr. sold Lot 20-21 to Joe Kronschnabl for \$1600.
- \*1919 July 14 - Joseph Kronschnabl sold Lot 20 and Lot 21 to Mary Habeck for \$1400.
- \*1920 March 2 - Mary Habeck sold Lot 20 - 21 to Fred and Emma Whitman for \$1400.
- \*1949 May 17 - Emma Whitman deeded Lot 20 and Lot 21 to Zelia Whitman.
- \*1982 Oct. 16 - Zelia Whitman Staab sold Lot 20 and Lot 21 to Dennis/Sharyia Peche.



Summary Of Lot 20 Block 1: The WC Railroad sold Lot 20 to H.O. Eastwood on October 28, 1876 for \$15. Jacob Rasmuson sold Lot 20 to William Schafer on April 7, 1888. The only structure ever erected on Lot 20 was a one car garage. It was used mainly as additional yard space for the home William Schafer built on Lot 21. The property exchanged hands 13 times beginning in 1876 and extending to the present day (2006).

Lot 21 Block 1 (122 South 3rd Street)

- \*1884 September 17 - The WCRR sold Lot 21 to William Schollmeier for \$30.
- \*1888 March 19 - William Schollmeier sold Lot 21 to William Schafer for \$35.
- \*1901 September 11 - Wm. Schafer sold Lot 20 and Lot 21 to Carrie Hougum for \$600.
- \*1904 August 26 - Mrs. Carrie Hougum sold Lot 20 and Lot 21 to Frank Chase for \$750.
- \*1913 February 26 - Frank Chase sold Lot 20 and Lot 21 to Arthur Larson for \$1400.
- \*1915 March 3 - Arthur Larson sold Lot 20 and Lot 21 to Anselm Schmidt Jr. for \$1600.
- \*1915 Dec. 11 - Anselm Schmidt Jr. sold Lot 20-21 to Joe Kronschnabl for \$1600.
- \*1919 July 14 - Joseph Kronschnabl sold Lot 20 and Lot 21 to Mary Habeck for \$1400.
- \*1920 Mar. 2 - Mary Habeck sold Lot 20 and Lot 21 to Fred/Emma Whitman for \$1400.
- \*1949 May 17 - Emma Whitman deeded Lot 20 and Lot 21 to Zelia Whitman.
- \*1982 Oct. 16 - Zelia Whitman Staab sold Lot 20 and Lot 21 to Dennis/Sharyia Peche.

Summary Of Lot 21 Block 1: The Wisconsin Central Railroad Company sold Lot 21 to William Schollmeier on September 17, 1884 for \$30. William Schollmeier sold Lot 21 to William Schafer on March 19, 1888 for \$35. That summer William Schafer constructed a two-story residence and he and his family lived there until 1901. Mr. Schafer sold the house and two 50 foot lots for \$600 in 1901. That house still stands today and it is owned by Dennis and Sharyia Peche who purchased it on October 16, 1982. They use it as a rental unit but live nearby, just a few miles from town. The property exchanged hands 12 times beginning in 1884 and extending to the present day (2006).

Lot 22 Block 1

- \*1882 June 8 - The WCRR sold Lot 22 to Rev. William Kollander.
- \*1884 April 28 - William Kollander sold Lots 22 and 23 to Peter Schafer.
- \*1908 July 7 - Peter Schafer sold Lots 22 and 23 to Gustav Genrich for \$350.
- \*1908 Aug. 19 - Gustav Genrich sold the S. 3 feet of the W. 35 feet of Lot 22 for \$15.
- \*1930 November 22 - Gustav Genrich borrowed \$1000 from the Colby State Bank and the loan was repaid on November 19, 1938.
- \*1932 August 3 - Gustav Genrich sold the North 48 feet of Lot 22 - 23 to Olga Genrich.
- \*1979 Oct. 25 - Olga Genrich sold the N. 48 feet of Lot 22-23 to Douglas Connie Etten.

Summary Of Lot 22: No building was ever built on this lot. This property exchanged hands just five times beginning in 1882 and extending to the present day (2006).

### Lot 23 Block 1 (248 Center Avenue)

- \*1881 August 18 -The WCRR sold Lot 23 to Thomas Morgan.
- \*1882 June 2 -Thomas and Eunice Morgan sold Lot 23 to William Kollander.
- \*1884 April 28 - William Kollander sold Lots 22 and 23 to Peter Schafer .
- \*1908 July 7 - Peter Schafer sold Lots 22 and 23 to Gustav Genrich for \$350.
- \*1908 Aug. 19 - Gustav Genrich sold the S. 3 feet of the W. 35 feet of Lot 22 for \$15.
- \*1930 Nov. 22 - Gustav Genrich borrowed \$1000 from Colby Bank; repaid Nov. 19, 1938.
- \*1932 August 3 - Gustav Genrich sold the N. 48 ft of Lot 22 and Lot 23 to Olga Genrich.
- \*1979 Oct. 25 - Olga Genrich sold N. 48 ft of Lot 22 and Lot 23 to Doug/Connie Etten.
- \*2005 Aug.30 - Doug/Connie Etten sold the N. 48 ft of lot 22 and Lot 23 to Terry Krug.

Summary Of Lot 23 Block 1: The Reverend William Kollander built a two-story home in the summer of 1882 and it still stands today. Reverend Kollander was the minister for the Salem Methodist Church and this residence served as a parsonage for “The Salem Society Of Evangelical Association of North America” (Little White Church). Gustav Genrich purchased the home on July 7, 1908 for \$350 and today it is owned by Steve and Connie Etten. Connie is the granddaughter of Gustav Genrich and it has remained in the hands of the Genrich family then for 97 years. This is an official Dorchester Record and it will be labeled as such. In late 1930, Gustav Genrich added the west addition to the house. In recent years, the house has been used as a rental unit and today it stands empty. The building requires some upgrading as it has been around for some time and is one of the oldest residential buildings in town. The property has exchanged hands just 7 times beginning in 1884 and extending to the present day (2006). Just as we are going to press, Steve and Connie reported that they just sold the old residence to Terry Krug. Terry and his dad Bill are doing what is called in the carpenter business, a complete make over. Already a new roof graces the structure and it has been said that when renovations are completed; the home will be like that of a new building.

## Chapter 29

### History Of Block 2 - Original Plat Of Dorchester

#### Lot 1 Block 2 (215 South 2<sup>nd</sup> Street)

- \*1875 June 21 - The WCRR sold Lot 1 to B.M. Benson.
- \*1875 November 10 - B.M. and Johanna M. Benson borrowed \$200 from Tollefson Primrose of Dane County and the loan was repaid on March 10, 1880.
- \*1885 July 7 - B.M./Johanna Benson sold Lot 1 to Lars P. Ulven and Ole O. Froland.
- \*1888 June 14 - Lars/Martha Ulven & Ole/Anna Froland sold Lot 1 to Ella Winchester.
- \*1891 July 27 - Ella Winchester sold Lot 1 and North 40 feet of West 30 feet of Lot 2 to John and B.G. Miltimore for \$400.
- \*1895 Jan. 15 - B.G. Miltimore QC interest he had in the property to John Miltimore.
- \*1916 February 25 - John Miltimore sold the East 125 feet of Lot 1 to Mary Miltimore.
- \*1917 January 2 - Mary and John Miltimore borrowed \$225 from the Dorchester State Bank and the loan was repaid on January 7, 1918.
- \*1918 Jan. 7 - Mary Miltimore borrowed \$425 from the Abbotsford State Bank and the loan was partially repaid on March 25, 1919 and then totally repaid on Feb. 6, 1920.
- \*1920 Feb. 1 - Mary Miltimore borrowed \$500 from the DSB; repaid on May 23, 1927.
- \*1927 May 23 - Mary Miltimore sold the East 125 feet of Lot 1 to Bernard/Selma Wolf.
- \*1933 October 18 - Bernard Wolf died and Selma Wolf died on November 17, 1950.
- \*1951 July 23 - Wolf Estate sold the East 100 feet of Lot 1 to Otto and Lillian Froebel.
- \*1954 September 13 - Lillian Froebel died and Otto Froebel died October 3, 1967.
- \*1968 April 22 - Clark County Department of Social Services took possession of the property and sold the East 100 feet of Lot 1 to Alvina K. Marlow for \$1005.
- \*1989 July 27 - Alvina Marlow sold the East 100 feet of Lot 1 to Jean E. Goessel.

Summary Of Lot 1 Block 2: B.M. and Johanna Benson constructed the first residence on this lot in the late fall of 1875. The residential building was constructed of sawed lumber from the local mill and was a typical two-story building with living quarters on the first story and sleeping quarters on the second story. The Bensons also erected a small two story commercial building on the West 25 feet of the lot at the same time and established the "Benson's General Mercantile". The Miltimore Family purchased this property on July 27, 1891 for \$400 along with the North 40 feet of the West 30 feet of Lot 2. In the summer of 1895, B.G. and John Miltimore constructed a two-story building on the East 25 feet of the West 50 feet of Lot 1 with the first story used as a commercial endeavor and the second story set up as a small living quarters. The business endeavor was a general store selling a little bit of everything as they did in those days including a small line of groceries. Bread for example would come each day by train from a Marshfield Bakery and either John or B.G. would make the trip each morning to the train depot; secure the bread and return it to the store and make it ready for resale. There were now three structures on Lot 1. After four years and on

January 15, 1895, B.G. Miltimore Quit Claimed any interest he had in the property to John A. Miltimore. William Miltimore son of John operated a ice cream parlor in the store during 1912 and perhaps later than that. John A. Miltimore sold the East 125 feet of Lot 1 to Mary A. Miltimore on February 25, 1916. Otto/Lillian Froebel purchased the East 100 feet of Lot 1 on July 23, 1951. Lillian Froebel died on September 13, 1954 and Otto Froebel died on October 3, 1967. Clark County Department of Social Services took possession of the property and had the residence razed. The building had literally had no major changes made to it since its construction in 1875 as was evidenced by the old outhouse still in use when the building was razed in 1968. On April 22, 1968, Clark County sold the East 100 feet of Lot 1 to Alvina K. Marlow for \$1005. Alvina Marlow had a basement dug, a fine concrete foundation built and then a double wide home lifted into place by a large crane. Alvina Marlow was living in her new home by the late summer of 1968. She sold the East 100 feet of Lot 1 to Jean E. Goessel on July 27, 1989. Jean Goessel still lives in her home at 215 South Second Street and enjoys the quiet neighborhood in which to spend her retirement years. This property exchanged hands 10 times beginning in 1875 and extending to the present day (2006).

#### The West 25 Feet Of Lot 1 Block 2

- \*1903 May 27 - John and Mary Miltimore sold the West 25 feet of Lot 1 to Lucy Tabor.
- \*1905 January 20 - Lucy Tabor sold the West 25 feet of Lot 1 to William Maes for \$800.
- \*1912 Feb. 5 - William/Bertha Maes sold the W. 25 ft. of Lot 1 to Lucy Tabor for \$750.
- \*1912 Nov. 30 - Lucy Tabor sold West 25 feet of Lot 1 to Amanda Driscoll for \$1000.
- \*1915 July 9 - Amanda Driscoll sold the West 25 feet of Lot 1 to Ole Paulson.
- \*1916 March 16 - Ole had the old mercantile building (which was constructed on this parcel in 1875 by Berthin and Johanna Benson) moved to South Front Street where it would become the U. S. Post Office and living quarters for Herman Kronschnabl.
- \*1916 May 1 - Ole Paulson sold the West 25 feet of Lot 1 to Mary Miltimore.

Summary Of The West 50 Feet Of Lot 1 Block 2: 1919 Jan. 22 - Mary Miltimore sold the West 50 feet of Lot 1 to Frank Tepolt for \$400. The \$400 included the narrow two story building originally erected there in 1895 by the Miltimore Brothers. The original Benson building had been removed from the west 25 feet of lot 1 in 1916 and was not a part of the sale. Frank and his mother lived in the upstairs apartment and Frank resided there until October 1941; when he sold the building to a fellow from Medford who moved the building to a location there in November. On December 11, 1963, Clark County took control of the property and deeded it to the Village of Dorchester. The Village of Dorchester used the West 50 feet of Lot 1 to drill a very productive well and built a pump house on the property in 1968. This well is so productive that it produces at a rate of 250 gallons per minute and this production can continue indefinitely. The east 25 feet of this property is where the Miltimore Brothers constructed their general store in 1895 (East 25 feet of the West 50 feet) and it exchanged hands 8 times from 1891 to 1963.

### Lot 2 Block 2 (217 South 2<sup>nd</sup> Street)

- \*1875 October 14 - The WCRR sold Lot 2 to Austin Armstrong for \$25.
- \*1876 May 22 - Catharine Armstrong sold Lot 2 to Ella Winchester for \$300.
- \*1891 July 27 - Ella Winchester sold Lot 1 and the North 40 feet of the West 30 feet of Lot 2 to John A. and B.G. Miltimore for \$400.
- \*1895 Jan. 15 - B.G. Miltimore Q.C. interest in the property to John Miltimore for \$200.
- \*1895 November 21 - Ella Winchester sold Lot 2 and Lot 3 except the North 40 feet of the West 30 feet of Lot 2 to Ida Wieden for \$1000.
- \*1900 November 7 - Ida Wieden sold the same parcel to Maria Wieden for \$1000.
- \*1901 May 29 - Maria Wieden sold the same parcel back to Ida Wieden for \$1000.
- \*1902 July 31 - Ida Wieden sold the same parcel to Maria Dewhurst for \$50.
- \*1909 March 2 - Maria Dewhurst sold the same parcel to Otto Sauter for \$400.
- \*1911 December 14 - Otto/Lillie Sauter sold the same parcel to John Miller for \$1700.
- \*1916 May 18 - John Miller sold the same parcel to Ernest and Celia Billock for \$1000.
- \*1920 October 6 - Ernest/Celia Billock sold the same parcel to Joe Schober for \$1500.
- \*1941 Feb. 17 - Joe/Carrie Schober Q.C. interest in the property to William P. Jantsch.
- \*1947 July 28 - William Jantsch sold the same parcel to Henry/Alta Erlei for \$1200.
- \*1950 May 17 - Clark County took control of the N. 40 ft. of the W. 30 ft. of Lot 2 due to unpaid taxes and sold the property to Henry/Alta Erlei on Sept. 29, 1950 for \$15.
- \*1970 August 21 - Alta Erlei sold Lots 2 and 3 to Wallace and Cecilia Storm.
- \*1994 December 21 - Cecilia Storm sold Lots 2 and 3 to Douglass and Dawn Sharpless.
- \*1999 January 2 - Douglass/Dawn Sharpless sold Lots 2 and 3 to Brian/Daniella Schauer.

Summary Of Lot 2 Block 2: During the last two months of 1875 and just before the fierce wintery winds came upon the small community of Dorchester, Austin Armstrong constructed a two-story residence on Lot 2 Block 2. This very sturdy and well built residence still stands today and is the home of the Brian and Daniella Schauer family. The Schauers purchase the property on January 2, 1999 and have now completed their 6<sup>th</sup> year in their home. Two sons Brett (Big "B") age 7 and Brendan (Little "B") age 5 now call this place home as well. Many renovations have been made to this home during the last 10 years and one could say that it doesn't look like one of the oldest houses in town. The address of this residence is 217 South Second Street. However, prior to the turn of the century South Second Street was known as Avon Avenue. Lot 2 exchanged hands 15 times beginning in 1875 and extending to the present day (2006).

### Lot 3 Block 2

- \*1875 November 12 - The WCRR sold Lot 3 to Wesley R. Howe for \$25.
- \*1876 October 10 - Wesley R. Howe sold Lot 3 to E.P. Powers on, for \$35.
- \*1878 May 2 - E.P. and Sarah Powers sold Lot 3 to Benson Davis.
- \*1878 October 28 - Benson Davis sold Lot 3 to Ella Winchester for \$100.
- \*1895 November 21 - Ella Winchester sold Lot 2 and Lot 3 except the North 40 feet of the West 30 feet of Lot 2 to Ida Wieden for \$1000.

- \*1900 November 7 - Ida Wieden sold the same parcel to Maria Wieden for \$1000.
- \*1901 May 29 - Maria Wieden sold the same parcel back to Ida Wieden for \$1000.
- \*1902 July 31 - Ida Wieden sold the same parcel to Maria Dewhurst for \$50.
- \*1909 March 2 - Maria Dewhurst sold the same parcel to Otto Sauter for \$400.
- \*1911 December 14 - Otto/Lillie Sauter sold the same parcel to John Miller for \$1700.
- \*1916 May 18 - John Miller sold the same parcel to Ernest and Celia Billock for \$1000.
- \*1920 October 6 - Ernest/Celia Billock sold the same parcel to Joe Schober for \$1500.
- \*1941 Feb. 17 - Joe/Carrie Schober Q.C. interest in the property to William P. Jantsch.
- \*1947 July 28 - William Jantsch sold the same parcel to Henry/Alta Erlei for \$1200.
- \*1970 August 21 - Alta Erlei sold Lots 2 and 3 to Wallace and Cecilia Storm.
- \*1994 December 21 - Cecilia Storm sold Lots 2 and 3 to Douglass and Dawn Sharpless.
- \*1999 Jan. 2 - Douglass/Dawn Sharpless sold Lots 2 and 3 to Brian/Daniella Schauer.

Summary Of Lot 3 Block 2: During the six months that Benson Davis owned Lot 3, he constructed a fairly large two-story barn on the West 50 feet of the lot. The barn was built in the summer of 1878 and functioned as a multi-purpose building. The lower level was used as a workshop and horse barn while the upper level was used for storage and perhaps even a dance or two. In 1895 the Wieden Family who owned the property at that time hung out a shingle which said "Livery Stable and Dray". So the barn became officially a place where people could come and rent horses and carriages which would take them to their place of destination. The barn was used as a livery stable for about 25 years. The property was owned by the writer's father from 1941 to 1947 when he sold it to Henry and Alta Erlei. Henry Erlei a long-term machinist and inventor transformed the barn into a blacksmith shop and it was never the same again. Alta Erlei will be highlighted in separate and future writings as this very talented woman contributed much to humanity while asking nothing in return. The barn was razed during the 1960s as it became dilapidated and was a haven for all kinds of animals and birds. Today on Lot 3 sits a large attached garage which is capable of containing four automobiles and is undoubtedly the largest residential garage in town. Today the property is owned by the Schauer Family along with Lot 2. The property has exchanged hands 17 times beginning in 1875 and extending to the present day (2006).

#### Lot 4 Block 2 (231 South 2<sup>nd</sup> Street)

- \*1873 July 9 - The United States Govt. deeded Lots 4 - 5 - 6 - 7 - 8 to The WCRR.
- \*1876 February 16 - The WCRR sold Lot 4 to School District One Town of Mayville.
- \*1917 Aug. 23 - School District One of Dorchester sold Lots 4-5-6-7-8 to A. Gutwasser.
- \*1920 May 8 - A. C. Gutwasser sold Lots 4 - 5 and 6 to Fred and Bertha Plockelmann.
- \*1931 February 18 - Fred Plockelmann sold Lots 4 - 5 and 6 to Elmer Koehn.
- \*1931 Mar. 18 - Elmer Koehn borrowed \$1000 from J.E. Allar; loan repaid Oct 17, 1933.
- \*1933 October 17 - Elmer Koehn sold Lots 4-5-6 to William/ Loretta Jantsch for \$2400.

Summary Of Lot 4 Block 2: In the summer of 1874, the first year of operation for the railroad which had just churned into town the previous fall, the Town of Mayville

School District set about immediately to construct a school for grades 1 thru 8 to meet the educational standards that one would expect of an emerging community. This original construction took place even though a school district had not yet been organized and even though the railroad still owned the land on which the school was built. It would be two years later before the property known as Lot 4 Block 2 would be transferred to School District No. One (1) of the Town of Mayville. The railroad was anxious to get community organizations started and didn't worry all that much about formalities. A small log framed structure was erected and ready for occupancy come September 1874. In two years time (summer of 1876); the number of students exceeded 100 and it was time to build a large two-story structure sufficient to accommodate estimated growth for the next 20 years. The school faced the East to meet the morning sun and it was said that this structure was a formidable building. The small log framed original schoolhouse was moved to the West part of Lot 4 (near the alley) and used to house the large supply of wood needed to fuel the pot belly stove that each room contained. In 1916, a new brick 3-story schoolhouse was constructed on the north end of town and the schoolhouse which had served the public so well for 42 years was no longer needed. The old school house was sold to A.C. Gutwasser on August 23, 1917 and in 1918 he had the entire structure moved to the Northwest corner of Central and Second Street where it became The Paulson Automotive Garage.

A. C. Gutwasser sold Lots 4 - 5 and 6 to Fred and Bertha Plockelmann (husband and wife) on May 8, 1920. In the summer of 1920, Fred and Bertha built what is known today as a one and three quarter structure. It is two stories but does not have full headroom in all the upstairs rooms as the rafters have a tendency of getting in the way near each gable end. Fred gave a lot of thought about exactly where he put the home as in the early days after completion, one could walk out on the large partially enclosed porch and pump water from the well that was original to the first school building. There was no need to get down on the ground to bring drinking water into the house. The house was constructed to meet the growing demand of people needing a place to live. So this house was one of the first homes constructed as a duplex and it functioned in that capacity for the first 20 years of its life. Today Loretta Jantsch still lives in the house she has known as home for 72 years. This is a Dorchester record; for the same person to have lived in the same building for that length of time is nothing short of phenomenal. Today this writer lives with his mother Loretta and the two of them get along quite well; at least most of the time. A car garage/chicken coop was also constructed at this time and it was near the north boundary line of Lot 4 back towards the alley. The address of lot 4 is 231 South 2nd Street. The property only exchanged hands 5 times beginning in 1876 and extending to the present day (2006).

#### Lot 5 Block 2

1875 April 13 - The WCRR sold Lot 5 to D.O. Miltimore.

1878 April 10 - D.O. Miltimore sold Lot 5 to School Dist. One of the Town of Mayville.

1917 Aug. 23 - School District One of Dorchester sold Lots 4-5-6-7-8 to A. Gutwasser.  
1920 May 8 - A. C. Gutwasser sold Lots 4 - 5 and 6 to Fred and Bertha Plockelmann.  
1931 February 18 - Fred Plockelmann sold Lots 4 - 5 and 6 to Elmer Koehn.  
1933 October 17 - Elmer and Edith Koehn sold Lots 4-5-6 to William/Loretta Jantsch.

Summary Of Lot 5 Block 2: The School District after constructing the first school in 1874 and then replacing that building with a new two-story school in 1876 once again found it necessary to expand the school to meet the growing population. On the south end of the school; a large two-story addition was attached to the main structure during the summer of 1903. This addition was also necessary as the school district added grades 9 and 10 to offer a two year high school diploma.

In the fall of 1941, William Jantsch built a new car garage on Lot 5 and moved the back door of the house from the west side to the south side. This provided for people arriving to enter a entry/mud room where one could place their attire before entering and as well to remove some of the residue which might have stuck to the bottom of their boots. This action made the woman of the house much more cordial and easier to get along with. As noted earlier, the property is still occupied by the Jantsch Family. The property exchanged hands just 6 times beginning in 1875 and extending to the present day (2006).

#### Lot 6 Block 2 (245 South 2<sup>nd</sup> Street)

\*1875 November 17 - The WCRR sold Lots 6 and 7 to Hulbert O. Eastwood.  
\*1881 July 29 - H.O. and Sarah J. Eastwood sold Lots 6 and 7 to D.O. Miltimore.  
\*1881 August 23 - D.O. and Lucy Miltimore sold Lots 6 and 7 to Charles Hunholz.  
\*1881 September 27 - Charles/Pauline Hunholz sold Lots 6 and 7 to E.L. Swarthout.  
\*1882 June 6 - E.L. and Eva Swarthout sold Lot 6 to School District One of Mayville.  
\*1917 Aug. 23 - School District One of Dorchester sold Lots 4-5-6-7-8 to A. Gutwasser.  
\*1920 May 8 - A. C. Gutwasser sold Lots 4 - 5 and 6 to Fred and Bertha Plockelmann.  
\*1931 February 18 - Fred Plockelmann sold Lots 4 - 5 and 6 to Elmer Koehn. Elmer and  
\*1933 October 17 - Edith Koehn sold Lots 4-5-6 to William and Loretta Jantsch.  
\*1958 May 16 - William and Loretta Jantsch sold Lot 6 to Agnes Drinka.  
\*1980 September 10 - Agnes Drinka sold Lot 6 to Betty Smith.  
\*1985 June 10 - Betty Smith sold Lot 6 to Mark and Nancy Luther.  
\*1998 April 20 - Nancy Luther sold Lot 6 to Bruce and Vera Jensen.

Summary Of Lot 6 Block 2: Lot 6 became the official playground of the school in the early days and it was here that the older boys tried to get the younger boys to place their tongue on a pipe which was driven in the ground and used to tie up horses from time to time. This of course would be attempted during the cold months when that pipe would hold the younger boy's tongues tighter than the crazy glue of today.



During the 25 years that William and Loretta Jantsch own Lot 6; it served as the largest garden in Dorchester. Loretta has commented many times that she used to can 600 quarts of everything from Lot 6 and that didn't include 60 gallons of sauerkraut made each year from cabbage that was store bought. Agnes Drinka built a one story bungalow on Lot 6 in the summer of 1958 and lived there until 1980 with three of her children. The garage was added to Lot 6 by Mark and Nancy Luther in 1986. Today, the home is owned and occupied by Bruce and Vera Jensen who decided that farming was meant for younger people. While their son officially runs the farm, not a day goes by that Bruce and Vera don't drive by the old place to see what they can do to help. Bruce and Vera purchased the property on April 20, 1998 and immediately set upon to enlarge the structure by adding a master bedroom to the west side of the home. They live contentedly on this quiet street and it gives them many opportunities to consider and contemplate the future. The address of Lot 6 is 245 So. 2nd St. and the property exchange hands 13 times beginning in 1875 and extending to the present day (2006).

#### Lot 7 Block 2 (255 South 2<sup>nd</sup> Street)

- \*1875 November 17 - The WCRR sold Lots 6 and 7 to Hulbert O. Eastwood.
- \*1881 July 29 - H.O. and Sarah J. Eastwood sold Lots 6 and 7 to D.O. Miltimore.
- \*1881 August 23 - D.O. and Lucy Miltimore sold Lots 6 and 7 to Charles Hunholz.
- \*1881 September 27 - Charles/Pauline Hunholz sold Lots 6 and 7 to E.L. Swarthout.
- \*1882 September 22 - E.L. and Eva Swarthout sold Lot 7 to Henry/Ernstine Metzger.
- \*1886 October 12 - Henry and Ernstine Metzger sold Lots 7 and 8 to Paul Blanc.
- \*1886 October 12 - Paul and Mary Blanc sold Lots 7 and 8 to Ernstine Metzger.
- \*1902 May 1- Ernstine Metzger sold Lots 7 and 8 to George W. Metzger.
- \*1905 October 2 - George Metzger sold Lots 7 - 8 to Dorchester School District One.
- \*1917 Aug. 23 - School District One of Dorchester sold Lots 4-5-6-7-8 to A. Gutwasser.
- \*1918 August 5 - A.C. Gutwasser sold Lots 7 and 8 to Edwin/Emma Ruhmer for \$425.
- \*1921 July 21 - Edwin and Emma Ruhmer sold Lots 7 and 8 to A.W. Schief on a Land Contract for \$4000 and a Warranty Deed was issued on September 9, 1927.
- \*1990 October 17 - The Estate of A.W. Schief sold Lots 7 and 8 to Dennis J. Bach.

Summary Of Lot 7 Block 2: Lot 7 became an extended playground to the public school after the large addition to the school was constructed in 1903. The first structure to appear on Lot 7 occurred in the fall of 1918 when Edwin and Emma Ruhmer built a very nice home, just in time to beat the cold winter months which lied just ahead. Less than three years later, the Ruhmers sold the house to Dr. A.W. Schief the dentist in town. Today the home is owned by Dennis and Julie Bach who live there with their adorable children Master Samuel age 8 and Miss Mattie age 6. The Bach residence will be listed in the section titled "The 69 Oldest Homes In Town". The address of Lot 7 is 255 South Second Street and the property exchanged hands 13 times beginning in 1875 and extending to the present day (2006).

## Lot 8 Block 2

- \*1875 November 12 - The WCRR sold Lot 8 to John A. Bodine.
- \*1876 September 20 - John A. Bodine sold Lot 8 to Dwight B. Cowles.
- \*1882 November 25 - Dwight B. Cowles sold Lot 8 to Theodore Lorig.
- \*1882 December 2 - Theodore and Katy Lorig sold Lot 8 to Henry Metzger.
- \*1886 October 12 - Henry and Ernstine Metzger sold Lots 7 and 8 to Paul Blanc.
- \*1886 October 12 - Paul and Mary Blanc sold Lots 7 and 8 to Ernstine Metzger.
- \*1902 May 1 - Ernstine Metzger sold Lots 7 and 8 to George W. Metzger.
- \*1905 October 2 - George Metzger sold Lots 7 - 8 to Dorchester School District One.
- \*1917 Aug. 23 - School District One of Dorchester sold Lots 4-5-6-7-8 to A. Gutwasser.
- \*1918 August 5 - A.C. Gutwasser sold Lots 7 and 8 to Edwin/Emma Ruhmer for \$425.
- \*1921 July 21 - Edwin and Emma Ruhmer sold Lots 7 and 8 to A.W. Schief on a Land Contract for \$4000 and a Warranty Deed was issued on September 9, 1927.
- \*1990 October 17 - The Estate of A.W. Schief sold Lots 7 and 8 to Dennis J. Bach.

Summary Of Lot 8 Block 2: Lot 8 contains a large well designed four (4) stall garage of which one stall functions as a workshop. The workshop is the stall closest to the house as this was a requirement initiated by the woman of the house. I wonder why! The garage was erected in 1996 replacing the 1922 out of date facility. It is believed a residence was initially erected on this lot which burned down years earlier. The property exchanged hands 12 times beginning in 1875 and extending to this day (2006).

## Lot 9 Block 2 (271 South 2<sup>nd</sup> Street)

- \*1876 April 19 - The WCRR sold Lot 9 to Hulbert O. Eastwood for \$25.
- \*1876 May 27 - Hulbert O. Eastwood sold Lot 9 to Sarah E. Hunt for \$30.
- \*1881 May 11 - Sarah E. Hunt sold Lot 9 to Mina Knaup for \$500.
- \*1881 September 13 - Mina Knaup sold Lot 9 to Anna Robbins for \$350.
- \*1881 September 13 - Anna Robbins sold Lot 9 to Charles Fessler for \$400.
- \*1882 October 10 - Charles and Sophia Fessler sold Lot 9 to Henry Fessler for \$450.
- \*1883 April 2 - Henry Fessler sold Lot 9 to Gustav A. Pierce for \$500.
- \*1885 August 4 - Gustav Pierce sold Lot 9 to James Forbes for \$375.
- \*1893 August 9 - James Forbes sold Lot 9 to E.L. Swarthout for \$70.
- \*1893 October 10 - E.L. Swarthout sold Lot 9 to Hosea Hugoboom for \$300.
- \*1900 December 18 - Hosea Hugoboom sold Lot 9 to Leon Cardinal for \$300.
- \*1903 July 21 - Leon and Christine Cardinal sold Lot 9 to Caroline Parge for \$650.
- \*1905 October 14 - Caroline Parge sold Lot 9 to Andrew Lieders for \$725.
- \*1907 Oct. 4 - Andrew and Elizabeth Lieders sold Lot 9 to Emilie Beyreis for \$1000.
- \*1915 January 25 - The Beyreis Estate sold Lot 9 to Charles Beyreis.
- \*1915 February 10 - Charles Beyreis sold Lot 9 to George Krakenberger for \$800.
- \*1921 April 15 - George/Emma Krakenberger sold Lot 9 to John Rauscher for \$1600.
- \*1922 Dec. 26 - John/Alva Rauscher sold Lot 9 to Albert/Margaret Stroota for \$1600.
- \*1932 Oct. 29 - M. Stroota deeded the property to her grandchildren (Decker Kids).

- \*1975 April 25 - Margaret Thurwell Q.C. interest in the property to Roselind D. Didier.
- \*2002 June 10 - Roselind Decker Didier sold Lot 9 to Jay DeVine.

Summary Of Lot 9 Block 2: During the summer of 1879, Sarah E. Hunt erected a house on Lot 9 and over the years many different people lived there but from December 26, 1922 to June 10, 2002, the Stroota/Decker/Didier Family lived there. Quite a feat for one family to live in the same place for that long even though it was spread over three generations. A one car garage was added to the south side of the house in the 1940s and in the last 10 years a number of exterior renovations took place that really spruced the old place up. New windows, new roof and new vinyl siding are among some of the improvements that were made that makes this house look much younger than its years. The address of Lot 9 is 271 South Second Street and the property exchanged hands 20 times beginning in 1876 and extending to the present day (2006).

#### Lot 10 Block 2 (281 South 2<sup>nd</sup> Street)

- \*1875 March 6 - The WCRR sold Lot 10 and Lot 11 to Sarah E. Hunt for \$60.
- \*1877 May 15- Sarah Hunt borrowed \$150 from D. Miltimore; loan repaid June 25, 1881.
- \*1879 July 31 - A court action in the form of a lien was filed against Sarah E. Hunt.
- \*1887 May 4 - Sarah Hunt borrowed \$250 from Jean Herrick; loan repaid Jan. 20, 1891.
- \*1891Jan. 21 - Sarah Hunt borrowed \$350 from John Kerr; loan repaid on Dec. 27, 1893.
- \*1895 April 13 - Clark County obtained title to property; sold it to John Kerr for \$400.
- \*1903 December 9 -The estate of John Kerr deeded Lot 10 to Robert Kerr.
- \*1912 February 19 - Robert and Ellen Kerr sold Lot 10 to John Sturner.
- \*1912 May 11 - John B. Sturner sold Lot 10 to William R. Munroe.
- \*1913 Jan. 15 - Wm.Winnie Monroe borrowed \$1200 from the DSB; repaid Jan. 26, 1920.
- \*1913 Jan. 15 - Wm Monroe borrowed \$500 from Ole Paulson; repaid Oct. 20, 1913.
- \*1957 August 27 - William and Winnie Monroe sold Lot 10 to Oscar and Helen Violand.
- \*1972 February 19 - Oscar and Helen G. Violand sold Lot 10 to Earl and Mavis Gordee on a Land Contract basis for \$8500 and a Warranty Deed was issued on Aug. 31, 1972.
- \*1972 September 6 - Earl and Mavis Gordee sold Lot 10 to Bryce and Marlene Hinke.
- \*1977 May 18 - Bryce and Marlene Hinke sold Lot 10 to Kenneth and Fern Hinke.
- \*1978 September 12 - Kenneth/Fern Hinke sold Lot 10 to James and Deborah Kolokoski.
- \*1979 July 19 - James Kolokoski sold Lot 10 to Martin Hinke and Christine Kolstad.
- \*1994 Sept. 14 - Martin Hinke /Christine Kolstad sold Lot 10 to Carl/Patricia Schwartz.
- \*2002 - Carl passed away and Pat continues to reside in the house she loves.

Summary Of Lot 10 Block 2: In the late spring of 1877, Sarah E. Hunt erected a house on Lot 10 and although the history of this house has been lost, it is believed that the house was of relatively poor quality and was razed by William Munroe when he purchased the property on May 11, 1912. In the fall of 1912, William and Winnie Munroe erected the home that still stands on the site. It is a very well built and well designed home and Bill Munroe being a man who paid attention to detail, one can see his fingerprints all over the place. Bill, as we kids used to call him as he walked by our

place each day to get to his place of work at the railroad depot. Yes, Bill was the railroad depot agent and we used to go to the depot and watch him record and transmit the funny sounding dits and dats. The Munroes sold the house in 1957 as Bill retired from a job that he held for 46 years which is a very long time indeed. As I remember it, he worked well into his seventies. Bill built a garage on the west end of Lot 10 in 1913 and I know that garage well as we played baseball as kids on Lot 11 and Lot 12 directly to the west of Bill's garage. There was also a window on the west side of the garage and I remember my dad replacing that window a dozen times or more. We eventually got a few smarts and placed a heavy screen on that garage window and that resolved our having to replace windows. Pat Schwartz the present owner, loves the home she and her husband Carl purchased in 1994 and hopes to spend the rest of her life there. The address of Lot 10 is 281 South Second Street and the property has exchanged hands 12 times beginning in 1875 and extending to the present day (2006).

#### Lot 11 Block 2

- \*1875 March 6 - The WCRR sold Lot 10 and Lot 11 to Sarah E. Hunt for \$60.
- \*1875 November 18 - Sarah E. Hunt sold Lot 11 to Frank Walsh for \$75.
- \*1875 November 24 - Frank Walsh sold Lot 11 to Mrs. Frank Keniston for \$165.
- \*1877 October 17 - Mrs. Peterson Keniston sold Lot 11 to Philo Jackson for \$140.
- \*1881 February 7 - Philo Jackson sold Lot 11 to Jane A. Evans for \$250.
- \*1881 June 13 - J. Evans sold Lot 11 Blk 2 (L. 8 Blk 1- L. 1 Blk 4) to Naomi Rice for \$600.
- \*1886 November 16 - Naomi M. Rice sold Lot 11 to Tom B. Philfolt for \$100.
- \*1892 June 22 - Tom B. Philfolt sold Lot 11 to John Schafer for \$60.
- \*1892 July 1 - John and Emma Schafer sold Lots 11 - 12 - 13 to Peter Schafer for \$150.
- \*1901 May 20 - Peter Schafer sold Lots 11 - 12 - 13 to Karine Johnson for \$180.
- \*1903 June 29 - Karine/Ole Johnson sold Lots 11-12-13-14 to Sophia Schulk for \$825.
- \*1912 June 5 - Sophia Schulk sold Lots 11 - 12 - 13 - 14 to Lizzie Fuchsgruber for \$900.
- \*1930 Sept. 24 - Lizzie Fuchsgruber sold L. 11 and S. ½ of L. 12 to Edith Beisner for \$225.
- \*1931 Oct. 20 - E.G. and Edith Beisner sold Lot 11 and the South ½ of Lot 12 to St. Petri Stift Gemeinde for \$245.

Summary Of Lot 11 Block 2: The writer has determined through his research that the only building ever constructed on Lot 11 was a blacksmith shop operated by John Berry and later by Henry Erlei. It was located near the alleyway and 1895 is the best time estimate. It was used by St. Peter's Lutheran School as a playground for the school kids and later by the neighborhood kids as a ball diamond until at least the mid 1950s. St. Peter's Lutheran Church still owns this property today. The property exchanged hands 14 times beginning in 1875 and extending to the present day (2006).

#### Lot 12 Block 2 (266 South 3<sup>rd</sup> Street)

- \*1874 Dec 9 - WCRR sold Lots 12-13 Blk 2 & (Lots 8-9-18 Blk 4) to Mike Donnelly for \$140.
- \*1878 May 17 - Hosea Hugoboom obtained title to Lots 12 and 13 via a tax deed.

- \*1886 April 19 - Hosea Hugoboom sold Lots 12 and 13 Block 2 to Frank Bliss for \$70.
- \*1887 Sept. 29 - Frank Bliss sold Lots 12-13 to L.P. Ulven and Ole Froland for \$75.
- \*1888 June 14 - Sar Ulven and Ole Froland sold Lots 12-13 to John Schafer for \$90.
- \*1892 July 1 - John and Emma Schafer sold Lots 11 -12 - 13 to Peter Schafer for \$150.
- \*1901 May 20 - Peter Schafer sold Lots 11 - 12 - 13 to Karine Johnson for \$180.
- \*1903 June 29 - Karine/Ole Johnson sold Lots 11-12-13 -14 to Sophia Schulk for \$825.
- \*1912 June 5 - Sophia Schulk sold Lots 11-12-13-14 to Lizzie Fuchsgruber for \$900.
- \*1931 October 20 - E.G. and Edith Beisner sold Lot 11 and the South ½ of Lot 12 to St. Petri Stift Gemeinde for \$245.
- \*1947 September 4 - Lizzie Fuchsgruber sold the North ½ of Lot 12 and the South 30 feet of Lot 13 to St. Petri Stift Gemeinde.

Summary Of Lot 12 Block 2: Lot 12 today contains the third parsonage of St. Peter's Lutheran Church which was constructed in 1985 and expanded in 2001. No other building was ever erected on this lot as this lot was also used as a playground and ball diamond until the mid 1950s. St. Peter's Lutheran Church still owns this property today. This property exchanged hands 11 times beginning in 1874 and extending to the present day (2006).

#### Lot 13 Block 2

- \*1874 Dec 9 - WCRR sold Lots 12-13 Blk 2 & (Lots 8-9-18 Bk 4) to Mike Donnelly for \$140.
- \*1878 May 17 - Hosea Hugoboom obtained title to Lots 12 and 13 via a tax deed.
- \*1886 April 19 - Hosea Hugoboom sold Lots 12 and 13 Block 2 to Frank Bliss for \$70.
- \*1887 Sept. 29 - Frank Bliss sold Lots 12-13 to L.P. Ulven and Ole Froland for \$75.
- \*1888 June 14 - Sar Ulven and Ole Froland sold Lots 12-13 to John Schafer for \$90.
- \*1892 July 1 - John and Emma Schafer sold Lots 11 -12 - 13 to Peter Schafer for \$150.
- \*1901 May 20 - Peter Schafer sold Lots 11 - 12 - 13 to Karine Johnson for \$180.
- \*1903 June 29 - Karine/Ole Johnson sold Lots 11-12-13 -14 to Sophia Schulk for \$825.
- \*1912 June 5 - Sophia Schulk sold Lots 11-12-13-14 to Lizzie Fuchsgruber for \$900.
- \*1921 June 8 - Lizzie Fuchsgruber sold N. 20 ft of Lot 13 to Leopold Boxrucher for \$65.
- \*1947 September 4 - Lizzie Fuchsgruber sold the North ½ of Lot 12 and the South 30 feet of Lot 13 to St. Petri Stift Gemeinde.

Summary Of Lot 13 Block 2: St. Peter's Church still owns the property today and it is occupied by the large attached garage of St. Peter's Parsonage which was constructed in the year 2001. No other buildings were ever erected on Lot 13. The property has exchanged hands 11 times beginning in 1874 and extending to the present day (2006).

#### Lot 14 Block 2 (254 South 3<sup>rd</sup> Street)

- \*1875 November 26 - The WCRR sold Lot 14 to E. H. Flanders for \$15.
- \*1876 April 19 - E.H. Flanders sold Lot 14 to Lucy Miltimore.
- \*1877 May 3 - Lucy Miltimore sold Lot 14 to Peter Forman for \$20.

- \*1884 January 19 - Peter Forman sold Lot 14 to Ole Froland for \$90.
- \*1885 December 9 - Ole and Anna Froland sold Lot 14 to Ole Johnson for \$90.
- \*1889 September 4 - Ole Johnson sold Lot 14 to Carl Brecklin for \$200.
- \*1891 April 22 - Carl Brecklin sold Lot 14 to A.F. and Bertha Schmidt for \$310.
- \*1895 April 10 - A.F. and Bertha Schmidt sold Lot 14 to E. J. Schafer for \$225.
- \*1901 May 20 - Emma Schafer sold Lot 14 to Karina Johnson for \$250.
- \*1903 June 29 - Karina/Ole Johnson sold Lots 11-12-13 -14 to Sophia Schulk for \$825.
- \*1912 June 5 - Sophia Schulk sold Lots 11 - 12 - 13 - 14 to Lizzie Fuchsgruber for \$900.
- \*1919 Mar. 19 - Lizzie Fuchsgruber sold Lot 14 to Leopold/Anna Boxrucher for \$1000.
- \*1931 October 22 - Leopold Boxrucher Quit Claimed his interest in the North 20 feet of Lot 13 and Lot 14 to his wife Anna Maria Boxrucher.
- \*1948 Aug. 23 - The Boxrucher Estate sold the N. 20 feet of Lots 13-14 to Joe Ruprich.
- \*1948 September 1 - Joseph Ruprich sold the North 20 feet of Lot 13 and Lot 14 to Robert and Mildred Larson for \$1500.
- \*1990 May 17 - Robert and Mildred Larson sold the North 20 feet of Lot 13 - Lot 14 and the South ½ of Lot 15 to Pamela Smith.
- \*2000 August 10 - Pamela Smith sold the North 20 feet of Lot 13 - Lot 14 and the South ½ of Lot 15 to Peter Weber.

Summary Of Lot 14 Block 2: Peter Weber owns and occupies the property today and likes the big garage which was attached to the north side of the small house in 1996. In the spring and early summer of 1886, Ole Johnson erected a small house on Lot 14 and although the house has seen better days, it still functions as a residence. The property also houses the largest white pine in Clark County and my mother who is now 97 remembers the tree as a child being the same size it is today. This writer's great grandparents lived in this house from 1919 to 1934 and my mother tells about the outdoor privy which was so well constructed that it would befuddle Halloween pranksters. It was also a two compartment unit, one for the men and one for the ladies. It had homemade lattice all around with beautiful flowers and sweet pea green vines which covered the lattice from top to bottom. My mother, Loretta Jantsch, spent many hours in the home as it was her job every evening to spend time there taking care of her grandfather and grandmother (Leopold and Anna Maria Boxrucher). The address of the property is 254 South Third Street and the property exchanged hands 17 times beginning in 1874 and extending to the present day (2006).

#### Lot 15 Block 2

- \*1876 February 25 - The WCRR sold Lot 15 to Mrs. Carrie M. Durham for \$18.
- \*1877 September 4 - R.J./Carrie Durham sold Lots 15-16 to Edmund Martin for \$400.
- \*1883 September 13 - Edmund/Metta Martin sold Lots 15 - 16 to Mary Terrio for \$435.
- \*1896 March 23 - Mary Terrio sold Lots 15 and 16 to Mrs. Annie Louisa Bery.
- \*1899 August 10 - Mrs. Annie Louisa Bery sold Lots 15 and 16 to Henry Lieders. Sale included all buildings on the site.
- \*1901 June 1 - Henry Lieders QC interest he had in Lots 15-16 to Victoria Oberbillig.

- \*1901 June 1 - Mathias and Victoria Oberbillig borrowed \$75 from Ole Johnson and the loan was repaid on on May 23, 1903.
- \*1903 May 23 - Mathias and Victoria Oberbillig borrowed \$500 from the Medford Brewing Co. and the loan was assigned to R.B. Salter and repaid on June 9, 1920.
- \*1920 October 14 - Victoria Oberbillig sold Lots 15 and 16 to Frank Skerbeck.
- \*1921 April 28 - Frank and Marie Skerbeck sold Lots 15 - 16 to Richard Wilke for \$875.
- \*1923 Oct. 13 - Richard/Elsie Wilke sold Lots 15-16 to John/Anna Goessel for \$1600.
- \*1931 April 8 Anna Goessel died.
- \*1931 April 24 - John Goessel sold Lots 15 and 16 to Irving Goessel.
- \*1942 April 15 - Irving Goessel sold lots 15 and 16 to George and Susanna Ramminger.
- \*1947 October 14 - Susanna Ramminger died.
- \*1948 March 3 - George Ramminger sold Lots 15 and 16 to Leslie M. Lamkins for \$3500. Leslie M. Lamkins takes ownership in trust for Mabel Harris.
- \*1963 May 22 - The Harris Estate Quit Claimed their interest in the North One Half of Lot 15 and Lot 16 to Clark County Welfare Department.
- \*1964 February 3 - Clark County Welfare Department Quit Claimed their interest in the North One Half of Lot 15 and Lot 16 to Bertha Springer for \$2,589.
- \*1979 July 30 - Bertha Springer died.
- \*1979 October 31 - The Bertha Springer Estate sold the North One Half of Lot 15 and Lot 16 to R. Pamida Inc. for \$7000.
- \*1991 Jan. 30 - R. Pamida, Inc. sold the N. 1/2 of Lot 15 and Lot 16 to Randy Solberg for \$10,500 on a Land Contract basis and a Warranty deed was issued on June 7, 1994.

Summary Of Lot 15 Block 2: No building was ever erected on Lot 15; the property today is still owned by Randy Solberg . The property exchanged hands 16 times beginning in 1876 and extending to the present day (2006).

#### Lot 16 Block 2 (240 South 3<sup>rd</sup> Street)

- \*1875 May 31 - The WCRR sold Lot 16 to R.J. Durham for \$15.
- \*1877 September 4 - R.J./Carrie Durham sold Lots 15 and 16 to Ed Martin for \$400.
- \*1883 September 13 - Ed and Metta Martin sold Lots 15 and 16 to Mary Terrio for \$350.
- \*1896 March 23 - Mary Terrio sold Lots 15 and 16 to Mrs. Annie Louisa Bery.
- \*1899 August 10 - Mrs. Annie Louisa Bery sold Lots 15 and 16 to Henry Lieders. Sale included all buildings on the site.
- \*1901 June 1 - Henry Lieders QC interest he had in Lots 15-16 to Victoria Oberbillig.
- \*1901 June 1 - Mathias and Victoria Oberbillig borrowed \$75 from Ole Johnson and the loan was repaid on on May 23, 1903.
- \*1903 May 23 - Mathias and Victoria Oberbillig borrowed \$500 from the Medford Brewing Co. and the loan was assigned to R.B. Salter and repaid on June 9, 1920.
- \*1920 October 14 - Victoria Oberbillig sold Lots 15 and 16 to Frank Skerbeck.
- \*1921 April 28 - Frank and Marie Skerbeck sold Lots 15 - 16 to Richard Wilke for \$875.
- \*1923 Oct. 13 - Richard/Elsie Wilke sold Lots 15-16 to John/Anna Goessel for \$1600.
- \*1931 April 8 Anna Goessel died and John Goessel sold Lots 15 and 16 to Irving Goessel.

- \*1942 April 15 - Irving Goessel sold lots 15 and 16 to George and Susanna Ramminger.
- \*1947 October 14 - Susanna Ramminger died.
- \*1948 March 3 - George Ramminger sold Lots 15 and 16 to Leslie M. Lamkins for \$3500. Leslie M. Lamkins takes ownership in trust for Mabel Harris.
- \*1963 May 22 - The Harris Estate Quit Claimed their interest in the North One Half of Lot 15 and Lot 16 to Clark County Welfare Department.
- \*1964 February 3 - Clark County Welfare Department Quit Claimed their interest in the North One Half of Lot 15 and Lot 16 to Bertha Springer for \$2,589.
- \*1979 July 30 - Bertha Springer died.
- \*1979 October 31 - The Bertha Springer Estate sold the North One Half of Lot 15 and Lot 16 to R. Pamida Inc. for \$7000.
- \*1991 Jan. 30 - R. Pamida, Inc. sold the North One Half of Lot 15 and Lot 16 to Randy Solberg for \$10,500 on a Land Contract basis and a deed was issued on June 7, 1994.

Summary Of Lot 16 Block 2: R.J. and Carrie Durham purchased Lot 16 on May 31, 1875 and that summer proceeded to built a two story wood frame home. John and Anna Goessel purchased the house in 1923 and in 1924 they added a kitchen to the south end of the building. A basement was dug and concreted under the new kitchen. This is one of the oldest homes in town and is presently owned by Randy Solberg. Randy has completely renovated the house including new windows, roof and siding plus a new two car garage. Renovations took place in 2002 and 2003 and the old house now looks magnificent. The house and garage both sit on Lot 16 and the address is 240 South Third Street. The property exchanged hands 16 times beginning in 1875 and extending to the present day (2006).

#### Lot 17 Block 2

- \*1875 May 24 - The WCRR sold Lot 17 to William Ferguson for \$15.
- \*1879 April 30 - Sally Ferguson sold Lot 17 to Mary Ann Bursell for \$25.
- \*1888 November 28 - Mary Ann Bursell sold Lot 17 to Charles A. Fessler for \$50.
- \*1899 February 21 - Charles A. Fessler sold Lot 17 and Lot 18 except a parcel of land 40 feet by 60 feet in the northeast corner of Lot 18 to George Krakenberger for \$225.
- \*1945 July 31 - Anna Krakenberger sold Lot 17-18 to John and Anna Johnson for \$1300.
- \*1973 March 20 - Anna Johnson sold Lot 17 and Lot 18 to Ernest and Helen Johnson.

Summary Of Lot 17 Block 2: Charles A. Fessler built a two story home on Lot 17 in the spring and summer of 1889. This was the first building to be built on Lot 17 and John and Anna Johnson lived there for many years. Anna Johnson sold the house to her son Ernest and his wife Helen in 1973. That same year the old house would be razed and today a two car attached garage rests on Lot 17. This property only exchanged hands 6 times beginning in 1875 and extending to the present day (2006).



### Lot 18 Block 2 (230 South 3<sup>rd</sup> Street)

- \*1875 May 26 - The WCRR sold Lot 18 to Lida Brewster for \$15.
- \*1878 December 17 - Lafayette and Lida Brewster sold Lot 18 to B.M Benson for \$25.
- \*1881 October 26 - B.M. Benson sold Lot 18 to Mary Ann Bursell for \$25.
- \*1883 Nov. 8 - James Bursell sold Lot 18 to Wm Simerson and Mitchell DuCate for \$25.
- \*1884 July 26 - Wm Simerson/Mitch DuCate sold Lot 18 to L. Larsen/O Froland for \$38.
- \*1885 May 15-Lars Olson and Ole/Anna Froland sold Lot 18 to Charles Fessler for \$100.
- \*1891 November 28 - Charles Fessler sold a parcel of land in Lot 18 des. as follows: a 40 x 60 foot parcel in the northeast corner of Lot 18 to George Krakenberger for \$40.
- \*1899 February 21 - Charles A. Fessler sold Lot 17 and Lot 18 except a parcel of land 40 x 60 feet in the northeast corner of Lot 18 to George Krakenberger for \$225.
- \*1945 July 31 - Anna Krakenberger sold Lot 17-18 to John and Anna Johnson for \$1300.
- \*1973 March 20 - Anna Johnson sold Lot 17 and Lot 18 to Ernest and Helen Johnson.

Summary Of Lot 18 Block 2: Helen Johnson still lives in the house that she and her husband Ernest built on Lot 18 in 1973. No other building is known to have been erected on Lot 18 as the house that Charles fessler built in 1889 was located on Lot 17. Helen is a first class oil canvas painter and has painted over 500 paintings in the last 30 years. She in fact painted one for this writer; a painting of the writer's ship he served on during the Cuban Missile Crisis and a Soviet submarine that was forced to the surface. Helen is also known as the flower lady as her yard is one big flower garden with all kinds of blooms appearing at anytime during the spring and summer. Lot 18 has exchanged hands 9 times beginning in 1875 and extending to the present day (2006).

### Lot 19 Block 2

- \*1874 November 27 - The WCRR sold Lot 19 to Albert Winchell for \$15.
- \*1876 November 7 - Albert and Martha Winchell sold Lot 19 to Patrick Mohan for \$45.
- \*1883 April 9 - Patrick/ Margaret Mohan sold Lots 19 and 20 to Anna Schmidt for \$50.
- \*1883 June 29 - Anna and J.G. Schmidt sold Lots 19 - 20 to Andreas Schmidt for \$300.
- \*1888 May 16 - Andreas Schmidt sold Lots 19-20 to George Krackenberger for \$225.
- \*1891 November 28 - George and Anna Krackenberger sold the East 50 feet of Lots 19 and 20 to Fred Distelhorst for \$160.
- \*1895 February 8 - George and Anna Krackenberger sold a parcel of land 75 feet North by South and 25 feet East by West to William Chamness for \$60 and described as follows: Beginning 75 feet East of Northwest Corner of Lot 20; thence East 25 feet; thence South 75 feet; thence West 25 feet; thence North 75 feet to POB.
- \*1899 Feb. 9 - Wm Chamness sold this same parcel to George Krackenberger for \$60.
- \*1899 April 20 - Fred Distelhorst sold the same parcel back to George Krackenberger for \$115. This parcel was described as the East 50 feet of Lots 19 and 20.
- \*1899 Apr. 25 -Geo. Krackenberger sold E. 30 ft of Lots 19-20 to Wm Chamness for \$25.
- \*1914 Feb. 7 - Wm Chamness sold East 30 ft. of Lots 19-20 to Ole Paulson for \$600.
- \*1914 June 14 - Ole Paulson sold the East 30 feet of Lots 19-20 to Wm Miller for \$600.

- \*1914 July 1 - Wm Miller deeded the East 30 feet of Lots 19-20 to Crescentia Miller.
- \*1934 August 11 - Crescentia Miller sold the same parcel to Christina Trestor for \$400.
- \*1938 Sept. 27-Anna Krakenberger sold Lots 19-20 exc. E. 30 ft to Julia Hunt for \$2000.
- \*1948 Oct. 22 - Estate Christina Trestor sold the same parcel to Otto Heidtke for \$500.
- \*1952 May 1 - The Estate of Otto Heidtke sold the same parcel to Christina Vetter.
- \*1958 July 15 - Clark County took control of the East 30 feet of Lots 19 and 20.
- \*1961 March 1 - Julia Hunt sold the same parcel to Joseph and Marge Weber for \$500.
- \*1968 June 14 - Clark County sold the East 30 feet of Lots 19-20 to Leonard Bischoff.
- \*1968 June 14 -Joseph Weber sold the East 80 feet of Lots 19-20 to Leonard Bischoff.
- \*1978 Nov. 30 - Leonard Bischoff sold the E. 80 feet of Lots 19-20 to Louie Boxrucher.

Summary Of Lot 19 Block 2: Mitchell Frahman presently owns the west 70 feet of Lots 19 and 20. Louie and Hilda Boxrucher own the East 80 feet of Lots 19 and 20. No building was ever constructed on Lot 19 and the property exchanged hands 9 times beginning in 1874 and extending to the present day (2006).

Lot 20 Block 2 (246 West First Avenue-West End) And (245 West First Avenue-East End)

- \*1874 December 18 - The WCRR sold Lot 20 to Michael Farrell for \$25.
- \*1877 April 28 - Michael and Mary Farrell sold Lot 20 to Margaret Mohan for \$50.
- \*1883 April 9 - Patrick/Margaret Mohan sold Lots 19 and 20 to Anna Schmidt for \$50.
- \*1883 June 29 - Anna/J.G. Schmidt sold Lots 19 and 20 to Andreas Schmidt for \$300.
- \*1888 May 16 - Andreas Schmidt sold Lots 19-20 to George Krackenberger for \$225.
  
- \*1891 Nov. 28 -Geo. Krackenberger sold E. 50 ft Lots 19-20 to Fred Distelhorst for \$160.
- \*1899 Apr. 20 - Fred Distelhorst sold same parcel back to Geo. Krackenberger for \$115.
  
- \*1895 February 8 - George and Anna Krackenberger sold a parcel of land 75 feet North by South and 25 feet East by West to William Chamness for \$60 and described as follows: Beginning 75 feet East of Northwest Corner of Lot 20; thence East 25 feet; thence South 75 feet; thence West 25 feet; thence North 75 feet to POB.
- \*1899 Feb. 9 - Wm Chamness sold this same parcel to George Krackenberger for \$60.
  
- \*1899 Apr. 25 - Geo. Krackenberger sold E. 30 ft of Lots 19-20 to Wm Chamness for \$25.
- \*1914 Feb. 7 - Wm Chamness sold East 30 ft. of Lots 19-20 to Ole Paulson for \$600.
- \*1914 June 14 - Ole Paulson sold the East 30 feet of Lots 19-20 to Wm Miller for \$600.
- \*1914 July 1 - Wm Miller deeded the East 30 feet of Lots 19-20 to Crescentia Miller.
- \*1934 August 11 - Crescentia Miller sold the same parcel to Christina Trestor for \$400.
- \*1948 Oct. 22 - Estate Christina Trestor sold the same parcel to Otto Heidtke for \$500.
- \*1952 May 1 - The Estate of Otto Heidtke sold the same parcel to Christina Vetter.
  
- \*1938 Sept. 27-Anna Krakenberger sold Lots 19-20 exc. E. 30 ft to Julia Hunt for \$2000.
- \*1961 March 1 - Julia Hunt sold the same parcel to Joseph and Marge Weber for \$500.

\*1958 July 15 - Clark County took control of the East 30 feet of Lots 9 and 10.

\*1968 June 14 - Clark County sold the East 30 feet of Lots 9-10 to Leonard Bischoff.

\*1968 June 14 - Joseph Weber sold East 80 feet of Lots 19 - 20 to Leonard Bischoff.

\*1978 Nov. 30 - Leonard Bischoff sold the E. 80 feet of Lots 19-20 to Louie Boxrucher.

Summary Of Lot 20 Block 2: Lot 20 was separated into two sections for many years, the west section was 120 feet and the East section was 30 feet. Then in more recent years the division changed with the west section being 70 feet and the east section was 80 feet. This particular lot has a lot of history and this writer will attempt to identify the high points.

West Section - (246 West 1<sup>st</sup> Avenue) - Patrick and Margaret Mohan (grandparents of Fuzzy Mohan) sold Lots 19 and 20 to Anna Schmidt on April 9, 1883 for \$50. Anna Schmidt and J.G. Schmidt sold Lots 19 and 20 to Andreas Schmidt on June 29, 1883 for \$300. These transactions point out that Anna and J.G. Schmidt constructed a building on Lot 20 during the months of April, May and June of 1883. This structure initially supported two large households; one up and one down. This building was a very large building and was purchased by George and Anna Krackenberger on May 16, 1888 for \$225. This building was the perfect structure in which to locate a business and that is exactly what George and Anna did. The second hardware store in Dorchester was opened in the fall of 1888 and operated effectively until George passed away in 1908. The Krakenbergers erected two other buildings on the west section of Lot 20. They attached a lean-to structure on the east side of the main building and to the east of that; they constructed a large warehouse in which inventories, supplies and other materials were stored for sale. Anna and her son continued to run the business until the mid 1926 and then they converted it to a hardware/grocery store. Groceries sold at this time were the basic staples of the day which every household needed on a regular basis. For a period of 7 weeks from June 8, 1929 to August 1, 1929; the building was leased to Rutslys, who operated a general mercantile store there. The Rutslys had originally leased the G.N. Schultz Building on Front Street; until the fire of May 1929 destroyed the building. Anna and Raymond restarted their hardware/grocery store and operated the business until October 1931; when Raymond converted the store to a full time grocery store. He stocked the store with a full line of groceries and called the store "The Cash Grocery". Two years later in 1933, Raymond closed the doors for the last time.

In 1938, Anna sold the building to Julia Hunt who then proceeded to convert the structure into a four plex apartment building. Julia sold the building to Joseph and Marge Weber in 1961 and Joe immediately set upon to tear the old building down, preserving some of the more attractive pieces of lumber and other materials to be used in the new house he planned to build on the site. Joe tells the story when he went to Mrs. Hunt to make an offer on the property. He said, I will give you five hundred dollars for the property; I know it's worth more than that but that is all I got.

Joe got the property. In 1962, Joe and Marge's dream came true; their new house was ready to be moved into and with the old two story building gone, so also went a part of Dorchester's History. Amazingly, Joe at the age of 73, built that house all by myself; with his own hands. Today the property is owned by Mitchell Frahman and the address is 246 West First Avenue. The property exchanged hands 10 times beginning in 1874 and extending to the present day (2006).

East Section - (245 West 1<sup>st</sup> Avenue) - George Krackenberger and Anna Krackenberger sold the East 30 feet of Lots 19 and 20 to William Chamness on April 25, 1899 for \$25. In the summer of 1899 William Chamness constructed a one story building which by the beginning of the fall winds would become the Chamness Jewelry Store and Shop. Now this store not only sold jewelry but watches, clocks of all kinds and sizes, silverware and other items such as ornamental pieces. There was two rooms in the store with the front room being used to house and display the goods for sale and the back room which was set up as a millinery shop which Mrs. Chamness operated. Two businesses in one small building; very efficient I would say. William Chamness operated the jewelry store until early 1914 when he sold the store to Ole Paulson. Ole Paulson sold the store six months later to William and Crescentia Miller. The Millers established a new business in the front and lived in the back room. Crescentia Miller first and then her daughter Bertha ran a Millinery Store there for 20 years until 1934 when the building was sold to Christina Trestor. From 1934 to 1948, it is no longer a business but simply a place of residence until Otto Heidtke purchased the building in 1948. He lived in the back and operated a shoe repair shop in the front. This writer took shoes there many times to be repaired and remembers Otto well. In 1952 Otto passed on to his rewards and Christina Vetter became the new owner. The building was razed in the mid 1950s and the east section of Lot 20 was purchased from the county by Leonard and Marie Bischoff in 1968. Leonard and Marie built a modern one story home on Lot 20 in 1968 and today the home is owned and occupied by Louie and Hilda Boxrucher. The address is 245 West First Avenue and the property has exchanged hands 16 times beginning in 1874 and extending to the present day (2006).

## Chapter 30

### History Of Block 3 Original Plat Of Dorchester

#### Lot 1 Block 3

- \*1874 August 14 - The WCRR sold Lots 1 - 2 - 3 - 4 - 5 to D.O. Miltimore.
- \*1892 June 28 - D.O. Miltimore sold Lot 1 to Martin Kleffmann for \$300.
- \*1892 July 25 - Martin Kleffmann sold Lot 1 to Fred Distelhorst for \$350.
- \*1907 October 11 - Fred and Phillpiene Distelhorst sold Lot 1 to Ed Gipp for \$4100.
- \*1911 May 2 - Ed Gipp sold Lot 1 to Albert Schwahn for \$4500.
- \*1912 Aug. 15 - Albert/Margaretha Schwahn sold Lot 1 to Julius Kirschbaum for \$6000.
- \*1918 May 4 - Julius Kirschbaum sold Lot 1 to Margaret Sprague for \$5800.
- \*1919 Aug. 25 - Margaret Sprague sold Lot 1 to H.F. Puescher and J.M. Olson for \$7500.
- \*1920 May 20 - J.M./Meta Olson Quit Claimed their interests in Lot 1 to H.F. Puescher.
- \*1923 June 23 - H.F./Mabel Puescher sold Lot 1 to Edwin and Herman Holtz for \$1000.
- \*1929 December 27 - Edwin Holtz sold his interest in Lot 1 to Herman Holtz.
- \*1935 May 11 - Herman Holtz sold Lot 1 to J.E. Allar for \$2775 via a sheriff's sale.
- \*1939 March 1 - The Allar estate thru Louise Allar sold Lot 1 to Donald Kraut.
- \*1947 August 30 - Donald Kraut sold Lot 1 to Pearl Ann Vorland.
- \*1968 May 3 - Pearl Ann Vorland Quit Claimed her interests in Lot 1 to Neal Smith Inc.
- \*1974 Sept. 17 - Neal Smith Inc. sold Lot 1 and W. 78 ft. Lot 2 to Gerald Lee Knippel.
- \*1978 June 2 - Gerald Knippel sold Lot 1 and the W. 78 feet of Lot 2 to James Schiferl.
- \*1980 Nov. 12 - James Schiferl sold Lot 1 and W. 78 ft of Lot 2 to the V. of Dorchester.
- \*1989 April 12 - V. of Dorchester sold Lot 1 and the W. 78 ft of Lot 2 to Melvin Mohan.

Summary Of Lot 1 Block 3: Daniel O. Miltimore purchased Lot 1 from the Wisconsin Central Railroad Company on August 14, 1874 and before the cold winter months were upon the land, a small one story house appeared at the west end of the lot near the alleyway and facing First Avenue. This would keep Daniel and his family warm until the harsh Wisconsin winter gave way to the early days of spring. Eighteen years later in 1892, Daniel sold the house and lot to Martin Kleffmann for \$300. One month later Martin sold the house and lot to Fred Distelhorst for \$350. Fred had previously owned a creamery where making butter was the order of the day and then later converted the creamery to a cheese factory. Then in the early fall of 1892, Fred whose expertise also consisted of being an expert carpenter, constructed a most grand building on Lot 1. There are those who still say the building was the grandest structure ever erected in Dorchester and remember this was in 1892. The large two story brick structure faced two streets; Front Street and First Avenue and consisted of four independent businesses. Fred's business was of general merchandising and as usual consisted of selling a little bit of everything. From food products, to kerosene, foot wear, clothing, home products like cloth to be sewed, pots and pans and glassware; like I said a little bit of everything. In the back of the store, a saloon which Fred leased out to different

parties (one of which was Fred Martens); on the east end a millinery shop run by Gertie Nitch; on the west end of the building the Dewdrop Inn and Bakery which provided for full meals or quick snacks. The second story provided sufficient quarters for three families to live comfortably. George Sprague purchased the building in 1918 but actually ran the general mercantile from October, 1909. The building exchanged hands a number of times and in 1920; H.F. Puescher took control of the building and continued the business of general merchandising until the big fire of May 1, 1923 swept over the southern portion of the community destroying 15 buildings including the Grand Old Structure constructed in 1892 by Fred Distelhorst. The small house erected by Daniel Miltimore in 1874 was also lost and it was time to start over. Seven weeks after the fire, H.F. Puescher sold Lot 1 to Edwin and Herman Holtz. They immediately set upon a plan to clean up the lot and started construction of a new building which would house the Holtz Grocery Store. The building also contained a bakery as people had gotten use to the smell and taste of fresh bread and rolls. The building consisted of one story with the exterior made of cement block and then a cement finish was placed over the structure. The Grocery Store continued with the Holtzs in charge until Edwin Holtz sold his interest to Herman in 1929. On August 1, 1929, Rutskys leased the building from Herman Holtz for their General Mercantile Store. Rutskys leased the building until 1935 when J.E. Allar purchased the building. In 1939, Louise Allar sold the building and Lot 1 to a young man named Donald Kraut, a local boy from out Curtiss way who had passed his examination to become a mortician. The building was just the right size to have an area to display coffins, an area to house administrative records and a nice workroom in the back to properly prepare his customers for a final goodbye. This venture proved to be short lived as World War II raged across the seas and the country came looking for brave young men. Donald was selected to be one of America's finest and early in 1942, he was on his way to receive training in the U.S. Army. Upon completed his time in the service and shortly after the end of the war, Donald returned home and went to work for the mortician in Owen. At least temporarily, Donald gave up on being his own boss. In about 1950, Neal Smith took over the building and proceeded to build a manufactured base of wood products. Some of those products were toilet seats and from the middle of the toilet seats came circular cutting boards. Around 1956 and with the business growing, more manufacturing space was required and Neil Smith moved part of his business to the north end of town, more specifically to the area where the American Cheese Plant now stands. In 1960, the entire business was located on the north end of town and operated there until Neal's death around 1970. The business continued with Neal's daughter June Knippel in charge until the north property was sold to Marathon Cheese Corporation. In 1974, the Neal Smith Estate sold the lot and the rapidly decaying building to Gerald Knippel (grandson of Neal Smith) who within two years had the building torn down. Lot 1 to this day remains just that, an empty lot. The property exchanged hands 19 times beginning in 1874 and extending to the present day (2006).

### Lot 2 Block 3 (211 South Front Street)

- \*1874 August 14 - The WCRR sold Lots 1 - 2 - 3 - 4 - 5 to Daniel O. Miltimore.
- \*1884 May 15 - Daniel O. and Lucy Miltimore sold Lot 2 to O.D. Van Dusen.
- \*1895 May 17 - O.D. Van Dusen and Emeline Van Dusen borrowed \$1200 from Charles J. Gale on and repaid the loan on April 6, 1898.
- \*1898 April 5 - O.D./Emeline Van Dusen Q.C. their interest in Lot 2 to Mrs. F.D. Arnold.
- \*1900 December 18 - Mrs. F.D. Arnold sold Lot 2 to John Koerner.
- \*1907 June 28 - John/Martha Koerner sold Lot 2 to Joseph Marsh and Jacob Sturm.
- \*1908 June 10 - Joseph and Amy Marsh and Jacob Sturm sold Lot 2 to William Gehring.
- \*1911 July 29 - William and Marie Gehring sold Lot 2 to Mrs. Lizzie Fuchsgruber.
- \*1920 January 7 - Mrs. Lizzie Fuchsgruber sold Lot 2 to E.J. Fuchsgruber.
- \*1923 June 8 - E. Fuchsgruber Quit Claimed his interest in Lot 2 to Isabel Fuchsgruber.
- \*1926 Feb. 23 - Isabel Fuchsgruber Q.C. her interests in Lot 2 back to Ed Fuchsgruber.
- \*1933 May 10 - Clark County took control of the property in 1929 due to unpaid - property taxes and sold Lot 2 to Albert J. and Alice Premeau.
- \*1936 May 19 - Alice Premeau Q. C. her interests in Lot 2 to Andrew/Amanda Kaiser.
- \*1936 May 19 - Andrew and Amanda Kaiser borrowed \$550 from Alice Premeau and the loan was repaid on August 23, 1937.
- \*1938 April 20 - Andrew and Amanda Kaiser sold Lot 2 to William and Anna Vogl.
- \*1940 November 13 - William/Anna Vogl sold Lot 2 to Frank/ Emma Riehle for \$1700.
- \*1945 October 27 - Frank/Emma Riehle sold Lot 2 to Morris/Wanda Keefe for \$2400. This sale included all furniture, fixtures and equipment now on said premises.
- \*1945 October 27 - Morris and Wanda Keefe borrowed \$2400 from the Dorchester State Bank and the loan was partially paid back on May 25, 1948.
- \*1948 May 25 - Morris/Wanda Keefe sold the West 78 feet of Lot 2 to Neal Smith, Inc.
- \*1953 December 4 - Morris and Wanda Keefe sold the East 72 feet of Lot 2 to Delmas and Nedra Daringer for \$10,450.
- \*1960 July 18 - Delmas and Nedra Daringer sold the East 72 feet to George and Myrtle Seidel for \$5500. This sale included all the tavern equipment.
- \*1965 Feb. 5 - Geo. Seidel died and his wife Myrtle inherited the E. 72 ft of Lot 2.
- \*1971 April 6 - Myrtle Smith sold the E. 72 ft. of Lot 2 to Norman Shaw for \$16,500.
- \*1972 April 19 - Norman/Dorothy Shaw sold the East 72 feet of Lot 2 to Harold Graf.
- \*1976 Feb. 25 - Harold Graf sold the E. 72 ft Lot 2 to Charlotte Fredrick for \$15,000.
- \*1980 April 15 - Charlotte Fredrick sold E. 72 ft of Lot 2 to Jack Renkens for \$24,500.
- \*1981 April 13 - Leona Renkens Q.C. her rights in the E. 72 ft of Lot 2 to Jack Renkens.
- \*1983 Mar. 9 - Estate of Jack Renkens sold the East 72 feet of Lot 2 to Robert Sischo.
- \*1986 Sept. 29 - Robert/Neveline Sischo sold E. 72 ft of Lot 2 to Martin Halverson.
- \*1988 May 10 - Martin Halverson sold the East 72 feet Lot 2 to Melvin (Fuzzy) Mohan.

Summary of Lot 2 Block 3: Daniel Miltimore sold Lot 2 to O.D. and Emeline Van Dusen in May of 1884 and by mid summer a new building appeared. This was a two story wood frame structure with commercial capabilities on the first floor and living quarters on the second story. Van Dusen operated a general store there for a number of years

until they Quit Claimed their interest in the property to F.D. Arnold in April of 1898. The Arnolds started a store which they called "The Cash Store" and they specialized in clothing, staple groceries and paney. Two years later on December 18, 1900, they sold the store to John and Martha Koerner and in April of 2001 moved to South Dakato to undertake a new adventure. John and Martha Koerner converted the store into a saloon and in November of 1901; they had their grand opening. John continued to operate the saloon until he sold it to Joseph C. Marsh and Jacob Sturm on June 28, 1907. The property exchanged hands a couple of more times until in July 1911, Lizzie Fuchsgruber purchased the property. She and her son Edward J. (Foxy) each had professional expertise and the downstairs commercial area was converted into a furniture store which Lizzie operated and the back room was used by Foxy for his mortuary business. The upstairs served as a comfortable living quarters for both of them. It is said that Lizzie Fuchsgruber knew the furniture business inside and out and ran one of the most efficient businesses in the community. Both the furniture business and the mortuary business progressed well until, May 1, 1923; when the fire described as the "Big Fire of 1923" ended their hopes and aspirations. The building was a total lost and the Fuchsgrubers decided not to rebuild as Lizzie was getting up in years. Foxy moved his mortuary business to the old livery building located in back of John Schmitt's Star Hotel (Chuck's Rustic Inn) from 1923 to 1926 when he relocated to the Burness building on First Avenue (two blocks to the west). The Fuchsgrubers decided to walk away from the property known as Lot 2 as noone wanted to buy property that was in a total devastated area. Clark County took control of the property in 1929 due to unpaid taxes and sold the property to Albert and Alice Premeau in the early summer of 1933. Albert was the manager at the O & N Lumber Company; which was located right across the street. By September of 1933, a new two story building was up and ready for business. The lower story was opened as a Meat Market which Alice operated during the day and the second story served as living quarters. In February of 1934, they added groceries to their line of meats but two months later; Albert passed on at the age of 35. Alice continued to operate the store until May of 1936 when she sold it to Andrew and Amanda Kaiser. The Kaiser's converted the store into an eatery and saloon and today 70 years later; it still serves the same purpose.

From 1936 to 1960, six different owners occupied the property and operated a tavern on Lot 2. George and Myrtle Seidel purchased the tavern in 1960 and operated the business together until George passed away in 1965. Myrtle continued to operate the business until 1971. During George and Myrtle Smith's reign as barkeepers; they remodeled the tavern and moved the bar from a East/West direction to a North/South direction. This maneuver provided for more patrons to be seated at the bar at one time. However, it eliminated the space which was available for a pool table and other game playing niceties. The tavern exchanged hands another seven times until Fuzzy Mohan purchased the property in 1988 and he has done a great deal to enhance the building and to bring it into the 21<sup>st</sup> Century. Fuzzy extensively remodeled the tavern and added on to the North End of the structure in 1994. The tavern now is a friendly and well lighted place to visit and socialize with friends and to get updated on the



doings of the town. The main portion of the existing structure is the same structure that was built in 1933 and the second structure ever built on Lot 2. Lot 2 exchanged hands 26 times beginning in 1874 and extending to the present day (2006).

#### Lot 3 Block 3 (219 South Front Street)

- \*1874 August 14 - The WCRR sold Lots 1-2-3-4-5 to Daniel O. Miltimore.
- \*1875 Nov.15 - Daniel/Lucy Miltimore sold the property to Hulbert Eastwood for \$75.
- \*1879 July 29 - Hulbert and Sarah Eastwood sold Lot 3 to Lucy L. Miltimore along with three other lots for \$300.
- \*1882 March 9 - Lucy L. Miltimore sold Lot 3 to August Grimmer for \$200.
- \*1885 March 7 - August Grimmer sold Lot 3 to John Walter for \$200.
- \*1886 April 22 - John and Lena Walter sold Lot 3 to O.D. Van Dusen for \$200.
- \*1887 Dec. 22 - O.D./Emeline Van Dusen sold Lot 3 to Augustus Homsted for \$200.
- \*1888 Sept. 19 - Augustus/Evelyn Homsted borrowed \$1400 from O.D. Van Dusen.
- \*1891 January 6 - Augustus/Evelyn Homsted borrowed \$2400 from Duncan McGregor.
- \*1941 July 31 - Clark County took control of Lot 3 due to property taxes not being paid and on May 18, 1946 Clark County sold Lot 3 to Charles B. and Stella R. Zaborowski.
- \*1965 January 8 - Charles/Stella Zaborowski sold Lot 3 to Adrian and Yvonne Strom.
- \*1967 November 16 - Adrian/Yvonne Strom sold Lot 3 to Leonard and Marie Bischoff.
- \*1976 Oct. 19 - Leonard/Marie Bischoff sold Lot 3 to Robert Braun and Diane Braun.
- \*1996 October 11 - Robert and Diane Braun sold Lot 3 to Jeffrey S. Staab.

Summary Of Lot 3 Block 3: Lot 3 exchanged hands seven times from 1874 to 1887 and it wasn't until Augustus Homsted decided it was time the fast growing community of Dorchester needed a drugstore and someone competent who could mix up ingredients to help alleviate minor pain. In those days, it was also assumed the druggist would perform minor medical services (not unlike services provided by a physician) when a physician was not present or available. Services were provided to man or beast and everyone did what they could to assist the druggist in these circumstances. It was not uncommon for minor infections and the like to turn ever so quickly into serious medical problems. This was known by all and so a great deal of respect went out to those who had medical knowledge of any kind. Knowledge of any kind but specifically knowledge that could save people's lives was paid the highest respect back in the late 1800s. So it was in the last days of 1887; that Augustus and Evelyn Homsted purchased Lot 3 and started making plans for erecting a two story wood frame structure that would house their drugstore and as well provide living quarters for the family upstairs. Their venture was successfully completed in the fall of 1888 and the first building on Lot 3 was ready for customers to enter the doors. The drugstore prospered and it became a place to gather and discuss the pros and cons of the community and view the progress of the area in general. In addition to selling drugs and providing medical advice; products like pencils, books and school supplies and even wallpaper were sold. The building served as the official United States Post Office from June 19, 1889 to January 28, 1916 as Augustus first than Louie served as Dorchester's Postmaster. Augustus

served as the fifth and seventh Postmaster and Louie served as the eighth and tenth Postmaster in Dorchester. Politics was the instrument that dictated who would be the Postmaster; for if the President of the United States was a Republican, then so would a local Republican become Postmaster. Augustus Homsted died on November 9, 1910 and his son Louis Earl Homsted who had completed Pharmacy School six months earlier, proceeded to take over the business. Then disaster as the Homsted Drugstore burned down on May 1, 1923 in the big fire which destroyed 15 buildings. Earl and his mother reopened their business as soon as possible, this time one block north of their old position on Lot 3 and in the same location that they operated their first drugstore in 1882; in what was the Skruvani Shoe Store and what would be known later as the Weix Drug Store. Literally noone was interested in rebuilding on the old burned out lots and as most owners did; they neglected in paying the property taxes and in 1941 Clark County assumed control of Lot 3 for failure to pay those taxes. In 1946, they sold the property to Charles and Stella Zaborowski who then in 1947; proceeded to build a cement block building during the summer of that year. The second building on Lot 3 was completed on August 7, 1947; this time a blacksmith/machine shop was now ready for customers to enter the door. Charlie as the neighborhood kids used to call him was from the old school and had functioned as a blacksmith for many years. This writer and other kids in the neighborhood used to watch him get steel red hot using hand bellows to generate the oxygen that was needed (to produce the necessary heat) so steel could be twisted and turned in all directions. In earlier years, there were multiple blacksmith shops, which were needed at the time to take care of the many horse's feet and to repair poorly made farm implements. Now the work load had dwindled to a point where one good highly trained blacksmith took care of the needs of a thousand people. Charlie was that blacksmith and he continued in the business until old age slowed him a bit and in 1967; he sold the business to Leonard Bischoff who had just retired from farming but was still young enough to begin a second career. Leonard highly trained as a machinist during 40 years of making repairs on first his dad's farm and then his own; could make, repair on modify almost any metal part or machine. After exchanging hands another time or two, Jeff Staab purchased the property in 1996 and is now quite a high tech manufacturer. His company called "Dorchester Specialties" a manufacture who specializing in the usage of stainless steel but certainly not limited to that metal. Jeff is a young machinist using all the latest in technology and it is said that there is not a piece of equipment made that Jeff doesn't know how to operate, while others say there isn't a piece of equipment made that Jeff doesn't have in his array of tools. Without a doubt, his forte is that of a high tech guru. Guru as defined by Webster "a teacher of magical or special powers". In 2002, Jeff decided to spruce the place up a bit and decorated the old cement block with a tan steel siding and placed a beautiful golf course green steel roof to provide heavenly protection from the ensuing spring rains and winter's snow and ice. Lot 3 exchanged hands 13 times beginning in 1874 and extending to the present day (2006).

Lot 4 Block 3 (East 40 feet of The South One Half Of Lot 4)

- \*1874 August 14 - The WCRR sold Lots 1-2-3-4-5 to Daniel O. Miltimore.
- \*1880 May 14 - Daniel and Lucy Miltimore sold Lot 4 to John and B.G. Miltimore.
- \*1898 April 25 - John/B.G. Miltimore sold E. 40 ft of S. ½ of Lot 4 to Clarence J. Zook.
- \*1899 July 26 - Clarence/Elva Zook sold this piece of land to R.E. Prosser/Ray Taylor.
- \*1901 Feb. 26 - R.E. Prosser and Ray/ Oneida Taylor sold this land to John Koerner.
- \*1903 April 14 - John and Martha Koerner sold this land to William Lavalie.
- \*1907 September 27 - Wm. and Lydia Lavalie sold this land to Edmund/Asta Mehner.
- \*1947 April 16 - Ed Mehner Estate Q.C. the property to Ernest/Laura Mehner for \$500.
- \*1992 September 30 - Ernest Mehner Sr. Estate sold this land to Robert/Diane Braun.
- \*1996 October 11 - Robert and Diane Braun sold the property to Jeffrey S. Staab.

Summary of the East 40 feet of the South One Half of Lot 4: The railroad sold Lot 4 to Daniel O. Miltimore (Dorchester's First Citizen) on August 14, 1874 and immediately Daniel set upon to erect the first commercial building in Dorchester. The building was completed in less than 30 days and the first General Merchandising Store was open for business. Daniel and his wife Lucy sold the business to two of his sons (John and Bradbury) in 1880 and they operated the business until the building burned down in 1891. A new , bigger and better structure was built on the lot next door and will be discussed in the summary of Lot 5.

On April 25, 1898, the Miltimore's sold the East 40 feet of the South One Half of Lot 4 to Clarence Zook. As soon as weather permitted, Clarence Zook erected a small one story building. Now Clarence was a man of vision, a man who thought big things. Who else but a man of this dimension could have started a newspaper in 1898 with little money and even less know how of printing presses. It is perhaps for this reason that after (it is believed) five production runs that the newspaper ceased operations. However, the effort and energy needed to start a newspaper at this time in this place must never be forgotten. John Koerner purchased the small parcel of land and building in 1901 and opened up a second saloon on the block; hiring an operator until 1903 when he sold it to Wm. Lavalie who operated the saloon until the fall of 1907 when he sold it to Edmund Mehner who used the building for his painting materials and supplies. Edmund was a painter and real estate agent and so the site which produced the first commercial building in Dorchester was utilized in yet another and different venture. Unbelievably; the building burned down yet once again in 1915. However, Ole Paulson purchased the land in 1916 and then purchased the old Benson Mercantile which was built in 1875 and located at the West end of Lot 1 Block 2 (where the village's water well #2 now stands) and in March 1916 moved that building to this lot where the very first commercial building in town had been erected in 1874. This building would house the United States Post Office after Herman Kronschnabl was appointed Post Master in 1916. Herman needed a place to live, a place to house the post office and knowing that Ole Paulson owned the old Benson Building; reached an agreement with him to relocate the building to this location. Once again a fire, the

big fire of May 1, 1923 ended an era of business activity not only of this site but of the entire block and south end of town. The Mehner Estate, finally sold this parcel of land in 1992 (after 85 years of being in the Mehner Family) to Robert and Diane Brown and they sold the property to Jeff Staab in 1996. It remains in Jeff's hands as of this writing and most recently in 2002 Jeff built a beautiful and large manufacturing building on all of Lot 4, matching the colors and material used in the old blacksmith shop he remodeling a year earlier. The property exchanged hands 10 times beginning in 1874 and extending to the present day (2006).

#### Lot 4 Block 3 (North One Half & West 110 Feet Of The South One Half)

- \*1874 August 14 - The WCRR sold Lots 1-2-3-4-5 to Daniel O. Miltimore.
- \*1880 May 14 - Daniel and Lucy Miltimore sold Lot 4 to John and B.G. Miltimore.
- \*1883 Sept. 20 - B.G./John/Mary Miltimore sold the N. 1/2 Lot 4 to Ella Winchester.
- \*1893 October 9 - Ella Winchester sold the North 1/2 of Lot 4 to William Housmann.
- \*1895 April 1 - William/Rosa Housmann sold the North 1/2 Lot 4 to Andrew Sorenson.
- \*1899 March 10 - Andrew/E.M. Sorenson sold the N. 1/2 of Lot 4 to Wm Chamness.
- \*1899 April 24 - Wm/Susie Chamness sold the North 1/2 of Lot 4 to Evelyn Homsted.
- \*1941 July 31 - Clark County took possession of the property due to unpaid taxes.
- \*1946 May 18 - Clark County sold the property to Charles B. and Stella R. Zaborowski.
- \*1965 Jan. 8 - Charles/Stella Zaborowski sold the North 1/2 of Lot 4 to Adrian Strom.
- \*1967 November 16 - Adrian Strom sold the North 1/2 of Lot 4 to Leonard Bischoff.
- \*1976 Oct. 19 - Leonard Bischoff sold the North 1/2 of Lot 4 to Robert/Diane Braun.
- \*1996 October 11 - Robert Braun sold the North One-Half of Lot 4 to Jeffrey S. Staab.

Summary Of Lot 4 (North One Half): The Miltimores, first Daniel, then Bradbury and John owned the whole of Lot 4. The North Half of Lot 4 (South boundary line is located 35 feet north of the Legion Hall) was sold by the Miltimores to Ella Winchester (wife of the famed Ed Winchester) in 1883. Ed Winchester built a one story commercial building here in 1884 and opened up his insurance agency. He specialized in selling property and fire insurance; selling more than anyone on the line from Stevens Point to Ashland. In April of 1887, he renovated the building making room for the first bank of Dorchester. It was called the "E.H. Winchester Bank Of Dorchester" and from this time on Ed operated two businesses out of this location. Both businesses survived and prospered until Ed decided to leave the area and in 1893; he sold the property to William Hansman. In November of 1893, Wm Hansman converted the bank and insurance building into a neat and cozy meat market. Andrew Sorenson purchased the property in April of 1895; continuing the meat market business under the name of Sorenson Bros. In February of 1896, the building and all the furniture and fixtures were destroyed by fire. Total loss was \$1200 with insurance covering \$500. No other structure was built at this location until Jeff Staab (who purchased the property in 1996) erected a fine new steel frame and sided building in 2002. The property exchanged hands 13 times beginning in 1874 and extending to the present day (2006).

Lot 4 Block 3 (West 110 feet of South One Half)

- \*1874 August 14 - The WCRR sold Lots 1-2-3-4-5 to Daniel O. Miltimore.
- \*1880 May 14 - Daniel and Lucy Miltimore sold Lot 4 to John and B.G. Miltimore.
- \*1903 Mar. 31 - John/Mary Miltimore Q.C. W. 110 ft. of S. 1/2 Lot 4 to B.G. Miltimore.
- \*1904 April 27 - Bradbury Miltimore borrowed \$570 from Emory J. Miltimore. Emory J. Miltimore assigned the mortgage to the Abbotsford State Bank on April 29, 1904 and Bradbury Miltimore repaid the loan on April 9, 1910.
- \*1910 April 14 - B.G. Miltimore borrowed \$545 from Rasmus Larson.
- \*1913 September 3 - Rasmus Larson filed charges of non-payment and as a result received title to the property through a sheriff's deed of foreclosure on Dec. 19, 1914.
- \*1915 April 24 - Rasmus Larson sold parts lot 4 and 5 and 6 to Joseph Kronschnabl Sr.
- \*1916 November 1 - Joe Kronschnabl Sr. sold the West 110 feet of the South One-Half of Lot 4 and the North 10 feet of Lot 5 to Ole Paulson for \$120.
- \*1917 Feb. 20 - Ole Paulson borrowed \$1000 from Frank Chase; this mortgage stipulates that the Mortgagors agree to keep the buildings on said premises insured for \$1000.
- \*1917 Nov. 17 - Ole Paulson sold the N. 10 feet of Lot 5 and the W. 110 feet of the S. 1/2 of Lot 4 to Frank Chase; includes the building and the adjoining Mehner lot for \$1500.
- \*1921 Mar. 11 - Chase Estate sold the same property to Herman Kronschnabl for \$1000.
- \*1938 September 27 - Clark County took control of the property due to unpaid taxes.
- \*1946 May 18 - Clark County sold the property to Charles and Stella Zaborowski.
- \*1965 Jan. 8 - Charles/Stella Zaborowski sold the property to Adrian/Yvonne Strom.
- \*1967 Nov. 16 - Adrian/Yvonne Strom sold the property to Leonard/Marie Bischoff.
- \*1976 October 19 - Leonard/Marie Bischoff sold the property to Robert/Diane Braun.
- \*1996 October 11 - Robert and Diane Braun sold the property to Jeffrey S. Staab.

Summary of Lot 4 Block 3 (West 110 feet of South One Half): This property was part of the land originally purchased by Daniel Miltimore in 1874. The only building erected on this parcel of land in the early years took place in the spring of 1916 when Ole Paulson purchased the land in February of that year and proceeded to construct a barn like structure which he then leased out to Al Hunt who used the building to house a very valuable resource. Al Hunt was the local ice man and every winter and spring made ice by removing the snow from the pond; then cutting the ice into blocks and hauling it to a shed (where under careful supervision) sawdust would be used to cover the ice and hopefully come next winter; only then would the last of the ice be removed just in time for a new supply to be made. The building was located at the west end of Lot 4 back by the alley way; as that was where the large door would open so the wagon could be backed up to be loaded and unloaded. Al Hunt's Ice House was one of the buildings destroyed in the big fire which occurred on May 1, 1923. The only other structure ever erected on this portion of Lot 4 was the new manufacturing building that Jeff Staab built in 2002. A beautiful large steel framed and steel sided structure that will last many years and without a doubt this structure has enhanced the south business section of Dorchester. The property exchanged hands a total of 18 times beginning in 1874 and extending to the present day (2006).

### Lot 5 Block 3

- \*1874 August 14 - The WCRR first sold Lots 1 - 2 - 3 - 4 - 5 to Daniel O. Miltimore.
- \*1880 May 14 - Daniel/Lucy Miltimore deeded Lots 4-5-6 to John and B.G. Miltimore.
- \*1903 May 31 - John/Mary Miltimore deeded their rights in Lots 5-6 and the south 1/2 of Lot 4 except the 25 foot by 40 foot in the southeast corner to B.G. Miltimore.
- \*1904 April 27 - B.G. Miltimore borrowed \$570 from Emory J. Miltimore. Emory J. Miltimore assigned the mortgage to the Abbotsford State Bank on April 29, 1904 and B.G. Miltimore repaid the loan on April 9, 1910.
- \*1910 April 14 - B.G. Miltimore borrowed \$545 from Rasmus Larson.,
- \*1913 Sept. 3 - Rasmus Larson filed charges of non-payment and as a result received title to the property through a sheriff's deed of foreclosure on December 19, 1914.
- \*1915 April 24 - Rasmus Larson sold Lot 5 to Joseph Kronschnabl Sr.
- \*1915 May 1 - Joseph Kronschnabl sold Lot 5 to O. Manas and Marie Manas.
- \*1922 August 4 - O. Manas sold Lot 5 to Charles Childs and Albert Sauter on a Land Contract basis and Albert Sauter received the Warranty deed from O. Manas on April 30, 1924; exactly one year after the big fire of May 1, 1923.
- \*1938 November 1 - Albert/Anna Sauter sold lot 5 to The Dorchester Commercial Club.
- \*1956 June 15 - The Dorchester Comm. Club deeded Lot 5 to American Legion Post 517.
- \*2002 April 24 - The American Legion Post 517 sold Lot 5 to Jeffrey Staab for \$10,000.

Summary Of Lot 5 Block 3: This lot was purchased by Daniel and Lucy Miltimore in 1874 and it stayed in the Miltimore family until December 1914 when Rasmus Larson was awarded the property via a sheriff's deed. In the summer of 1891, John and Bradbury Miltimore built a large two story structure on Lot # 5 to house their new general mercantile and which provided living quarters upstairs. The Miltimore Bros General Mercantile Store had burned down the previous month and this new store was bigger and provided the means to carry additional stock for sale. In 1895, the Miltimores built yet another new store west of Jean Goessel's house and vacated their building on south front street (lot 5). It is believed that the south end of town had become a secondary business section and that the main traffic patterns were to the north and west; which perhaps was the reason for the new store.

Although pictures are available not much is known about this building from 1895 to 1915. Herman Kronschnabl rented the former Miltimore building in March of 1915 (now owned by O. Manas) and installed a bowling alley, pool tables, billiard tables and of course a saloon. The bowling alley was located on the south side of the building. According to a newspaper article of December 1915 which states; Mrs. F. Zastrow this week leased the bowling alley from Herman Kronschnabl and will continue running the business. We understand she intends putting in a full line of tobacco, cigars and confectionery. Herman Kronschnabl had just received word this week that he has received the appointment as postmaster of Dorchester. Therefore the reason he left the bowling alley and saloon business. What is known is that Joseph and Marge Weber leased the building for a couple of years (believed to be from 1919 to 1922) until they committed

themselves to farming in 1922. The big fire of May 1, 1923 destroyed the saloon and bowling alley. It is said, the fire started in the bowling alley area but no cause was ever provided. The bowling alley and saloon along with fourteen other buildings were destroyed in that devastating fire on that fateful day. Charles Childs and Albert Sauter purchased the building via a land contract in August 1922 and so they owned the building for only six months before the fire ended their plans of entrepreneurial ship. Albert Sauter received a Warranty Deed for the property on April 30, 1924, exactly one year after the fire and held the property for 14 years. Albert Sauter and Anna Sauter then sold Lot 5 to The Dorchester Commercial Club on November 1, 1938. In 1939, the Commercial Club built a 24 x 40 foot log structure which was used as a meeting place to promote business activity in the Dorchester area. We understand that on occasion there may have also been other activities which took place at the Commercial Club. Activities which centered around the transfer of monies at the Sheepshead Table and the consumption of alcohol even though the lot was sold in 1874 with an addendum to the deed that read "No alcohol shall be manufactured or consumed on these premises". Perhaps the passage of time had mellowed those a bit who themselves refused to tip the bottle. Lately, it has been determined by medical experts that the contents of the bottle, has proven to be a viable source of stimulation for the heart and for the entire body. The Commercial Club donated the property to the Dorchester Legion Post 517 in 1956 and it was used throughout the years until the end of 2004 for their monthly meetings except for the months of January, February and March when the cold winds were just too much for the older Legionaries. It should be noted that the American Legion Personnel (in the spirit of maintaining and even yes of enhancing the old customs of the Commercial Club) have continued the practices of old. The building, although still used by the American Legion, was sold on a Land Contract basis to Jeffrey Staab on April 19, 2002 and a Warranty Deed was issued on April 24, 2004. The property exchanged hands 11 times extending from 1874 to the present day (2006).

### Lot 6 Block 3

- \*1874 August 11 - The WCRR sold Lots 6 and 7 to James A. Miltimore for \$80.
- \*1875 April 1 - James A. Miltimore deeded the property to Lucy L. Miltimore.
- \*1880 May 14 - Daniel/Lucy Miltimore deeded the property to John A./B.G. Miltimore.
- \*1903 March 31 - John and Mary Miltimore Quit Claimed their rights to B.G. Miltimore.
- \*1904 April 27 - B.G. Miltimore borrowed \$570 from Emory J. Miltimore. Emory J. Miltimore assigned the mortgage to the Abbotsford State Bank on April 29, 1904 and B.G. Miltimore repaid the loan on April 9, 1910.
- \*1910 April 14 - B.G. Miltimore borrowed \$545 from Rasmus Larson.,
- \*1913 Sept. 3 - Rasmus Larson filed charges of non-payment and as a result received title to the property through a sheriff's deed of foreclosure on December 19, 1914.
- \*1915 April 24 - Rasmus Larson sold the property to Joseph Kronschnabl Sr.
- \*1916 April 8 - Joe Kronschnabl Sr. sold the South 40 feet of Lot 6 to Ole Paulson for \$150.
- \*1916 August 25 - Ole Paulson sold the S. 40 ft of Lot 6 to Edgar/Ansel Paulson for \$2000.
- \*1921 July 29 - Ansel Paulson Q. C. their interest in Lot 6 to Edgar Paulson for \$500.

- \*1941 May 24 - Edgar Paulson sold the S. 40 ft of Lot 6 to George/Elizabeth Hempfner.
- \*1946 April 27 - George and Elizabeth sold the South 40 feet of Lot 6 to John Buehrens.
- \*1950 July 19 - John Buehrens sold the South 40 feet of Lot 6 and Lots 7 - 8 - 9 and 10 to Herbert and Stella Buehrens.
- \*1951 August 20 -Herbert and Stella Buehrens sold the same parcels to Jack Beasley.
- \*1952 August 9 - Jack Beasley Quit Claimed his interest to Ann E. Beasley.
- \*1953 Nov. 2 -Ann Beasley sold the same parcels to Florence Simerson via a L. Contract.
- \*1977 June 30 - The estate of Florence Simerson thru Donald J. Simerson sold the same parcels to Princeton Development Corporation (Anselm/Rowena Schmid) for \$24,000.
- \*2003 July 10 - The Princeton Dev. Company sold the same parcels to Jeffrey Staab.

Summary Of Lot 6 Block 3: The WCRR sold Lot 6 to James Miltimore in August 1874 and it stayed in the Miltimore Family until Rasmus Larson was awarded the property via a sheriff's deed in December, 1914. The property was purchased by Ole Paulson in April of 1916 and by August 15<sup>th</sup> of that year; a large new commercial building was erected and open for business. The business was called "The Dorchester Garage" and was the second Automotive Service Center in Dorchester. The building was completed in July of 1916. Almost immediately on August 25, Ole and Hannah Paulson sold the business to their two sons (Edgar and Ansel) who operated the business as partners. In 1917, the Paulson Bros. changed the name of the business to "Paulson's Garage" and in July 1921; Ansel and Alice Paulson Quit Claimed their interest in the business to Edgar. Edgar continued operating the business at that location until the devastating fire of 1923. Edgar Paulson lost everything in the fire but proceeded to make plans immediately to find a temporary location for the business until other plans could be formulated. The original Gutwasser Warehouse Building was available and so plans were made to move there, which he did until he purchased the old schoolhouse building on August 28, 1924. The extremely large two story schoolhouse building had been moved to the site where Ron Robida's home now stands and served as a fine Garage and Service Center until it burned down in late 1959. The Paulson Garage was the one and only building ever erected on Lot 6 and that holds true to this day. Today Lot 6 is owned by Jeffrey Staab and it exchanged hands 15 times beginning in 1874 and extending to this day (2006).

### Lot 7 Block 3

- \*1874 July 31 - The WCRR sold Lots 6 and 7 to James A. Miltimore for \$80.
- \*1876 March 11 - James A. Miltimore sold Lot 7 to H.O. Eastwood for \$60.
- \*1879 July 29 - H.O./Sarah J. Eastwood sold Lots 3-7-8-10 to Lucy Miltimore for \$300.
- \*1903 May 19 - Clark County took control of Lots 7-8 and sold them to B.G. Miltimore.
- \*1908 May 29 - B.G. Miltimore sold Lots 7 and 8 to Albert Olson for \$200.
- \*1909 May 25 - Albert and Albena Olson sold Lots 7 and 8 to Joseph Bauernfeind.
- \*1945 October 17 - Joseph and Helen Bauernfeild sold Lots 7 and 8 to John Buehrens.
- \*1950 July 19 - John Buehrens sold the S.40 ft. of Lot 6 & 7-8-9-10 to Herbert Buehrens.
- \*1951 August 20 - Herbert/Stella Buehrens sold the same parcels to Jack Beasley.
- \*1952 August 9 - Jack Beasley Quit Claimed his interest to Ann E. Beasley.



- \*1953 Nov. 2 - Ann E. Beasley sold the same parcels to Florence Simerson via a L.C.
- \*1977 June 30 - Estate of Florence Simerson thru Donald J. Simerson sold the South 40 feet of Lot 6 and Lots 7 - 8 - 9 and 10 to the Princeton Development Corporation (Anselm and Rowena Schmid) for \$24,000.
- \*2003 July 15 - The Princeton Dev. Company sold the same parcels to Jeffrey Staab.

Summary Of Lot 7 Block 3: Joseph Bauernfeild purchased Lots 7 and 8 in May of 1909 and he immediately set upon the process of constructing a small house on Lot 7 which was completed during the summer of 1909. This house was destroyed in the big fire of May 1, 1923 but the blacksmith shop (which was located on Lot 8) was saved; they say by a southerly wind. This southerly wind was very beneficial to the buildings located to the south but very devastating to the buildings located further to the north. This writer and other children of the neighborhood used to play in the hole (during the late 1940s and early 1950 which used to be the basement of the small house. Joseph Bauernfeild moved his family that year to the 20 acre property which presently houses the Heartland Co-op Office, the dental office, and other commercial buildings in the Business Park. Lester and Florence Simerson purchased Lot 7 in 1953 and around 1957 moved an old building to that spot. The old building was the original Fred Gutwasser's Warehouse which was located between the Sauter's and the Dorchester Co-op Feed mills. Later on the building was used by Mr. Conner who operated a machine and tin shop. At this time it was owned by the Dorchester Co-op and was moved to Lot 7 for use as part of the Simerson Furniture Company. This building was destroyed in the fire which consumed buildings on Lots 7 - 8 - 9 and 10 during the fall of 2002. No other building was ever constructed on this lot until the late fall of 2003 when Jeff and Renee Staab constructed a large one and a half story home for them to enjoy their later years of life and to be close to his manufacturing shop located just 100 feet to the North. The property exchanged hands 11 times beginning in 1874 and extending to the present day (2006).

### Lot 8 Block 3

- \*1875 January 3 - The WCRR sold Lot 8 to John A. Miltimore for \$50.
- \*1876 April 15 - John A. Miltimore sold Lot 8 to H.O. Eastwood for \$110.
- \*1879 July 29 - H.O. and Sarah Eastwood sold Lots 3-7-8-10 to Lucy Miltimore for \$300.
- \*1903 May 19 - Clark County took control of Lots 7-8 and sold them to B.G. Miltimore.
- \*1908 May 29 - B.G. Miltimore sold Lots 7 and 8 to Albert Olson for \$200.
- \*1909 May 25 - Albert and Albena Olson sold Lots 7 and 8 to Joseph Bauernfeind.
- \*1945 October 17 - Joseph and Helen Bauernfeild sold Lots 7 and 8 to John Buehrens.
- \*1950 July 19 - John Buehrens sold the S.40 ft. of Lot 6 & 7-8-9-10 to Herbert Buehrens.
- \*1951 August 20 - Herbert/Stella Buehrens sold the same parcels to Jack Beasley.
- \*1952 August 9 - Jack Beasley Quit Claimed his interest to Ann E. Beasley.
- \*1953 Nov. 2 - Ann E. Beasley sold the same parcels to Florence Simerson via a L.C.
- \*1977 June 30 - Est. of Florence Simerson thru Donald Simerson sold the S. 40 ft of Lot 6 -Lots 7-8-9 and 10 to the Princeton Dev. Corp. (Anselm and Rowena Schmid) for \$24,000.
- \*2003 July 15 - The Princeton Dev. Company sold the same parcels to Jeffrey Staab.

Summary Of Lot 8 Block 3: The railroad sold Lot 8 to John Miltimore on January 3, 1875 and it was sold to the Eastwoods in 1876 and then sold by them to John Miltimore's mother; Lucy Miltimore in 1879. Due to unpaid taxes, Clark County took control of the property and then sold it to Bradley Miltimore in 1903. Joseph Bauernfeind purchased the property and constructed a blacksmith shop in the summer of 1909 on Lot No. 8. It was built right up to what would later become a sidewalk. The blacksmith shop would escape the Big Fire of May 1, 1923 but just barely as every building north of the Blacksmith Shop in Block 3 was destroyed including the Bauernfeind House located on Lot 7. Joe Bauernfeind operated the blacksmith shop until 1945 when retirement was finally chosen by Joe as the way to live out his remaining years. He sold the property to John Buehrens who had operated a metal and tin shop south of the blacksmith shop since 1910. The old blacksmith shop existed until the fire of 2002 destroyed it along with buildings on Lots 7 - 8 - 9 and 10. At the time of this fire, Princeton Development Corporation owned the building and used it as a place of storage. Today Lot 8 is owned by Jeffrey and Renee Staab and in the fall of 2003 they constructed a large one and a half story home there. The major portion of the home occupies Lot 8 and this modern home provides for additional beautification to the south side of town. The property exchanged hands 13 times beginning in 1875 and extending to the present day (2006).

Lot 9 Block 3 (111 West 2<sup>nd</sup> Avenue)

- \*1875 December 10 - The WCRR sold Lots 9 and 10 to H.O. Eastwood for \$125.
- \*1876 October 26 - H.O. Eastwood sold Lots 9 and 10 to E.L. Swarthout for \$175.
- \*1877 June 8 - E.L. Swarthout sold Lot 9 to Archibald Menzies for \$275.
- \*1879 August 4 - Archibald and Jane Menzies sold Lot 9 to D.O. Miltimore for \$50.
- \*1884 December 11 - D.O. Miltimore sold Lot 9 to James A. Miltimore.
- \*1909 March 6 - James A. Miltimore sold Lot 9 to John R. McDonald.
- \*1910 June 7 - John R. McDonald sold Lot 9 to Ole Paulson on.
- \*1910 July 8 - Ole and Hannah Paulson sold Lot 9 to Joseph Bauernfeind for \$100.
- \*1937 March 30 - Joseph and Helen Bauernfeind sold Lot 9 to John Buehrens for \$130.
- \*1950 July 19 - John Buehrens sold S. 40 feet of Lot 6 & 7-8-9-10 to Herbert Buehrens.
- \*1951 August 20 - Herbert/Stella Buehrens sold the same parcels to Jack Beasley.
- \*1952 August 9 - Jack Beasley Quit Claimed his interest to Ann E. Beasley.
- \*1953 Nov. 2 - Ann E. Beasley sold the same parcels to Florence Simerson via a L.C.
- \*1977 June 30 - Est. of Florence Simerson sold S. 40 feet of Lot 6 and Lots 7 - 8 - 9 and 10 to the Princeton Development Corporation (Anselm and Rowena Schmid) for \$24,000.
- \*2003 July 15 - The Princeton Dev. Company sold the same parcels to Jeffrey Staab.

Summary Of Lot 9 Block 3: H.O. Eastwood bought Lot 9 from the railroad in Dec. 1875 and sold it to E.L. Swarthout in October 1876. Swarthout built a house on Lot 9 in the fall of 1876 and sold it to Archibald Menzies in June, 1877 for \$275. The house burned down in the spring of 1879 and Lot 9 was sold to D.O. Miltimore on August of that year for \$50. John Buehrens bought the lot in March, 1937 and proceeded to erect a cement block structure that would enhance and expand his steel and tin manufacturing business.

The building was purchased by Jack Beasley in 1951; who converted the building on Lot 9 into part of his furniture factory. In 1953, Lester/Florence Simerson purchased the business and continued manufacturing furniture and other wood products until 1974 when the business closed its doors for the last time. This second structure to be built on Lot 9 existed until the fire of 2002 which destroyed buildings on Lots 7 - 8 - 9 and 10. In July of 2003, Jeffrey and Renee Staab purchased the lot and today stands the large attached garage of their new home, erected in the late fall of 2003. The property exchanged hands 15 times beginning in 1875 and extending to the present day (2006).

### Lot 10 Block 3

- \*1875 December 10 - The WCRR sold Lots 9 and 10 to H.O. Eastwood for \$125.
- \*1876 October 26 - H.O. Eastwood sold Lots 9 and 10 to E.L. Swarthout for \$175.
- \*1878 November 20 - E.L. Swarthout sold Lot 10 to H.O. Eastwood for \$125.
- \*1879 July 29 - H.O. and Sarah J. Eastwood sold Lots 3-7-8-10 to Lucy Miltimore for \$300.
- \*1884 September 23 -D.O. and Lucy Miltimore sold Lot 10 to John Koerner for \$210.
- \*1904 July 30 -John and Martha Koerner sold Lot 10 to John Fisse for \$100.
- \*1906 March 28 -John and Charlotte Fisse sold Lot 10 to Dorchester Creamery Company (comprised of Frank Chase - Bert Wells - and L.A. Wiggins) for \$400.
- \*1909 November 1 - The Dorchester Creamery Company sold Lot 10 to Joe Bauernfeind.
- \*1910 July 19 -Joseph and Helen Bauernfeind sold Lot 10 to Ole Paulson.
- \*1910 September 12 - Ole Paulson sold Lot 10 to John Buehrens via a Land Contract.
- \*1950 July 19 -John Buehrens sold S. 40 feet of Lot 6 & 7-8-9-10 to Herbert Buehrens.
- \*1951 August 20 - Herbert/Stella Buehrens sold the same parcels to Jack Beasley.
- \*1952 August 9 -Jack Beasley Quit Claimed his interest to Ann E. Beasley.
- \*1953 Nov. 2 - Ann E. Beasley sold the same parcels to Florence Simerson via a L.C.
- \*1977 June 30 - Estate of Florence Simerson thru Donald J. Simerson sold the South 40 feet of Lot 6 and Lots 7 - 8 - 9 and 10 to the Princeton Development Corporation (Anselm and Rowena Schmid) for \$24,000.
- \*2003 July 15 - The Princeton Dev. Company sold the same parcels to Jeffrey Staab.

Summary Of Lot 10 Block 3: The WCRR sold Lot 10 to H.O. Eastwood in December, 1875 and after changing hands a couple of times; Lucy Miltimore purchased the property in 1879 and erected a barn like structure on the west end of the lot near the alley way in the fall of that year. John and Charlotte Fisse purchased Lot 10 on July 30, 1884 from Lucy Miltimore and John erected a commercial building during the summer and fall of 1884. However at this writing it is not known what John and Charlotte Fisse used the building for. On March 28, 1906, John/Charlotte sold the property to "The Dorchester Creamery Co." (Frank Chase - Bert Wells - L.A. Wiggins) for \$400 and the production of butter was in full swing. They started the first day (May 1, 1906) with 1400 pounds of milk. A fire destroyed the building in 1907. The fire started at 11:35 A.M. on Aug. 22, 1907 and within minutes the fire had the upper hand. Quick thinking on the part of one of the owners; L.A. Wiggins saved some of the equipment but he stated the next day that a rebuilding project would not be forthcoming. John Buehrens purchased lot 10

from John Fisse on Sept. 12, 1910; for the purpose of making things out of sheet metal, steel, tin and other durable materials. When John Buehrens purchased the lot; there was a building already there (the barn like structure at the west end of the lot) which did not burn in the fire of 1907. This provided for the Buehrens Tin Shop to become an instant reality. John's first tin shop was located in the Clarion Office but now he needed a bigger and more durable building for his vision was that of being not just an average run of the mill type designer and manufacturer but to be the very best. So in late 1910, John built a large two story structure right up to the lot line at the east end of the lot with the bottom floor used for his main shop and the upper story served as a very adequate residence for his family. The front or east portion of the lower floor was used as an office with his highly valued life time partner, providing the means to ensure proper billing and accounting procedures were followed. By December of 1910, they moved into their new building. So by 1912, the Buehrens Tin Shop was well established and that year John installed 12 tin roofs on residential buildings. In Aug. of 1930, John Buehrens began building an addition to his ever growing business. This structure would for the most part be fire proof as it was constructed of concrete block and would extend from the existing structure northward into Lot 9. John would place ads in the newspaper advertising his trade. The ad would simply read; "John Buehrens Tinner".

John Buehrens was a good man and it has been said if someone needed help, he was there to provide it. He would leave money in an envelope and place it inside the door of a family who was down and out and then leave without anyone being the wiser. John was a gifted craftsman and could make most anything out of metal. My mother ordered and still uses the cookie sheets which were custom made by John in 1933. Milk vats were one of the special products manufactured at the Buehrens Tin Shop. John sold the business to his son Herbert who operated the business for little over a year and until he sold it to the Beasleys on August 20, 1951. Jack and Ann Beasley operated The Dorchester Furniture Factory until November 2, 1953. The Beasley's specialized in the manufacture of occasional tables. All kinds of occasional tables, like end tables, coffee tables, side tables, tall tables, short tables, any kind of table you can imagine. On November 2, 1953, the Beasley's sold the business to Lester and Florence Simerson who made tables but also they expanded the business to include light fixture frames, chess sets and chess tables, bars of all kinds, bookcases, moldings and casings for windows and doors plus many miscellaneous type of products. In 1974, Lester and Florence closed the business and retired. They sold the buildings and land to Princeton Development Corp. (Anselm and Rowena Schmid) on June 30, 1977. The Schmid's used the buildings mainly for storage of old vehicles and tractors. In September of 2002, all the buildings burned down due to a fire of unknown cause except for a two story storage building (garage) located in the southwest corner of lot 10. In July of 2003, the Princeton Development Company sold the South 40 feet of Lot 6 and Lots 7 - 8 - 9 - and 10 to Jeffrey Staab. On July 23<sup>rd</sup> 2003, the last board of the storage shed (garage) was removed from the structure and thus ended the life of one of the oldest buildings left from the late 1870s. Lot 10 is now part of the driveway and yard area for Staab's new home. The property exchanged hands 16 times beginning in 1875 and extending to the present day (2006).

Lot 11 Block 3 (129 West 2<sup>nd</sup> Avenue)

- \*1875 August 11 - The WCRR sold Lot 11 to A.F. Sands.
- \*1878 June 15 - Clark County took control of Lot 11 due to unpaid property taxes and sold it to Hosea Hugaboom on August 23, 1881.
- \*1882 October 18 - Hosea and Martha Hugaboom sold Lot 11 to Sarah E. Hunt.
- \*1883 May 4 - Sarah E. Hunt sold Lot 11 to Huldah Jensen for \$50.
- \*1885 February 19 - Huldah and A.F.F. Jensen sold Lot 11 to Phillip Kenzel for \$50.
- \*1887 April 13 - Phillip and Kate Kenzel sold Lot 11 to Charles Rosin for \$500.
- \*1887 April 1 - Charles Rosin sold Lot 11 to Kate Kenzel for \$450.
- \*1895 April 11 - Kate Kenzel borrowed \$1,120 from Herman Heller; repaid March 1, 1901.
- \*1905 November 23 - Kate and Phillip Kenzel sold Lots 11 - 12 to Charles Bitter for \$500.
- \*1906 Jan. 15 - Charles and Hulda Bitter sold Lots 11 - 12 to Herman Spengler for \$400.
- \*1906 August 14 - Herman Spengler sold Lots 11 and 12 to Wells and Chase for \$400.
- \*1908 September 25 - Wells and Chase sold Lots 11 and 12 to J.P. Jensen for \$850.
- \*1931 February 3 - J.P. Jensen Quit Claimed his interests in Lots 11 - 12 to Anna Jensen.
- \*1948 Apr. 23 - Anna Jensen died and in her last will and testament; she left her property known as Lot 11 Blk 3 to the Peace Evangelical and Reformed Church formerly known as Dorchester Friedensgemeinde and also known as The German Evang. Friedensgemeinde.
- \*1950 June 30 - The Peace Evangelical Church sold Lot 11 to John Buehrens for \$650.
- \*1950 Nov. 15 - John/Mary Buehrens sold W. 86 feet of Lots 11-12 to Ernest Panches.
- \*1952 April 12 - Ernest/Erma Panches sold the W. 86 feet of Lots 11-12 to John Buehrens.
- \*1953 March 24 - John Buehrens died and in his last will and testament; he left the East 64 feet of Lots 11 and 12 to the American Bible Society and he left West 86 feet of Lots 11 and 12 to "The Missionary Bonds Of The World".
- \*1954 May 25 - "M. B. Of The W." sold the W. 86 ft of Lots 11-12 to Hildegard Jentzsch.
- \*1954 July 1 - Hildegard Jentzsch sold the W. 86 ft of Lots 11-12 to Herb/Frieda Ruesch.
- \*1954 July 20 - The American Bible Society sold the East 64 feet of Lots 11 and 12 to Lavern and Beatrice Michlig.
- \*1956 March 28 - Herb Ruesch sold the W. 86 ft of Lots 11-12 to Keith/Janis Tischendorf.
- \*2003 September - Janis Tischendorf sold the W. 86 ft of Lots 11- 12 to Paul/Janis Zick.

Summary Of Lot 11 Block 3: The WCRR sold Lot 11 to A.F. Sands in Aug. 1875. The river that runs through Dorchester now titled "North Branch Of The Poplar River" was originally called Sands Creek. Mr. Sands and Mr. Buell built the first sawmill in Dorchester during the early part of 1874 across the street from the Copeland House. Huldah and A. F. F. Jensen purchased the property in May of 1883 for \$50 and sold it to Phillip and Kate Kenzel in February of 1885 for the same \$50. The Kenzels, in the spring of 1885 built a large two story wood frame residence and sold it two years later. J.P. and Anna Jensen purchased Lots 11 and 12 in 1908 for \$850 and lived in that big green old house until first J.P. and then in 1948 Anna passed away. The Jensens were the grandparents of Bruce Jensen and were known by all as "Mama and Papa Jensen". This writer was born in 1941 and remembers Mama Jensen well as I lived across the street and north a half block from the big green old house. I remember the house and a fragile (yet one who got about)

old woman with a bent over frame. There was a wire type fence around a part of the yard and Mama Jensen would be out in her garden which was located north of the house. A kindly woman who everyone knew and liked. In August of 1948, the last rites were held for Mama Jensen and she now spends her days overlooking the small community of Dorchester and provides guidance to the many members of the Jensen family. In her Last Will and Testimony, she donated Lot 11 and the house to The Peace Evangelical and Reformed Church who then sold the property to John Buehrens on June 30, 1950 for \$650. John Buehrens split the property into two sections; (the East 64 feet of Lots 11 and 12) and (the West 86 feet of Lots 11 and 12). John in the summer of 1950 razed the big green old house as it had seen its better days. He then proceeded to construct a one and a half story residence on the East 64 feet of Lots 11 and 12 and when he died in 1953; donated the property to The American Bible Society. The American Bible Society then sold the property to LaVerne and Bea Michlig on July 20, 1954. The Michligs still live in the small but well built house they have now called home for 50 years. The West 86 feet of Lot 11 has no buildings on it but beautiful green grass and trees which makes the yard look mighty nice. The West 86 feet belongs to the property and house which stands on the West 86 feet of Lot 12. The property has exchanged hands 17 times beginning in 1875 and extending to the present day (2006).

#### Lot 12 Block 3 (270 South 2nd Street)

- \*1875 December 24 - The WCRR sold Lot 12 to Michael Donnelly.
- \*1877 Feb. 6 - Michael Donnelly sold Lot 12 to the Rev. Michael Heiss (Bishop of LaCrosse Diocese). The deed stipulates the property must be used to build a good and substantial building which must be used for religious purposes and for no other purpose. Violation of this agreement will cause the property to revert back to said first party.
- \*1881 Sept. 5 - Rev. Michael Heiss Q.C. any interest in the property to Kilian C. Flasch.
- \*1888 June 15 - Rev. Killian Flasch Q.C. any interest in the property to James Schwebach.
- \*1894 Jan. 12 - James Schwebach Q.C. any interest in the property to Joseph Skarvan.
- \*1894 June 26 - Joseph and Anna Skarvan sold Lot 12 to Mary Stuhlfauth for \$40.
- \*1895 June 14 - Mary Stuhlfauth sold Lot 12 to Herman Heller.
- \*1901 March 1 - Herman and Barbara Heller sold Lot 12 to Mrs. Kate Kinzel for \$75.
- \*1905 November 23 - Katy Kinzel sold Lots 11 and 12 to Charles D. Bitter for \$500.
- \*1906 January 15 - Charles and Hulda Bitter sold Lot 12 to Herman Spengler for \$400.
- \*1906 August 14 - Herman Spengler sold Lots 11-12 to Bert Wells/Frank W. Chase \$400.
- \*1908 March 5 - Charles/Hulda Bitter Q.C. any interest in Lots 11-12 to the A. S. Bank.
- \*1908 May 2 - The A. S. Bank Q.C. any interest in the property to Wells and Chase.
- \*1908 September 25 - Wells and Chase sold Lots 11 and 12 to J.P. Jensen for \$850.
- \*1931 Feb. 3 - J.P. Jensen Quit Claimed any interest in the property to Anna Jensen.
- \*1947 October 16 - Anna Jensen sold Lot 12 to John and Mary Buehrens for \$200.
- \*1950 Nov. 15 - John/Mary Buehrens sold W. 86 feet of Lots 11-12 to Ernest Panches.
- \*1952 April 12 - Ernest/Erma Panches sold the W. 86 feet of Lots 11-12 to John Buehrens.
- \*1953 March 24 - John Buehrens died and he left the E. 64 ft of Lots 11-12 to the Amer. Bible Society . He left the W. 86 ft of Lots 11-12 to "The Missionary Bonds Of The World".

- \*1954 May 25 - "M. B. Of The W." sold the W. 86 ft of Lots 11-12 to Hildegard Jentzsch.
- \*1954 July 1 - Hildegard Jentzsch sold the W. 86 ft of Lots 11-12 to Herb/Frieda Ruesch.
- \*1954 July 20 - The American Bible Society sold the East 64 feet of Lots 11 and 12 to Lavern and Beatrice Michlig .
- \*1956 March 28 - Herb Ruesch sold the W. 86 ft of Lots 11-12 to Keith/Janis Tischendorf .
- \*2003 September - Janis Tischendorf sold the W. 86 ft of Lots 11- 12 to Paul/Janis Zick.

Summary Of Lot 12 Block 3: The railroad sold Lot 12 to Michael Donnelly on Christmas Eve Day of 1875. Michael being a good Irish Lad and being a member of the Catholic faith had initiated action to see that a church would be constructed on this site. In those days, a church had to be constructed and available before the Dioceses would even think about assigning a missionary to the area and it was said that St. Ludwig's Church (now St. Louis) was the oldest church between the two large population centers of Stevens Point and Ashland. Designed and constructed of logs; St. Louis Church was erected in the summer and fall of 1876 (one hundred years exactly from the official date of the beginning of the country's freedom). In Feb. of 1877, a warranty deed was issued to Bishop Michael Heiss and the property officially belonged to the St. Louis Congregation and the Diocese of LaCrosse. The log church remained at this location until the summer of 1893 when it was moved to the southwest corner of the present day church property. The West 86 feet of Lots 11 and 12 remained a empty lot until John and Mary Buehrens purchased Lot 12 from Anna Jensen in October, 1947 for \$200 and then early in 1948 proceeded to construct the one and a half story house that still stands there today. The Buehren's moved in by the end of June 1948. Today the property is owned by Paul and Janice Zick who purchased it in the fall of 2003. The property exchanged hands 21 times beginning in 1875 and extending to the present day (2006).

#### Lot 13 Block 3 (258 South 2<sup>nd</sup> Street)

- \*1874 October 12 - The WCRR sold Lot 13 to D.O. Miltimore.
- \*1874 August 23 - D.O. Miltimore sold Lot 13 to Elias Knaup.
- \*1882 May 3 - Elias Knaup sold Lot 13 to Sarah Hunt.
- \*1882 October 10 - Sarah E. Hunt sold Lot 13 to Henry Metzger.
- \*1890 June 16 - Henry Metzger sold Lot 13 to Peter Schafer.
- \*1890 December 17 - Peter Schafer sold Lot 13 to K.A. Berry.
- \*1894 October 1 - K.A.Berry sold Lot 13 to Gustav N. Tischendorf.
- \*1898 May 4 - Gustave Tischendorf sold Lot 13 to C.K. and Chris E. Ellingson.
- \*1898 June 1 - The Ellingson Bros. Sold Lot 13 via a Land Contract to Joseph Souvie and a Warranty Deed was issued on November 7, 1902.
- \*1903 June 12 - Joseph and Eledie Souvie sold Lot 13 to Andrew Lieders for \$250.
- \*1903 June 29 - Andrew and Lizzie Lieders sold Lot 13 to Ole Paulson for \$280.
- \*1931 Dec. 3 - Hannah Paulson Estate deeded Lots 13-14 & S. ½ Lot 15 to Edgar Paulson.
- \*1951 T May 1 - Edgar Paulson Estate deeded Lots 13-14 & S. ½ Lot 15 to Edna Paulson.
- \*1962 Aug. 9 - Edna Paulson sold Lots 13-14 & S. ½ Lot 15 to James and Barbara Maurina.

Summary Of Lot 13 Block 3: Daniel Miltimore purchased Lot 13 from the WCRR in Oct. 1874 and it changed hands four times until Henry Metzger purchased the property in Oct. 1882. In 1883, Henry erected a two story wood frame home on Lot 13 and lived there until Peter Schafer purchased it in 1890. In June, 1903, the property was purchased by Ole Paulson who at that time was general manager of Ellingson Sawmill. In 1907, Ole Paulson also purchased Lot 14 and the south one half of Lot 15. He now had adequate space to build his wife and family the Paulson dream house. In December Of 1904, he purchased the Ellingson saw mill and now he had access to the finest sawed lumber this side of the county line. Before he could start building, it was first necessary to move the old house out of the way and this was accomplished via logs which were place under the house and powered by horses; it was transported 100 feet to the northeast corner of the property. It would later be moved to another location . So in 1909, Ole's carpenters proceeded to build a magnificent large two story Victorian Mansion. The main part of the house (south portion) resides on Lot 13 while a smaller part of the house (northern part) resides on Lot 14. As mentioned, Ole had access to a high quality lumber from the Mill he owned and nothing was too good for his beloved wife and family. The home was completed in late 1910 and the Paulson Family with Edna being the last member of the family to reside there until 1962 when she sold it to James and Barbarina Maurina. James was a young, up and coming Mortician and had just purchased the Fuchsgruber Funeral Home. James after making the purchase decided the funeral home (that came with the deal) would not suffice for modern day patrons so with the purchase of the Paulson Home; the Maurina Family would now have lodging which was needed and the second floor provided adequate space for that purpose while the first floor with some remodeling provided just the space needed to help family members pay last respects to their loved ones. The back room and eventually the basement area would also serve to house an embalming area and also the storage of coffins and other supplies. A two story addition was completed in 1968 and this provided additional living space to meet the needs of a growing family. The first floor space was used for the immediate family to console each other away from the visitors who came to view the remains and to pay their last respects. The Maurina Funeral Home continues to serve the area with fine mortician services as they have for the last 44 years. The property exchanged hands 13 times beginning in 1874 and extending to the present day (2006).

#### Lot 14 Block 3

- \*1874 August 11 - The WCRR sold Lot 14 to John A. Miltimore.
- \*1881 February 17 - John A. And Mary A. Miltimore sold Lot 14 to Joseph Ody.
- \*1881 Mar. 16 - Joseph Ody borrowed \$100 from John Miltimore; repaid April 19, 1882.
- \*1882 April 21 - Joseph and Polly Ody sold Lot 14 to George Baldwin.
- \*1886 September 19 - George and Catherine Baldwin sold Lot 14 to John A. Plunkett.
- \*1893 Mar. 28 - John Plunkett borrowed \$100 from John Schafer ; repaid on June 3, 1907.
- \*1898 May 9 - John and Amy Plunkett sold Lot 14 to George Baldwin.
- \*1907 May 14 - George/Catherine Baldwin Q.C. any interest in Lot 14 to John Plunkett.
- \*1907 May 14 - John Plunkett sold Lot 14 and the S. 1/2 Lot 15 to Ole Paulson for \$350.



- \*1931 Dec. 3 - Hannah Paulson Est. deeded Lots 13-14 and S½ of Lot 15 to Edgar Paulson.
- \*1951 May 1 - Edgar Paulson Est deeded Lots 13-14 and S. 1/2 of Lot 15 to Edna Paulson.
- \*1962 Aug. 9 - Edna Paulson sold Lots 13-14 & S. 1/2 of Lot 15 to James/Barbara Maurina.

Summary Of Lot 14 Block 3: John Miltimore purchased Lot 14 from the railroad in 1874. No structure was ever erected on this lot (except that a small portion of the big Victorian House built mainly on Lot 13 sits on the southern portion of Lot 14) and in 1962 it was sold to James and Barbarina Maurina which along with the Maurina Funeral Home on Lot 13 provides additional space for a yard full of trees and green grass. The property exchanged hands 10 times beginning in 1874 and extending to the present day (2006).

#### Lot 15 Block 3 (South One Half)

- \*1876 June 13 - The WCRR sold Lot 15 to H.O. Eastwood.
- \*1881 July 29 - H.O. and Sarah J. Eastwood sold Lot 15 to D.O. Miltimore.
- \*1887 April 11 - D.O. and Lucy L. Miltimore sold Lot 15 to Amy Plunkett.
- \*1888 January 23 - Amy Plunkett sold the South One Half of Lot 15 to George Baldwin.
- \*1907 May 14 - George and Catherine M. Baldwin Quit Claimed any interest they had in the South One Half of Lot 15 to John A. Plunkett.
- \*1907 May 14 - John/Amy Plunkett sold Lot 14 and the S. 1/2 of Lot 15 to Ole Paulson.
- \*1931 Dec. 3 - Hannah Paulson Estate sold Lot 14 and S. 1/2 of Lot 15 to Edgar Paulson.
- \*1951 May 1 - Edgar Paulson Estate sold Lot 14 and the S. 1/2 of Lot 15 to Edna Paulson.
- \*1962 Aug. 9 - Edna Paulson sold Lots 13-14 and S. 1/2 Lot 15 to James/Barbara Maurina.

#### Lot 15 Block 3 (North One Half)

- \*1888 January 23 - Amy Plunkett sold the North 1/2 of Lot 15 to Dr. H.M./Minnie Nedry.
- \*1900 May 24 - H.M. Nedry sold the N. ½ of Lot 15 and Lot 16 to A.C. Fredrickson for \$300.
- \*1902 Oct. 31 - A. Fredrickson sold the N. ½ Lot 15 & Lot 16 to Charles Waldasin for \$600.
- \*1903 Sept. 19 - Charles Waldasin sold N. ½ Lot 15 & Lot 16 to Teresesa Sullivan for \$600.
- \*1925 March 10 - Sullivan Estate sold the N. ½ of Lot 15 & Lot 16 to A.Premeau for \$450.
- \*1925 Apr 23 - Al Premeau Q.C. his interest in the N. ½ of Lot 15-16-18 to Alice Premeau.
- \*1936 May 18 - Alice Premeau sold N. ½ of Lot 15 & Lot 16 to Lloyd Tischendorf for \$150.
- \*1939 May 5 - Lloyd Tischendorf sold the N. ½ of Lot 15 and Lot 16 to Clara Tischendorf.
- \*1942 Jan 31 - Clara Tischendorf sold the N ½ of Lot 15 & Lot 16 to Al Bischoff for \$2800.
- \*1947 Jan. 23 - Mary Bischoff sold the N ½ of Lot 15 & Lot 16 to Fred Reynolds for \$5500.
- \*1967 May 24 - Fred Reynolds Q.C. interest in the N. ½ of Lot 15 & Lot 16 to M. Reynolds.
- \*1975 Oct. 20 - Mary Ann Reynolds sold the N. ½ Lot 15 & Lot 16 to Francis Fleischmann.
- \*1979 Feb. 9 - Francis Fleischmann sold the N. ½ of Lot 15 & Lot 16 to Perry/Susan Purdy.
- \*1979 May 10 - Perry/Susan Purdy sold the N. ½ of Lot 15 and Lot 16 to Al/Edna Baker.
- \*1995 Mar 31 - Edna Baker sold the N. ½ of Lot 15 & Lot 16 to Jeff and Jalaine Kellnhofer.
- \*2002 June 10 - Jeff/Jalaine Kellnhofer sold the N. ½ of Lot 15 & Lot 16 to Allen Ludwig.

Summary Of Lot 15 Block 3: The railroad sold Lot 15 to H.O. Eastwood in 1876 and he sold the property to Daniel Miltimore in 1881, who in turn sold Lot 15 to Amy Plunkett in 1887. Amy split the property in two selling the South One Half in 1888 which eventually became part of the Ole Paulson Property and then part of the Maurina Funeral Home which it remains a part of today. No building was ever constructed on Lot 15 and today the North One Half of Lot 15 is owned by Allen Ludwig and his family who purchased the property in June of 2002. The South Half of Lot 15 exchanged hands 9 times beginning in 1876 and the North Half of Lot 15 exchanged hands 16 times beginning in 1888 and extending to the present day (2006).

Lot 16 Block 3 (240 South 2<sup>nd</sup> Street)

- \*1876 November 3 - The WCRR sold Lot 16 to Lewis and Ingelo Nelson for \$25.
- \*1876 November 3 - Lewis and Ingelo Nelson sold Lot 16 to John H. Howen for \$40.
- \*1878 September 29 - John H. Howen sold Lot 16 to Sarah E. Hunt for \$175.
- \*1884 July 11 - Sarah E. Hunt sold Lot 16 to Thomas Locke for \$225.
- \*1886 April 12 - Thomas and Lydia Locke sold Lot 16 to Elizabeth Sugrist for \$600.
- \*1887 March 29 - Elizabeth Sugrist sold Lot 16 to H.M. Nedry for \$250.
- \*1900 May 24 - H. Nedry sold the N. ½ of Lot 15 and Lot 16 to A.C. Fredrickson for \$300.
- \*1902 Oct. 31 - A. Fredrickson sold the N. ½ Lot 15 & Lot 16 to Charles Waldasin for \$600.
- \*1903 Sept. 19 - Charles Waldasin sold N. ½ Lot 15 & Lot 16 to Teresesa Sullivan for \$600.
- \*1925 March 10 - Sullivan Estate sold the N. ½ of Lot 15 & Lot 16 to A. Premeau for \$450.
- \*1925 Apr 23 - Al Premeau Q.C. his interest in the N. ½ of Lot 15-16-18 to Alice Premeau.
- \*1936 May 18 - Alice Premeau sold N. ½ of Lot 15 & Lot 16 to Lloyd Tischendorf for \$150.
- \*1939 May 5 - Lloyd Tischendorf sold the N. ½ of Lot 15 and Lot 16 to Clara Tischendorf.
- \*1942 Jan 31 - Clara Tischendorf sold the N. ½ of Lot 15 & Lot 16 to Al Bischoff for \$2800.
- \*1947 Jan. 23 - Mary Bischoff sold the N. ½ of Lot 15 & Lot 16 to Fred Reynolds for \$5500.
- \*1967 May 24 - Fred Reynolds Q.C. interest in the N. ½ of Lot 15 & Lot 16 to M. Reynolds.
- \*1975 Oct. 20 - Mary Ann Reynolds sold the N. ½ Lot 15 & Lot 16 to Francis \*Fleischmann.
- \*1979 Feb. 9 - Francis Fleischmann sold the N. ½ of Lot 15 & Lot 16 to \*Perry/Susan Purdy.
- \*1979 May 10 - Perry/Susan Purdy sold the N. ½ of Lot 15 and Lot 16 to Al/Edna Baker.
- \*1995 Mar 31 - Edna Baker sold the N. ½ of Lot 15 & Lot 16 to Jeff and Jalaine Kellnhofer.
- \*2002 June 10 - Jeff/Jalaine Kellnhofer sold the N. ½ of Lot 15 & Lot 16 to Allen Ludwig.

Summary Of Lot 16 Block 3: The WCRR first sold Lot 16 to Lewis/Ingelo Nelson in 1876 for \$25. Thomas Locke purchased the property in 1884 for \$225 and then sold it two yrs later in 1886 to Elizabeth Sugrist for \$600. In the late summer of 1884, Thomas Locke constructed a large two story wood frame residence for his family but as noted lived there only two years or so. The house was two stories running East by West and there was also a one story addition on the North end of the building. This style of home was very typical of the times. Doctor Nedry and his wife Minnie purchased the property in 1887 and owned the building until they sold it in 1900. The home was known as the Purple House as yes a lavender paint was used to display its fine architectural lines. After changing hands a number of times; Lloyd Tischendorf purchased the property in

May of 1936 for \$150. He immediately razed the old dilapidated building and proceeded to construct a modern one story residence for him and his wife. Jeff/Jalaine Kellnhofer purchased the property in 1995 and immediately proceeded to perform a major renovation turning a quite modest appearing home into a glamorous and comfortable home. The one story residence stands today and is owned by Allen Ludwig and I must say it provides his family with a comfortable place to live. It is almost certain that this one story structure was built on the same foundation as the first residence because the foundation is from a period prior to the turn of the century. It is constructed of rock, sand and cement or limestone and is quite porous as those early foundations often were. The property exchanged hands 21 times beginning in 1876 and extending to this day (2006).

#### Lot 17 Block 3 (230 South 2<sup>nd</sup> Street)

- \*1875 November 17 - The WCRR sold Lot 17 to Hulbert O. Eastwood for \$130.
- \*1877 Jan. 10 - H.O. Eastwood/Sarah Eastwood sold Lot 17 to Gilbert Gullickson for \$50.
- \*1883 June 7 - Gilbert and Helen Gullickson sold Lot 17 to E.H. Winchester for \$105.
- \*1887 March 7 - E.H. and Ella Winchester sold Lot 17 to Thomas Payne for \$145.
- \*1887 November 24 - Thomas and Bertha Payne sold Lot 17 to Grant Van Dusen for \$185.
- \*1890 October 21 - Grant and Adelia Van Dusen sold Lot 17 to E. Schneller for \$450.
- \*1891 April 17 - E.( M.D.) and Anna Schneller sold Lot 17 to Emma Schafer for \$400.
- \*1944 June 3 - Emma Schafer sold Lot 17 to August and Rose Sauter for \$800.
- \*1946 September 30 - August/Rose Sauter sold Lot 17 to William/Elda Ludwig for \$2,200.

Summary Of Lot 17 Block 3: Lot 17 was first purchased by H.O. Eastwood. Eastwood was a early buyer and seller of real estate and he paid \$130 for the lot in 1875 which was a higher amount than other lots sold for. He sold the lot in 1877 to Gilbert Gullickson for \$50 and took a \$80 loss. Ed and Ella Winchester than bought the lot in 1883 for \$105 and then sold the lot in 1887 for \$145. Ed Winchester was Dorchester's First Banker and although the bank was not an official bank; Ed had the vision early on to see that people would need money to purchase a home or other large acquisition and they would need to borrow money to make that happen. Supply and demand would dictate the interest rate but in any case it would be virtually impossible to lose money, granted of course that adequate collateral would be included in the mix. Grand and Adelia Van Dusen purchased the lot in late November of 1887 for \$145. In early 1888, the Van Dusens constructed a very large two story wood frame home. The main part of the residence ran East by West but there was also a large two story addition running North by south. This addition was placed on the north side of the house and together with the main part of the house provided space for a large family or enough space for two families. John and Emma Schafer purchased the property in 1891 and owned it until 1944. They occupied the home during the big fire of 1923 and lost their barn and contents to the devastating wind whipped flames that fateful night of May 1. In 1946 William and Elda Ludwig purchased the property for their family and although Bill (Slippery) passed away in 1972, Elda continues to live there today; almost 60 years after she first moved in. This writer lived directly across the street from the Ludwigs and it seem that for every Ludwig

there was a Jantsch. There were seven Ludwig children and six Jantsch children; four of each family were classmates. I remember in 1950 during the polio epidemic when the entire population of Dorchester was quarantined to their yards. That didn't stop the Ludwigs and Jantschs as footballs, baseballs and other ball playing apparatus went flying back and forth across the street. I seem to remember that we would try to see how close we could get to a passing car or truck. Oh, the good old days. The property exchanged hands 9 times beginning in 1875 and extending to the present day (2006).

#### Lot 18 Block 3 (220 South 2<sup>nd</sup> Street)

- \*1875 Nov. 17 - The WCRR sold Lot 18 ( Lots 6-7 Block 2) to Hulbert Eastwood for \$130.
- \*1876 November 15 - Hulbert O. Eastwood sold Lot 18 to Sarah E. Hunt for \$50.
- \*1881 May 21 - Sarah E. Hunt sold Lot 18 to Leona Van Dusen for \$200.
- \*1881 November 13 - Leona Van Dusen sold Lot 18 to Edgar Foster for \$400.
- \*1882 November 24 - Edgar Foster sold Lot 18 to Eva Foster for \$600.
- \*1884 January 25 - Eva Foster sold Lot 18 to St. Peter's Lutheran Church for \$500.
- \*1910 October 20 - St. Peter's Lutheran Church sold Lot 18 to George LeClaire for \$700.
- \*1918 October 21 - George LeClaire sold Lot 18 to Henry Malchow for \$1000.
- \*1920 February 9 - Henry and Estella Malchow sold Lot 18 to Albert and Alice Premeau.
- \*1934 May 16 - Al Premeau Q.C. interest in Lot 18 ( Lots 15-16 Block 2) to Alice Premeau.
- \*1945 April 4 - Alice Premeau sold Lot 18 to Fred and Dollie Mead for \$1000.
- \*1956 May 15 - Dollie Mead sold Lot 18 and the N.16 ft Lot 19 to Tony and Delores Yaron.
- \*1962 Apr 3 - Tony/Delores Yaron sold Lot 18 and S 16 feet of Lot 19 to Max/Rose Hoffman.
- \*1973 March 15 - Rose Hoffman sold Lot 18 and the S. 16 feet of Lot 19 to Martin Williams.
- \*1978 Oct. 24 - Martin/Selma Williams sold Lot 18 and S. 16 ft of Lot 19 to Dale Williams.
- \*1992 May 15 - Dale Williams sold Lot 18 and S. 16 feet of Lot 19 to Norman W. Holtz.
- \*1998 Aug. 19 - Eleanor Holtz sold Lot 18 and S.16 feet of Lot 19 to Jason/Stacy Reiter.
- \*2001 Oct.10 - Jason/Stacy Reiter sold Lot 18 and S.16 feet of Lot 19 to Dan Steckbauer.

Summary Of Lot 18 Block 3: The WCRR first sold this property to H.O. Eastwood in 1875 who then sold it to Sarah Hunt in 1876. She then sold it to Leona Van Dusen in May of 1881 for \$200. Leona built a house there that summer and for some reason decided to sell it almost immediately upon completion. She sold it to Edgar Foster in November, 1881 for \$400. St. Peter's Church purchased the property in 1884 for \$500. The church used the property as a residence for their pastor until the new pastor's residence was ready for occupancy in 1910. They sold the property in 1910 to George LeClaire for \$700. Albert/Alice Premeau bought thge property in 1934 and held it for 11 years until 1945. The Premeaus were owners of the property we now call "Fuzzys Bar" until 1936. The South 16 feet of Lot 19 was also included with Lot 18 beginning in the 1940s. The South 16 feet of Lot 19 is included with Lot 18 and it has the northern portion of a steel sided garage located on it which was built in 1979 by Dale Williams. Dan Steckbauer bought the property in October of 2001 for his family and they reside there today. The property exchanged hands 18 times beginning in 1875 and extending to the present day (2006).

### Lot 19 Block 3

- \*1875 January 6 - The WCRR sold Lots 19 and 20 to B.K. Hunt.
- \*1876 January 22 - Benjamin and Sarah Hunt sold Lots 19 and 20 to Lucy L. Miltimore.
- \*1876 April 19 - Lucy L. Miltimore sold Lots 19 and 20 to E.H. Flanders for \$1000.
- \*1877 January 8 - E.H. and Cynthia Flanders sold Lots 19-20 to Alonzo Pettet for \$800.
- \*1893 March 27 - Alonzo Pettet sold Lots 19 and 20 to Jacob Lapp for \$600 except for two parcels: a 58 x35 foot parcel in Lot 20 and a 40 x 40 foot parcel in Lot 19.
- \*1944 April 28 - The estate of Jacob Lapp sold the same parcels to August Sauter for \$750.
  
- \*1964 September 9 - August Sauter sold West 92 feet of Lot 20 and West 92 feet of North 34 feet of Lot 19 to Rudolph and Charlotte Wilken.
- \*1969 May 13 - Charlotte Wilken sold the same parcels to John and Leona Doberstein.
- \*1979 August 8 - John and Leona Doberstein sold the same parcels to Rae Ann Bell.
- \*1980 June 20 - Rae Ann Bell sold the same parcels to John R. Chasteen for \$22,000.
- \*1997 July 31 - John R. and Geraldine Chasteen sold the same parcels to Annette Goessel.

Summary Of Lot 19 Block 3: Lot 19 was first sold by the WCRR to B.K. Hunt in Jan. 1875. After exchanging hands a number of times, August Sauter purchased the property in April of 1944 and erected the only building ever constructed on the west portion of Lot 19. A one car garage provided adequate space to house the family car of those years. This garage was located on the west 92 ft of the N. 34 ft of Lot 19. The east part of Lot 19 (40 ft by 40 ft) was purchased by Walter Lehnitz in 1946 and he built a one story house there that year. Later he bought the Foley Building and attached the two structures together to create larger living quarters. Today the W. 92 ft of the N. 34 ft of Lot 19 is owned by Annette Goessel and her family. The E. 58 ft of the North 34 ft of Lot 19 is owned by the Village of Dorchester as they received title to the property from Clark County who obtained control of the property for unpaid property taxes years before. The village razed the buildings which were located on Lots 19 and 20. The property exchanged hands 11 times beginning in 1875 and extending to this day (2006).

### Lot 20 Block 3 (210 South 2<sup>nd</sup> Street)

- \*1875 January 6 - The WCRR sold Lots 19 and 20 to B.K. Hunt.
- \*1876 Jan. 22 - Benjamin K. and Sarah E. Hunt sold Lots 19 and 20 to Lucy Miltimore.
- \*1876 April 19 - Lucy L. Miltimore sold Lots 19 and 20 to E.H. Flanders for \$1000.
- \*1877 Jan. 8 - E.H. and Cynthia Flanders sold Lots 19 and 20 to Alonzo Pettet for \$800.
- \*1893 March 27 - Alonzo Pettet sold Lots 19 and 20 to Jacob Lapp for \$600 except for two parcels: a 58 x35 foot parcel in Lot 20 and a 40 x 40 foot parcel in Lot 19.
- \*1944 April 28 - The estate of Jacob Lapp sold the same parcels to August Sauter for \$750.
- \*1964 September 9 - August Sauter sold West 92 feet of Lot 20 and West 92 feet of North 34 feet of Lot 19 to Rudolph and Charlotte Wilken.
- \*1969 May 13 - Charlotte Wilken sold the same parcels to John and Leona Doberstein.
- \*1979 August 8 - John and Leona Doberstein sold the same parcels to Rae Ann Bell.

\*1980 June 20 - Rae Ann Bell sold the same parcels to John R. Chasteen for \$22,000.

\*1997 July 31 -John R. and Geraldine Chasteen sold the same parcels to Annette Goessel.

Summary Of Lot 20 Block 3: Details of Lot 20 are quite complexed due to the different parcels of land that were under control of different parties and the summary of Lot 20 will be dealt with in multiple segments (one segment for each parcel). These different small parcels occurred because the east part of Lot 20 was located right on what was then one of the main drags of the community. Lot 20, at least the East portion of Lot 20 was considered prime commercial space. Four separate Summaries will be done for Lot 20 as follows: (1) West 92 feet (Goessel House) (2) Portion known as the Print Shop Property (3) Portion known as Dr. Foley's Office (4) Portion known as Fessler's Shoe Store.

Summary Of The West 92 Feet Of Lot 20: (1) The W. 92 ft of Lot 20 was first sold by the railroad to Benjamin and Sarah Hunt in January 1875. A few months later, a basement was dug, foundation built and construction started on a two story wood frame residence. This home was one of the first large homes built in Dorchester and today remains the oldest house standing within the confines of Dorchester. Prior to this time, homes were more or less one story; one or two room shacks at best. These shacks were constructed in a weeks time as everyone would help each other; a practice which has seemed to disappear with the years. Lucy Miltimore purchased the house in January 1876 and sold it three months later to E. H. and Cynthia Flanders for \$1000; quite a sum in those days. In 1893 Jacob Lapp purchased the property and on June 29, 1894; he was awarded a franchise license to operate a telephone exchange and a system of pole lines in the Dorchester area. The upstairs portion of the Lapp residence became the first telephone exchange in Dorchester. An outside stairway was located on the north side of the residence for access to and from the telephone exchange and office area. One of the requirements for Mr. Lapp to receive this franchise was that he had to install a public telephone at a convenient place in the community for ready access by the general public. It would be sometime before people would routinely install telephones in their homes as it would be viewed by many as an unnecessary expense. August Sauter purchased the property from the Lapp Estate in 1944 and made some improvements to the foundation. He also at this time enlarged the basement area. Today the property remains much the same and is owned by Annette Goessel who lives there with her family. The property exchanged hands 11 times beginning in 1875 and extending to the present day (2006).

Lot 20 Block 3 (West 28 feet of East 58 feet)

\*1889 April 19 - Alonzo Pettet sold a part of Lot 20 to Sullivan Hugoboom for \$100.

\*1892 July 2 - Sullivan Hugoboom died; his wife Amelia purchased the property for \$500.

\*1915 April 15 - Amelia Hugoboom sold the property to her son Raymond W. Hugoboom.

\*1939 Feb. 14 -Ray Hugoboom sold the property to Dayton Merriman via Land Contract.

\*1944 May 8 - August Sauter sold B. D. Merriman a parcel of land 15 x 28 feet for \$25 South of the 35 x 28 foot parcel so B.D. Merriman land is now 50 feet x 28 feet in size.

\*1945 June 16 - B. Dayton Merriman sold the (50' x 28') to Walter Lehnertz for \$4000. The printing press and all the associated equipment was included in the sale.  
\*1986 June 13 - Gracia Lehnertz sold the (50' x 28') parcel to the Village of Dorchester.

Summary Of West 28 ft of East 58 ft Of Lot 20: (2) Alonzo Pettet purchase Lots 19 and 20 on Jan. 8, 1877. He sold a part of Lot 20 to Sullivan Hugoboom for \$100 on April 19, 1889 and is described above. During the summer of 1889, Sullivan Hugoboom erected a small one story commercial building. At this writing, it is not known what the building was used for during the 1890s. However, it has been verified that many different businesses were located in this structure over the years and the writer will attempt to identify those as we go along. A meat market, general mercantile store, hardware store and even a tin shop were all housed in this building at one time or another. Sullivan Hugoboom passed away on July 2, 1892 and control of the property was assumed by his wife Amelia who paid \$500 for the 28 x 35 foot parcel. On Sept. 7, 1900, Raymond Hugoboom (son of Amelia) used the building as his place of business. Raymond was only 22 at the time but he had a hankering to put words to paper and so a career of publishing began for this young man. He started a weekly newspaper which he called "The Dorchester Recorder". It consisted of 8 pages of which 3 were produced by Ray while the other 5 were produced at one of the larger cities and consisted of national and inter- national news. His motto was ("Peace and Prosperity") and this motto and his energy and talent kept him busy writing, publishing plus doing all the marketing that was necessary to bring in revenue with which to buy ink and other necessary materials needed to put out a weekly newspaper. In September of 1903, Ray closed the shop to seek a higher return on his investment and no newspaper was printed from that time to January 1904. The paper was taken over by Herman Kronschnabl and he ran the newspaper at that location until he moved it to the Maes Building on March 27, 1908; which was located one block west (the former Miltimore Bros. General Store).

The next date that a newspaper was printed at this location was in March, 1923 when Raymond Hugoboom returned to town. He had just purchased the Abbotsford paper and since he had close ties to Dorchester; moved the paper back to the location he left 20 years earlier. Unfortunately, just 58 days later, the big fire of May 1, 1923 destroyed the building where the newspaper was printed along with 14 other buildings. Dorchester had just experienced the worst fire in its history. The good news is that most of the printing equipment and supplies was saved from destruction. The newspaper was moved to the Krakenberger building one and a half blocks to the west and printed there until September, 1930. On Sept. 26, 1930, a new building in the old location was erected by Raymond Hugoboom and the paper was once again printed there. Raymond sold the business and property to B. Dayton Merriman and Marjorie Merriman on Feb. 14, 1939 via a Land Contract. The Merrimans sold the property to Walter Lehnertz in June of 1945. From that time on, the Lehnertz ran the business in a very professional manner. All six members of the family contributed mightily to the operation of the paper. Walter (an old time disciplinarian) and his wife Gracia plus the four children; David, William, Elaine and George ran the newspaper until one by one the children left for advanced schooling and

then in November of 1972; Walter printed the last edition of the Dorchester Clarion. The children were gone; he had aged and he longed for retirement and the rocking chair. Walter while repairing the roof in early 1984; fell off a ladder and he died on June 21. The funeral was held on June 26 and the remains were then transported to Missouri where he was buried the next day. Never again would there be a regular newspaper produced in the small hamlet of Dorchester. Fourteen years later, on June 13, 1986; Gracia Lehnertz sold this parcel of land 50 x 28 ft in Lot 20 to the Village of Dorchester. The Village immediately razed the 1930 structure so that the parcel of land could be used for the temporary storage and parking of equipment. It continues to be used for that purpose at the time of this writing. This parcel of land in Lot 20 exchanged hands 7 times beginning in 1889 and extending to the present day(2006).

#### Lot 20 Block 3 (West 15 feet of East 30 feet)

- \*1887 May 23 - Alonzo/Almira Pettett sold East 30 feet of Lot 20 to Charles Fessler.
- \*1888 June 5 - Charles/Sophia Fessler sold the 30' x 35' parcel to George Krackenberger.
- \*1889 June 25 - George Krackenberger sold the 30' x 35' parcel to Charles Fessler.
- \*1889 August 8 - Charles Fessler borrowed \$100 from William Hausman.
- \*1889 Sept. 21 - Charles Fessler sold the West 15 ft of East 30 ft to H.M. Nedry for \$80.
- \*1909 Sept. 17 - H. M. Nedry sold W. 15 ft of E. 30 ft to Dr.Foley via a Land Contract.
- \*1945 May 1 - August Sauter sold a 15' x 30' parcel of land to Frank P. Foley south of his land. Frank Foley's land was now 30 x 50 feet in size and occupies the E. 30 ft of Lot 20.
- \*1955 July 5 - Estate of Frank P. Foley sold the E. 30 feet of Lot 20 to Walter P. Lehnertz.
- \*1986 June 13 - Gracia Lehnertz sold the E. 30 feet of Lot 20 to the Village of Dorchester.

Summary Of West 15 feet of East 30 feet Of Lot 20: (3) Charles and Sophie Fessler first sold this 15 x 50 foot parcel in 1889 to Doctor Nedry. Doctor Nedry needed office space to make his patients feel comfortable while waiting for his expertise to be displayed. A one story wood frame structure was quickly erected prior to the falling snow arriving in the fall of 1889. Dr. Nedry practiced at this location until he sold the property and business to Doctor Foley in April of 1915. Doctor Foley's building was totally destroyed in the fire of 1923 as was 14 other buildings. After the fire, Dr. Foley moved in with Dr. Schief who was the dentist in town at the time. Dr. Schief was located in the one story lean to addition which was attached to the north side of the Star Hotel (Chuck's Rustic Inn). Dr. Foley lost no time as he purchased the 15 feet to the East of his property and proceeded to construct a very high quality brick and concrete one story building which would house not only his medical practice but that of Dr. Schief's Dentistry Practice. Dr. Schief moved in and rented space from Dr. Foley from 1924 until 1957. Dr. Schief rented the East portion of the building and Dr. Foley used the west portion of the building for his practice. The middle of the building was a fairly large waiting room and this was used by patients waiting for either Dr. Foley or Dr. Schief. In 1955, the Foley Estate sold this parcel of land to Walter and Gracia Lehnertz and then Gracia Lehnertz sold the parcel to the Village Of Dorchester in 1986. The village razed the building later that year. The parcel exchanged hands 4 times beginning in 1889 and extending to the this day (2006).



### Lot 20 Block 3 (East 15 feet)

- \*1891 April 28 - Charles and Sophie Fessler sold the East 15 feet of Lot 20 to John Geiger.
- \*1891 June 15 - John Geiger sold the East 15 feet to Sophie Fessler.
- \*1893 June 20 - Sophie Fessler sold the East 15 feet of Lot 20 to Frank Fitzlaff.
- \*1909 March 23 - Frank/Wilhelmine Fitzlaff sold the East 15 feet of Lot 20 to Ida Wieden.
- \*1909 June 15 - Ida Wieden died and the property was inherited by William/Maria Wieden.
- \*1914 April 24 - William/Maria Wieden Q.C. their interests in the property to H.A. Maurer.
- \*1914 June 9 - Herman/Gwendolyn Maurer sold the property to Joseph Miller Jr.
- \*1915 April 17 - Joseph Miller Jr. sold the property to Augusta Weingartner.
- \*1915 October 2 - Augusta Weingartner sold the property to Jake Weingartner.
- \*1916 January 6 - Jake Weingartner sold the property to Frank Nagel.
- \*1917 August 20 - Frank Nagel sold the property to Clara Oberbillig for \$250.
- \*1923 May 16 - Clara Oberbillig sold the property to Frank P. Foley for \$85.

Summary Of East 15 Ft Of Lot 20: (4) Charles Fessler repurchased the property on June 25, 1889 and in late summer constructed a two story commercial and residential building. The lower portion of the structure was to become "Fessler's Shoe Store" while the upper portion became living quarters for the Fessler family. The parcel was 15 x 35 feet and the building occupied almost the entire piece of land. Sophie Fessler sold the 15' x 35' parcel of land to Frank Fitzlaff on June 20, 1893. Frank Fitzlaff continued to operate the shoe store off and on until they sold the 15' x 35' parcel of land to Ida Wieden on March 23, 1909. The building was rented to Roland Seidel who came from Medford and opened up a barbershop. He opened the shop on January 23, 1903 and departed the community six months later in July 1903. Many other businesses also occupied this space and hopefully they will be identified as we go on. After exchanging hands a number of times Frank Nagel purchased the property and then sold the 15' x 35' parcel of land to Clara Oberbillig for \$250 on August 20, 1917. Clara (known as the short Oberbillig) lived here until the 1923 fire destroyed the building. Two weeks after the fire; Clara Oberbillig sold the 15' x 35' parcel to Frank P. Foley for \$85 on May 16, 1923. Dr. Foley combined this 15 ft parcel with his 15 ft parcel and the total parcel was now 30 feet x 35 feet. In 1945, Dr. Foley purchased an additional 15 x 35 foot parcel from August Sauter and the total piece then became 30 feet east by west and 50 feet north by south or described as the East 30 feet of Lot 20. The property exchanged hands 12 times beginning in 1891 and extending to May 16, 1923.

## Chapter 31

### History Of Block 4 Original Plat Of Dorchester

#### Lot 1 Block 4 (101 South Front Street) - Block Hotel

- \*1875 December 13 - The WCRR sold Lot 1 to Narcisse Marion for \$50.
- \*1876 September 25 - Marcisse and Susan Marion sold Lot 1 to Ellen Robinson for \$130.
- \*1878 July 15 - Ellen Robinson sold Lot 1 to Philo Jackson for \$200.
- \*1881 February 7 - Philo and Sarah Jackson sold Lot 1 to Jane A. Evans for \$400.
- \*1881 May 20 - Jane Evans sold Lot 1 ( Lot 8 Blk 1 & Lot 11 Blk 2 ) to Naomi Rice for \$600.
- \*1881 June 6 - Naomi Rice sold Lot 1 ( E. 1/2 of SW E. of RR) to A.F.F. Jensen for \$1000.
- \*1881 June 6 - A.F.F. Jensen borrowed \$950 from Naomi Rice; repaid on June 16, 1883.
- \*1881 Nov. 12 - A.F.F. Jensen borrowed \$200 from Milo Hawks; repaid on July 17, 1882.
- \*1882 Mar. 24 - A. Jensen borrowed \$800 from Jacob Wellauer & Co.; rep. Feb. 26, 1883.
- \*1883 April 24 - A.F.F. and Huldah Jensen sold Lot 1 to Paul Blanc for \$750.
- \*1885 February 17 - Paul and Mary Blanc borrowed \$600 from Augusta Reichel.
- \*1890 July 21 - Augusta Reichel foreclosed on the property; received a sheriff's deed.
- \*1895 March 27 - Augusta Reichel sold Lot 1 to John Burger for \$700.
- \*1895 May 6 - John Burger borrowed \$350 from Henry Lieders; repaid on May 8, 1900.
- \*1905 Mar. 31 - John/Minnie Burger sold a part of Lot 1 to James Sedlack for \$3800 des. as follows: Lot 1 except S. 24.5 ft by E. 75 ft (Weix Property) and W. One Half of Lot 2.
- \*1905 Mar. 31 - James Sedlack borrowed \$1800 from John Burger; repaid March 21, 1908.
- \*1910 June 8 - James Sedlacek sold these two parcels to Henry Martens for \$4000.
- \*1911 April 7 - Henry Martens sold these two parcels to Nickolas Ludovic for \$5000.
- \*1911 Apr. 7 - Nick Ludovic borrowed \$1500 from Henry Martens; repaid on Aug 13, 1914.
- \*1912 August 8 - Nickolas Ludovic sold these two parcel to Bertha Ludovic for \$5000.
- \*1913 Apr. 17 - Nick Ludovic borrowed \$444 from Wells/Chase; repaid on Aug. 19, 1914.
- \*1914 Oct. 23 - Bertha Ludovic sold these two parcels to Vincent Wuest for \$5000.
- \*1914 Oct. 23 - Vincent Wuest borrowed \$2500 from Joseph Wuest; repaid Nov. 8, 1915.
- \*1926 July 17 - Joseph Gridel was awarded the property on Nov. 17, 1931.
- \*1946 Jan. 11 - Joseph Griedel sold Lot 1 exc. S. 24 ½ feet to James Johnson for \$2900.
- \*1950 April 11 - James Johnson sold Lot 1 exc. S. 24 ½ feet to Alvin Karan for \$9000.
- \*1954 March 29 - Alvin Karan sold Lot 1 exc. S. 24 ½ feet to Richard/Cecelia Schattl.
- \*1968 Aug. 22 - Richard Schattl sold Lot 1 exc. S. 24 ½ feet to Ron Gieseke for \$21,000.
- \*1977 June 14 - Ronald and Alice Gieseke sold Lot 1 exc. S. 24 ½ feet to Don/Bea Seidel.
- \*1978 August 15 - Don/Bea Seidel sold Lot 1 exc. S. 24 ½ feet to John/Shirley Howitt.
- \*1980 May 31 - John/Shirley Howitt sold Lot 1 exc. S. 24 ½ feet to Dale Dalson.
- \*2003 June 15 - The Dorchester State Bank was provided a sheriff's deed and sold Lot 1 except the South 24 ½ feet to a New Jersey Finance Company in late 2003.

Summary Of Lot 1 Block 4: Lot 1 has 90.5 feet of frontage on Front Street but only 62 feet at the west end of the lot (by the alleyway). This was caused by the fact that Front

Street was laid out in a northeasterly direction to follow the parallel lines of the Railroad Right-Of-Way. The railroad first sold Lot 1 to Narcisse Marion 12 days before Christmas of 1875 for \$50. The Marions built a structure on Lot 1 which served as a small commercial building and residence. Philo Jackson purchased the property in July 1878 and erected a barn at the west end of the lot. The following year in 1879, Mr. Jackson erected the Dorchester House on Lot 1. This large two story building provided beds for the weary, food for the hungry and liquid to wash down the dust of the day. John and Minnie Burger purchased the property in March of 1895 for \$700. Each time the property was sold (just like today); the price paid went up. In those days, hotels were called houses and thus the Dorchester House became the third hotel in town and a very nice place to stay when a bed was needed.

John and Minnie purchased Lot 2 in April 1895 for \$250. John was quite the entrepreneur in those days and knew the location of Lot 2 was a real asset all by itself. He erected a livery stable on the west half of Lot 2 which would become a part of "The Dorchester House" property located on Lot 1. It was used to house the horses and wagons of those who rented rooms at the hotel. The livery stable was not near the hotel building for a very good reason. The odor that presents itself when horses are bedded down makes for unhappy patrons who then would use a competitor's place of lodging instead. John Burger knew this and decided to keep his patrons happy by relocating the livery stable a good distance from the hotel and of course downwind. The west half of lot 2 and the livery stable remained part of the "The Dorchester House" property officially until 1934 when Vincent Wuest Quit Claimed his interest to Marzell Weix who then Quit Claimed any interest he had to Richard Schreiber.

John Burger leased out the Saloon/Rooming House for a few years; William Mais leased the Dorchester House on September 1, 1902 for \$40 per month. It is believed that Mais functioned as the proprietor until it was sold to the Sedlacks in 1905.

James and Minnie Sedlack purchased "The Dorchester House" in 1905 and operated the business until 1910 when they sold it to Henry Martens. When the Sedlacks purchased the property, the South 24 ½ feet of the East 75 feet was excluded from the sale. It exchanged hands a few more times until Vincent and Pauline Wuest purchased the property in October of 1914. Only a few months later during the early weeks of 1915, a early morning fire totally destroyed "The Dorchester House" (Fire was on early Saturday morning January 29, 1915). Vincent with the help of some insurance money quickly rebuilt the hotel; this time of a more durable material than the highly combustible softwood that was used for the original "Dorchester House". A concrete block building in 1915 was the envy of every merchant in the area. The building was constructed by The Cast Stone Construction Company of Eau Claire. The building was 32 feet by 66 feet and with two full stories, the square footage of 4,224 was nothing to sneeze at. The downstairs provided for the business aspect of the structure as the front part contained a saloon, restaurant and kitchen. Heat for the building was provided by a Fox Hot Air Furnace installed by L.W. Peterson. In the rear of the building was the living quarters

where the Wuests resided and in later years a portion of the living quarters was transformed into a beauty salon which was operated by Pearl Vorland (Donald Kraut's older sister). The northwest corner of the building housed this salon and access to the salon was provided via a door in that area of the structure. The door has since been closed off but is clearly visible to anyone who passes by. The upstairs was comprised of twelve rooms which were rented out by the day, week or month. This additional income to the owner of the hotel was vital to making the business successful and of course overnight patrons also had to eat and drink which added to the overall revenue. The twelve rooms were transformed in later years with four of the rooms being made into a small apartment but with all the amenities of any apartment. A full basement provided for cool storage of beer, wine, liquor and various food products. It was at this time when generically the name of the hotel started to change as people from the area began to call the new concrete block building "The Block Hotel". Vincent and Pauline Wuest are the maternal grandparents of Donald Seidel and ironically Don and his wife Bea owned and operated "The Block Hotel" in the late 1970s. Prohibition came into law during the early 1920s and the saloon was closed shutting off a large part of the income that was required to maintain a business of that size. Finally in 1931, Joseph Greidel foreclosed on the property and leased the business to Roman Wuest and Mary Baehr (mother of Sue Tessmer) from November of 1930 to 1942. Mary and Roman worked as a team and together their business savvy worked wonders and with prohibition repealed in 1933; things were going in the right direction. During this time (in the early 1930s); a barber by the name of Iggy Sauter operated a barbershop in the northeast corner of the first story. Other individuals leased the business until in January 1946, Joseph Greidel sold the property to James and Hermina Johnson. The Block Hotel was operated continuously from 1915 to the fall of 2002 when the bank took control of the property. Today the building stands empty and it is very doubtful that the almost 90 year old hotel will ever open its doors to the public again. The building has been neglected and needs renovation but we must consign ourselves to reality and realize the end of "The Block Hotel" is near. If a new owner/operator is not found; then the building will quickly deteriorate and will in all probability be razed within the next couple of years. The property exchanged hands 23 times beginning in 1875 and extending to this day (2006).

Lot 1 Block 4 (South 24.5 Feet) - (North 16 Feet Lot 2) (Weix Bldg) - (105 South Front St.)

- \*1875 December 13 - The WCRR sold Lot 1 to Narcisse Marion for \$50.
- \*1876 September 25 - Narcisse and Susan Marion sold Lot 1 to Ellen Robinson for \$130.
- \*1878 July 15 - Ellen Robinson sold Lot 1 to Philo Jackson for \$200.
- \*1881 February 7 - Philo and Sarah Jackson sold Lot 1 to Jane A. Evans for \$400.
- \*1881 May 20 - Jane Evans sold Lot 1 ( Lot 8 Blk 1 & Lot 11 Blk 2 ) to Naomi Rice for \$600.
- \*1881 June 6 - Naomi Rice sold Lot 1 ( E.1/2 of SW E. of RR) to A.F.F. Jensen for \$1000.
- \*1881 June 6 - A.F.F. Jensen borrowed \$950 from Naomi Rice; repaid on June 16, 1883.
- \*1881 Nov. 12 - A.F.F. Jensen borrowed \$200 from Milo Hawks; repaid on July 17, 1882.
- \*1883 April 24 - A.F.F. and Huldah Jensen sold Lot 1 to Paul Blanc for \$750.
- \*1885 February 17 - Paul and Mary Blanc borrowed \$600 from Augusta Reichel.

- \*1890 July 21 - Augusta Reichel foreclosed on the property and received a sheriff's deed.
- \*1895 March 27 - Augusta Reichel sold Lot 1 to John Burger for \$700.
- \*1895 April 22 - Andrew and Lizzie Lieders sold Lot 2 to John Burger for \$250.
- \*1895 May 6 - John Burger borrowed \$350 from Henry Lieders; repaid on May 8, 1900.
- \*1899 Feb. 4 - John Burger borrowed \$250 from Henry Lieders and repaid March 31, 1905.
- \*1903 Aug. 17 - John Burger borrowed \$800 from Henry Lieders and repaid Oct. 26, 1906.
- \*1906 Oct. 26 - John/Minnie Burger sold Parts of Lots 1 - 2 to Frank Skerbeck for \$1500.
- \*1906 Oct. 26 - Frank Skerbeck borrowed \$400 from John Burger; repaid Jan. 25, 1908.
- \*1909 Sept. 15 - Frank/Mary Skerbeck sold this parcel to August Kage for \$3500. This sale included all the stock consisting of Groceries, Dry Goods, Crockery and all other items.
- \*1910 May 24 - August and Emma Kage borrowed \$1500 from H.O. Froland.
- \*1914 June 15 - August Kage Quit Claimed any interests in the property to H.O. Froland.
- \*1914 July 13 - H.O. and Nettie Froland sold this parcel to Louis Skruvani for \$1600.
- \*1920 April 12 - Isabelle Chmazunski (formerly Isabelle Skruvani) received the property as part of a divorce settlement and sold the property to Henry Hagen for \$2750. This sale including the store and all the fixtures, counters, etc.
- \*1927 July 26 - Elizabeth Hagen sold this parcel of land to M.J. Weix for \$2500.
- \*1929 May 6 - Henry Hagen passed away.
- \*1941 Aug. 13 - Joseph Gridel sold a part of Lot 1 to Marzell J. Weix. The Weix Property now was comprised of the South 24 1/2 feet of Lot 1 and the North 16 feet of Lot 2.
- \*1971 Oct. 15 - Vera Weix passed away and Marzell Weix passed away on March 2, 1973.
- \*1973 June 12 - The Weix Estate sold the property to Vernon/Janet Niemuth for \$7000.
- \*1975 Dec. 8 - Vernon and Janet Niemuth sold the property to David and Carol Helfrey.
- \*1982 May 27 - David and Carol Helfrey sold the property to the Dorchester State Bank.
- \*1983 Aug. 12 - The Dorchester Bank sold the property to Sheridan and Pamela Gashler.
- \*1984 July 19 - Sheridan/Pamela Gashler Quit Claimed their interests in the property to Robert and Dianne Harms and David and Judith Jasurda.
- \*1987 March 3 - David/Judith Jasurda Q.C. rights in the property to Rober/Dianne Harms.
- \*1994 January 17 - The Dorchester State Bank received the deed to the property.
- \*1994 March 15 - The Dorchester State Bank sold the property to Charles D. Mengel.

Summary of Lot 1 Block 4 (South 24.5 Feet) - (North 16 Feet Lot 2) (Weix Bldg): It is believed that Joseph and Polly Ody erected the first building on this lot in 1882 and they then leased it to August Homsted for use as a pharmacy. The Homsted continued to lease the building until 1888 when they erected their own building on the lot south of Fuzzy's Bar. John and Minnie Burger purchased the property in 1895 and constructed the existing building that is now known as the Weix Building sometime between 1895 and 1898. The Burgers used the building for a general mercantile store. It is not known what happened to the original building on the lot but many buildings in those days were not firmly attached to a foundation and could be moved quite easily. The Weix building was a two story wood frame building with commercial activities located on the main floor which consisted of a general mercantile business. The second floor provided ample space for a large family's living quarters. The structure was 24 ½ feet by 50 feet and was more than adequate to accommodate a general mercantile store of the time. Now John and

Minnie owned and operated two businesses side by side which made it very easy for the patrons of "The Dorchester House" to purchase supplies right next door. This technique now known as the ETC Method (Eliminate The Competition) has been repeated many times since. It is especially common with motels as if one motel is fully occupied most nights; which would be quickly observed by others who would then rush to build a motel across the street. If the owner of the first motel builds one across the street; then that precludes someone else from doing the same and at the same time provides for overflow from the first motel. Quite astute if I say so myself. The General Mercantile Store was sold to Frank Skerbeck in Oct. 1906 for \$1500 who continued operating the mercantile. The Skerbecks placed an ad in the newspaper which read "Skerbeck's Store- Why use old tin cans when you can use a buy best jardiniere". A jardiniere was a fine piece of ceramic. Frank Skerbeck then sold the business to August Kage in September 1909 for \$3500 and the sale included all groceries, dry goods, crockery and all other items. August Kage Quit Claimed his interests in the property to H.O. and Nettie Froland in 1914 and the Frolands sold the property to Louis Skruvani in July, 1914 for \$1600. Louis Skruvani was a shoe man and immediately converted the building to that of a retail shoe store which consisted of sales and repairs.

The writer was given a 1915 happy new year post card from the woman of the house which advertised the Skruvani Shoe Store. The card says "Start the year right and come to our store when you need SHOES. We sell only the best makes and stand behind the Shoes we sell with our money and reputation. Happy New Year". One other saying is "The Live Wire Dealer in SHOES, RUBBERS and GENTS FURNISHINGS".

Isabelle Skruvani sold the property to Henry Hagen in April, 1920. From 1919 to 1923, A. Kotzin operated a general mercantile store (plus a shoe and clothing store) in the building. In 1923, after the fire on the south end of town Elizabeth rented the building to Louis Homsted who quickly purchased new supplies and opened up his new and expanded pharmacy business. Louis had his pharmacy business exactly one block south but his building along with others were destroyed in the big fire of May 1, 1923. This is the same lot that Louis's dad August Homsted leased 41 years earlier when he opened the first pharmacy in Dorchester. The availability of a good sound building was like a miracle, for Louis knew all too well if a pharmacy business wasn't up and running quickly; then customers would be lost to the Abbotsford Pharmacy. Four years later, Louis moved on to another community and the building was sold to Marzell J. Weix in July 1927. Marzell first and then later when he married the lovely Vera Lapp; the two of them operated a pharmacy business there until late 1972. In September of 1930, Marx Weix added onto the west portion of the building and after this time the automobile had a safe place to go to every night. Vera passed away in Oct. 1971 and Marzell (known as Marx) passed away in March of 1973. Marx operated his business in the same location for 46 years and provided assistance to man and beast for all those years. David and Carol Helfrey operated a carpeting, wallpaper and paint store there in the late 1970s and early 1980s. Their business was called "Dorchester Flooring" and they had a new concept in floor covering; that allowed the customer to view carpet samples in home atmosphere

surroundings. 1982 was the last time that one could call this building a store. David and Carol decided to turn the building into a tri-plex apartment building and started the process to achieving that end. The building was sold to others who completed the transformation and then Charles Mengel purchased the building from the Dorchester State Bank in 1994 and today he owns and operates the tri-plex apartment building. There are two small apartments on the first floor and one large apartment on the second story and the units always seem to be full so Chuck must be doing something right. The building is 107 years old and still going strong. The property exchanged hands 24 times beginning in 1881 and extending to the present day (2006).

Lot 2 Block 4 (South 34 Feet) - (119 South Front Street) (Schreiber Bldg.)

- \*1881 June 3 - The Wisconsin Central Railroad Company sold Lot 2 to Joseph Ody for \$50.
- \*1882 April 28 - Joseph and Polly Ody sold Lot 2 to Charles Barnoski for \$100.
- \*1882 May 20 - Charles Barnoski sold Lot 2 to Polly Ody for \$150.
- \*1882 May 24 - Polly and Joseph Ody sold Lot 2 to Joseph Koran for \$400.
- \*1882 May 24 - Joe/Caroline Koran borrowed \$250 from Polly Ody; repaid on July 5, 1884.
- \*1886 May 10 - Joseph and Caroline Koran sold Lot 2 to Frederick Gutwasser for \$500.
- \*1886 July 31 - Frederick/ Bertha Gutwasser sold Lot 2 to William Hansman for \$575.
- \*1891 December 1 - William/Rosa Hansman sold Lot 2 to John/Martha Koerner for \$2500.
- \*1891 December 3 - John/Martha Koerner sold Lot 2 to Mrs. Rosa Hansman for \$2500.
- \*1893 July 31 - Rosa Hansman sold Lot 2 to Andrew Lieders for \$2000.
- \*1895 April 22 - Andrew and Lizzie Lieders sold Lot 2 to John Burger for \$250.
- \*1899 Feb. 4 - John Burger borrowed \$250 from Henry Lieders; repaid on March 31, 1905.
- \*1903 August 17 - John Burger borrowed \$800 from Henry Lieders; repaid on Oct. 26, 1906.
- \*1904 June 15 - John/Minnie Burger sold a part of Lot 2 to Andrew and Hans Sorenson.
- \*1909 February 3 - A. Sorenson & Co. sold this parcel of land to H.O. Froland for \$1200.
- \*1910 May 24 - H.O. and Nettie Froland sold this parcel to Herman Marquardt.
- \*1911 November 15 - Herman/Clara Marquardt sold this parcel to John Miller for \$3000.
- \*1913 February 16 - John Miller sold this parcel to Richard Schreiber for \$2500.
- \*1915 Feb. 8 - Dick Schreiber borrowed \$1150 from Frank Hiebsch; repaid on Jan. 12, 1924.
- \*1915 March 19 - Vincent Wuest sold part of Lot 2 (25 x34') to Richard Schreiber for \$225.
- \*1915 October 20 - Louis Skruvani sold part of Lot 2 (10 x34') to Richard Schreiber for \$115.
- \*1918 May 1 - Richard Schreiber borrowed \$3179 from the DSB; repaid on October 8, 1923.
- \*1941 Sept. 8 - Richard Schreiber borrowed \$5000 from DSB; repaid on January 10, 1946.
- \*1950 July 3 - Richard Schreiber sold South 34 feet of Lot 2 to David/Gloria Schreiber.
- \*1959 Oct. 7 - David/Gloria Schreiber Q.C. interests they had in Lot 2 to Dick Schreiber.
- \*1961 February 8 - Richard Schreiber died.
- \*1961 June 1 - Schreiber Estate sold the S. 34 feet Lot 2 to Anselm and Rowena Schmid.
- \*1966 Feb. 1 - Anselm Schmid sold the South 34 feet of Lot 2 to Ken Marcott for \$8500.
- \*1968 November 19 - Ken Marcott Quit Claimed his interests to Anselm/Rowena Schmidt.
- \*1970 August 28 - Anselm Schmid sold the S. 34 ft of Lot 2 to James Maurina for \$7000.
- \*1976 May 20 - James Maurina sold the South 34 ft of Lot 2 to Harry and Cecelia Cooper.
- \*1976 June 16 - David Helfrey sold the S. 3 feet of the N. 16 ft of Lot 2 to Harry Cooper.

Summary of Lot 2 Block 4 - (South 34 Feet): The WCRR sold Lot 2 to Joseph Ody on June 3, 1881 for \$50. That same year, a small commercial building was erected on the South 34 feet of Lot 2. The store building was destroyed in the 1886 fire; as every building in the block south of the Drug Store (Weix Building) was lost except the Central House (located where Pinter's Packing Plant stands). The property was purchased by Wm and Rosa Hansman in July of 1886 and that fall, they constructed a large commercial building with living quarters; which would house a full service meat market. William and Rosa operated the Hansman Meat Market until they sold the property and business to Andrew Lieders in July, 1893 for \$2000. Andrew Lieders leased the building to Matthias Oberbillig who operated a saloon until April 1895; when a fire destroyed the building. Two weeks after the fire; Andrew Lieders sold the lot to John and Martha Burger for \$250. Immediately, John erected a temporary facility which would be used for another saloon until a more permanent structure could be constructed. Two months later on June 19 the newspaper stated; John Burger will open his new saloon on Saturday. Nine years later in June 1904; John sold the property to A. Sorenson Co. (Andrew and Hans Sorenson). The Sorensens were experienced marketers of meat products both live and dead and from this time on until 1957; the property would be utilized as a meat market and slaughtering house. The Frolands, Marquardts and John Miller operated the butcher shop until John Miller sold the property and business to Richard Schreiber in February, 1913 for \$2500. Now the story gets good as Richard Schreiber had recently emigrated from Germany where believe me they know about sausage. It has been said by most and especially by this writer that Dick Schreiber knew something that only he knew and he would never divulge to anyone. What he knew and had was a secret; a secret as to how to make the best tasting sausage that anyone ever put in a cow's gut. No sausage since has even come close to the type of perfection that Dick demonstrated week after week. Everyone knew what day the sausage would come out of the smokehouse and believe me if you didn't get there early; well you just didn't get any sausage that week. Dick also performed the butchering as he would purchase live cattle and slaughter one day a week so that his patrons would have fresh meat on their table. At first, the slaughtering took place where the small enclosed shelter now stands at the Dorchester Park. Later, he would purchase the west portion of the south 37 feet of Lot 2 and perform the killing ritual right there behind the butcher shop near the alley way. Richard used the old livery stable (with some renovation) as the slaughtering house for his butcher shop. The slaughter house was destroyed by fire in 1960 (which was not in use at the time) as the volunteer firemen could only wet down the surrounding buildings so as to keep the fire contained within the slaughter house which they did very successfully.

In the spring of 1915, Dick erected an addition on the West side of the existing structure. The addition was a two story brick structure, 24 feet by 27 feet in size with plaster and concrete placed over the exterior and interior walls. The upper story provided the Schreibers with adequate living quarters while the lower story provided Dick with a new updated area for producing the finest sausage in the State of Wisconsin. In 1941, Dick erected an addition on the north side of the building. This addition was an one story concrete block structure with plaster/concrete placed on both the interior and exterior



walls. This addition was 10 feet wide and which extended 73 feet to the west and accommodated a walk-in freezer where patrons could rent a large locker (large enough to place about 80 pounds of meat) and take out a roast or porkchop package whenever one was needed for that day's or the next day's dinner. The freezer lockers were discontinued in 1957 after David decided to close the butcher shop and take early retirement; at least from the retail store business. Schreiber's Meat Market was now closed for all of time. David continued making and selling sausage wholesale; distributing once a week to his customers in the area.

In 1942, a fire all but destroyed the east part of the building but not batting an eye; Dick made the decision to rebuild and the new structure now measured 34 feet by 46 feet with the front door right in the middle of the building. The front portion of the store contained shelving which contained some grocery and dry goods items while the rear portion contained meat display cases and the very rear portion was the sausage making area of the business. All was well but Dick was aging and in 1950; he decided to let the youngsters Don and David taken over ownership of the Meat Market. In 1959, David and Gloria Quit Claimed their interest in the meat market back to Richard (his dad) and in 1961 Richard passed away while in Germany visiting family members. He body still resides in Germany but his soul and spirit are and will always be in the little hamlet of Dorchester. The Schreiber Estate sold the property to Anselm and Rowena Schmid in 1961 and four years later in 1965; they opened a small hardware store at the site. In 1966 they sold the property to Ken and Evelyn Marcott who operated the business until 1968 and they called it "The Dorchester Hardware". In Nov. 1968, the Schmid's reclaimed the property and in August of 1970, sold it to James/Barbara Maurina. Jim who had opened up a shoe store in the old Fuchsgruber Undertaking Building in 1966 and then moved it to the Mertens Garage Building in 1968 had decided to purchase a permanent location to house his shoe business. Although Jim was the Mortician in town, he had extra time on his hands as he found the people in Dorchester were for the most part quite healthy. He decided to learn the shoe business and since he owned the old Fuchsgruber building; well he started the shoe repair business there by purchasing a machine big enough to almost fill the entire building. By the beginning of winter 1970, Jim had moved all his inventory and repair equipment to the old Schreiber Building and the going out for business signs went up on the store front. Jim continued his shoe business there until May 1976 when he sold the property to Harry and Cecelia Cooper. In 1977, Harry and Cecelia opened up a video games and pool parlor where the kids of the town would have a place to go for self entertainment. After a couple of years, the parlor was phased out and Harry rented out the storefront from time to time for various business pursuits of others. The storefront has been empty for quite a few years and in all probability, the building will never see another business venture blossom. Cecelia passed away in the 1990s but Harry still lives in the upstairs apartment to this day. The oldest part of the building still standing reverts back to 1915 and one wonders how much older the building will get before it sees its last days. It is always sad to see an old structure die as there is so much history in its walls. The property exchanged hands 23 times beginning in 1881 and extending to the present day (2006).

#### Lot 3 Block 4

- \*1881 Feb. 15 - The Wisconsin Central Railroad Company sold Lot 3 to Polly Ody for \$50.
- \*1889 June 27 - Joseph and Polly Ody sold Lot 3 to Frederick Gutwasser for \$625.
- \*1909 Oct. 5 - Frederick/ Bertha Gutwasser sold Lot 3 & Lot 4 to O.A. Peterson for \$5500. Sale includes the big warehouse across the street on railroad right-of-way.
- \*1913 April 29 - O.A. and Rose Peterson sold Lot 3 and Lot 4 to Alex Kriewaldt for \$3500.
- \*1913 October 23 - Alex and Frieda Kriewaldt sold Lot 3 and Lot 4 to A.J. Lammers .
- \*1914 August 8 - Arthur and Jessie Lammers sold Lot 3 and Lot 4 to Paul Peters.
- \*1915 June 7 - Paul and Meta Peters sold Lot 3 and Lot 4 to Arthur Lammers.
- \*1915 Sept. 11 - Arthur/Jessie Lammers sold Lot 3 & Lot 4 to Haaken Anderson for \$6000.
- \*1918 February 20 - Haaken and Clara Anderson sold Lot 3 and Lot 4 to Arthur Lammers.
- \*1918 July 9 - Arthur/Jessie Lammers sold Lot 3 and Lot 4 to Eagle River Land Company.
- \*1918 November 22 - The Eagle River Land Company sold Lot 3 and Lot 4 to Emma Benson.
- \*1920 March 12 - Emma Benson Quit Claimed her interest in Lot 3 & Lot 4 to Joseph Regle.
- \*1924 August 6 - Joseph Regle sold Lot 3 and Lot 4 to John Regle .
- \*1929 April 27 - John Regle sold Lot 3 and Lot 4 to E.R. Erickson plus property described as follows: North 85 feet of Lot 75 of Railroad ROW.
- \*1945 May 7 - E.R. and Mildred Erickson sold Lot 3 and Lot 4 to E.L. and Beatrice Bieck.
- \*1952 February 4 - E.L. Bieck sold Lot 3 and Lot 4 to Alwin W. and Mrytle Schief.
- \*1973 April 6 - Alwin and Mrytle Schief sold Lot 3 and Lot 4 to Ronald and Patricia Gebert.
- \*1976 Aug. 31 - Ronald and Patricia Gebert sold Lot 3 & Lot 4 to Eldon and Mildred Hall.
- \*1991 February 1 - Eldon/Mildred Hall sold Lot 3 and Lot 4 via a Land Contract to Michael and Cynthia Gibson and a Warranty deed was issued on December 15, 1997.
- \*1997 Dec. 12 - Michael and Cynthia Gibson sold Lot 3 and Lot 4 to Brian/Jason Reamer.
- \*2003 June 15 - Dorchester State bank sold Lots 3 & 4 to Mike Clark in September, 2003.

Summary Of Lot 3 Block 4: The railroad first sold Lot 3 to Polly Ody for \$50 on Feb. 15, 1881. Polly, as she had done before erected a building on Lot 3 during the summer of 1881 and then leased it to whoever needed a place from which to operate his business. Joseph Mattalka new in town needed a place to operate his tin smithing business and a place to live. This building had both with the living quarters on the second story. It was a perfect fit for Joe and his family. The fire of 1886 totally destroyed the building and Joseph's business. In June of 1889, Polly Ody sold Lot 3 to Frederick Gutwasser for \$625. That summer Fred erected a building on Lot 3 which would be used as overflow for his main hardware store on Lot 4. Fred's Tin shop was located on the second story of the main building and that was moved to this structure on Lot 3. Fred also started to sell and maintain separators and these were sold out of this building. Things progressed well until once again the buildings was destroyed in the 1895 fire. After rebuilding yet again, Lot 3 would serve the community as a hardware store for many years. E.L. Bieck sold the property to Alwin and Mrytle Schief in 1952 and Dr. A.W. Schief, remodeled the addition which was located on the north side of the building. This addition was a one story addition, constructed from concrete block and plastered on the interior walls. It was 14 feet by 60 feet in size and served as Dr. Schief's Dentistry Office, waiting room and there

was a storage room in the back for all kinds of materials and dental equipment. The hardware store was turned over to Dr. Schief's son, Gordon who operated the business until February of 1960. Dr. Schief sold the building in 1973 to Ron and Patricia Gebert. Ron serviced the community as an electrician and also sold ceiling fans, electrical equipment and supplies. The two efforts went hand in hand successfully until Ron and Pat sold the property in August 1976 to Eldon and Mildred Hall. Eldon and Mildred rented out the living quarters in the back and rented out the front space to Mrs. Badger for a craft shop until they sold the property to Dr. Michael and Cynthia Gibson in February of 1991. Yes, Dr. Mike was a dentist and he just purchased the building where Dr. Schief (who when he sold the building in 1973 retained lifetime rights to his dental office) still functioned as a dentist 70 years after he started. Dr. Gibson constructed a dental office in the northeast corner of the main building and now for the first time in the history of Dorchester, there were two functioning dental offices and they were back to back. It is said that whenever one of the dentists undertook a drilling of an abscess tooth; the anguished panting of the patient could be heard in both offices. Dr. Schief passed away in 1994 and Dr. Gibson built a new office in Dorchester's New Business Park in 1995. Dr. Gibson sold the property in 1997 and the new owners opened a motorcycle repair shop and operated that business until they closed it in 2001. The Dorchester State Bank obtained control of the property and sold it to Mike Clark in 2003. I suspect the building will cease to exist within a relatively short period of time as the building cannot be renovated for a reasonable cost. Perhaps the land has more value if the building was no longer there. It is not known if Mike Clark has any special use intended for the property but time will tell. Lot 3 contains the old dentist office and the north half of the hardware store. The property exchanged hands 22 times beginning in 1891 and extending to the present day (2006).

#### Lot 4 Block 4 (125 South Front Street)

- \*1874 May 18 - The WCRR sold Lot 4 to Daniel Dimond for \$50.
- \*1875 June 1 - Daniel Dimond sold Lot 4 to Francis Dimond for \$55.
- \*1878 May 17 - Clark Cty. took control of Lot 4 and sold it to Hosea Hugoboom for \$7.84.
- \*1881 Aug. 29 - Hosea/Martha Hugoboom Q.C. interest in Lot 4 to Nick Redding for \$30.
- \*1882 March 29 - Nicholas Redding Q.C. his interest in Lot 4 to Theodore Lorig for \$50.
- \*1883 September 17 - Theodore and Kata Lorig sold Lot 4 to Herman Zerler for \$150.
- \*1883 September 20 - Herman Zerler sold Lot 4 to Frederick Gutwasser for \$500.
- \*1909 Oct. 5 - Frederick/ Bertha Gutwasser sold Lot 3 & Lot 4 to O.A. Peterson for \$5500. Sale includes the big warehouse across the street on railroad right-of-way.
- \*1913 April 29 - O.A. and Rose Peterson sold Lot 3 and Lot 4 to Alex Kriewaldt for \$3500.
- \*1913 October 23 - Alex and Frieda Kriewaldt sold Lot 3 and Lot 4 to A.J. Lammers.
- \*1914 August 8 - Arthur and Jessie Lammers sold Lot 3 and Lot 4 to Paul Peters.
- \*1915 June 7 - Paul and Meta Peters sold Lot 3 and Lot 4 to Arthur Lammers.
- \*1915 Sept. 11 - Arthur/Jessie Lammers sold Lot 3 & Lot 4 to Haaken Anderson for \$6000.
- \*1918 February 20 - Haaken and Clara Anderson sold Lot 3 and Lot 4 to Arthur Lammers.
- \*1918 July 9 - Arthur/Jessie Lammers sold Lot 3 and Lot 4 to Eagle River Land Company.

- \*1918 Nov. 22 - The Eagle River Land Company sold Lot 3 and Lot 4 to Emma Benson.
- \*1920 March 12 - Emma Benson Quit Claimed her interest in Lot 3 & Lot 4 to Joe Regle.
- \*1924 August 6 - Joseph Regle sold Lot 3 and Lot 4 to John Regle .
- \*1929 April 27 - John Regle sold Lot 3 and Lot 4 to E.R. Erickson plus property described as follows: North 85 feet of Lot 75 of Railroad ROW.
- \*1945 May 7 - E.R. and Mildred Erickson sold Lot 3 and Lot 4 to E.L. and Beatrice Bieck.
- \*1952 February 4 - E.L. Bieck sold Lot 3 and Lot 4 to Alwin W. and Mrytle Schief.
- \*1973 April 6 - Alwin and Mrytle Schief sold Lot 3 and Lot 4 to Ronald and Patricia Gebert.
- \*1976 Aug. 31 - Ronald and Patricia Gebert sold Lot 3 & Lot 4 to Eldonand Mildred Hall.
- \*1991 Feb. 1 - Eldon/Mildred Hall sold Lot 3 and lot 4 to Michael and Cynthia Gibson.
- \*1997 Dec. 12 - Michael and Cynthia Gibson sold Lot 3 and Lot 4 to Brian/Jason Reamer.
- \*2003 June 15 - DSB obtained control and sold Lots 3 & 4 to Mike Clark in Sept., 2003.

Summary of Lot 4 Block 4: The WCRR first sold Lot 4 to Daniel Dimond in May of 1874. It sold a total of five times before Frederick Gutwasser purchased it in Sept. of 1883 for \$500. Frederick Gutwasser started the first hardware store in the fall of 1883 when he purchased Lot 4. A small building existed on Lot 4 when he purchased the lot and this structure served as his place of business. He operated a successful business employing a full time harness maker as initially the business was centered around the lives of farmers and what they needed to operate their farm. This of course meant that priority would be given to the horse or oxen as no farmer could manage one day without a good team who would work hard everyday for little reward with the exception perhaps of a good meal. They plowed the fields, cut the hay, hauled the harvested products to the barn or to town for sale. The horse provided transportation for everyone needing to go from one placeto another. Every farmer and towns person required a horse and every horse needed multiple harnesses. Harnesses, reins and other leather materials provided the horse with instructions as to where to go and how fast to get there. Yes, a good hardware store would provide almost everything one needed to sustain himself from day to day and it has been said that Mr. Gutwasser ran the best hardware store in the county. In 1890, Fred leased a piece of land from the Railroad along the track and erected a large warehouse where the main storage of equipment and supply items were retained.

The fire of 1886 destroyed the hardware store and another building he had erected which served as a tin shop. Fred built a new hardware store which was 26 x 60 feet in size with the back 18 feet serving as living quarters. The tin shop would be located on the second story until 1889 when he purchased Lot 3 and built a tin shop there. Once again, all was well until the fire of 1895 destroyed his buildings on Lots 3 and 4 for the second time. This time Fred said to those who were close to him; I am going to construct a building that will last for 100 years. Temporarily he relocated his hardware business to the Fitzlaff building on Main Street (West First Avenue) (on lot east of Dr. Foley's building). Fred didn't waste any time and proceeded immediately to construct a large wood frame, brick veneer structure with living quarters in the back or west side of the building. Completing the building in the fall of 1895 and measuring 52 feet by 80 feet, this large building has endured all these years until the present. The new building was

a solid built wood frame structure with brick veneer covering all four walls. This 4000 square foot structure would become the new home of Gutwasser's Hardware Store. Fred sold the property to O.A. Peterson in October of 1909 for \$5500. This building and Lots 3 and 4 would continue to serve the community as a hardware store until Feb. 1, 1960 when Gordie Schief closed the doors or so we thought. Anselm/Rowena Schmidt leased the space for use in their roofing and siding business. They also opened a hardware store to the public. The Schmids ran the hardware store from February 1960 to June of 1965 at this location and then purchased the Schreiber building where they operated a hardware store from 1965 to 1966 and from 1968 to 1970.

Fred was right for the building has now stood on Lots 3 and 4 for 110 years. However, as of this writing, it is this writer's opinion the building is on its last legs. Surely it will be demolished within the next two years, either by the owner's efforts or by directive from the village board. Lot 4 contains the south half of the structure. The property exchanged hands 28 times beginning in 1874 and extending to the present day (2006).

#### Lot 5 Block 4

- \*1874 Dec. 18 - The WCRR sold Lots 5 (and Lots 14 and 15) to Charles Lashay for \$110.
- \*1882 September 13 - Catharine Lashay sold Lot 5 to A. Schmidt for \$75.
- \*1884 May 6 - Andrew and Barbara Schmidt sold Lot 5 to George Boguslavosky for \$900.
- \*1885 January 24 - George Boguslavosky sold Lot 5 to John Koerner for \$1300.
- \*1886 December 20 - John and Martha Koerner sold Lot 5 to Peter Schafer for \$600.
- \*1895 October 25 - Peter Schafer sold Lots 5-6 and N. 2 feet Lot 7 to Spengler/Schafer.
- \*1895 June 15 - Spengler and Schafer filed bankruptcy.
- \*1899 July 18 - Peter Schafer sold Lots 5-6 and N. 2 ft of Lot 7 to C.L. Alverson (trustee of the court) for \$2413.95.
- \*1899 July 18 - A Trustee's Deed from C.L. Alverson (trustee of the court) was provided for Lots 5 and 6 and the North 2 feet of Lot 7 to Francis Chase for \$4400.
- \*1899 Nov. 13 - Francis and Sarah Chase sold ½ of the property to Mary Wells for \$2000.
- \*1901 Mar. 2 - Francis and Sarah Chase sold ½ of the property to Frank Chase for \$2000.
- \*1913 January 8 - Frank and Edith Chase and Bert and Mary Wells sold Lots 5 and 6 and the North 2 feet of Lot 7 to The Dorchester Cooperative Company for \$5600. Excluded from the sale was Dr. Crane's Office Building on Lot 5. Just the building was excluded.
- \*1944 Apr. 21 - The Dor. Co-op sold the property to Dor. Coop. Produce Ass. for \$1,000.
- \*1969 Jan. 1 - Dor. Coop. Produce Ass. sold the same parcels to Jerry/Betty Gebert.
- \*1978 October 20 - Jerry and Betty Gebert Q.C. their interests to Wagner's Sausage.
- \*1987 August 24 - The Dorchester Cooperative was awarded a deed to the property.

Summary of Lot 5 Block 4 Original Plat Of Dorchester: The WCRR sold Lot 5 in Dec. 1874 to Charles Lashay for \$110. Catharine Lashay sold the property to Andrew and Barbara Schmidt in September 1882 for \$75. In early 1883, they built a two story wood frame commercial building on Lot 5 and then sold the property to George Boguslavosky in May 1884 for \$900. George operated a saloon at this location for eight months

before selling it to John Koerner. John bought it in early 1885 and was conducting a saloon business when the fire of 1886 totally destroyed the building. He immediately rebuilt and upon completing the new structure; sold it to Peter Schafer in December, 1886. Peter Schafer converted the building into a hotel and operated it in that fashion until the fire of April 1895 destroyed the building yet again. The fire destroyed three Schafer buildings (saloon - general mercantile with post office - hotel). Peter instead of rebuilding his hotel on Lot 5 erected a small wooden structure on the south part of Lot 5 which would become the new post office. In October of 1895, Peter sold Lots 5 and 6 to J.H. Spengler and John Schafer (his son) via a land contract. The Spengler & Schafer bank was started and they erected a bank building on the North half of Lot 5. Four years later in July 1899; the bank was assigned. C.L. Alverson (trustee of the court) was provided a warranty deed to Lots 5 and 6 for \$2,413.95. Francis Chase purchased the two lots in July 1899 for \$4000. He then sold a one half interest in the property to his children, Frank Chase and Mary Chase Wells. This was done in Nov. 1899 and the Chase & Wells Dept. Store became a well known place to purchase fine goods.

In June, 1903, Dr. L.H. Crane completed medical school and was looking for a place to practice. A place that needed a general practitioner and would give a young doctor a chance to become an expert at his trade. He choose Dorchester, a country town, that was growing fast and a town with many young people who would certainly be needing a doctor to assist the ladies in the delivery of their babies. The small commercial building (former bank building) on Lot 5 was rented by Dr. Crane and it became his office until he departed the community in 1925.

Chase & Wells sold Lots 5 and 6 to the Dorchester Co-op in January, 1913 for \$5600. Excluded from the sale was the small structure leased by Dr. Crane. The land was not excluded; just the building as he had leasing rights until he retired or departed the area. Although the Dorchester Co-op sold the property in 1969, they repurchased the property and still own it today. Dr. Crane's office building was moved sometime in the 1940s and the only other activity on Lot 5 was that of the Dorchester Co-op erecting a truck loading scale there in the 1960s. The Post Office Building which had been located on the South Half of Lot 5 had been moved years earlier. The scale provided for accurate measurement and weigh of farm grown crops which were to be ground and then returned to the farmer for feed to his cattle. The scale was removed from Lot 5 in the 1980s and relocated to the east side of Linden Street (one block east of its original location). Lot 5 exchanged hands 14 times beginning in 1874 and extending to the present day (2006).

#### Lot 6 Block 4

- \*1874 December 11 -The WCRR sold Lot 6 to Frank Krakenberger for \$40.
- \*1875 June 2 - Frank Krakenberger sold Lot 6 to Alois Hartle for \$40.
- \*1875 December 22 - Alois and Marie Hartle sold Lot 6 to Addie Andrews for \$160.
- \*1876 April 12 - Addie Andrews sold Lot 6 to Daniel Shay for \$200.
- \*1876 August 18 - Daniel Shay sold Lot 6 to Peter Shay for \$1000.

- \*1877 April 18 - Clark Cty. took control of Lot 6 and sold it to H.D. McGullock for \$762.
- \*1884 March 15 - H.D. McGullock sold Lot 6 to Peter Schafer for \$750.
- \*1895 October 25 - Peter Schafer sold Lots 5-6 and N. 2 ft Lot 7 to Spengler/Schafer.
- \*1899 June 15 - Spengler/Schafer bank was assigned.
- \*1899 July 18 - Peter Schafer sold Lots 5-6 and N. 2 ft Lot 7 to C. Alverson for \$2413.95.
- \*1899 July 18 - A Trustee's Deed from C.L. Alverson (trustee of the court) was provided for Lots 5 and 6 and the North 2 feet of Lot 7 to Francis Chase for \$4400.
- \*1899 Nov. 13 - Francis/Sarah Chase sold ½ of the property to Mary E. Wells for \$2000.
- \*1901 Mar. 2 - Francis/Sarah Chase sold ½ of the property to Frank W. Chase for \$2000.
- \*1913 Jan. 8 - Frank/Edith Chase and Bert and Mary Wells sold Lots 5 and 6 and North 2 feet of Lot 7 to The Dorchester Cooperative Company for \$5600.
- \*1944 April 21 - The Dorchester Cooperative Company sold Lots 5 and 6 and the North 2 feet of Lot 7 to The Dorchester Cooperative Produce Association for \$1000.
- \*1969 Jan. 1 - Dor. Coop. Produce Ass. sold the same parcels to Jerry/Betty Gebert.
- \*1978 October 20 - Jerry and Betty Gebert Q.C. their interests to Wagner's Sausage .
- \*1987 August 24 - The Dorchester Cooperative was awarded a deed to the property.

Summary Of Lot 6 Block 4: Frank Krakenberger purchased Lot 6 from the WCRR in Dec. 1874 for \$40. Frank was the brother of George Krakenberger (step grand-father of Cliff Herman) who bought and sold a lot of property in Dorchester during the 19<sup>th</sup> Century. Frank sold the property six months later to Alois and Marie Hartle for \$40. Alois and Marie Hartle built a small house on the lot and then sold the property to Addie Andrews 6 months later in December 1875 for \$160. Addie Andrews then sold the property four months later in April 1875 to Daniel Shay for \$200. Daniel built the second structure and the first saloon in Dorchester on Lot 6 in the early summer months of 1876. This was a two story wood frame building and more than adequate to meet the needs of the early day saloon goer. In August 1876, Daniel Shay sold the property to Peter Shay for \$1000. Six months later, the county took control of the property for failure to pay property taxes and sold it to H.D. McGullock for \$762. Mr. McGullock operated the saloon from 1877 to 1884 when he sold it to Peter Schafer. Peter erected a building on the south end of the saloon and now his two sons (John and Wm) each had a business to operate.

Wm operated the General Mercantile while John ran the saloon. The fire of 1886 totally destroyed both buildings but rebuilding began almost immediately and things went well until the fire of 1895 again destroyed both buildings on Lot 6. John temporarily moved his saloon to the old A.F.F. Jensen Building east of the track and a few months later John decided to leave the saloon business and he and his father in law (John Spengler) started the second private bank in Dorchester. Peter Schafer at this time sold the property to Spengler/Schafer on a Land Contract basis. Spengler and Schafer operated the large General Mercantile Business and also established a bank in the building during the fall months of 1895. The bank was not an official state authorized bank but something like a small loan department which initially flourished but then became over extended and four years later; the bank was assigned. The property reverted back to Peter Schafer who by court order sold the property to C.L. Alverson (Trustee of the Court). Francis

Chase now purchased the property which consisted of two buildings on Lot 6 which were joined together and a few months later; he sold half the property to his daughter (Mary Chase Wells) and the other half to his son (Frank Chase). Mary Chase had married Bert Wells and Frank and Bert worked well together and so they started the "Frank Chase and Bert Wells" Company. They ran a very large efficient department store and later started a bank as well much like that as did Spengler and Schafer . Frank Chase and his brother-in-law Burt Wells now come into Dorchester History as both these men were the leading businessmen of the community for two decades. They bought and sold many properties, started the third private bank in Dorchester and both later served as bank presidents of the Dorchester State bank. They turned the structure built by Peter Schafer after the 1895 fire into one of the largest department stores in the county. In addition to all the common items one would find in a general mercantile; they added a large dry goods section to the store as well a full line of furniture. They catered to the particular wants of the people who were moving here from all parts of the world. The community was growing rapidly in those days and the more people that came, along with them came peoples from diverse cultures and that meant that a wider diverse culture required a wider assortment of goods and products. People from different parts of the world were used to certain things and they did not want to give up those things that were so much a part of their lives. Even a remote part of the country such as the Dorchester area could be reached with products made in the cities to the south via the rail line.

The Dorchester Cooperative Company under the leadership of Frank Hiebsch purchased the Chase & Wells department store in January, 1913 for \$5600. This included the feed mill started by Wells and Chase in 1906 and which was located across the street on railroad right-of-way property. In November of 1914, the co-op installed the first gas pumps for their customers and which were placed on the north side of the store. In May of 1916, the Co-op remodeled the store building eliminating the partition between the two buildings and putting large plate glass windows in the front with a nice awning to protect those entering from the hot sun. The Dorchester Cooperative Company owned or operated the department store for 56 years until January 1969 when they sold the business to Jerry and Betty Gebert. Jerry renamed the store "Jerry's Shurfine" and made the store into a full line of groceries. Prior to that time, the Co-op had also sold clothes (mostly for the farmers) such as bib overalls, hard toed shoes and boots. They also sold things for the ladies such as material by the yard and thread, etc. Jerry and Betty simplified things a bit by eliminating those low volume items and then proceeded to expand the grocery line. Small businesses in the 1960s and 70s were on the decline and the once beautiful large department store building was finally razed in 1973 (78 yrs after it had sprung to life in 1895). Yes, small town loyalties to local businesses ceased to exist. In the late 1970s, the Dorchester Co-op once again acquired Lots 5 and 6 and today it serves as a place to store inventory they sell to the farmers such as fencing and calf pens, etc. The property exchanged hands 15 times beginning in 1874 and extending to the present day (2006).



#### Lot 7 Block 4

- \*1874 December 11 - The WCRR sold Lot 7 to George Krakenberger \$40.
- \*1879 June 2 - James Spickey sold Lot 7 to William Williams for \$100.
- \*1880 January 31 - William Williams sold Lot 7 to Theodore Lorig for \$100.
- \*1886 May 10 - Ted/Katy Lorig sold Lot 7 & N. 1/2 of Lot 8 to Martin Kleffmann for \$1000.
- \*1894 May 11 - George Krakenberger Q.C. his interest in Lot 7 to Martin Kleffmann.
- \*1895 June 7 - Martin Kleffmann sold Lot 7 and N. 1/2 of Lot 8 to Charles Meyer for \$425.
- \*1895 July 31 - Charles Meyer sold the North One Half Of Lot 7 to Frank Nagel for \$145.
- \*1895 October 12 - Frank Nagel sold the N. 1/2 of Lot 7 to Spengler/Schafer for \$145.
- \*1899 July 18 - The Schafer/Spengler Bank was assigned and the trustee of the court (C.L. Alverson) deeded the N. 1/2 of Lot 7 (exc. N. 2 ft) to Frank Nagel for \$130.
- \*1914 Feb. 3 - Frank Nagel sold the N. 1/2 of Lot 7 exc. N. 2 ft to Frank Kellner for \$1025.
- \*1916 July 24 - Property was foreclosed; sheriff's deed to Frederick Gutwasser for \$556.
- \*1916 Aug. 10 - Fred Gutwasser sold N. 1/2 of Lot 7 exc. N. 2 ft to Max Vircks for \$1300.
- \*1969 October 2 - Clarence Vircks inherited the property from Max Vircks and he sold the N. 1/2 of Lot 7 exc. N. 2 ft. to Anton Chojnacki for \$4500.
- \*1970 Sept. 26 -Anton Chojnacki Quit Claimed interests in the property to Clarence Vircks.
- \*1971 June 15 - Clarence Vircks sold the same property to Russell Bauman.
- \*1980 October 1 - Russell Bauman sold the same property to Charles and Dorothy Bolme.
  
- \*1900 January 4- Charles Meyer sold the S. 1/2 of Lot 7 & Lot 8 to Henry Hagen for \$2300.
- \*1902 Nov. 14 - Henry Hagen sold S. 1/2 Lot 7- Lots 8-9 to Louis Kurz of Medford for \$5200.
- \*1914 Dec. 9 - Louis Kurz sold the S. 1/2 of Lot 7 and Lots 8-9 to John Schmitt for \$4600.
  
- \*1930 Feb 18 -John Schmitt sold S. 1/2 of L. 7 & N. 1/2 of L. 8 to Isabel Fuchsgruber for \$50.
- \*1945 Nov. 2 - Mathilda Schmitt Q.C. interest in the property to Isabel Fuchsgruber.
- \*1965 Aug 16 -Isabel Fuchsgruber sold S. 1/2 of Lot 7 and N. 1/2 of Lot 8 to Jim Maurina.
- \*1977 May 11 - James Maurina sold S. 1/2 of Lot 7 and N. 1/2 of Lot 8 to Barbara Mueller.
- \*1980 October 31- Barbara Mueller sold the South One Half of Lot 7, Lot 8 and the North 40 feet of Lot 9 to Charles and Dorothy Bolme for \$49,500.

Summary Of Lot 7 Block 4 (North One Half): The railroad first sold Lot 7 to George Krakenberger in Dec. 1874 for \$40. Theodore and Katy Lorig purchased the property in January of 1880 for \$100 and that year erected three buildings on Lot 7. A commercial building was erected on the North Half of Lot 7 and a saloon on the south half of Lot 7 with a house in back of the saloon near the alley way.

Ted Lorig leased the commercial building on the north half of lot 7 to Jacob Heim who opened a general mercantile store. The building was totally destroyed in the 1886 fire and Martin Kleffman purchased the property two months later. In 1889, Martin erected a small commercial building on the north half of Lot 7 and leased it out, first as a mercantile store and then in 1893 as a barber shop to Frank Nagel who opened up Frank's Tonsorial Parlor. It took a bit but it was important to know exactly what services a

Tonsorial Parlor provided. Well tonsorial means “shaving of the head area” so just a fancy name for barber after all. A barber in those days was never real busy; he had time for other activities as well. In Frank’s case he also served as a “Justice of the Peace” and “Notary Public”. The barbershop was destroyed in the 1895 fire and Martin Kleffman then sold the property to Charles Meyer who in turn sold it to the barber Frank Nagel. A few years had elapsed and Frank Nagel leased space elsewhere until 1899 when he took control of the property and built a barbershop on the north half of lot 7. Now this barber shop would be utilized for that profession until 1980 when the barber left town for the last time. Max and Clarence Vircks would serve the community from this location from 1916 until 1970. Today the property is owned by Charles Bolme who uses the space as an outdoor recreational area serving the horseshoe teams of the tavern league.

In 1999, Chuck decided to hire a contractor to move the old barbershop building to the west part of the north one half of Lot 7 (near the alley way) where it would be used for storage. It was decided to raise the building, place logs underneath and gently push the building toward the west; continuously placing logs in its path giving the building a rolling motion in the right direction. This procedure would have worked had the building been a mite bit stronger but years of use, rain infested wood boards caused the collapse of a once proud structure. Now it was just a matter of cleaning up the old boards and filling the basement hole and the barbershop would from this time on, only be referred to in the history writings of the Village Of Dorchester. The property exchanged hands 17 times beginning in 1874 and extending to the present day (2006).

Summary Of Lot 7 Block 4 (South One Half): Theodore and Katy Lorig purchased Lot 7 in January of 1880 for \$100 and that year erected two buildings on the south half of Lot 7. A saloon was built in the summer of 1880 with a house in back of the saloon near the alley way. The saloon flourished until the fire of 1886 destroyed both the saloon and house. Martin Kleffman purchased the property and immediately started construction of a two story building with the saloon on the lower floor and the residence on the second story. It was 24 by 44 feet in size, more than adequate for the intended purpose. The family residence could be reached by two inside stairways; one in front and another in the rear of the structure. In 1892, Martin Kleffman left the saloon business and opened up Kleffman’s Meat Market. He also erected a barn near the alleyway where a house had been before the 1886 fire. Once again all was well until the fire of 1895 totally destroyed the building of only nine years. Kleffman gave up and sold the property to Charles Meyer two months after the fire. Charles Meyer sold the property to Henry Hagen in January of 1900 and which also included Lots 8 and 9 and the Star Hotel. Although Edmund Mehner never owned the South Half of Lot 7; he erected a small commercial building there in 1903. This would become known as the Fuchsgruber Building. The building was utilized by Edmund Mehner and Frank Nagel (both of whom were in the real estate business). It is not known how long they occupied the building but Ed Fuchsgruber moved his undertaking business there in 1928. The big fire on the south end of Front Street in 1923 destroyed the furniture and undertaking business Ed and his mother had there.

The building was owned by Ed's father-in-law John Schmitt who also owned the Star Hotel next door. Ed decided to renovate the building, first by removing the large battlement front upper portion of the building. He then raised and turned the building so the long portion of the structure would be north by south. The building would now be two thirds on south half of Lot 7 and one third on north half of Lot 8. This would make it more appealing to conduct wakes and arrange seating for the deceased family members. One last major change was to move the building about 10 feet west from the sidewalk and add a small addition to the rear of the building. This would provide for people to visit outside off the sidewalk on hot days and nights as no air-conditioning was available. These changes were implemented and for 40 years (from 1928 until the building was sold to James and Barbarina Maurina in August of 1965) this small structure served as the area's funeral parlor. Many a soul left the earth from this building and if only the walls could talk; well perhaps it's better they can't.

In 1966, Jim Maurina decided on a second, part-time profession. That profession lasted 8 years which consisted of a shoe repair shop first and then a little later, shoe sales. Since he owned the small building that served the community for so many years as a funeral parlor, it now was the logical place to open the shoe repair shop. The building served the shoe repair business well but it was too small to have any size inventory for the selling of shoes. In 1968, Jim moved his shoe business to the Mertens Garage Building which was now vacate. Jim razed the old undertaking building the next year and eventually sold the south one half of Lot 7 and the north one half of Lot 8 to Barbara Mueller on May 11, 1977. This 75 feet of frontage now became part of the Rustic Inn which was the name of Barb's Hotel and Bar. Charles Bolme owns the property today along with the hotel and bar. The property exchanged hands 14 times beginning in 1874 and extending to the present day (2005).

#### Lot 8 Block 4

- \*1874 Dec 9 -The RR sold Lots 8-9-18 Blk 4 & Lots 12-13 Blk 2 to Michael Donnelly for \$140.
- \*1877 Jan. 9 - Michael Donnelly borrowed \$70 from James Hickey; repaid on Oct 18, 1877.
- \*1878 May 8 - Michael Donnelly borrowed \$310 from D. Miltimore; repaid on April 3, 1882.
- \*1877 Oct. 9 - Michael Donnelly borrowed \$150 from Rev. Pernin; repaid on June 20, 1882.
  
- \*1886 May 10 - Ted Lorig sold Lot 7 and N. 1/2 of Lot 8 to Martin Kleffmann for \$1000.
- \*1894 May 11 - George Krakenberger Q.C. his interest in Lot 7 to Martin Kleffmann.
- \*1895 June 7 - Martin Kleffmann sold Lot 7 and N. 1/2 of Lot 8 to Charles Meyer for \$425.
  
- \*1900 Jan. 4 - Charles Meyer sold the S. 1/2 of Lot 7 and Lot 8 to Henry Hagen for \$2300.
- \*1902 Nov. 14 - Henry Hagen sold the S. 1/2 of Lot 7 and Lots 8-9 to Louis Kurz for \$5200.
- \*1914 Dec. 9 - Louis Kurz sold the S. 1/2 of Lot 7 and Lots 8-9 to John Schmitt for \$4600.
  
- \*1945 Nov. 2 - Mathilda Schmitt Q.C. int. in S. 1/2 Lot 7 & N. 1/2 Lot 8 to Isabel Fuchsgruber.
- \*1965 August 16 - Isabel Fuchsgruber sold S. 1/2 & N. 1/2 of Lot 8 to James/Barbara Maurina.

- \*1977 May 11 - Jim Maurina sold the S. 1/2 of Lot 7 and N. 1/2 Lot 8 to Barbara Mueller.
- \*1980 October 31 - Barbara Mueller sold the South One Half of Lot 7, Lot 8 and the North 40 feet of Lot 9 to Charles and Dorothy Bolme for \$49,500.

Summary Of Lot 8 Block 4: The railroad first sold Lot 8 and four other lots to Michael Donnelly in December, 1874 for \$140. Lot 8 was always sold as part of another lot or lots and no structure was ever built on that lot. In 1920, Ed Kramer rented the Saloon area of the Star Hotel for a General Mercantile Store which was located on Lot 9 and moved the old LeClaire Opera House to the back of Lot 8 for use as a warehouse for his inventory. In 1925, Ed (Foxy) Fuchsgruber remodeled the old real estate office that resided on the south one half of Lot 7 and converted the building into a funeral parlor. Part of the renovation was that he turned the building so the long portion of the building was north by south. In doing this the southern portion of the building resided on a portion of the northern part of Lot 8 and the only other part of a structure beside the old opera house that was ever located on Lot 8 was when in the early 1960s; a metal sided lean to was attached to the original lean to of The Rustic Inn (Originally The Star Hotel). Charles Bolme owns the property today and uses Lot 8 mainly for recreational purposes which lies adjacent to his hotel and bar. The property exchanged hands a total of 11 times beginning in 1874 and extending to the present day (2006).

#### Lot 9 Block 4 (177 South Front Street)

- \*1874 Dec 9-The WCRR sold Lots 8-9-18 Blk 4 & Lots 12-13 Blk 2 to Mike Donnelly for \$140.
- \*1877 Jan. 9 - Michael Donnelly borrowed \$70 from James Hickey; repaid Oct 18, 1877.
- \*1878 May 8 - Michael Donnelly borrowed \$310 from D. Miltimore; repaid on April 3, 1882.
- \*1877 Oct. 9 - Michael Donnelly borrowed \$150 from Rev. Pernin; repaid June 20, 1882.
- \*1882 March 16 - Michael Donnelly sold Lot 9 to August Grimmer for \$1800.
- \*1882 May 9 - August and Mary Grimmer sold Lot 9 to Fredrick Grimmer for \$1800.
- \*1886 August 2 - Fredrick and Therese Grimmer sold Lot 9 to John Koerner for \$600.
- \*1886 Aug. 6 -John Koerner borrowed \$400 from Fredrick Grimmer; repaid on Jan.14, 1895.
- \*1887 Oct. 1 - John Koerner borrowed \$600 from O.D. Van Dusen; repaid on Oct. 26, 1891.
- \*1894 May 9 - John and Martha Koerner sold Lot 9 to Charles Meyer for \$3600.
- \*1895 Jan. 16 - Charles Meyer sold Lot 9 on a Land Cont. basis to Henry Hagen for \$2300.
- \*1900 Jan. 4- Henry Hagen borr. \$1000 from Wilhelmina Kleinschmidt; repaid Jan 9, 1903.
- \*1902 Nov. 14 - Henry Hagen sold the S. 1/2 of Lot 7 and Lots 8-9 to Louis Kurz for \$5200.
- \*1903 March 2 - Louis Kurz borrowed \$1500 from Gottfried Rastl; repaid July 25, 1904.
- \*1909 March 5 - Louis Kurz borrowed \$3000 from Conrad Brothers; repaid on Oct. 6, 1913.
- \*1914 Dec. 9 - Louis Kurz sold the S. 1/2 of Lot 7 and Lots 8-9 to John Schmitt for \$4600.
- \*1914 Dec. 28 -John Schmitt borrowed \$2000 from Sophia Fink; repaid on June 7, 1924.
- \*1920 May 19 -John Schmitt sold Lot 9 to Ed Kramer for \$13, 290.87 on a Land Contract basis and this sale included all the stock and merchandise of the store.
- \*1921 August 23- Edward Kramer borrowed \$1200 from the Dorchester State Bank.
- \*1921 Oct.19 - Edward Kramer Quit Claimed their interests in Lot 9 to Theodore Fortney.
- \*1921 Nov. 15 - John /Margaret Schmitt regained control of the property.

- \*1924 June 9 - John Schmitt borrowed \$1800 from Emelia Umlauft; repaid Dec. 31, 1926.
- \*1937 May 25 - John and Margaret Schmitt sold Lot 9 to Mathilda Schmitt for \$2500.
- \*1945 September 4 - Mathilda Schmitt sold Lot 9 to Peter and Martha Miller for \$3500.
- \*1945 Sept. 4 - Pete Miller borrowed \$2500 from Mathilda Schmitt; repaid on Feb. 1, 1946.
- \*1946 February 1 - Peter and Martha Miller sold Lot 9 to Henry and Irmal Gruny for \$9000.
- \*1946 Feb. 1 - Henry Gruny borrowed \$4500 from Peter Miller; repaid on March 18, 1946.
- \*1946 Mar. 18 - Henry Gruny borrowed \$4400 from Bank/Stetsonville; repaid July 17 1951.
- \*1951 July 17 - Henry/Irmal Gruny sold Lot 9 to James B. and Margaret S. Richter.
- \*1951 July 17 - James Richter borrowed \$6900 from Henry Gruny; repaid on Nov. 3, 1955.
- \*1955 October 29 - James and Margaret Richter sold Lot 9 to Ralph and Bernice Porter.
- \*1955 Oct. 22 - Ralph Porter borrowed \$8000 from James Richter; repaid on Aug 21, 1959.
- \*1959 August 21 - Ralph Porter sold the S. 10 feet of Lot 9 to the Dorchester State Bank.
- \*1971 Dec. 15 - Ralph Porter sold the S. 1/2 of Lot 8 & N. 40 ft Lot 9 to Angeline Pankow.
- \*1975 Nov. 6 - Angeline Pankow sold the same property to Barbara Mueller for \$17,000.
- \*1980 October 31 - Barbara Mueller sold the South One Half of Lot 7, Lot 8 and the North 40 feet of Lot 9 to Charles and Dorothy Bolme for \$49,500.
- \*1989 July 12 - DSB sold the S. 10 ft of Lot 9 and the N. 25 ft of Lot 10 to Lance Ludwig.

Summary Of Lot 9 Block 4: The railroad first sold Lot 9 and four other lots to Michael Donnelly in December, 1874 for \$140. Michael Donnelly erected the first commercial building on Lot 9 in the summer of 1878 and he called it "The Donnelly House". This hotel/boarding house became the second hotel in town after "The Central House" which was built by Sullivan Hugoboom in 1876 on Lot 13 Block 4. Michael operated the hotel until March of 1882 when he sold it to August and Mary Grimmer for \$1800. August and Mary sold the property to Frederick Grimmer in May of 1882 for \$1800. It is believed Frederick was the son of August and Mary and this is much like today when the parents provide financial assistance to their children and help them get started in their first business venture. In the spring of 1886, a fire destroyed the building and in August of that year, Frederick and Therese Grimmer sold the burned out lot and remaining foundation to John Koerner for \$600. John Koerner wasted no time and by the end of the year, a large two story wood frame structure was up and ready for business. This large structure was called "The Star Hotel". John established a bar and restaurant in the front portion of the first story. Prior to this time when Donnelly first purchased the lot, he as part of the deed assignment agreed to not manufacture or sell spirits or liquor of any kind. The rear of the first story contained a spacious living quarters and cooking area for the restaurant. The second story of the hotel contained 15 sleeping rooms and adequate bathing facilities for those wishing to remove the dust from their soiled bodies. A barn and livery stable was constructed near the alley way as hotel personnel also provided for the care of the patron's vital transportation needs.

It is said that John Koerner really knew the hotel business and did a marvelous job in the daily operation of the hotel but it was a lot of work. After 8 years without a day off, John and Martha Koerner sold the Star Hotel to Charles Meyer in May of 1894 for \$3600. Just nine months later in January of 1895; Charles Meyer sold the hotel to Henry Hagen

for \$2300. I have a feeling that the Meyers found out just how much work was involved in running all aspects of a hotel and decided to do something else. Why else would they take a \$1300 loss in such a short period of time. John Koerner purchased a saloon with the proceeds he obtained in selling to the Meyers. Louis and Libbie Kurz purchased the hotel and real estate office (S. ½ of Lot 7 Lot 8 and Lot 9) in November, 1902 for \$5200. The Kurzs operated or leased the business and did a fine job until they sold the hotel and real estate office to John Schmitt in December of 1914 for \$4600. William Wieden leased the saloon for a number of years beginning in 1902 and extending to at least 1910. John, Margaret and family operated the hotel, but decided to close the bar. Instead they opened up a general store selling groceries and dry goods. In June of 1915, the Schmitts also added on a single story lean-to structure at the north end of the hotel measuring approximately 12 feet by 60 feet. Initially, this area served as the restaurant for the hotel. In 1933, Mathilda (Tillie) Schmitt opened up a dress shop in this lean-to addition. Her dress shop and overall women's clothing store was doing just fine thank you but she needed more space. So she moved the clothing store into the old bar area where the general mercantile store had been located since 1920. In May of 1937, John/Margaret Schmitt sold Lot 9 to their daughter Mathilda. John Schmitt passed away on October 4, 1946; he was 83 years old at the time of his death. Edward Werner who had worked for the Dorchester Co-op store for a number of years was looking to go out on his own and open his own grocery business. The lean to in 1935 was rented to Ed who had just signed an agreement with Clover Farms Groceries. Dorchester once again had their third grocery store and it was called "Werner's Clover Farm". It was a small store but in those days, there may have been only one choice for a can of green beans instead of 5 or 6 like in today's super markets. Ed ran a good grocery and it has been said that the only time he took a day off was when the fish were biting. Margaret Erlei worked for Ed as he was still a single man at this time in his life. In 1939, Tillie closed her dress shop and moved to Abbotsford where she took life a little easier. Tillie Schmitt was to return in 1948 and build a new modern one story brick veneer building on Lot 10 which would house her living quarters and a dress shop. With the dress shop closed, Ed Werner now moved his Clover Farm Store into the larger space and he stayed there until Feb. 1942 when he moved into a modern and larger two story building he had erected on Central Avenue. In 1939, Gladys McCarron opened up a women's dress shop in the lean to section of the building and operated there until Tillie Schmitt sold the property to Peter and Martha Miller in September, 1945 for \$3500. In the late 1940s and early 1950s, Ben Gall rented the lean to part of the structure; operating a small shoe repair shop there.

Peter and Martha no longer restrained by Federal Prohibition Laws, reverted to the good old days and operated a lively saloon and hotel once again. The formal restaurant days would be over but beginning in the 1970s and continuing to this day, good hot soup and a sandwich can be ordered almost anytime. The property changed hands a number of times before Charles and Dorothy Bolme purchased the property in October of 1980. Charles Bolme still owns the property today and his saloon is called "Chuck's Rustic Inn". This quiet saloon is a good place to go for a cool one and for a chat with one of the friendly patrons. Chuck is known to serve a great sandwich as well. The second story has been

converted into three apartments over the years and so one can say that it still functions as a hotel. It is interesting that only two buildings were erected on Lot 9 since 1878. Both were hotels; the first one lasting 8 years and the second one 120 years. The Star Hotel still stands to this day and still functions as a lively business center. Lot 9 changed hands a total of 19 times beginning in 1874 and extending to the present day (2006).

#### Lot 10 Block 4

- \*1875 April 26 - The WCRR sold Lot 10 to John R. Caligan for \$50.
- \*1876 March 14 - John and Ellen Caligan sold Lot 10 to Joseph Boulais for \$75.
- \*1881 July 7 - Joseph and Felicity Boulais sold Lots 10 and 11 to Henry LaBossier for \$500.
- \*1903 Feb. 24 - Henry and Alida LaBossier sold Lots 10 and 11 to G.N. Schultz for \$3500.
- \*1908 Oct. 19 - G.N. Schultz sold the N. 25 ft of Lot 10 to Dorchester State Bank for \$300.
- \*1933 June 23 - Clark County took control of the property due to unpaid property taxes and the county deeded the S. One Half Of Lot 10 and Lot 11 to the Village of Dorchester.
- \*1935 May 21 - Village of Dorchester sold the S. 1/2 of Lot 10 to Peter Miller for \$100.
- \*1946 March 29 - Peter Miller sold the South One Half of Lot 10 and the North 10 feet of Lot 11 to The Midway Telephone Company for \$225.
- \*1948 Sept. 9 - Midway Tele. sold S ½ Lot 10 & N 10 ft Lot 11 to Tillie Schmitt for \$500.
- \*1956 May 21 - Tillie Schmitt sold S. 1/2 Lot 10 & N.10 ft of Lot 11 to Cliff/Mildy Herman.
- \*1989 July 12 - DSB sold the S. 10 ft of Lot 9 and the N. 25 ft of Lot 10 to Lance Ludwig.
- \*1990 Jan. 8 - M. Herman sold the S.1/2 of Lot 10 and N.10 ft of Lot 11 to Cheryl Baehler.

Summary Of Lot 10 Block 4 (The North One Half) - (179 South Front Street) - Ludwig Builders: The Wisconsin Central Railroad Company first sold Lot 10 to John R. Caligan in April, 1875 for \$50. John and Ellen Caligan then sold Lot 10 to Joseph Boulais on March 14, 1876 for \$75. Joseph constructed a one story building on the north portion of Lot 10 in 1876. Initially, Joseph utilized this building as a shoe store where he manufactured and repaired leather products. In 1879, he erected a large commercial building with living quarters on Lot 11 and the 1876 building was leased to Thomas Locke whose shingle read "Locke Meat Market". Both structures and Lots 10 and 11 were sold to Henry LaBossier on July 7, 1881 for \$500. The fire of 1886 destroyed Locke's Meat Market and that building would not be rebuilt. G.N. Schultz sold the north half of lot 10 to the Dorchester State Bank on October 19, 1908 for \$300. Late that year, the Dor. State Bank began construction on the second building ever constructed on the north half of Lot 10 and the first building used exclusively for banking. It was completed in early 1909 and was constructed of concrete and brick, making it very difficult if not outright impossible for anyone who had ideas of making some easy money. One of the interior bank security features was bullet proof glass which protected and screened the bank personnel from the patrons. In order to transfer checks or cash from one side of the glass to the other required someone to place an article on a circular plate and the bank personnel would then turn the wheel so the opening to the plate was now on the other side of the glass. Of course the process worked just as well in the reverse. The bank was actually organized and started business in 1906 but the new building took two years

to plan and it also provided time for the stockholders to come up with their share of the investment money. The bank operated the first two years in the building erected by Fred Distelhorst in 1892 and which was located on Lot 1 Block 3, just down the street. In 1908, the Dorchester State Bank hired Kresin Bros. of Tigerton to construct the new bank building at a cost of \$3000. The opening took place in January of 1909.

This location and the 1909 bank served the community very well until growth in the banking business forced an expansion and in 1986, it was decided to construct a new bank one block north. The relocation took place in mid 1987 and the Dorchester State Bank then sold the South 10 feet of Lot 9 and the North 25 feet of Lot 10 to Lance Ludwig on July 12, 1989. Lance owns the property today and did a great job in converting the old bank into a fine office and carpentry shop. It is the main space for Lannie and his daughter who has become a fine carpenter herself as most of the cabinets and bookcases are constructed by her. Ludwig Builders should be around for many more years as the building they owned is sturdy just like the Ludwig business practices. The property exchanged hands 6 times and extending to the present day (2006).

Summary of Lot 10 Block 4 (The South One Half)-(181 South Front Street)-Razor's Edge:  
The WCRR first sold Lot 10 to John R. Caligan in April, 1875 for \$50. John/Ellen Caligan then sold Lot 10 to Joe Boulais on March 14, 1876 for \$75. Joseph and Felicity Boulais sold Lots 10 and 11 to Henry LaBossier in July, 1881 for \$500. Henry/Alida LaBossier sold Lots 10 and 11 to G.N. Schultz on February 24, 1903 for \$3500. After the 1929 fire, Clark County took control of the property due to unpaid property taxes and the county deeded the South One Half Of Lot 10 and Lot 11 to the Village of Dorchester on June 23, 1933. The Village of Dorchester then sold the South One Half of Lot 10 to Peter Miller on May 21, 1935 for \$100. Peter Miller (son of August and father of Audrey) erected a small Quonset metal sided structure and called it "Miller's Bar". This was a very cost effective method of getting into the tavern business. Peter operated this tavern for 10 years until 1945 when he purchased the large two story Star Hotel which was located 50 feet to the north. Peter Miller sold the South One Half of Lot 10 and the North 10 feet of Lot 11 to The Midway Telephone Company on March 29, 1946 for \$225. The telephone company operated out of this Quonset building until 1948 when they sold it to Tillie Schmitt on September 9, 1948 for \$500.

In the late fall of 1948, Tillie Schmitt returned to Dorchester from Abbotsford and her first act was to raze the small Quonset hut. Then she erected a concrete block one story structure with a brick veneer face on the front of the bldg. Living quarters in the rear of the building provided ready access to her new women's clothing store. Officially it was called "Tillie's Dress Shop" but everybody called it all kinds of things like just plain "Tillie's". She was a self educated woman and learned overall business practices from her dad and from self application from when she worked at and then owned "The Star Hotel". Eight years later in 1956, she sold the business to Mildred (Mildy) Herman who then operated the business until 1986. Mildy was in her late 70s and decided it was time to take a rest. The timing was right for Cheryl Baehler was looking for a building



to open her very own beauty salon and in 1986, she leased the building and 4 years later in January 1990; she purchased the property from Mildy. Cheryl owns the property today and operates a beauty salon under the name of "Razor's Edge". The property exchanged hands 11 times beginning in 1875 and extending to the present day (2006).

#### Lot 11 Block 4

- \*1874 November 16 -The WCRR sold Lot 11 to Thomas Heald.
- \*1875 March 29 - Thomas Heald sold Lot 11 to John McGrogon.
- \*1879 June 16 -John and Margaret McGrogon sold Lot 11 to J. Boulais and Co.
- \*1881 July 7 - Joseph/Felicity Boulais sold Lot 10 and Lot 11 to Henry LaBossier for \$500.
- \*1896 Sept. 10 to Oct. 19, 1900 - Henry LaBossier borrowed \$4400 from various sources.
- \*1903 February 24 - Henry LaBossier sold Lot 11 to G.N.Schultz.
- \*1933 June 23 - Clark County assumed control of Lot 11 due to unpaid property taxes.
- \*1933 June 23 - Clark County released Lot 11 to the Village of Dorchester.
- \*1941 Oct. 6 - Village of Dorchester sold Lot 11 to William and Loretta Jantsch for \$175.
- \*1941 November 25 - William and Loretta Jantsch sold N. 10 ft of Lot 11 to Peter Miller.
- \*1973 July 6 - William and Loretta Jantsch sold S. 40 ft of Lot 11 to Galen/Dorothy Steen.
- \*1989 Oct. 30 - Galen/Dorothy Steen sold S. 40 ft of Lot 11 to Pinter's Packing Plant, Inc.

Summary Of Lot 11 Block 4: The WCRR first sold Lot 11 to Thomas Heald in Nov. of 1874. Four months later, in March of 1875, Thomas sold it to John and Margaret McGrogon. The McGrogons sold it to J. Boulais & Company in June of 1879. Boulais & Company constructed the first building on Lot 11 in the late summer of 1879. This structure was a one story wood frame building and the front of the store served the community as a general store selling groceries, dry goods, glassware and other necessary items which were needed to sustain daily life. In the rear of the building was the family's living quarters which was an ideal location for going to work each day. Henry LaBossier became partners with J. Boulais in 1881 and purchased the business out right in 1882. The building burned down in 1886 and almost immediately Henry proceeded to build a large elaborate structure to replace the lost commercial space. He decided to expand the building and erected a large two story building and as before the front of the building housed the commercial space with living quarters in the rear of the structure. The second story was a large open space which was used for dances, opera and when silent movies became available, it served as a movie theater. It was called "LaBossier's Opera House" and access was via an open stairway which was attached to the north side of the building. At one time or another there were no less than three opera houses in the Village Of Dorchester. The LaBossier's operated the business for 21 years and in 1903 sold it to G.N. Schultz for \$3500. The new name on the front of the store now read "The G.N. Schultz Co." and Mr. Schultz also operated a general store in the City of Colby. In 1909, G.N. Schultz purchased a building from the Sauter Livery Stable and Dray and moved it to the North part of Lot 12 south of his General Mercantile. Mrs. Schultz opened up a restaurant in this building in later years. It also functioned as a barber shop for a few months in 1915. The store was successful and continued

operations until the fire of 1929 destroyed the G.N. Schultz building. The fire of 1929 completely devastated the south end of the 100 block of South Front Street; destroying four buildings one of which was the G.N. Schultz Mercantile Building.

G.N. Schultz decided not to rebuild as this was in the heart of the depression. Rumors circulated throughout the village and area that the fire was initiated through an intentional act. It was said that the owner of one of the buildings which was destroyed needed money and if true perhaps the depression had something to do with it. The rumor never was proven. This fire along with the big fire of 1923 started what would turn out to be a long decline for the Village of Dorchester. The population would decrease each decade when the census was taken until around 1970 when the population decline halted at less than 500 people. Dorchester had always been a manufacturing center and its turn around would center around manufacturing once again. It is hoped that later writings can focus on the manufacturing operations which has permitted Dorchester to continue its existence as an incorporated community.

Clark County took control of Lot 11 due to unpaid property taxes after the fire and the county deeded the South One Half Of Lot 10 and Lot 11 to the Village of Dorchester on June 23, 1933. The Village of Dorchester Quit Claimed their interests in Lot 11 and sold it to William and Loretta Jantsch on October 6, 1941 for \$175.

William (known as Bill or Will) was the rural mail carrier out of the Dorchester Post Office in 1941 when he was informed that the present post office space which was being rented by the federal government would no longer be available for that purpose as of January 1, 1942. Since noone was willing to build a post office in Dorchester under the specifications of the government and since the rumor mill seem to possess some truth that if no post office was available in Dorchester by the end of the year; then all post office functions would be transferred to the Abbotsford Office. Bill said "no way" and on Oct. 6, 1941 purchased Lot 11 which was the old G.N. Schultz Lot. He had previously contacted Earl Butler, a builder from Colby, to see if would have the time to put up a post office building prior to the end of the year. He replied in the affirmative and started a few days after the lot had been purchased. Bill and Earl didn't know at the time but the first three weeks of October produced nothing but rain and then more rain. Earl informed Bill that putting in a basement under these conditions could result in cave-ins and if that happened; the entire project would be in jeopardy and could not be completed on schedule. Going with the flow, Bill agreed to give up on the basement and the building continued by laying down a frost wall. By the first week of Nov. the wall had hardened and the carpenters began doing their thing. Before Christmas, the last brick had been laid and Dorchester would retain their post office with the zip code of 54425 and Bill would not have to work out of the Abbotsford Office. Bill (this writer's dad) told me one time that the rent the government paid was \$15 per month. This might explain why noone was willing to invest their money for the long term under those conditions. William and Loretta Jantsch sold the North 10 feet to Peter Miller on Nov. 25, 1941 and sold the South 40 feet of Lot 11 to Galen and Dorothy Steen on July 6,

1973. Galen and Dorothy Steen were looking for investments and as the government had increased the rent some what ; a deal was made. After the post office moved to their new quarters in 1989, the Steens sold the property to Pinter's Packing Plant, Inc. Pinter's Packing Plant continues to own the old post office building that was constructed by William Jantsch in 1941. The building is now used for the storage of materials such as boxes, paper and other supplies used in the slaughter, sharp freezing, cutting up, wrapping and producing of sausage meat products. The property exchanged hands 11 times beginning in 1874 and extending to the present day (2005).

#### Lot 12 Block 4

- \*1873 July 19 - The U.S.A. deeded the NW 1/4 of the NW 1/4 of Section 13 to the WCRR.
- \*1874 August 22 - The WCRR sold Lot 12 to Mrs. Sarah Gay for \$40.
- \*1875 January 23 - John and Sarah Gay sold lots 12 and 13 to R. C. Evans for \$250.
- \*1875 May 15 - R.C. and Jane A. Evans sold lots 12 and 13 to D.O. Miltimore for \$250.
- \*1876 January 28 - D.O. and Lucy Miltimoresold Lots 12-13 to Melia Hugoboom for \$215.
- \*1887 May 23 - Melia Hugoboom sold Lots 12 and 13 to Sullivan Hugoboom.
- \*1889 Nov. 23 - Melia Hugoboom borrowed \$1783 from O. Van Dusen; repaid May 20, 1893.
- \*1893 November 9 - Melia Hugoboom (Widow) via an administrator's deed Quit Claimed any interest she had in Lots 12 - 13 - 14 - 15) to H. LaBossier for \$761.
- \*1893 Nov. 10 - Henry LaBossier sold Lots 12-13-14-15) to John Koerner for \$761.
- \*1899 July 10 - John and Martha Koerner sold Lots 12 and 13 to Peter Wilbert for \$1950.
- \*1900 Dec. 24 - Peter/Bertha Wilbert sold Lots 12 and 13 to Frank J. Wocelka for \$2700.
- \*1900 December 24 - Frank Wocelka borrowed \$1600 from the Val Blatz Brewing Company and the loan was paid back on June 23, 1902.
- \*1902 June 30 - Frank Wocelka sold Lots 12-13 to William Hopfensperger for \$2810.
- \*1902 November - William Hopfensperger sold Lots 12 and 13 to Henry Haeuser for \$3100.
  
- \*1904 Dec. 24 - Henry and Marie Haeuser sold a parcel of land to Andrew Lieders for \$450. Parcel is part of Lot 12 beginning at Northeast Corner of Lot 12 and extending N. by S. 20 feet and E. by W. 65 feet. This parcel contained the building constructed in late 1874.
- \*1914 June 4 - Andrew/Lizzie Lieders sold the 20' x 65' parcel to Howard Miller for \$400.
- \*1920 March 24 - Ida A. Miller sold the 20' x 65' parcel to Fred Martens for \$1000.
- \*1940 September 4 - Clark County who took control of the property after the fire of 1929 due to unpaid property taxes and sold the 20' x 65' parcel to Conrad Kramer.
- \*1951 Oct. 26 - Conrad Kramer Q.C. all interests in the 20' x 65' parcel to Neil McCarron.
- \*1965 May 18 Gladys McCarronsold the 20' x 65' parcel to Albert and Sylvia Mertens.
  
- \*1912 April 30 - Henry Hauser sold Lots 12-13 (exc. 20'x65') to Fred Gutwasser for \$2000.
- \*1912 April 30 - Fred Gutwasser sold Lots 12-13 (exc. 20'x65') to Marie Hauser for \$2025 via a land contract and a Warranty deed was issued on August 1, 1917.
- \*1933 May 18 - Marie Hauser sold Lots 12-13 (exc. 20'x65') to Emil Pudleiner for \$300.
- \*1943 Sept. 11 - Emil Pudleiner sold Lots 12-13 (exc. 20'x65') to John Mertens for \$125.
- \*1946 July 17 - John Mertens Q.C. interests in Lots 12-13 (exc. 20'x65') to Albert Mertens.

\*1970 July 14 - Sylvia Mertens sold Lots 12-13 to John and Janet Pinter.

Summary of Lot 12 Block 4: The WCRR first sold Lot 12 to Mrs. Sarah Gay on August 22, 1874 for \$40. It is believed that Sarah erected a small structure on the north 20 feet of Lot 12 between November 27, 1874 and January 23, 1875. Buildings went up very quickly in those days as most structures had no basements and many had no solid foundations. This building was used as a residence initially as no records can be found to indicate otherwise. When the Central House burned down in 1890; the small building was converted to that of a saloon. R. C. Evans purchased the property for \$250 on January 23, 1875 and resold it 4 months later to Daniel Miltimore. One year later the Miltimores sold it to Mrs. Melia Hugoboom. John Koerner purchased the property in 1893 and operated the saloon until he sold the property in 1899. John was in the process of selling the Star Hotel which he built in 1886 and in one of the articles written some years later; it stated he sold the Star Hotel to buy a saloon. Frank Wocelka from Medford purchased the property in December 1900 and two years later; he decided to go back to his old stomping grounds. Henry Haeuser purchased the property in November of 1902 and the building continued to function mainly as a saloon but also served as a shoe/boot shop and a general mercantile store during the years leading up to when Fred Martins purchased the property in 1920; just before prohibition went into effect. His saloon like all the saloons in the country were supposed to close as it would be against federal law to sell any liquor, wine or beer. His timing wasn't so good as now he had to sell soda pop and the profits were not the same. The name was changed from Marten's Saloon to "The Pickwick Inn". I have heard through the lips of those we call seniors that Fred continued to market some spirits and when it was time to replenish those savoring delights; Fred would call a fellow named Charlie and inform him that the well was dry. That night at midnight; a new shipment would arrive via the back door. The building was totally destroyed by fire during the 1929 blaze which engulfed the four buildings located south of the Dorchester Bank. No other structure was erected on Lot 12 until the Mertens Bros. (Albert and John) constructed a huge concrete block building in 1945 which would house a trucking company and an auto repair shop. John and Janet Pinter purchased the building and Lots 12 and 13 in July of 1970. John and Janet still occupy the building today and their business is known as Pinter's Packing Plant. Today the north part of Pinter's Packing Plant sits on Lot 12 and their sons Dan and Al run the business. Lot 12 (two parcels) exchanged hands 23 times beginning in 1874 and extending to the present day (2005).

Lot 13 Block 4 (193 South Front Street) - Pinter's Packing Plant:

\*1873 July 19 - The U.S.A. deeded the NW 1/4 of the NW 1/4 of Section 13 to the WCRR.

\*1874 November 27 - The Wisconsin Central Railroad Company sold Lot 13 to John Gay.

\*1875 January 23 - John and Sarah Gay sold lots 12 and 13 to R. C. Evans for \$250.

\*1875 May 15 - R.C. and Jane A. Evans sold lots 12 and 13 to D.O. Miltimore for \$250.

\*1876 January 28 - D.O. and Lucy Miltimore sold Lots 12-13 to Melia Hugoboom for \$215.

\*1887 May 23 - Melia Hugoboom sold Lots 12 and 13 to Sullivan Hugoboom.

\*1889 Nov. 23 - Melia Hugoboom borrowed \$1783 from O. Van Dusen; repaid May 20, 1893.

- \*1893 November 9 - Melia Hugoboom (Widow) via an administrator's deed Quit Claimed any interest she had in Lots 12 - 13 - 14 - 15) to H. LaBossier for \$761.
- \*1893 Nov. 10 - Henry LaBossier sold Lots 12-13-14-15) to John Koerner for \$761.
- \*1899 July 10 - John and Martha Koerner sold Lots 12 and 13 to Peter Wilbert for \$1950.
- \*1900 Dec. 24 - Peter/Bertha Wilbert sold Lots 12 and 13 to Frank J. Wocelka for \$2700.
- \*1900 December 24 - Frank Wocelka borrowed \$1600 from the Val Blatz Brewing Company and the loan was paid back on June 23, 1902.
- \*1902 June 30 - Frank Wocelka sold Lots 12-13 to William Hopfensperger for \$2810.
- \*1902 November - William Hopfensperger sold Lots 12 and 13 to Henry Haeuser for \$3100.
- \*1912 April 30 - Henry Haeuser sold Lots 12-13 (exc. 20'x65') to Fred Gutwasser for \$2000.
- \*1912 April 30 - Fred Gutwasser sold Lots 12-13 (exc. 20'x65') to Marie Haeuser for \$2025 via a land contract and a Warranty deed was issued on August 1, 1917.
- \*1933 May 18 - Marie Haeuser sold Lots 12-13 (exc. 20'x65') to Emil Pudleiner for \$300.
- \*1943 Sept. 11 - Emil Pudleiner sold Lots 12-13 (exc. 20'x65') to John Mertens for \$125.
- \*1946 July 17 - John Mertens Q.C. interests in Lots 12-13 (exc. 20'x65') to Albert Mertens.
- \*1970 July 14 - Sylvia Mertens sold Lots 12-13 to John and Janet Pinter.

Summary Of Lot 13 Block 4: The Wisconsin Central Railroad Company first sold Lot 13 to John Gay on November 27, 1874. John and Sarah Gay sold lots 12 and 13 to R. C. Evans for \$250 on January 23, 1875. Sullivan and Melia Hugoboom purchased the property in January of 1876 and by the summer of that year; the Hugoboos erected the "Central House" on Lot 13 which was a large two-story building and Dorchester had its first hotel and boarding house. In those days the word house meant hotel or more specifically boarding house. Initially, the first story consisted of a large restaurant and kitchen area which served not only patrons of the boarding house but the residence at the rear of the building. The second story had rooms for rent by the day, week or month. A wooden bathtub was available for those who wished to smell like something other than a raccoon who was stuck in a pipe for a week. Imagine carrying up pail after pail of hot water to the second story after first heating the water which probably took a hour or two. An employee probably earned \$2.00 a week in those days and then there are those who say "Give me the good old days" Yeah Right!

The Central House was destroyed by fire in 1890. The cause of the fire is unknown but as one looks back through the records, it was quite common for buildings to burn down. Most of the fires were caused by improper construction around stove pipes which protruded the sides or the roof of a structure. The pipes would just get too hot and over time, the wood surrounding the pipes would become very dry and quite susceptible to combustibility. The Hugoboos decided not to rebuild and three years later, Melia Hugoboom sold her interests in Lots 12 and 13 to Henry LaBossier for \$761. This included the small building on Lot 12. LaBossier sold the property to John Koerner who operated a saloon out of the small building from 1893 to 1899. Peter Wilbert then Frank Wocelka and then William Hopfensperger owned and operated the saloon from 1899 to July of 1902. Wm. Hopfensperger then leased the business on Lot 12 to Joseph Kronschnabl from July 1, 1902 to July 1, 1903. In November, 1902 before the year lease

was up; he sold the property to Henry and Marie Haeuser. Henry and Marie started building a rooming house and restaurant on Lot 13 almost immediately. It opened in 1903 and the building was once again a large two story wood framed, wood sided structure and consisted of a restaurant and living quarters on the first floor and 12 boarding rooms plus bath on the second story. The fire of 1929 totally destroyed all the structures on Lot 13 including a large livery stable which was located at the back of the lot near the alley way. It is said that the fire which destroyed four commercial buildings started in the Haeuser Building. Emil Pudleiner purchased Lots 12 - 13 for \$300 in May of 1933. Emil a man of many talents; built a cement block building and opened up a general repair shop. His welding talents helped my dad build a trailer which was towed behind a 1930 Plymouth all the way to the west coast and back in 1936. Emil could build or repair anything and if given enough time; he would make it better than when it was new. Emil retired in 1941 and he sold the concrete block building to Will Implement Company of Owen. They removed the blocks one by one and relocated them to Owen for construction of a new building. Two years later in September 1943, Emil and his wife Mabel sold the property to John and Echo Mertens. John Mertens who had recently started a trucking business hauling almost anything and everything from coast to coast; needed a place to build a structure where his trucks and trailers could be serviced and maintained. John Mertens bought the property from Emil Pudleiner because the two lots together had potential and it was a good location. By the end of the year, John had put together the financing needed to construct a large concrete block building so that it would be possible to get multiple trucks inside at one time. The building was completed by mid 1944 and the rear of the lot was used for the storage of semi-trucks and trailers. They would be parked in a north by south direction so come Monday morning, it would be a simple matter to move the vehicles out on the road.

John's older brother Albert had decided to open up an automobile repair garage and so the two brothers decided to share facilities as the Mertens shop doors were large enough to handle trucks as well as cars. It wasn't long before the space was just too small for both businesses and John decided to relocate his business to a place on the north side of County Trunk "A" which his dad Henry owned. This property was eventually purchased by Liberty Homes Inc. where mobile and modular homes are built today.

Now Chrysler Corp. having granted Albert Mertens a franchise to sell their vehicles expected that the franchise holder would display the automobiles in a showcase environment. In the spring of 1949, construction started on the addition of the new DeSoto and Plymouth display area located on the east side of the existing building facing the street and traffic which could view the new vehicles through large plate glass windows. The Grand Opening of the addition was held on July 29, 1949. Albert continued in the business at Dorchester until Chrysler offered him the Medford franchise. It was accept it and combine it with his Dorchester franchise or get out of the business. They said Dorchester was too small; there were not enough sales being made. So Albert in 1965, relocated to Medford but kept the Dorchester garage open for a couple of years to provide service locally to his many long time customers. This helped the local people

out tremendously as it would have made it difficult for some to transport their cars the ten miles to Medford for service. Albert was like that, always thinking of others before taking decisive action. Three years later in 1968 he passed away but fortunately his son Dennis who had worked with his dad since he graduated from high school in 1951; quickly assumed leadership of the business without missing a step.

The building in Dorchester sat empty for only a couple of months as Jim Maurina rented the automobile showcase display area of the building (the 1949 addition) and established a retail shoe sales business along with the shoe repair trade he relocated from the old Fuchsgruber Funeral Home. In 1970, the building was sold and Jim Maurina purchased the old Schreiber Meat Market and relocated his shoe business once again to a new site.

In July of 1970, Sylvia Mertens sold Lots 12 and 13 (both parcels) to John and Janet Pinter. The Pinters who up to this time had operated a beef/hog slaughtering and sausage plant in the town of Mayville (2 ½ miles west of town) were ready to invest in a more modern facility. John now had a building but remember this was an automobile and truck repair center and now it had to be renovated to accommodate meat products which would be under the control of the state of Wisconsin Consumer Products Division. Things had to be done just right and by the end of the year the Pinters were housed in their new surroundings. Over the years, the business kept growing due to John's attention to detail when making the nation wide popular "Pinter's Summer Sausage". Today 34 years later, there have been three building add-ons with the latest addition taking place in 1999 which consisted of a fairly large building where all the sausage is now made. The product line has gone from summer sausage and the curing of hams to perhaps 20 or 25 different sausages and all kinds of meats are now offered to the general public. Of course the main business remains the slaughtering of cattle and hogs for local farmers. A very tasty venison sausage is made at the end of each year from approximately 500 deer which are brought in from all over the county. This activity all takes place within a relatively short period of time so a refrigerated semi truck is brought in to keep the deer nice and cold until the carcass can be cut up and the sausage made.

John and Janet still occupy the building today and their business is known as Pinter's Packing Plant. Today the north part of Pinter's Packing Plant sits on Lot 12 and the main part of the plant sits on Lot 13. Their sons Dan and Al provide most of the manpower for all the daily activities but John and Janet are not far away and Dan and Al like it that way. Lot 13 exchanged hands 14 times beginning in 1874 and extending to this day (2006).

#### Lots 14 and 15 Block 4 (188 South 2nd Street) - Village Hall:

\*1874 December 18 - The WCRR sold Lots 14 and 15 to Charles Lashay.

\*1876 April 19 - Catharine Lashay sold Lots 14 and 15 to Hulbert O. Eastwood.

\*1876 October 5 - H.O. and S.J. Eastwood sold Lots 14 and 15 to F.E. Marcoe.

\*1882 Sept. 19 - Francis and Josephine Marcoe sold Lots 14 and 15 to Sullivan Hugoboom.

\*1893 Nov. 9 - Melia Hugaboom Quit Claimed her interests in Lots 12-13-14-15 to

H. LaBossier as he was high bidder paying \$761 for the two lots.

- \*1893 Nov. 10 - H. and Alida LaBossier sold Lots 12-13-14-15 to John Koerner for \$761.
- \*1903 Sept. 3 - John Koerner sold W. 1/2 of Lots 14-15 to Village Of Dorchester for \$400.
- \*1908 July 9 - John Koerner sold the East One Half of Lots 14-15 to Minna Knopp for \$400.
- \*1909 May 17 - Minna and Carl Knopp sold The East One Half of Lots 14 and 15 to Henry Lieders and includes all buildings situated thereon.
- \*1909 July 20 - Henry Lieders sold the East One Half of Lots 14 and 15 to Otto Sauter.
- \*1914 July 14 - Otto Sauter sold the E. 1/2 of Lots 14 and 15 to Charles Schaus for \$4000.
- \*1916 July 29 - Charles Schaus sold the E. 1/2 Lots 14-15 to Charles Burss/P. Maslowski.
- \*1918 Aug. 10 - Charles/Louisa Burss Q.C. interests in E. 1/2 Lots 14-15 to P. Maslowski.
- \*1923 June 29 - Peter Maslowski sold the E. 1/2 of Lots 14 - 15 to Henry Lieders for \$1000.
- \*1929 November 9 - Henry/Anna Lieders sold the E. 1/2 of Lots 14-15 to Rudolph Ulrich.
- \*1945 Mar. 24 - Rudolph Ulrich sold the E. 1/2 of Lots 14-15 to Herman Kaage for \$800.
- \*1952 May 15 - Herman and Minnie Kaage sold the E. 1/2 of Lots 14-15 to Oscar Violand.
- \*1960 June 21 - Oscar/Helen Violand sold E. 1/2 of Lots 14-15 to Village of Dorchester.

Summary Of Lots 14 and 15 Block 4 (The East One Half): The WCRR first sold Lots 14 & 15 to Charles Lashay on Dec. 18, 1874. Five owners later, John Koerner purchased Lots 12-13-14-15 on Nov. 10 1893 for \$761. The property laid idle until John Koerner split the property and sold the east one half of Lots 14 and 15 to Carl and Minna Knopp in July of 1908 for \$400. Carl/Minna Knopp erected a large horse barn building on the East One Half of Lots 14 and 15 in 1908 which was used as a livery stable and dray (renting of horses and carriages). A year later, they sold the business to Henry Lieders and a short time later, he sold it to Otto Sauter in July of 1909. Otto built a large shed in the back of the barn and sold one of the smaller buildings to G.N. Schultz; who had it moved to the south of his mercantile store on Lot 11 Block 4. The business continued to be operated as a livery stable until 1929 when Henry Lieders (who had repurchased the property in 1929) sold it to Rudy Ulrich. Rudy torn down the shed in the back, converted the original building into a saloon downstairs and remodeled the living quarters upstairs. The remodeling process was completed just prior to the repeal of Prohibition. The building barely escaped the fire of 1929 which destroyed four buildings to the East. It is said that the fire was so close so as to scorch the siding and the fireman paid attention to ensure that the building would endure. In the late 1930s and early 1940s Rudy from time to time leased the saloon space to others. He sold the building to Herman and Minnie Kaage in 1945. In 1947, the west half of the building was used as a movie theater and this was also operated by Ben Gall. The movie theater was too small and Ben decided to show the movies outside with a large sheet being hung to display the pictures. The picture show as it was known was beloved by all for the cost free. Ben was hired by businessmen to show the free picture shows and he in turn was reimbursed by them. In return, the sponsor would dictate the location where the movies would be shown. Ben made a few dollars with his popcorn and soda pop wagon and all the parties were pleased with the financial outcome. Later the free picture show would be relocated to the main street area in front of the bank with the sheet hung on the bandstand which was on the east side of the street. In Dec. of 1957, Ben converted the east part



of the old saloon into a shoe repair shop which he operated until May 1965.

The property exchanged hands a few more times until the village purchased the property from Oscar/Helen Violand in 1961. Today the east one half of the Municipal Maintenance Building lies on the east one half of Lots 14 and 15. This part of the structure houses the maintenance shop and provides storage for the village's trucks and police car. The property exchanged hands 18 times beginning in 1874 and extending to this day (2006).

Summary of Lots 14 and 15 Block 4 (The West One Half): The WCRR first sold Lots 14 and 15 to Charles Lashay on December 18, 1874. Five owners later, H. LaBossier and Alida LaBossier sold Lots 12-13-14-15 to John Koerner on Nov. 10 1893 for \$761. John and Martha Koerner sold the west 1/2 of Lots 14 and 15 to The Village Of Dorchester on Sept. 3, 1903 for \$400. In early 1904, the village constructed the first building on this site. It was a fine looking Village Municipal Building which housed the fire department on the west side of the building and a meeting room, library and a jail containing two steel barred cells on the east side of the building. These cells during the depression days were often used for over night lodging by what was then referred to as "Railroad Bums". These so called bums continue to use the facilities well into the 1950s when finally the practice of jumping aboard moving trains became unnecessary due to the availability of jobs nation wide. Oh sure there were a few holdouts who continued the practice but they were very few in number. Actually the word bum was never applicable to most of those who made their way through the Dorchester area. They were just individuals who were down on their luck and with no money concocted a way to travel to the next town to see if work could be found. It was not uncommon for a member of that group to end up at our back door when I was growing up during the 1940s and 1950s. They of course were looking for a cup of coffee and a sandwich and were always willing to work for their meal. My mother never asked them to perform any work and she always without exception provided them with a tasty meal plus a sandwich or two to take along with them. My mother asked one of them one day why they always selected her house. His response was quite informative as he said there was a special code used by those men who traveled by rail and the code was written at the local jail cell. It said go south and the third house from the corner on the right side is always good for a meal. My mother had her meals advertised you might say. In 1930, the meeting area served a dual purpose as the original library in Dorchester began its first days here. The library remained here until 1955 when it was relocated to the Dor. Memorial Hall where it was located at the extreme south end of the upstairs area. It more adequately used space that previously was used for the storage of hats and coats that would be checked in during dances.

In 1961, the village purchased the east one half of Lots 14-15 and in 1965 began construction of a solid 60 ft by 120 ft steel and concrete block framed structure with decorative brick located on the south and west ends of the building. The 1904 municipal hall was sold to the Dor. Furniture Company in 1965. The company was owned by Lester Simerson and he moved it to the old O & N Lumber Co. site. Lester stated the old village hall would be used for a paint spraying operation. The building was eventually razed.

Construction on the new village hall began in 1965 and was completed in early 1966. It contained a work shop for the maintenance men and storage for all the village trucks plus the police department and a large meeting room and kitchen which is used by many different organizations as well as by the senior citizens. It also served as the fire department facility until the new Emergency Building (Fire Dept. & Ambulance Service) was erected in 1999. The Village still owns Lots 14 and 15 today and the property has exchanged hands 8 times beginning in 1874 and extending to the present day (2006).

#### Lot 16 Block 4 (178 South 2nd Street)

- \*1875 January 6 - The WCRR sold Lots 16 and 17 to George Krakenberger for \$80.
- \*1877 September 29 - George Krakenberger sold Lot 16 to Peter Walsh for \$50.
- \*1879 April 14 - Peter Walsh sold Lot 16 to Henry LaBossier for \$30.
- \*1882 January 7 - Henry LaBossier sold Lots 16 and 17 to Christy Rolzieau for \$250.
- \*1884 April 8 - Christy Rolzieau sold Lots 16 and 17 to Frederick Gutwasser for \$340.
- \*1906 December 27 - Frederick Gutwasser sold Lots 16 and 17 to E.H. Habeck for \$600.
- \*1909 January 11 - E.H. Habeck sold Lots 16 and 17 to Arthur Gutwasser for \$400.
- \*1909 September 11 - Arthur Gutwasser sold Lots 16 and 17 to Carl Plockelmann for \$500.
- \*1910 August 29 - Carl Plockelmann sold Lots 16 and 17 to Arthur Gutwasser for \$475.
- \*1911 Sept. 30 - Arthur and Alice Gutwasser sold Lots 16-17 to Ferdinand Brandt for \$550.
- \*1912 March 2 - Ferdinand/Carolina Brandt sold Lots 16 and 17 to H.A. Gehring for \$600.
- \*1913 April 5 - H.A. Gehring sold Lots 16 and 17 to Joseph Hollmann for \$825.
- \*1930 April 11 - Joseph Hollmann sold Lots 16 and 17 to Nicholas Thomas for \$900.
- \*1939 October 17 - Elizabeth Schumacher Estate sold Lots 16 and 17 to Theodore Decker.
- \*1944 October 17 - Theodore Decker Estate sold Lots 16 and 17 to Joseph Decker.
- \*1944 October 31 - Mrs. Joseph Decker sold Lots 16 and 17 to Clarence Fenner for \$600.
- \*1950 June 20 - Clarence Fenner sold Lot 16 to Charles and Stella Zaborowski for \$400.
- \*1983 May 13 - Zaborowski Estate sold Lot 16 to Terrance/Diane Kussrow for \$26,000.

Summary Of Lot 16 Block 4: The Wisconsin Central Railroad Company first sold Lots 16 and 17 to George Krakenberger on January 6, 1875 for \$80. Seventeen owners later, Charles and Stella Zaborowski erected the first building on Lot 16 in the fall of 1950. This structure was a three bedroom residential, modern styled, one story, wood framed structure and which served the family so well during their retirement years. In May of 1965, Charlie broke ground for a garage which he had built at the rear of his residence. The Zaborowski Estate sold Lot 16 to Terrance and Diane Kussrow on May 13, 1983. Terry and Diane still live in the home they purchased 21 years ago. The property exchanged hands 18 times beginning in 1875 and extending to the present day (2006).

#### Lot 17 Block 4 (170 South 2nd Street)

- \*1875 January 6 - The WCRR sold Lots 16 and 17 to George Krakenberger for \$80.
- \*1876 May 11 - George Krakenberger sold Lot 17 to Stephen Mais for \$43.
- \*1880 August 7 - Stephen and Eva Mais sold Lot 17 to Henry LaBossier for \$110.

- \*1882 January 7 - Henry LaBossier sold Lots 16 and 17 to Christy Rolzieau for \$250.
- \*1884 April 8 - Christy Rolzieau sold Lots 16 and 17 to Frederick Gutwasser for \$340.
- \*1906 December 27 - Frederick Gutwasser sold Lots 16 and 17 to E.H. Habeck for \$600.
- \*1909 January 11 - E.H. Habeck sold Lots 16 and 17 to Arthur Gutwasser for \$400.
- \*1909 September 11 - Arthur Gutwasser sold Lots 16 and 17 to Carl Plockelmann for \$500.
- \*1910 August 29 - Carl Plockelmann sold Lots 16 and 17 to Arthur Gutwasser for \$475.
- \*1911 Sept. 30 - Arthur and Alice Gutwasser sold Lots 16-17 to Ferdinand Brandt for \$550.
- \*1912 March 2 - Ferdinand/Carolina Brandt sold Lots 16 and 17 to H.A. Gehring for \$600.
- \*1913 April 5 - H.A. Gehring sold Lots 16 and 17 to Joseph Hollmann for \$825.
- \*1930 April 11 - Joseph Hollmann sold Lots 16 and 17 to Nicholas Thomas for \$900.
- \*1939 October 17 - Elizabeth Schumacher Estate sold Lots 16 and 17 to Theodore Decker.
- \*1944 October 17 - Theodore Decker Estate sold Lots 16 and 17 to Joseph Decker.
- \*1944 October 31 - Mrs. Joseph Decker sold Lots 16 and 17 to Clarence Fenner for \$600.
- \*1952 May 1 - Clarence Fenner sold Lot 17 to Mrs. Dollie Dake for \$3800.
- \*1973 July 6 - Mrs. Dollie Dake sold Lot 17 to Evelyn Beisner.
- \*1992 Aug. 5 - Leona Beisner (Power Of Attorney) sold Lot 17 to Terry/Diane Kussrow.

Summary Of Lot 17 Block 4: The WCRR sold Lots 16 and 17 to George Krakenberger on January 6, 1875 for \$80. Geo. Krakenberger sold Lot 17 to Stephen Mais on May 11, 1876 for \$43. Stephen and Eva Mais erected a small three room house in the summer of 1876 and a small barn was also erected at the rear of the lot near the alley way. They lived at this location until they sold Lot 17 to Henry LaBossier on August 7, 1880 for \$110. From this point on until 1950, Lot 17 which contained the small three room house and Lot 16 were always sold as one parcel. In 1950, Charles Fenner sold Lot 16 to Charles and Stella Zaborowski and in 1952 Charles Fenner sold Lot 17 to Dollie Dake. Mrs. Dollie Dake sold Lot 17 to Evelyn Beisner on July 6, 1973. Leona Beisner (Power Of Attorney) sold Lot 17 to Terrance and Diane Kussrow on August 5, 1992. Today Terry and Diane keep the small three room house rented out for additional income and to preserve the old house and barn. It made a lot of sense for Terry and Diane to purchase this house as it is right next door to their residence and Terry has a sense of maintaining the old and Lot 17 contains the only remaining original residential barn in town. In the early days, every residence had a small barn in the back of the house so the horse and cow could have protection from the weather. Today there is but one remaining. The property exchanged hands 19 times beginning in 1875 and extending to the present day (2006).

#### Lot 18 Block 4 (162 South 2<sup>nd</sup> Street)

- \*1874 Dec. 9 - WCRR sold L. 18 (Lot 8-9 Blk 4) (Lots 12-13 Blk 2) to Mike Donnelly for \$140.
- \*1877 Jan. 9 - Michael Donnelly borrowed \$70 from James Hickey; repaid Oct. 18, 1877.
- \*1878 May 8 - Michael Donnelly borrowed \$310 from D.O. Miltimore; repaid April 3, 1882.
- \*1877 Oct. 9 - Michael Donnelly borrowed \$150 from Rev. Pernin; repaid June 20, 1882.
- \*1882 Apr. 15 - Donnelly sold Lot 18 (S. ½ Lot 8 Lot 19 Blk 4) to August Grimmer for \$1800.
- \*1900 Nov. 14 - August and Mary Grimmer sold Lots 18 and 19 to John Koerner for \$175.

- \*1900 Dec. 3 - John Koerner sold Lots 18 and 19 to the Peace Reform Church for \$175.
- \*1947 Sept. 12 - Peace Reform Church sold Lot 18 to Delbert and Clara Winchell for \$4500.
- \*1952 Sept. 19 - Delbert and Clara Winchell sold Lot 18 to Emma Tauchen for \$5000.
- \*1971 October 26 - The Estate of Emma Tauchen sold Lot 18 to Lola Eckerstrom for \$5000.
- \*1987 May 1 - Lola Eckerstrom sold Lot 18 to William and Leila Koncel for \$25,000.
- \*1990 February 13 - William and Leila Koncel sold Lot 18 to Dennis Bach.
- \*1994 October 27 - Dennis Bach sold Lot 18 to Charles Mengel.
- \*1996 July 2 - Charles Mengel sold Lot 18 to Gaylord L. Kaduce.

Summary Lot 18 Block 4: The WCRR first sold Lot 18 to Michael Donnelly in December, 1874. Michael Donnelly sold Lot 18 (and the South One Half Of Lot 8 and Lot 19 Block 4) to August Grimmer on April 15, 1882 for \$1800. John and Martha Koerner (the third owner) obtained the property and then sold Lots 18 and 19 to the German Evangelical Lutheran Church (Peace Evangelical and reformed Church) on Dec. 3, 1900 for \$175. In 1903, the Peace Evangelical and Reformed Church erected the first building on the site; a beautiful two story, wood frame, brick veneer parsonage which would serve the pastors of the church until 1947 when the parish shared a minister who lived in the Medford area. The Peace Church sold the parsonage to Del/Clara Winchell in 1947 and it functioned as a private residence for 40 years until 1986 when Wm and Leila Koncel purchased the property. At this time, it was converted to a up and down duplex and functions in that way today. Today the property is owned by Gaylord L. Kaduce who purchased the property in 1996. Gaylord rents out the old brick house to two tenants with each level of the house serving as an apartment. The building looks good and should continue to operate as a duplex for many more years. The property exchanged hands 11 times beginning in 1874 and extending to the present day (2006).

#### Lot 19 Block 4

- \*1875 August 18 - The WCRR sold Lot 19 to E.B. Phillips for \$40.
- \*1878 June 10 - E.B. Phillips sold Lot 19 to Mary Donnelly.
- \*1882 April 15 - Michael and Mary Donnelly sold Lot 19 to August Grimmer.
- \*1900 Nov. 14 - August and Mary Grimmer sold Lots 18 and 19 to John Koerner for \$175.
- \*1900 Dec. 3 - John Koerner sold Lots 18 and 19 to the Peace Reform Church for \$175.

Summary Of Lot 19 Block 4: The WCRR first sold Lot 19 to E.B. Phillips in August, 1875. E.B. Phillips sold Lot 19 to Mary Donnelly on June 10, 1878 and the Donnellys then sold Lot 19 (and the South One Half Of Lot 8 and Lot 18 Block 4) to August Grimmer on April 15, 1882 for \$1800. John and Martha Koerner (the fourth owner of Lot 19) obtained the property and then sold Lots 18 and 19 to the German Evang. Lutheran Church (Peace Evangelical and reformed Church) on December 3, 1900 for \$175. Two years later in 1902, a most beautiful church was erected and which continues to serve the congregation to this day. The church was of log construction and most of the work was done by church members. The pews, furniture, pulpit, baptismal font and communion tables were hand crafted or hand carved to match the balcony. The building was completed

and dedicated on June 8, 1902. Indebtedness exceeded \$1700 at this time and the membership numbered 40 souls. There was much discussion concerning the possible construction of a new parsonage. The Church Council said that the parish already has sizeable debt and that our members are new converts and poor in worldly goods. However, it was decided to go ahead with the construction and in 1903; a sizable two-story parsonage was erected on Lot 18 to meet the needs of the pastor. In 1905, a hard fired brick veneer was added to the church structure which remains intact to the present time. Wood sheds/stables were constructed, landscaping was completed, trees were planted and the parish was well on their way to meet their growing needs. The Congregation of the Evang. Peace/Reformed Church today has a beautiful 102 year old turn of the century church in which to praise the Lord and give thanks for all their blessings.

In 1936, a major renovation of the church took place when beautiful "Art Stained Glass Windows" were installed. Nineteen years later in 1955, another major renovation took place when new lighting, pews and a central heating system was installed. Seventeen years later in 1972; a third major renovation took place when a 17 ft by 30 ft addition was added on to the West side of the church and which included a Sunday School Room, a cloak room and two rest rooms. A new roof was placed on the church in 2003 as it is imperative that preventive maintenance be implemented so as to protect the valuable artifacts inside. The Peace Evangelical Reformed Church still owns the property today and once each week a Sunday service is conducted for the parishioners. The property exchanged hands a total of 5 times beginning in 1875 and extending to this day (2006).

#### Lot 20 Block 4

- \*1880 Dec. 4 - The WCRR sold Lots 20-21-22-23-24 ( Lot 19 Block 1) to Archibald Menzies.
- \*1892 Sept. 20 - Archibald and Jane Menzies sold Lots 20-21 to O.D. Van Dusen for \$200.
- \*1898 April 5 - O. Van Dusen sold Lots 20-21 Blk 4 ( L. 2 Blk 3) to F.D. Arnold for \$1400.
- \*1909 July 8 - F.D. and Emily E. Arnold sold Lots 20 and Lot 21 to Cornelia Fishback.
- \*1916 May 8 - Horace and Cornelia Fishback sold Lot 20 and Lot 21 to Evangelische Friedens Gemeinde (Peace Evangelical and Reformed Church) for \$300.

Summary of Lot 20 Block 4 Original Plat Of Dorchester: The railroad first sold Lot 20 to Archibald Menzies in December, 1880. The Menzies erected a small house on this lot in 1881 and the residence was added onto by O.D. Van Dusen in 1894. The Van Dusens sold it to the Arnolds in 1898 and they moved the house to another location in September, 1902. The property exchanged hands a few times until Horace and Cornelia Fishback sold lot 20 to The Evangelische Friedens Gemeinde (Peace Evangelical and Reformed Church) on May 8, 1916 for \$300. The property remained an empty lot until 1953 when The Peace Church erected a new parish hall. The major part of the structure is located on the north portion of Lot 20. The building is of good size and has been used as a Sunday school, for group meetings and other church functions. Lot 20 today has a good size church hall erected there and I can tell you from personal experiences that many good meals have been served from within its walls. The church still owns lot 20 today

and a mighty fine parish hall still sits on that parcel of land. The property exchanged hands 5 times beginning in 1880 and extending to the present day (2006).

Peace Church (Additional Information) - General statements listed here were extracted from old church documents.

- \*1. Meeting on September 10, 1961 authorized the Church to sell the North 10 feet of Lot 21 to Alfred and Estelle Schreiber for \$250.
- \*2. Meeting of January 13, 1952 authorized the Church to build a new parish hall. The church borrowed \$5900 from The Dorchester State Bank on December 22, 1952.
- \*3. On Oct. 31, 1938; Evangelische Friedens Gemeinde (Peace Church) united with the Reform Church to become "The Peace Evang./Reformed Congregation of Dorchester".
- \*4. Meeting of July 6, 1947 authorized the Church to sell the parsonage to Delbert Winchell for \$4500. Desc. of the property was Lot 18 Blk 4 Original Plat of Dorchester.

#### Lot 21 Block 4

- \*1880 Dec. 4 - The WCRR sold Lots 20-21-22-23-24 ( Lot 19 Block 1) to Archibald Menzies.
- \*1892 Sept. 20 - Archibald and Jane Menzies sold Lots 20-21 to O.D. Van Dusen for \$200.
- \*1898 April 5 - O. Van Dusen sold Lots 20-21 Block 4 ( L. 2 Blk 3) to F.D. Arnold for \$1400.
- \*1909 July 8 - F.D. and Emily E. Arnold sold Lots 20 and Lot 21 to Cornelia Fishback.
- \*1916 May 8 - Horace and Cornelia Fishback sold Lot 20 and Lot 21 to Evangelische Friedens Gemeinde (Peace Evangelical and Reformed Church) for \$300.

Summary Of Lot 21 Block 4: The railroad first sold Lot 21 to Archibald Menzies in December, 1880. The property exchanged hands a few times until Horace and Cornelia Fishback sold Lots 20 and 21 to Evangelische Friedens Gemeinde (Peace Evangelical and Reformed Church) on May 8, 1916 for \$300. In 1953, the church erected a new parish hall and today the north part of the parish hall building sits on lot 21. No other building was ever constructed on Lot 21. The property exchanged hands 5 times beginning in 1880 and extending to the present day (2006).

#### Lot 22 Block 4 (132 South 2<sup>nd</sup> Street)

- \*1880 Dec. 4 - The WCRR sold Lots 20-21-22-23-24 ( Lot 19 Block 1) to Archibald Menzies.
- \*1884 May 10 - Archibald Menzies sold Lot 22 to Amelia Trulson.
- \*1884 August 30 - Amelia Trulson (Keller) sold Lot 22 to G.A. Ruhmer for \$45.
- \*1884 Dec. 5 - G.A Ruhmer sold S. 20 feet of W. 100 ft of Lot 22 to Conrad Frank for \$20.
- \*1884 Dec. 15 - G.A. Ruhmer sold Lot 22 exc. 20 ft x 100 ft to Henry Schroeder for \$500.
- \*1885 Mar 20 - Henry Schroeder sold Lot 22 exc. 20 ft x 100 ft to Moritz Ruhmer for \$200.
- \*1885 April 7 - Moritz Ruhmer sold Lot 22 exc. 20 ft x 100 feet to Fred Ulrich for \$400.
- \*1885 May 18 - Fred Ulrich sold Lot 22 exc. 20 ft x 100 feet to Louise Ruhmer for \$500.
- \*1885 Aug 24 - Conrad Frank sold S. 20 ft of W. 100 ft. Lot 22 to Louise Ruhmer for \$75.
- \*1903 July 30 - Louise Ruhmer sold Lot 22 to E.H. Ruhmer for \$400.

- \*1903 September 16 - E.H. and Emma Ruhmer sold Lot 22 to Henry Schroeder for \$250.
- \*1916 December 7 - Henry and Minnie Schroeder sold Lot 22 to Fred Martens for \$350.
- \*1918 April 3 - Fred Martens sold Lot 22 to Joseph Steffen for \$400.
- \*1919 February 18 - Joseph Steffen sold Lot 22 to Fred Steffen.
- \*1920 June 15 - Fred Steffen sold Lot 22 to Hans Sorenson.
- \*1924 March 14 - Hans Sorenson sold Lot 22 to Richard Schreiber for \$1800.
- \*1960 May 18 - Richard Schreiber sold Lot 22 to Alfred Schreiber.
- \*1963 March 12 - Alfred Schreiber sold Lot 22 to Estelle Schreiber.
- \*1965 August 27 - Estelle Schreiber sold Lot 22 to Arthur and Mary Baehr.
- \*1973 September 27 - Mary Baehr sold Lot 22 to Elizabeth Kish.
- \*1983 October 25 - Elizabeth Kish sold Lot 22 to Danny Sperl and Susan M. Bechert.
- \*1988 May 27 - Danny Sperl and Susan Bechert sold Lot 22 to Lee and Nancy Noland.
- \*1997 February 13 - Lee and Nancy Noland sold Lot 22 to Dwayne L. Walkowski.

Summary Of Lot 22 Block 4: The railroad first sold Lot 22 to Archibald Menzies in December, 1880. The property exchanged hands a few times, mostly between the Ruhmers, until in 1884 when G.A. Ruhmer constructed a small house on the property. Hans Sorenson ( the former butcher and sausage maker in town) purchased the property in June of 1920 and razed the old original small house that was located on the property. He erected a modern home for his family, a one and a half story with Stucco and Kelly Stone being used for the siding on the wood frame structure. Hans sold the house 4 yrs. later to Richard Schreiber (who at that time was the butcher/sausage maker in town) and the Schreibers lived in the house until 1963 (first Richard and his family) and later his son Alfred and his wife Estelle. The property exchanged hands a few more times and in the 1980s, the house was converted into a duplex. Today it is owned by Dwayne L. Walkowski and he lives in the downstairs apartment and he rents out the upstairs flat which seems to work out quite well for him and the renter. The property exchanged hands a total of 10 times beginning in 1880 and extending to the present day (2006).

#### Lot 23 Block 4 (122 South 2<sup>nd</sup> Street)

- \*1880 Dec. 4 - The WCRR sold Lots 20-21-22-23-24 ( Lot 19 Block 1) to Archibald Menzies.
- \*1883 May 14 - Archibald and Jane Menzies sold Lot 23 to Frederick Ulrich for \$47.50.
- \*1888 May 22 - Fred Ulrich sold a 1/2 interest in Lot 23 to Augusta Weingartner for \$65.
- \*1913 July 12 - Augusta Weingartner sold Lot 23 to Wesley Haynes for \$450.
- \*1913 July 14 - Wesley Haynes borrowed \$600 from Knud Iverson; repaid Oct. 20, 1913.
- \*1913 October 20 - Wesley and Georgia Haynes sold Lot 23 to Ole Paulson for \$600.
- \*1915 July 10 - Ole and Hannah Paulson sold Lot 23 to Amanda Driscoll.
- \*1917 January 10 - Amanda Driscoll sold Lot 23 to Nick Holck for \$700.
- \*1918 August 17 - Nick and Catharina Holck sold Lot 23 to Charles and Emma Guth.
- \*1925 July 2 - Charles Guth sold Lot 23 to Anna Peissig.
- \*1925 July 2 - Anna Peissig borrowed \$1000 from Charles Guth; repaid on March 10, 1936.
- \*1936 July 14 - Anna Peissig sold Lot 23 to Edna Paulson.
- \*1936 July 14 - Edna Paulson borrowed \$500 from Emelia Umlauf; repaid Oct. 15, 1941.

- \*1936 July 14 - Edna Paulson sold Lot 23 to Alice Paulson.
- \*1941 Oct. 1 - Alice Paulson borrowed \$500 from Edna Paulson; repaid on Oct. 1, 1946.
- \*1949 December 30 - Alice Paulson borrowed \$2340 from the DSB; repaid on July 1, 1952.
- \*1958 May 5 - Alice Paulson borrowed \$3000 from the DSB; repaid on March 27, 1961.
- \*1999 May 26 - The estate of Alice Paulson deeded Lot 23 to Beverly Paulson.

Summary Of Lot 23 Block 4: The railroad first sold Lot 23 to Archibald Menzies in Dec. 1880. There was some problems with some of the deeds that took place around this time and so I included additional information as to the events that took place.

Clark County and the State of Wisconsin conveys Lot 23 Block 4 Of the Original Plat of Dorchester to Arch Menzies and it was stated that these certificates upon which these deeds were issued, were destroyed by fire December 28, 1878 and this deed was issued by resolution of the County Board on November 1, 1880. A Warranty Deed was issued by the Wisconsin Central Railroad Company to Archibald Menzies on September 11, 1885.

It was sold to Fred Ulrich (who is the uncle of Bruce Jensen as Bruce's mother was a Ulrich) in 1883 and then to Augusta Weingartner in May, 1888 for \$65. Augusta erected a residence on Lot 23 in the summer of 1888 and this wood frame structure was built with great care. That must be the case as it still functions as a residence today. It sold a couple of times in 1913 with Ole Paulson being the last one to buy it that year. He sold it in 1915 to Amanda Driscoll and after exchanging hands a few more times, it was purchased by Edna Paulson in 1936 who then turned around and sold it to Alice Paulson. Alice Paulson lived in the house until 1993 when she entered the nursing home where she lived for the last 6 years of her life. In 1999, the Alice Paulson Est. deeded the property to Bev. Paulson who continues to reside in the house. This year it will be 116 years old. Lot 23 exchanged hands 12 times beginning in 1880; extending to the present day (2006).

#### Lot 24 Block 4

- \*1880 Dec. 4 - The WCRR sold Lots 20-21-22-23-24 ( Lot 19 Block 1) to Archibald Menzies.
- \*1883 May 1 - Archibald and Jane Menzies sold Lot 24 to Charles Allard for \$30.
- \*1891 April 27 - Emilie Allard Q.C. interests she had in Lots 24 and 25 to A.L. Roy for \$85.
- \*1891 Apr. 27 -G. LeClaire issued Guardian's deed on behalf of Allard children to A.L. Roy.
- \*1901 April 20 - A.L. and Emma Roy sold Lots 24-25 to Valentine Fleckenstein for \$1000.
- \*1904 June 17 - Val Fleckenstein borrowed \$500 from the ASB; repaid on Dec. 3, 1908.
- \*1916 December 1 - Valentine and Maria Fleckenstein sold Lots 24-25 to Anna Garbisch for \$3000 and which sale includes all appurtenances hereunto belonging.
- \*1916 Dec. 11 - A. Garbisch borrowed \$2000 from Val Fleckenstein; repaid Dec. 23, 1925.
- \*1925 December 24 - Anna and Dewaine Reed borrowed \$2500 from the Dorchester State Bank and the DSB assigned the loan to James and Minnie Sedlack on October 21, 1926.
- \*1936 Dec. 12 - Clark Cty. via a Sheriff's Deed awarded Lots 24-25 to Wm/Anna Sedlack.



- \*1936 December 12 - Harry/Anna Garbisch deeded Lots 24 and 25 to William and Anna Sedlack after the Sedlacks high bid of \$1400 was accepted.
- \*1937 May 21 - William/Anna Sedlack borrowed \$300 from The DSB; repaid June 14, 1939.
- \*1941 December 6 - William and Anna Sedlack sold Lot 24 to Richard Schreiber for \$100.
- \*1950 July 3 - Richard and Selma Schreiber sold Lot 24 to David and Gloria Schreiber and the sale included the Schreiber's Meat Market Building located on Lot 2 Block 4.
- \*1956 Dec. 3 - David/Gloria Schreiber sold Lot 24 to The Midway Telephone Company .

Summary Of Lot 24 Block 4: The WCRR sold Lot 24 to Archibald Menzies in Dec.1880. A.L. Roy purchase the property in 1891 and sold it in 1901. Dick Schreiber purchased the lot in 1941 and David/Gloria Schreiber sold it to the Midway Tele. Company in 1956.

The Midway Telephone Company (now called TDS Telecom) constructed a modern one story brick building on Lot 24 in the summer of 1957. This building was used by the telephone company as a relay switching station and 50 years later it continues to provide that same function. This structure was the only building ever erected on Lot 24. The property exchanged hands 9 times beginning in1880 and extending to this day(2006).

#### Lot 25 Block 4 (140 West Center Avenue)

- \*1880 March 26 - The WCRR sold Lot 25 to Charles Allard for \$45.
- \*1891 April 27 - Emilie Allard Q.C. any interests she had in Lots 24-25 to A.L. Roy for \$85.
- \*1891 Apr. 27 -G. LeClaire issued Guardian's deed on behalf of Allard children to A.L. Roy.
- \*1901 April 20 - A.L. and Emma Roy sold Lots 24-25 to Valentine Fleckenstein for \$1000.
- \*1904 June 17 - Val Fleckenstein borrowed \$500 from the ASB; repaid on Dec. 3, 1908.
- \*1916 Dec. 1 - Valentine/Maria Fleckenstein sold Lots 24-25 to Anna Garbisch for \$3000.
- \*1916 Dec. 11 - A. Garbisch borrowed \$2000 from Val Fleckenstein; repaid Dec. 23,1925.
- \*1925 December 24 - Anna and Dewaine Reed borrowed \$2500 from the Dorchester State Bank and the DSB assigned the loan to James and Minnie Sedlack on October 21, 1926.
- \*1936 Dec. 12 - Clark Cty via Sheriff's Deed awarded Lots 24-25 to William/Anna Sedlack.
- \*1936 December 12 - Harry/Anna Garbisch deeded Lots 24 and 25 to William and Anna Sedlack after the Sedlacks high bid of \$1400 was accepted.
- \*1937 May 21 - William/Anna Sedlack borrowed \$300 from The DSB; repaid June 14, 1939.

#### West 100 feet of Lot 25

- \*1939 June 14 - William Sedlack sold W. 100 ft of Lot 25 to Lloyd Sorenson for \$1200.
- \*1966 Oct. 7 - Lloyd/Lucienne Sorenson sold W. 100 ft of Lot 25 to Clarence/Wilma Zier .
- \*1990 March 27 - Clarence/Wilma Zier sold the W. 100 ft of Lot 25 to Gregory/Joy Gerads.
- \*1994 June 25 - Gregory/Joy Gerads sold W. 100 ft of Lot 25 to David/Cynthia Freidhof.
- \*1997 May 1 - David and Cynthia Freidhof sold the West 100 feet of Lot 25 to Sara Blume.

#### East 50 feet of Lot 25

- \*1941 Sept. 16 - Wm/Anna Sedlack sold the E. 50 ft. Lot 25 to Ed/Regina Werner for \$150.
- \*1941 Dec. 19 - Ed/Regina Werner borrowed \$5000 from MFS&L; repaid on July 7, 1948.

- \*1950 Feb. 11 - Ed/Rae Werner sold E. 50 ft. Lot 25 to Wilfred/Marie Pinter for \$15,000.
- \*1973 June 5 - Wilfred and Marie Pinter sold E. 50 ft. Lot 25 to Joseph/Constance Berger.
- \*1982 July 15 - DSB obtained title to E. 50 ft. of Lot 25 and sold it to Don/Ronald Robida.
- \*1994 December 12 - Donovan/Ronald Robida sold E. 50 ft. of Lot 25 to Kevin J. Moeller.

Summary Of Lot 25 Block 4: The railroad first sold Lot 25 to Charles Allard in March of 1880. Charles passed away and Emilie Allard Quit Claimed any interests she had in Lots 24 and 25 to A.L. Roy on April 27, 1891 for \$85. In the summer of 1891, A.L. Roy erected two buildings on Lot 25. The first, a place of residence for the Roy Family which was a fairly large two story wood frame structure and was located on the west part of Lot 25. The second, a place of business which consisted of a two story wood frame building and was used for the hardware business that Mr. Roy started. This structure was located on the east part of Lot 25. The business and property was sold in 1901 to Valentine Fleckenstein and then the Fleckensteins sold Lots 24 and 25 to Anna Garbisch on Dec. 1, 1916 and which sale includes all appurtenances hereunto belonging for \$3000.

Mrs. Anna (Garbisch) and Dewaine Reed borrowed \$2500 from the Dorchester State Bank on December 24, 1925 and the Dorchester State Bank assigned the loan to James and Minnie Sedlack on October 21, 1926. On December 12, 1936, Clark County via a Sheriff's Deed awarded Lots 24 and 25 to William and Anna Sedlack. On August 28, 1931, the hardware and now grocery store burned down.

In June of 1939, William and Anna Sedlack decided to split Lot 25 into two parcels and they sold the west 100 feet to Lloyd and Lucienne Sorenson for \$1200. The Sorensens lived in the house until they sold it to Clarence and Wilma Zier in 1966. Sara Blume purchased the house in 1997 and in May 2004 moved to a farm west of town. Sara rents the house out at the present, however a for sale sign does appear on the lawn so perhaps another owner will soon take over.

In September 1941, the Sedlacks sold the east part of Lot 24 to Edward/Regina Werner. Ed was operating the Clover Farm Store out of the old Star Hotel (Chuck's Rustic Inn) and wanted a more permanent place for his business. Ed wanted to be out of the Star Hotel by the end of 1941 but wouldn't you know it, the fall rains came and wouldn't stop. Ed had to wait as it was imperative that he have a basement for the storage of canned goods and other for sale items. Finally in November, the digging of the basement began and just before Christmas, he was able to begin transferring the goods from the old location to the new store. The store was built of cement block, plastered and contained a large upstairs living quarters. After nine years, Ed decided to go into farming and he sold the store to Wilfred/ Marie Pinter who continued to operate the Clover Farm Store until the 1960s when they went into farming. Bill as he was called kept title to the building until he sold it to Joseph and Constance Berger in June of 1973. From the 1960s to 1973; the building was rented out a number of times to people who operated the Clover Farm Store. John Pinter and his young bride Janet operated it for a number of years as did Elmer and Isabel Krueger. Also, Otto and Emma Genrich

operated the store but only for a short period of time as did Richard Hurth assisted by his mother. Before Bill and Marie Pinter sold it in 1973, they installed a Laundromat in the west part of the store and converted the east part into a beauty salon. A beauty salon was located in the east portion of the first story until 1986 when John Wnuk leased that portion of the building and opened up a pizza restaurant. In 1982 the Dorchester Bank obtained title to the property and sold it to Donovan and Ron Robida who continued to operate the Laundromat and converted the upstairs into two apartments. Kevin Mueller purchased the property in 1994 and he continues to operate a Laundromat at the site, the same Laundromat which was started by Wilfred and Marie Pinter back in 1972. The two upstairs apartments continue to be rented out and the east part of the store area is now a one room apartment available for anyone who needs only the basics of life. Both the west and east parts of Lot 25 exchanged hands a total of 11 times beginning in 1880 and extending to the present day (2006).

## Chapter 32

### Block 13 Second Addition To The Village Of Dorchester

The United States Gov't. granted the NW 1/4 of the NW 1/4 of Section 13 (Block 13 and 14 was a part of the NW 1/4 of the NW 1/4) and other lands to the State of Wisconsin by an Act of Congress on May 16, 1864 to aid in the construction of certain railroads in the State of Wisconsin. The State of Wisconsin granted the above and other lands to the Wisconsin Central Railroad Company on April 6, 1866 by an Act of the State Legislature. The Wisconsin Central Railroad Company on July 1, 1871 deeded to George T. Bigelow and John A. Stewart the above and other lands and for them to act as trustees for the railroad for the purpose of securing payment of bonds issued by the Wisconsin Central Railroad Company for each mile of railroad. On April 18, 1874, the Trustees and the Wisconsin Central Railroad Company gave Power of Attorney to Charles L. Colby and Elijah B. Phillips for the purpose of conveying land on behalf of the Wisconsin Central Railroad Company. The Wisconsin Central Railroad Company platted Block 13 which has 20 lots and Block 14 which has 22 lots on August 10, 1881.

### Lots 1-2-3 and North 40 Feet Lot 4 Block 13

- \*1881 June 1 - The WCRR sold Lots 1 - 2 - 3 to Mary A. Bursell for \$75.
- \*1881 November 24 - The WCRR sold Lot 4 to The First Scandinavian Baptist Church.
- \*1883 Aug. 22 - First Scandinavian Baptist Church Q.C. rights in Lot 4 back to the WCRR.
- \*1883 November 24 -The WCRR sold Lot 4 to James E. Bursell for \$20.
- \*1884 July 16 - James and Mary Bursell borrowed \$300 from Peter Schafer and the Mortgage stipulated that collateral for the loan would be Lots 1-2-3-4 as well as the buildings situated thereon. Peter Schafer assigned the mortgage to H. M. Nedry on March 16, 1899 and the loan was repaid on March 23, 1899.
- \*1890 March 24 - Mary Bursell borrowed \$267.36 from H.E. Baries; repaid April 8, 1891.
- \*1891 April 14 - Mary Bursell borrowed \$270 from C.J. Benson; repaid March 9, 1897 .
- \*1897 Mar. 18 - Mary Bursell borrowed \$100 from Schafer/Spengler; repaid June 1, 1898.
- \*1899 March 23 - Mary Bursell borrowed \$267.36 from H.M. Nedry; repaid March 24, 1899.
- \*1899 Nov. 23 - Mary Bursell sold Lot 1-2-3 N. 40 ft of Lot 4 to Dunn Bursell for \$320.
- \*1902 Dec. 13 - Dunn Bursell borrowed \$500 from the Colby Bank; repaid Nov.22, 1904.
- \*1902 Dec. 24 - A certified copy of heirship was recorded; it stated that Dunn Bursell inherits Lot 4 of Block 13 from James Bursell as the wife of James had previously died.
- \*1904 Oct. 28 - Dunn Bursell sold Lot 1-2-3 N. 40 ft Lot 4 to Hiram Kayhart for \$1300.
  
- \*1905 Feb. 12 - Hiram Kayhart sold W. 1/2 of Lots 1-2-3 N. 40 ft Lot 4 to Nettie Froland.
- \*1924 Feb. 12 - Hiram Kayhart sold E. 1/2 Lots 1-2-3 -N. 40 ft. Lot 4 to Alice Harper.
- \*1942 Oct. 27 - Clark County took control of the E. 1/2 Lots 1-2-3 -N. 40 ft. Lot 4 due to unpaid property taxes and sold it to Carl Habeck on February 16, 1948 for \$150.
- \*1944 June 15 - Nettie Froland sold W. 1/2 Lots 1-2-3 N. 40 ft Lot 4 to John Doberstein.

- \*1948 June 3 - Carl/Mary Habeck Q.C. their interest in E. 1/2 Lots 3 and North 40 feet Lot 4 to Fred and Emma Werner for \$75.
- \*1950 January 4 - Carl/Mary Habeck borrowed \$1200 from the DSB; repaid July 8, 1955.
- \*1955 July 8 - Carl/Mary Habeck borrowed \$1500 from the DSB; repaid October 11, 1966.
- \*1965 October 19 - Estate of Emma Werner sold East One Half of Lots 3 and North 40 feet of Lot 4 to Fred and Margaret Ludwig for \$6500.
- \*1977 June 10 - Carl Habeck Estate sold the E. 1/2 Lots 1-2 to Frank/Mary Feldbruegge.
- \*1990 April 27 - Estate of Margaret Ludwig sold the East One Half of Lots 3 and North 40 feet of Lot 4 to David and Sandra Seelow .
- \*1998 August 27 - Estate of Leona Doberstein sold W. 1/2 Lots 1-2-3 North 40 ft. Lot 4 to Patricia and Bernard Bock Jr. for \$35,000.
- \*2000 Nov. 1 - David Seelow sold E. 1/2 Lots 3 and N. 40 ft. Lot 4 to Sandra Geiger.

Summary Of Lots 1-2-3 & N. 40 Ft Lot 4 Block 13 (The West One Half) - (330 W. 1<sup>st</sup> Ave):

The WCRR first sold Lots 1-2-3 to Mary A. Bursell on June 1, 1881 for \$75. The WCRR sold Lot 4 to The First Scandinavian Baptist Church on November 24, 1881. The church decided this was not the right location and Quit Claimed their interests in Lot 4 back to the railroad. Two months later the WCRR sold Lot 4 to James Bursell so now James and Mary owned Lot 1 - 2 - 3 and 4. The Bursells constructed a small house on the west half of Lot 1 and 2 and a barn on the west half of Lot 3 in 1881. The small house was moved to another location in 1905. The barn built in 1881 remained and functioned as a usable horse barn for many years.

Hiram Kayhart sold the West One Half of Lots 1 - 2 - 3 and the North 40 feet of Lot 4 to Henry and Nettie Froland on February 12, 1905. That summer, Henry and Nettie built their dream house and moved in before the winter snows engulfed this small hamlet. The home was a wood frame two story home and served the Froland family well until they sold the property in 1934 to John and Leona Doberstein. In August of 1930, Helen Carroll opened a beauty salon and barber shop in the northeast corner of the Froland Building on West 1<sup>st</sup> Avenue. The north part of the house rests on the west portion of Lot 1 and the south part rest on the west half of Lot 2. The Dobersteins raised four daughters in the home and Mrs. Doberstein stayed in the home until her death in the mid 1990's. The estate sold the home to Patricia and Bernard Jr. Bock in 1998. Patricia first had the upstairs remodeled into an apartment and today that unit remains a rental unit. New Vinyl siding and an exterior entrance to the second floor was installed in 2000. Patricia moved into the home in the fall of 2002 and today resides there in peace and tranquility. The West part of the property exchanged hands a total of 6 times beginning in 1881 and extending to the present day (2006).

Summary Of Lots 1 and 2 Block 13 (The East One Half) - (318 West 1<sup>st</sup> Avenue): The WCRR first sold Lots 1-2-3 to Mary A. Bursell on June 1, 1881 for \$75. In the summer of 1884, James and Mary Bursell borrowed \$300 and proceeded to construct a very large two story wood frame building which was comprised of a commercial space located at the north end of the first story while the south portion of the first story consisted of a

residence for the Bursells. Two quite adequately sized apartment units were located on the second story and access to the south apartment was made from the south side via a covered exterior stairway. Access to the north apartment was made from the inside of the building.

Mary A. Bursell sold Lots 1 - 2 - 3 and the North 40 feet of Lot 4 to her son Dunn W. Bursell on November 23, 1899 for \$320. Dunn Bursell had just opened up the first undertaking business in the Village of Dorchester and the commercial space at the north end of the building proved to be just right for his inventory of burial items and other supplies required to operate his business.

Dunn/Bertha Bursell sold the property to Hiram Kayhart on October 28, 1904 for \$1300. It was at this time that Hiram Kayhart split the property into a eastern and a western property with the west portion being sold to Nettie Froland. The Kayharts owned the property for 20 years and during this time; the big building was leased by individuals for use as a restaurant, ice cream shop and jewelry store. Walter Klaar from 1920 to 1923 leased the building for his jewelry store. The rear of the first story was used as a place to play cards and hold parties as the building was called Kayhart's Hall and available to rent for special occasions. In 1924, they sold it to Alice Harper and unfortunately very little information is available about the building and what it was mainly used for. One has to believe that since it was constructed as a commercial building; that some commercial enterprise was active in such a usable and large space. In 1946, Clark County took control of the property and razed the big old building as it had stood for many yrs. with little attention paid to its upkeep. Restoring the building and bringing it back to life was cost prohibitive. The county then sold it to Carl Habeck on February 16, 1948 for \$150. So in 1950, Carl and Mary Habeck constructed a beautiful one and a half story wood frame home on the East Portion of Lot 1 and a garage on the East Portion of Lot 2. The Habecks lived there for 27 years until the estate sold the property to Frank/Mary Feldbrugge in 1977. In 1980, the garage on the east portion of Lot 2 was razed and the Feldbrugges erected a new modern 1 ½ car garage in its place. Today Frank and Mary still reside in their home that they purchased in 1977. The property exchanged hands a total of 7 times beginning in 1881 and extending to the present day (2006).

Summary of Lots 3 and 4 Block 13 (The East One Half) - (225 South 3rd Street): In November of 1881; the WCRR sold Lot 4 to The First Scandinavian Baptist Church. The deed stipulated that said premises shall be used for religious and educational purposes and for no other, and upon violation of this covenant this deed shall be null and void and said premises shall revert to said parties of the first and second parts.

The First Scandinavian Baptist Church was organized on May 29, 1881 and Certificate Of Organization was granted on December 26, 1881. The individuals who were among the organizers and who signed the original church papers were Ole Thompson, John J. Lansworth, John Berg, Haloor Halverson and Lars O. Myrland.

The First Scandinavian Baptist Church decided not to built at that location and therefore in August of 1883; the church Quit Claimed its rights in the property back to the railroad which the agreement in the original deed stipulated.

Clark County took control of the East Halfs of Lots 1-2-3 and North 40 feet of Lot 4 due to unpaid taxes and sold it to Carl Habeck on February 16, 1948 for \$150. Carl and Mary Habeck Quit Claimed their interest in the East One-Half of Lots 3 and 4 except for the South 10 feet of Lot 4 to Fred and Emma Werner on June 3, 1948 for \$75. Fred moved a house from the Town of Holton to this site in 1948. The house that was moved is the north portion of the house that is there today as the south portion was then added to the main structure. This house is the only building that ever stood on lot 3. It is not known how old the house is but one could expect it to have been originally constructed in the 1920s. Lot 4 has always been a empty lot with no buildings ever erected there. The west One Half has always been used as a backyard and the East One Half consists of a driveway and side yard. The present owner, Sandra Geiger purchased the property in 2000 and in 2002 completely renovated the interior to make what was once a small and simple house into a comfortable place in which to reside. The property exchanged hands a total of 9 times beginning in 1881 and extending to the present day (2006).

#### Lot 5 Block 13 (235 South 3<sup>rd</sup> Street)

- \*1884 May 13 - The WCRR sold Lot 5 to Frederick Edler for \$20.
- \*1889 Aug. 27 - Fred Edlersold Lots 5-6 to George Krackenberger on L.C. basis for \$450.
- \*1890 March 1 - Frederick and Johanna Edler sold Lot 5-6 to Henry Lieders for \$500.
- \*1890 June 19 - Henry Lieders sold Lot 5-6 to George krackenberger for \$450.
- \*1891 May 2 - George and Caroline Krackenberger sold Lot 5-6 to Fred Schmidt, A.F. Schmidt and Claus Henkle (Trustees of the Salems Church of the Evangelical Association of North America and their successors in office) for \$375. The deed stipulated that the property In Trust to be Kept, used and maintained as a place of residence for the use and occupancy of the preachers of the Evangelical Association of North America.
- \*1895 July 5 - The Evangelical Association of North America borrowed \$70 from Mrs. Ida Schmidt and the loan was repaid on April 21, 1896.
- \*1896 April 14 - The Salems Church of the Evangelical Association of North America sold Lot 5 and Lot 6 to J. Henry Breed for \$500.
- \*1896 May 7 - James/Mary Bursell sold the South 10 feet of Lot 4 to Henry Breed for \$20.
- \*1902 Feb. 8 - Henry Breed sold S. 10 ft of Lot 4 and Lots 5-6 to Augusta Breed for \$100.
- \*1903 April 13 - Augusta Breed sold the S. 10 ft of Lot 4, Lots 5-6 to Carl Meyer for \$750.
- \*1905 April 28 - Carl Meyer sold the S. 10 ft of Lot 4, Lots 5-6 to John Goessl for \$750.
- \*1908 Feb. 10 - John Goessl sold S. 10 ft of Lot 4, Lots 5-6 to Frederica Habeck for \$750.
- \*1957 March 26 - Estate of Frederica Habeck sold the South 10 feet of Lot 4, Lots 5-6 to Lawrence and Marjorie Ehlers for \$2,500.
- \*1964 Feb. 25 - Lawrence Ehlers sold S. 10 ft of Lot 4 - Lots 5-6 to Alfred/Edna Baker.
- \*1979 May 18 - Al Baker sold the S. 10 ft of Lot 4 - Lots 5-6 to Paul Gabriel for \$18,700.
- \*1986 June 15 - Paul/Judy Gabriel sold S.10 ft Lot 4 and Lot 5 to Brian/Michelle Dyrzcz.

- \*1990 Nov. 15 - Brian/Michelle Dyrz sold S. 10 feet of Lot 4 and Lot 5 to Douglas Blunt.
- \*1995 June 15 - Douglas J. Blunt sold South 10 feet of Lot 4 and Lot 5 to Gary Deforth.

Summary Of Lot 5 Block 13: The Wisconsin Central Railroad Company first sold Lot 5 to Frederick Edler on May 13, 1884 for \$20. Frederick Edler wasted no time and immediately set upon to build a home for his family. Construction started in the summer of 1884 and 3 months later a two story wood frame building was up and ready for occupancy. The Edlers lived in the home until they sold it to George Krakenberger in the fall of 1889 for \$450. The property was returned to the Edlers who then sold the property to Henry Lieders in 1890 for \$500. The Lieders then sold the property to G. Krakenberger three months later. One year later, the Krakenbergers sold the property to Fred Schmidt, A.F. Schmidt and Claus Henkle (Trustees of the Salems Church of the Evang. Association of North America and their successors in office) on May 2, 1891 for \$375. The Articles Of Association of The Salems Church of the Evangelical Association of North America (Little White Church) were incorporated on Dec. 20, 1879.

The deed stipulated that the property In Trust to be Kept, used and maintained as a place of residence for the use and occupancy of the preachers of the Evangelical Association of North America. The Salems Church of the Evangelical Association of North America used the property for five years (as a place for traveling ministers to stay for the night) before selling Lot 5 and Lot 6 to J. Henry Breed on April 14, 1896 for \$500. The property exchanged hands a number of times between 1896 and 1979 when Alfred and Edna Baker sold the South 10 feet of Lot 4, Lots 5 and 6 to Paul Gabriel for \$18,700. Presently the property is owned by Gary DeForth who purchased the property in 1995 and the house on Lot 5 still stands and at this writing new vinyl siding is being placed on the somewhat uneven structure. The property exchanged hands 16 times beginning in 1884 and extending to the present day (2006).

#### Lot 6 Block 13

- \*1887 May 5 - The WCRR sold Lot 6 to Mrs. Johanna Edler for \$20.
- \*1889 Aug. 27 - Frederick Edler sold Lots 5-6 to George Krackenberger on a L.C. for \$450.
- \*1890 March 1 - Frederick/Johanna Edler sold Lot 5 and Lot 6 to Henry Lieders for \$500.
- \*1890 June 19 - Henry Lieders sold Lot 5 and Lot 6 to George krackenberger for \$450.
- \*1891 May 2 - George/Caroline Krackenberger sold Lot 5 and Lot 6 to Fred Schmidt, A.F. Schmidt and Claus Henkle (Trustees of the Salems Church of the Evangelical Association of North America and their successors in office) for \$375. The deed stipulated that the property In Trust to be Kept, used and maintained as a place of residence for the use and occupancy of the preachers of the Evangelical Association of North America.
- \*1895 July 5 - The Evangelical Association of North America borrowed \$70 from Mrs. Ida Schmidt and the loan was repaid on April 21, 1896.
- \*1896 April 14 - The Salems Church of the Evangelical Association of North America sold Lot 5 and Lot 6 to Henry Breed for \$500.
- \*1902 Feb. 8 - Henry Breed sold S. 10 ft of Lot 4 and Lots 5-6 to Augusta Breed for \$100.



- \*1903 April 13 - Augusta Breed sold the S. 10 ft of Lot 4, Lots 5-6 to Carl Meyer for \$750.
- \*1905 April 28 - Carl/Mary Meyer sold S. 10 ft of Lot 4, Lots 5-6 to John Goessl for \$750.
- \*1908 Feb. 10 - John Goessl sold S. 10 ft of Lot 4, Lots 5-6 to Frederica Habeck for \$750.
- \*1957 March 26 Estate of Frederica Habeck sold the South 10 feet of Lot 4, Lots 5-6 to Lawrence and Marjorie Ehlers for \$2,500.
- \*1964 Feb. 25 - Lawrence Ehlers sold S.10 ft of Lot 4 - Lots 5-6 to Alfred and Edna Baker.
- \*1979 May 18 - Alfred Baker sold S. 10 ft of Lot 4 - Lots 5-6 to Paul Gabriel for \$18,700.
- \*1984 June 4 - Paul and Judy M. Gabriel sold Lot 6 to Melvin and Beulah Fischer.
- \*1984 June 26 Melvin Fischer Q.C. interests in Lot 6 to St. Peter Evangelical Church.

Summary Of Lot 6 Block 13: The Wisconsin Central Railroad Company sold Lot 6 to Mrs. Johanna Edler on May 5, 1887 for \$20. No building ever resided on Lot 6. Lots 5 and 6 were always sold in a tandem until Paul and Judy Gabriel sold Lot 6 to Melvin and Beulah Fischer on June 4, 1984. Melvin and Beulah Fischer then Quit Claimed their interest in Lot 6 to St. Peter Evangelical Church on June 26, 1984. The house was built on Lot 5 and Lot 6 always functioned as a side yard for the house. Today St. Peter's Lutheran Church who is the present owner of Lot 6 uses the property as a parking lot on the north side of the church. It is nicely blacktopped and serves the parish church with over flow parking during times of services. The property exchanged hands a total of 14 times beginning in 1887 and extending to the present day (2006).

#### Lot 7 Block 13

- \*1883 August 27 - The WCRR sold Lot 7 to St. Petri Stife Geminde Church for \$1.

#### Summary Of Lot 7 Block 13

St. Peter's Lutheran Church purchased the lot in 1883 and has been the only owner of the property for over 122 years.

It was on this lot that the First St. Peter's Lutheran Church was constructed in late 1883. The church was 36 feet long ; 26 feet wide by 16 feet high and constructed of logs which the church members brought from their own woods. Most of the work was performed by the church members. Total cost was \$537.48 of which \$25 was spent on an altar. The small church constructed in 1883 was no longer suitable to accommodate the growing congregation and in October 1902; a building committee was selected and \$3000 was pledged to begin construction of a new church the next year.

During the winter; supplies such as sand, gravel and 50,000 bricks were stockpiled and with an early spring, the foundation was laid beginning on April 6, 1903. Conrad Frank of Dorchester was hired as the Master Builder and the architecture was of Gothic Style built in the form of a cross. The length of the new church was 91 feet; the width 41 feet and the height 20 feet. The steeple which includes the cross rises upward 100 feet. Fifty Seven young people each donated \$5.00 for a new bell and the inscription on the

bell reads; When I Swing - God's Praises Sing; When I toll - Pray, Heart And Soul. The altar also of Gothic Design is 7 ½ feet wide and 18 feet high.

This beautiful church continues to open its doors to those wishing to speak with God. The church has expanded and been remodeled a couple of times. In 1993, a major new renovation took place to provide a covered entryway to the church as well as to accommodate a new office for the pastor. A large dining area and religious training rooms were also included in the new space. A elevator was added to assist those who had difficulty with the steps and the basement kitchen area was updated to accommodate Sunday dinners.

In 2001, a new steel roof and a copper plated steeple base was added to the church and today a beautiful church provides St. Peters with a wonderful appealing look at the South End of Third Street.

#### Lot 8 Block 13

\*1882 December 6 - The WCRR sold Lots 8-9-10 to St. Petri Stife Geminde for \$55.

Summary of Lot 8 Block 13: The first building to be constructed on Lot 8 was the church's parsonage which was constructed in 1911. The parsonage was 37 feet by 37 feet, a full two stories and the exterior consisted of a hard fired brick. The residence was located 29 feet south of the church and served every pastor from 1911 until the third and present day residence was constructed in 1990. After eighty years, the parsonage which had been constructed in 1911 had served its purpose and so in 1991; it was razed to provide space south of the church in which a new church addition and additional parking space could be provided to the ever growing congregation. This new renovation provided a covered entryway to the church as well as a new office for the pastor. A large dining area and religious training rooms were also included in the new space. A elevator was added to assist those who had difficulty with the steps and the basement kitchen area was updated to accommodate dinners for special occasions. St. Peter's Lutheran Church has been the only owner of Lot 8 in over 122 years.

#### Lot 9 Block 13

\*1882 December 6 - The WCRR sold Lots 8 - 9 - 10 to St. Petri Stife Geminde for \$55.

Summary Of Lot 9 Block 13: No building has ever been erected on Lot 9. It has served as a playground for St. Peter's Lutheran School and today Lot 9 serves as a parking lot for the many cars that bring members of the congregation to weekly service. St. Peter's Lutheran Church has been the only owner of Lot 9 in over 122 years.

### Lot 10 Block 13

\*1882 December 6 - The WCRR sold Lots 8 - 9 -10 to St. Petri Stife Geminde for \$55.

Summary Of Lot 10 Block 13: Lot 10 was the site of St. Peter's Lutheran School and a brief history is as follows. Religious instruction (2 years) was originally provided (from 1883 to 1904) in the original church building. In 1904 St. Peter's Church purchased the original one room schoolhouse from the Dorchester School District (which was built in 1874) and moved it to Lot 10. Religious instruction was provided in this one room schoolhouse from 1904 to 1923. In 1923, religious instruction continued but also a complete school agenda was introduced and this school functioned as a full eight grades of schooling from 1923 to 1952. Enrollment at that time had reached 13 and so it was decided to close the school as it could no longer be justified to operate the school with such few students. The building was used from 1952 to 1965 for Church Meetings, Choir Practice, Music Lessons, Sunday School, and Vacation Bible School. In 1965, the bldg. was sold to John Busse who dismantled it and used the materials to construct a garage on his farm located just South of Dorchester and it is still there today functioning as a garage. St. Peter's Lutheran Church has been the only owner of Lot 10 in over 122 yrs.

### Lot 11 Block 13 (276 South 4<sup>th</sup> Street)

\*1881 October 20 - The WCRR sold Lot 11 to J.H. Phillips for \$10.

\*1883 March 30 - J.H. Phillips sold Lot 11 to Hosea Hugoboom for \$10.

\*1886 October 1 - Hosea Hugoboom sold Lot 11 to Henry Breed for \$15.

\*1887 April 11 - Henry Breed sold Lot 11 to Fred Distelhorst for \$30.

\*1900 Aug. 22 - Fred/Fhillippina Distelhorst sold Lots 11-12 to Fred Lindau Jr. for \$175.

\*1940 Dec. 9 - Fred Lindau sold Lots 11-12 and another parcel (80 x150') to Anna Lindau.

\*1950 May 15 - Anna Lindau sold Lots 11-12 and a parcel (80x150') to Herman Beisner.

\*1990 May 31 - Estate of Beatrice Beisner sold Lots 11-12 to Florence Broeske.

\*1997 April 30 - Estate of Florence Broeske sold Lots 11 and 12 to Shawn Geiger.

Summary Of Lot 11 Block 13: The WCRR first sold Lot 11 to Frederick Kenfather on September 20, 1881 for \$10. Fred and Fhillippina Distelhorst purchased the property in the spring of 1887 and that summer constructed a two story wood frame structure to house his family. The home was simple but adequate and the Distelhorsts resided here until 1900 when they sold the property to Fred Lindau Jr. for \$175. The Lindaus owned the property for 50 years until they sold it to Herman and Beatrice Beisner in 1950. The estate of Beatrice Beisner retained the property until 1990. Today Shawn Geiger is the owner of the property as he purchased the property in 1997. The property exchanged hands a total of 9 times beginning in 1881 and extending to the present day (2006).

### Lot 12 Block 13

- \*1881 September 20 - The WCRR sold Lot 12 to Frederick Kenfather for \$10.
- \*1883 Mar. 30 - Frederick Kenfather sold Lot 12 and Lot 13 to Hosea Hugoboom for \$80.
- \*1886 July 19 - Hosea/Martha Hugoboom sold Lot 12 and Lot 13 to Henry Breed for \$150.
- \*1887 April 11 - Henry Breed sold Lot 12 and Lot 13 to Fred Distelhorst for \$170.
- \*1900 Aug. 22 - Fred/Fhillippina Distelhorst sold Lots 11-12 to Fred Lindau Jr. for \$175.
- \*1940 Dec. 9 - Fred Lindau sold Lots 11-12 and another parcel (80 x150') to Anna Lindau.
- \*1950 May 15 - Anna Lindau sold Lots 11-12 and a parcel (80x150') to Herman Beisner.
- \*1990 May 31 - Estate of Beatrice Beisner sold Lots 11-12 to Florence Broeske.
- \*1997 April 30 - Estate of Florence Broeske sold Lots 11 and 12 to Shawn Geiger.

Summary Of Lot 12 Block 13: The WCRR first sold Lot 12 to Frederick Kenfather in 1881. No building was ever constructed on Lot 12. It was used as a backyard by the Distelhorsts after they built their house on Lot 11 in 1887. The property exchanged hands a total of 9 times beginning in 1881 and extending to the present day (2006).

### Lot 13 Block 13

- \*1882 May 9 - The WCRR sold Lot 13 to Fred Kenfather for \$10.
- \*1883 March 30 - Frederick Kenfather sold Lot 12 and Lot 13 to Hosea Hugoboom for \$80.
- \*1886 July 19 - Hosea/Martha Hugoboom sold Lot 12 and Lot 13 to Henry Breed for \$150.
- \*1887 April 11 - Henry Breed sold Lot 12 and Lot 13 to Fred Distelhorst for \$170.
- \*1900 May 29 - Fred and Fillippina Distelhorst sold Lot 13 to Fred Lindner for \$76.25.
- \*1906 May 26 - Fred and Pauline Lindner sold Lot 13 to William D. Chamness for \$150.
- \*1908 May 11 - William and Susan Chamness sold Lot 13 to Charley Sauter for \$200.
- \*1909 February 26 - Charley and Elizabeth Sauter sold Lot 13 to Mary Hanson for \$625.
- \*1910 September 7 - Mary and Jens Hanson sold Lot 13 to William Bradfish for \$500.
- \*1913 October 28 - William Bradfish sold Lot 13 to Bertha Nenzmann for \$550.
- \*1915 July 27 - Bertha Benzmann sold Lot 13 to Emma Kramer.
- \*1917 July 12 - Emma and Conrad Kramer sold Lot 13 to Frank Nagel for \$625.
- \*1917 July 13 - Frank Nagel sold Lot 13 to Paul Benzmann for \$625.
- \*1926 December 17 - Paul and Martha Benzmann sold Lot 13 to June Mead for \$800.
- \*1943 June 29 - Clark County took control of Lot 13 and Q.C. its rights to Edna Paulson.
- \*1949 March 3 - Edna Paulson sold Lot 13 to Anna Jensen for \$925.
- \*1959 November 12 - Lee and Anna Jensen sold Lot 13 to Otto and Ottilie Stibbe.
- \*1987 July 20 - Otto and Ottilie Stibbe sold Lot 13 to Norman C. Smith.
- \*1995 May 16 - The estate of Norman C. Smith sold Lot 13 to Peggy Sloniker.
- \*1999 June 10 - Peggy Sloniker sold Lot 13 to Shawn Geiger.

Summary Of Lot 13 Block 13: The Wisconsin Central Railroad Company first sold Lot 13 to Fred Kenfather on May 9, 1882 for \$10. In the summer of 1882, Fred Kenfather constructed a small simple home on Lot 13. This small house survived until Shawn Geiger purchased the property in June of 1999 and he immediately set upon to have the

building torn down as severe deterioration had extended to the entire building due to lack of maintenance and just plain old age. The property exchanged hands a total of 20 times beginning in 1882 and extending to the present day (2006).

#### Lot 14 Block 13 (254 South 4<sup>th</sup> Street)

- \*1881 October 20 - The WCRR sold Lot 14 to Theodore and Mary Kariske for \$10.
- \*1893 February 23 - Theodore/Mary Kariske sold Lot 14 to Martin McDonald for \$300.
- \*1897 August 2 - Martin/Emma McDonald sold Lot 14 to Henry Schoenermann for \$325.
- \*1900 October 16 - Henry and Dorothy Schonermann sold Lot 14 to John Fisse for \$250.
- \*1908 September 29 - John Fisse sold Lot 14 to Clara Oberbillig for \$450.
- \*1917 June 12 - Clara Oberbillig sold Lot 14 to Joseph Schmidt for \$650.
- \*1929 December 19 - Joseph Schmidt sold Lot 14 to Pauline Gabriel for \$400.
- \*1937 August 4 - The estate of Pauline Gabriel sold Lot 14 to Charles Schoenfeld.
- \*1944 April 21 - The estate of Charles Schoenfeld sold Lot 14 to Clara Bunke.
- \*1955 May 12 - Clara Bunke sold Lot 14 to Hattie Mead.
- \*1976 August 13 - Hattie Mead sold Lot 14 to Joseph H. and Constance J. Berger.
- \*1977 September 29 - Joseph and Constance Berger sold Lot 14 to Rose Olson.
- \*2004 September 15 - Rose Olson sold Lot 14 to Donald and Vera Thorson.

Summary Of Lot 14 Block 13: The WCRR first sold Lot 14 to Theodore and Mary Kariske in 1885. In the summer of 1885, they built a small home and that home still stands today. Many renovations have been made to the home, the latest which took place in 2000. The 119 year old house looks like it could still be around in the year 2100. The Kariske's sold the property in 1893 for \$300. The home just sold recently to the Don and Vera Thorson who took over the property in Sept. of 2004. The property exchanged hands 13 times beginning in 1885 and extending to the present day (2006).

#### Lot 15 Block 13 (250 South 4<sup>th</sup> Street)

- \*1894 July 9 - The Wisconsin Central Railroad Co. sold Lot 15 to F.W. Kranet for \$15.
- \*1894 July 9 - William and Ernstina Kranet sold Lot 15 to William Mais for \$200.
- \*1894 July 9 - William and Bertha Mais sold Lot 15 to Ernstina Kranet for \$250.
- \*1923 January 9 - Ernstina Kranet sold Lot 15 to The Village Of Dorchester for \$1.
- \*1944 July 7 - The Village Of Dorchester sold Lot 15 to Emma Lapp.
- \*1960 August 9 - Emma Lapp sold Lot 15 to Eugene Lapp.
- \*1961 March 1 - Eugene Lapp sold Lot 15 to Emma Lapp.
- \*1961 March 18 - Emma Lapp sold Lot 15 to Roancia Dolezel.
- \*1989 October 17 - Roancia Dolezel sold Lot 15 to Sophie Richie.
- \*1991 October 18 - Sophie Richie sold Lot 15 to Luella J. Walters.

Summary Of Lot 15 Block 13: The Wisconsin Central Railroad Company first sold Lot 15 in 1894 to F.W. Kranet for \$15. That is what the official record states. However, I believe the property was probably agreed to be sold much earlier, perhaps even sometime

say in 1887. It appears as though the paperwork was behind as F.W. Kranet had already constructed a home on Lot 15 as he sold the property the same day he supposedly purchased the lot. He paid \$15 and sold it for \$200 which indicates there was a house located on the property. I believe the small one story wood frame home was probably built in 1888. Ernestine Kranet sold the property to the Village Of Dorchester in 1923 for \$1. It is believed that Mrs. Kranet left the area and donated the property to the Village. This would of been a very generous donation considering the year was 1923; especially for an elderly lady who perhaps had very little for herself. The Village sold the property in 1944 to Emma Lapp.

The little house still stands today but is in great need of help. Luella Walters purchased the property in 1991 and still owns it today. Luella has been the owner and operator of a nursing home five miles west of town and originally purchased the house in order to spend weekends away from work. The property is now up for sale to the highest bidder. The property has exchanged hands 10 times beginning in 1887 and extending to the present day (2006).

#### Lot 16 Block 13 (242 South 4<sup>th</sup> Street)

- \*1886 October 7 -The WCRR sold Lot 16 to William Luedecke for \$15.
- \*1895 March 11 - William Luedecke sold Lot 16 and Lot 17 to James Kelly for \$75.
- \*1913 February 4 -James Kelly sold Lot 16 and Lot 17 to Michael Kelly.
- \*1921 August 22 - Michael Kelly sold Lot 16 and Lot 17 to Hiram Kayhart for \$75.
- \*1924 June 6 - Hiram Kayhart sold Lot 16 and Lot 17 to Alice Harper for \$1.
- \*1967 April 24 - Clark County took control of Lot 16 and Lot 17 due to unpaid taxes and sold the property to The Village Of Dorchester for \$50.24.
- \*1968 Nov. 15 - The Village Of Dorchester sold Lot 16-17 to Edward and Marie Maurina.
- \*1982 December 17 - Ed Maurina sold Lot 16 and Lot 17 to Charles and Matilda Lapp.
- \*1988 December 23 - The Lapp Estate sold Lot 16 and Lot 17 to John Lapp.

Summary Of Lot 16 Block 13: The Wisconsin Central Railroad Company first sold Lot 16 to William Luedecke in 1886. No building ever existed on Lot 16 until Ed and Marie Maurina bought the property in 1968. They erected a very nice one story home which they intended to reside in during their retirement years. The south part of the home resides on Lot 16 while the north part of the home resides on Lot 17. Marie passed away and Edward continued living there until it was necessary for him to go to a senior citizens home. So in 1982, Ed sold the property to Charles and Matilda Lapp and in 1988 the Lapp estate sold the property to John Lapp. John lives there today and in 2001 he installed a new steel roof which should keep John nice and dry for the next 65 years or so. The property exchanged hands a total of 10 times beginning in 1886 and extending to the present day (2006).

### Lot 17 Block 13

- \*1887 May 18 - The WCRR sold Lot 17 to William Luedecke for \$18.
- \*1895 March 11 - William Luedecke sold Lot 16 and Lot 17 to James Kelly for \$75.
- \*1913 February 4 - James Kelly sold Lot 16 and Lot 17 to Michael Kelly.
- \*1921 August 22 - Michael Kelly sold Lot 16 and Lot 17 to Hiram Kayhart for \$75.
- \*1924 June 6 - Hiram Kayhart sold Lot 16 and Lot 17 to Alice Harper for \$1.
- \*1967 April 24 - Clark County took control of Lot 16 and Lot 17 due to unpaid taxes and sold the property to The Village Of Dorchester for \$50.24.
- \*1968 Nov. 15 - The Village Of Dorchester sold Lot 16-17 to Edward and Marie Maurina.
- \*1982 Dec. 17 - Edward Maurina sold Lot 16 and Lot 17 to Charles and Matilda Lapp.
- \*1988 December 23 - The Lapp Estate sold Lot 16 and Lot 17 to John Lapp.

Summary Of Lot 17 Block 13: The Wisconsin Central Railroad Company first sold Lot 17 to William Luedecke in 1887. No building ever existed on Lot 17 until Ed and Marie Maurina bought the property in 1968. The south part of the home resides on Lot 16 while the north part of the home and garage resides on Lot 17. Ed Maurina sold the property to Charles and Matilda Lapp and in 1988 the Lapp estate sold the property to John Lapp. The property exchanged hands a total of 10 times beginning in 1886 and extending to the present day (2006).

### Lots 18 - 19 - 20 Block 13 (The East One Half) - (348 West 1<sup>st</sup> Avenue)

- \*1881 October 8 - The WCRR sold Lot 20 to Eugene DeChaine for \$25.
- \*1884 May 8 - The WCRR sold Lot 18 and Lot 19 to Theodore Kariske for \$38.
- \*1892 April 7 - Eugene DeChaine sold Lot 20 to A.E. Lane for \$75.
- \*1892 April 23 - A.E. Lane sold Lot 20 to Theodore and Mary Kariske for \$85.
- \*1893 Feb. 23 - Ted Kariske sold E. One Half of Lots 18-19-20 to Martin McDonald for \$75.
- \*1893 Sept. 20 - Martin McDonald sold E. 1/2 of Lots 18-19-20 to Sophie Fessler for \$82.
- \*1894 Feb. 5 - Sophie Fessler sold E. One Half of Lots 18-19-20 to Fred Gutwasser for \$90.
- \*1899 Nov. 13 - Fred Gutwasser sold E. 1/2 of Lots 18-19-20 to H. Schoeneman for \$190.
- \*1901 Nov. 16 - Henry Schoeneman sold E. 1/2 of Lots 18-19-20 to George Koehn for \$400.
- \*1929 June 1 - Martha Koehn received the E. 1/2 of Lots 18-19-20 via a divorce decree.
- \*1952 Oct. 14 - The Martha Koehn Estate sold the E. 1/2 of Lots 18-19-20 to Emil Kraemer.
- \*1952 Oct. 22 - Mildred Kraemer sold the E. 1/2 of Lots 18-19-20 to Louis/Karen Hanson.
- \*1954 July 7 - Louis Hanson sold the E. 1/2 of Lots 18-19-20 to Robert and Ethel Rottier.
- \*1961 June 14 - Robert Rottier sold E. 1/2 of Lots 18-19-20 to Milton Raminger for \$6500.
- \*1968 Sept. 24 - Milton/Nancy Raminger sold E. 1/2 of Lots 18-19-20 to Mildred Wheelock.
- \*1982 Nov. 18 - Mildred Wheelock sold E. 1/2 of Lots 18-19-20 to Michael/Cynthia Gibson.
- \*1986 Nov. 3 - Michael/Cynthia Gibson sold E. 1/2 of Lots 18-19-20 to Gloria Everhard.
- \*1989 Nov. 14 - Gloria Everhard sold E. 1/2 of Lots 18-19-20 to Richard/Carolyn Goltz.
- \*1994 April 3 - Rich/Carolyn Goltz sold E. 1/2 of Lots 18-19-20 to Rick/Denise Rinehart.
- \*2004 Oct. 15 - Rick and Denise Reinhart sold E. 1/2 of Lots 18-19-20 to Beth Stange.

Summary Of Lots 18 - 19 - 20 Block 13 - (The East One Half): The Wisconsin Central Railroad Company first sold Lots 18 and 19 to Theodore Kariske on May 8, 1884 for \$38. The Wisconsin Central Railroad Company sold Lot 20 to Eugene DeChaine on October 8, 1881 for \$25. Ted and Mary Kariske purchased the property on April 23, 1892 for \$85.

At this point in 1892, the Kariskes owned lots 18 - 19 and 20 and then made a decision to divide the properties with a East portion and a West portion. Instead of three lots (each 50 feet by 150 feet) they now had two lots each 75 feet by 150 feet.

Fred and Bertha Gutwasser sold the East One Half of Lots 18 - 19 and 20 to Henry Schoeneman on November 13, 1899 for \$190. As soon as the snow made a retreat in the spring of 1900, the Schoenemans began constructing their new home. Homes in those days, were a basic simple two story structure with no plumbing, no wiring, no heat ducts, etc. The new residence went up very quickly and by mid summer they were inside their warm cozy home. The home still stands and today is owned by Beth Stange who purchased the property at the end of 2004. The property exchanged hands a total of 19 times beginning in 1881 and extending to the present day (2006).

Lots 18 - 19 - 20 Block 13 (The West One Half) - (358 West 1<sup>st</sup> Avenue)

- \*1881 October 8 - The WCRR sold Lot 20 to Eugene DeChaine for \$25.
- \*1884 May 8 - The WCRR sold Lot 18 and Lot 19 to Theodore Kariske for \$38.
- \*1892 April 7 - Eugene DeChaine sold Lot 20 to A.E. Lane for \$75.
- \*1892 April 23 - A.E.Lane sold Lot 20 to Theodore and Mary Kariske for \$85.
  
- \*1893 Feb. 23 - Theodore Kariske sold W. 1/2 of Lots 18-19-20 to Sophie Fessler for \$125.
- \*1894 June 5 - Sophie Fessler sold W. 1/2 of Lots 18-19-20 to John Koerner for \$700.
- \*1894 Nov. 23 - John Koerner sold W. 1/2 of Lots 18-19-20 to Joergan Ivers for \$1200.
- \*1895 July 5 -Joergan/Maria Ivers sold W. 1/2 of Lots 18-19-20 to Sophie Fessler for \$600.
- \*1914 June 5-Sophie Fessler Estate sold W. 1/2 of Lots 18-19-20 to Howard Miller for \$700.
- \*1914 June 15 - Howard/Ida Miller sold W. 1/2 of Lots 18-19-20 to Abram Katzin for \$700.
- \*1914 July 14 - Abram/Bessie Katzin sold W. 1/2 of Lots 18-19-20 to Sam Ugoretz for \$200.
- \*1931 November 24 - Clark County took control of the property due to unpaid taxes and sold the property via sheriff's deed to Fred and Dick Mead for \$1609.28.
- \*1936 October 14 - Fred and Dollie Mead sold the West One Half of Lots 18-19-20 to The Dorchester Mission of the Evangelical Church (Little White Church) for \$1500.
- \*1945 September 7 - The Dorchester Mission of the Evangelical Church sold the West One Half of Lots 18-19-20 to E.L. and Beatrice Bieck for \$2800.
- \*1947 July 24 - E.L./Beatrice Bieck sold W. 1/2 of Lot 18 to Robert Krouse for \$4250.
- \*1961 June 28 - Robert Krouse sold W. 1/2 of Lots 18-19-20 to Oscar Violand for \$4250.
- \*1964 April 20 - Oscar/Helen Violand sold W. 1/2 of Lots 18-19-20 to Lawrence Ehlers.
- \*1998 June 3 - Lawrence/Marjorie Ehlers sold W. 1/2 of Lots 18-19-20 to Ken Mohan.



Summary Of Lots 18 - 19 - 20 Block 13 - (The West One Half): The Wisconsin Central Railroad Company sold Lots 18 and 19 to Theodore Kariske on May 8, 1884 for \$38. The Wisconsin Central Railroad Company sold Lot 20 to Eugene DeChaine on October 8, 1881 for \$25.00. Eugene DeChaine sold Lot 20 to A.E. Lane on April 7, 1892 for \$75.00. A.E.Lane sold Lot 20 to Theodore and Mary Kariske on April 23, 1892 for \$85.

Theodore and Mary Kariske sold the West One Half of Lots 18 - 19 - 20 to Sophie Fessler on February 23, 1893. In the summer of 1893, the Fesslers (Charlie and Sophie) erected a commercial building on the west portions of these lots. The commercial structure was that of a saloon and Sophie operated the business for a year until she sold it to John Koerner in June of 1894. Six months later, the Koerners sold it to Joergan Ivers who after eight months of operating the saloon sold it back to Sophie Fessler. At this time, Sophie decided the saloon business was not for her and she opened up a general mercantile store selling groceries and dry goods. She named the business "The Milwaukee Store". The building was destroyed by fire in on March 12, 1911 and sold to Sam Ugoretz three years later in 1914. Sam erected a new residence for his family on the west half of Lots 18-19 and 20 and lived there until 1931 when Clark County assumed control of the property. Clark County sold the property to Fred and Dick Mead who in turn sold it to the "The Dorchester Mission of the Evangelical Church" (Little White Church) for use as a residence for their pastor.

Lawrence and Marjorie Ehlers purchased the property from her folks on April 20, 1964. Over the years, the Ehlers remodeled the entire home. After living there almost 35 years, they sold the property to Kenneth and Valerie Mohan on June 3, 1998. Today the Mohans still reside in the house that now is 81 years old; not the oldest house in town but definitely one of the oldest. The property exchanged hands a total of 20 times beginning in 1881 and extending to the present day (2006).

## Chapter 33

### Block 14 Second Addition To The Village Of Dorchester

#### Lots 1 - 2 - 3 Block 14

- \*1882 Apr 24 - The WCRR sold the S. 50 ft of Lots 1-2 to the Methodist Epis. Church for \$1.
- \*1882 Sept. 5 - The WCRR sold N. 134 ft of Lots 1-2 and Lot 3 to August Guenther for \$105.
- \*1889 July 1 - Methodist Episcopal Church Q.C. S. 50 ft of Lots 1-2 back to the Railroad.
- \*1889 November 22 - The WCRR sold the S. 50 feet of Lots 1-2 to Ludwig Gmeiner for \$30.
- \*1889 Dec. 9 - Antonia Guenther (now Graffunder) sold North 40 feet of Lots 1 and 2 and the North 90 feet of Lot 3 to Ludwig Gmeiner for \$60.
- \*1900 Sept. 8 - A. Guenther sold N. 94.60 ft of Lots 1-2-3 to A. Sorenson & Co. for \$100.
- \*1901 Mar. 28 - Andrew Sorenson sold N. 94.60 feet of Lots 1-2-3 to Herman Will for \$175.
- \*1905 Nov. 25 - Ludwig Gmeiner sold S. 50 ft of Lots 1-2 to Wells/Chase for \$200.
- \*1906 Mar. 6 - Herman Will Jr. sold N. 94.60 feet of Lots 1-2-3 to Conrad Kramer for \$250.
- \*1909 Oct. 19 - Burt Wells/Frank Chase sold N. 40 ft of Lots 1-2-3 to John Kramer for \$175.
- \*1909 Oct. 30 - Conrad Kramer sold N. 66 feet of Lots 1-2-3 to John Kramer for \$712.50.
- \*1909 November 8 - Burt Wells/Frank Chase sold Lots 1-2-3 to John Kramer for \$175.
- \*1912 July 25 - John Kramer sold Lots 1-2-3 to Ernst Sahade for \$850.
- \*1915 March 5 - Ernst Sahade sold Lots 1-2-3 to G.A. Bobbe for \$1000.
- \*1917 May 25 - G.A./Ellen Bobbe sold the S. 75 ft of Lots 1-2-3 to Max E. Vircks for \$300.
- \*1927 July 5 - Max Vircks sold the S. 75 ft of Lots 1-2-3 to Edwin Sauter for \$5500.
- \*1937 April 7 - G.A. Bobbe sold N. 1/2 Lots 1-2-3 to John Riemer for \$600.
- \*1963 Jan. 28 - The Riemer Estate sold N. 1/2 Lots 1-2-3 to Edward and Dianne Krueger.
- \*1965 Oct. 21 - Edward/Dianne Krueger sold N. 1/2 of Lots 1-2-3 to John/Helen Krajecki.
- \*1976 April 28 - Blanche Sauter sold the S. 75 ft of Lots 1-2-3 to Joseph/Connie Berger.
- \*1976 Dec. 13 - Joe/Constance Berger sold S. 75 ft of Lots 1-2-3 to Perry Emmerich.
- \*1980 October 4 - Perry/Beverly Emmerich sold S. 75 ft of Lots 1-2-3 to Gayle Thomas.
- \*1987 January 7 - Helen Krajecki sold the N. 1/2 of Lots 1-2-3 to Anthony/Debra Koncel.
- \*1989 March 10 - Gayle Thomas sold the South 75 feet of Lots 1-2-3 to Gary Thomas.

Summary Of Lots 1-2-3 Block 14 (North Portion) - (107 South 3rd Street): The WCRR first sold the N. Portion of Lots 1-2 and Lot 3 to Antonia Guenther on Sept. 5, 1882 for \$105. Antonia Guenther (now Graffunder) sold the North 94.60 feet of Lots 1 - 2 and 3 to A. Sorenson & Company on September 8, 1900 for \$100. Andrew and Bertha Sorenson sold the North 94.60 feet of Lots 1 - 2 and 3 to Herman Will Jr. On March 28, 1901 for \$175. Herman and Edna Will Jr. Sold the North 94.60 feet of Lots 1 - 2 and 3 to Conrad Kramer on March 6, 1906 for \$250. Conrad Kramer (an expert carpenter of the day) erected a two story wood frame residential structure in the summer of 1906. The house went up quickly as Conrad's workmen had done this before. It is believed that Conrad and his family lived here until 1909 when he sold the property to his brother John Kramer. This residence was the only structure erected on this site.

Helen Krajecki sold the North One Half of Lots 1 - 2 and 3 to Anthony and Debra Koncel on January 7, 1987. Debra Koncel still lives in the house today with her children and in 1999 undertook a major renovation of the structure. The building was raised 6 feet off the ground and a full basement was dug and concrete block were cemented together to form four solid walls and a floor was poured to produce a modern basement which would service the building until its last days. The home and garage is located on the north portion of lots 1 and 2 while the north portion of lot 3 serves as a backyard for the property. The property exchanged hands a total of 14 times beginning in 1882 and extending to the present day (2006).

Summary Of Lots 1 - 2 - 3 Block 14 ( South Portion)-(125 South 3 RD Street): The WCRR sold the South 50 ft of Lot 1 and 2 to the Methodist Episcopal Church on April 24, 1882 for \$1. The Methodist Episcopal Church had intended to built a church on this site but for one reason or another decided that a different location would be better. It then became the responsibility of the church to Quit Claim their interest in the property back to the railroad. This action occurred on July 1, 1889. The Wisconsin Central Railroad Co. then sold the South 50 feet of Lots 1 and 2 to Ludwig Gmeiner on Nov. 22, 1889 for \$30.

G.A./Ellen Bobbe sold the S. 75 ft of Lots 1-2-3 to Max E. Vircks on May 25, 1917 for \$300. During the summer and fall of 1919; Max Vircks constructed a large 1 3/4 wood frame residence and the first stucco home in Dorchester. Max sold the property to Ed/Blanche Sauter in 1927 for \$5500. Gayle Thomas purchased the home in 1980 and then sold the property to her son Gary and his wife in 1989. The house and garage are located on the south portion of lots 1 and 2 while the south portion of lot 3 serves as a backyard for the property. This residence is the only structure ever erected on this site. As of this writing, the Thomas's just recently moved to another home they purchased. The house is now up for sale with a asking price of \$110,000. Although it is difficult to see how this asking price can be achieved, building costs have soared the last 5 years and inflation continues to add to the value of property especially for such a well built and maintained home such as this. Time will tell us as always. The property has exchanged hands a total of 13 times beginning in 1882 and extending to the present day (2006).

#### Lot 4 Block 14

- \*1881 December 27 - The WCRR sold Lot 4 to Ole Christains for \$25.
- \*1883 May 15 - Clark County took control of Lot 4 and sold the property to E.L. Swarthout.
- \*1892 May 20 - The Allen Land and Loan Company took control of the property for \$2.44.
- \*1894 March 5 - Allen Land/Loan Company sold Lot 4 to The Com. Bank of Eau Claire.
- \*1894 November 2 - Commercial Bank of Eau Claire sold Lot 4 to William Schafer for \$50.
- \*1904 May 9 - Emma Schafer sold Lot 4 to Conrad Kramer for \$55.
- \*1908 June 15 -Conrad and Amana Kramer sold Lot 4 to A. J./Josephine Perry for \$525.
- \*1914 June 26 - A.J. Perry sold Lots 4 and 5 to Josephine Perry.
- \*1919 June 16 - John/Josephine Perry sold Lots 4 and 5 to Anton/Elizabeth Veit for \$1000.
- \*1926 Dec. 11 - Anton/Elizabeth Veit sold Lots 4 and 5 to William E. Conkling for \$3000.

- \*1929 Oct. 17 - Wm/Mathilda Conkling sold Lots 4 and 5 to Anton/Elizabeth Veit for \$75.
- \*1936 October 17 - Elizabeth Veit sold Lots 4 and 5 to Laura Skilbred for \$800.
- \*1939 June 28 - Laura Skilbred sold Lots 4 and 5 to Andrea and Christ Skilbred for \$1.
- \*1943 Dec. 23 - Andrea and Christ Skilbred sold Lots 4 and 5 to Ida Skerbeck for \$1200.
- \*1944 Nov. 28 - Ida Skerbeck sold Lots 4 and 5 to Eugene and Arlene Skerbeck for \$1.
- \*1972 Jan. 13 - Arlene Skerbeck Altenburg sold Lots 4-5-6 to Frederick/Christine Decker.
- \*1979 Nov. 15 - Frederick/Christine Decker sold Lots 4-5-6 to The Dorchester State Bank.
- \*1989 July 6 - The Dorchester State Bank sold Lots 4-5-6 to Gerald and Deborah Draxler.

Summary Of Lot 4 Block 14: The Wisconsin Central Railroad Company first sold Lot 4 to Ole Christains in 1881 for \$25. Henry and Emma Schafer purchased the property in 1894 for \$50 and sold it in 1904 (10 years later) to Conrad and Amana Kramer for \$55. In the summer of 1904; Conrad Kramer constructed a small home and either lived there for awhile or used the property as an income property until he sold Lot 4 to A. J. and Josephine Perry on June 15, 1908 for \$525. From 1906 to 1908, Mrs. Marlow operated a restaurant in the small house. It is not known when or how the home became non-existent but I cannot find any individual with knowledge of the home or whether it burned down or perhaps it was relocated. However, land transactions and monies paid would indicate that the building survived perhaps 10 years or so but no more. It would of been a small one level home I believe as the price of \$525 in 1908 would indicate a small house with perhaps a small barn in the rear of the house. Today the property is owned by Gerald and Deborah Draxler and Lot 4 serves as a side yard for the Draxler 4-Plex rental building located on Lot 5. The property exchanged hands a total of 18 times beginning in 1881 and extending to the present day (2006).

#### Lot 5 Block 14

- \*1882 May 30 - The Wisconsin Central Railroad Co. sold Lot 5 to E.L. Swarthout for \$25.
- \*1882 September 5 - E.L. Swarthout sold Lot 5 to August Guenther for \$92.50.
- \*1888 May 14 - Antonia Guenther sold Lot 5 to O.D. Van Dusen on, for \$75.
- \*1901 January 29 - O.D. Van Dusen sold Lot 5 to F.D. Arnold for \$50.
- \*1902 May 20 - Clark County took control of the property; sold Lot 5 to August Schmidt.
- \*1907 Nov. 1 - F.D. Arnold Quit Claimed rights in the property to August Schmidt.
- \*1908 Dec. 29 -August and Bertha Schmidt sold Lot 5 to A.J and Josephine Perry for \$50.
- \*1914 June 26 - A.J. Perry sold Lots 4 and 5 to Josephine Perry for \$100.
- \*1919 June 16 - John/Josephine Perry sold Lots 4-5 to Anton/Elizabeth Veit for \$1000.
- \*1926 Dec. 11 - Anton and Elizabeth Veit sold Lots 4 and 5 to William Conkling for \$3000.
- \*1929 Oct. 17 - William and Mathilda Conkling sold Lots 4-5 to Anton/Elizabeth Veit \$75.
- \*1936 October 17 - Elizabeth Veit sold Lots 4 and 5 to Laura Skilbred for \$800.
- \*1939 June 28 - Laura Skilbred sold Lots 4 and 5 to Andrea and Christ Skilbred for \$1.
- \*1943 Dec. 23 - Andrea and Christ Skilbred sold Lots 4 and 5 to Ida Skerbeck for \$1200.
- \*1944 November 28 - Ida Skerbeck sold Lots 4-5 to Eugene and Arlene Skerbeck for \$1.
- \*1972 Jan. 13 - Arlene Skerbeck Altenburg sold Lots 4-5-6 to Frederick/Christine Decker.

- \*1979 Nov. 15 - Frederick/Christine Decker sold Lots 4-5-6 to The Dorchester State Bank.
- \*1989 July 6 - The DSB sold Lots 4 - 5 and 6 to Gerald and Deborah Draxler.

Summary Of Lot 5 Block 14: The Wisconsin Central Railroad first sold Lot 5 to E.L. Swarthout in 1882 for \$25. A.J and Josephine Perry purchased the property on Dec. 29, 1908 for \$50. It is believed that the Perrys constructed the 1 ½ story home there in the summer of 1909. From 1909 to 1911, L.M. Allen operated a restaurant in the northeast portion of the first story. Ida Skerbeck purchased lots 4 and 5 on December 23, 1943 for \$1200 and then sold the property to Eugene and Arlene Skerbeck on November 28, 1944 for \$1. Arlene Skerbeck Altenburg sold Lots 4 - 5 and 6 to Frederick and Christine Decker on January 13, 1972. Frederick and Christine Decker sold Lots 4 - 5 and 6 to the Dorchester State Bank on November 15, 1979.

The bank purchased the building and lots 4 - 5 and 6 with the intent to build a new bank building there as soon as lots 1 - 2 and 3 could be acquired as those lots were necessary so adequate space would be available for parking and to accommodate a drive-up teller window. Lots 1-2 and 3 could not be acquired and the bank sold the property to Gerald and Deborah Draxler on July 6, 1989. In 1990, Gerald (a general contractor) razed the 1909 house and constructed a wood frame 2 story 4-Plex apartment building as there was a dreadful shortage of rental units in the community and before long all four units were rented. Only a small portion of the building resides on Lot 5. Gerald continues to own and operate the 4-Plex apartment building today. The property exchanged hands a total of 19 times beginning in 1882 and extending to the present day (2006).

#### Lot 6 Block 14 (354 West Center Avenue)

- \*1882 May 30 - The WCRR sold Lot 6 to E.L. Swarthout for \$25.
- \*1882 June 20 - E.L. Swarthout sold Lot 6 to Joel LeClaire for \$25.
- \*1886 Feb. 27 - Joel LeClaire sold Lot 6 to Joel LeClaire and Prosher Lasante for \$1300.
- \*1889 May 23 - Prosher Lasante Quit Claimed his interest in the property to Joel LeClaire.
- \*1894 April 12 - Joel LeClaire sold Lot 6 to Emiline LeClaire for \$1.
- \*1918 July 1 - Joel and Emiline LeClaire sold Lot 6 to Paul Lotzer for \$775.
- \*1920 February 25 - Paul and Lena Lotzer sold Lot 6 to J.J. McDonald for \$1.
- \*1937 May 5 - J.J. McDonald sold Lot 6 to Edwin and Albert Sauter.
- \*1938 August 3 - Edwin/Blanche-Albert/Anna Sauter sold Lot 6 to Lloyd Sorenson for \$50.
- \*1944 Nov. 8 - L.D./Lucienne Sorenson sold Lot 6 to Joseph and Ida Skerbeck for \$60.
- \*1950 Jan. 31 - Joseph and Ida Skerbeck sold Lot 6 to Eugene/Arlend Skerbeck for \$500.
- \*1972 Jan. 13 - Arlene Skerbeck Altenburg sold Lots 4-5-6 to Frederick/Christine Decker.
- \*1979 Nov. 15 - Frederick/Christine Decker sold Lots 4-5-6 to The Dorchester State Bank.
- \*1989 July 6 - The Dorchester State Bank sold Lots 4-5-6 to Gerald and Deborah Draxler.

Summary Of Lot 6 Block 14: The Wisconsin Central Railroad Company first sold Lot 6 to E.L. Swarthout on May 30, 1882 for \$25. E.L. Swarthout sold Lot 6 to Joel LeClaire on June 20, 1882 for \$25. Joel LeClaire began construction of the LeClaire Opera House

during the fall of 1882 and completed the building in the late spring and early summer of 1883. The Opera House Joel built became known as the finest Opera House between Marshfield and Ashland. It served as the place to go to watch a good play by touring semi-professional actors. It also functioned as a large meeting place for silent films, plays by locals, roller skating events, wedding receptions, etc.

Joel LeClaire was looking for a partner and found one in Prosher Lasante and on Feb. 27, 1886; an agreement was reached and the two became partners in the opera house business. However, the partnership failed after three years and in May 1889 Prosher Quit Claimed his interest in the opera house back to Joel. Paul Lotzer purchased the building in 1918 for \$775 and used the building to store hay, animal feed and other products he sold from his feed store. Somehow it seems beyond comprehension that the once beautiful opera house turned into a pumpkin one evening late in the day. It must of made the old settlers sick to their stomach to witness this transformation. However, as we all know, time stands still for no man, beast or building. Time marches on and those individuals or in this case buildings who get in the way are trampled upon forever to become dust under the foot. In 1920, Paul Lotzer sold the property to J.J. McDonald for \$1. I believe the McDonalds were related to the Lotzers as the sales price was \$1. This was often the price when property exchanged hands between family members. The building was sold to Ed Kramer and he moved the opera house to his property on Front street (back of Chuck's Rustice Inn) in October of 1920 where it was used as a storage shed which housed items for his general mercantile store .

The Dorchester State Bank purchased the property on November 15, 1979 and sold Lots 4 - 5 and 6 to Gerald and Deborah Draxler on July 6, 1989. In 1990, Gerald (a general contractor) razed the 1909 house on Lot 5 and constructed a wood frame 2 story 4-Plex apartment building as there was a dreadful shortage of rental units in the community and before long all four units were rented. Gerald continues to own and operate the 4-Plex apartment building today. The building resides mainly on Lot 6 but a small portion is also located on Lot 5. The property exchanged hands a total of 14 times beginning in 1882 and extending to the present day (2006).

#### Lot 7 and 8 Block 14 - (368 West Center Avenue)

- \*1881 Nov. 17 - Wisconsin Central Railroad Company sold Lot 8 to Joe Pangier for \$25.
- \*1882 April 7 - Wisconsin Central Railroad Company sold Lot 7 to Amy LeClair for \$20.
- \*1894 July 9 - Amy and Elvina LeClair sold Lot 7 to Andrew Lieders for \$35.
- \*1902 October 2 - Andrew and Lizzie Lieders sold Lot 7 to Conrad Kramer for \$45.
- \*1903 Feb. 12 - Estate of Joe Panger Q.C. interest they had in Lot 8 to Adeline Panger.
- \*1903 April 28 - Conrad and Emma Kramer sold Lot 7 to Adeline Panger for \$50.
- \*1908 March 21 - Adeline Panger Q.C. Lots 7 and 8 to Anton Nachtwey for \$300.
- \*1908 June 24 - Anton Nachtwey borrowed \$200 from John Schober ; repaid July 24, 1916.
- \*1908 November 2 - Anton/Mary Nachtwey sold Lots 7 and 8 to Mark Nachtwey for \$500.
- \*1909 Oct. 26 - Mark/Josephine Nachtwey sold Lots 7 and 8 to Mary Nachtwey for \$500.

\*1952 June 27 - Clark County took control of the property due to unpaid taxes and sold Lots 7 and 8 to Eugene W. Skerbeck for \$300.

\*1959 March 25 - Eugene and Arlene Skerbeck sold Lots 7 and 8 to Tillie Weidman.

\*1975 March 17 - Tillie Weidman sold Lots 7 and 8 to Arlene Weidman.

Summary Of Lot 7 Block 14: The WCRR first sold Lot 7 to Amy LeClair for \$20 on April 7, 1882. Amy and Elvina LeClair sold Lot 7 to Andrew Lieders for \$35 on July 9, 1894. Andrew and Lizzie Lieders sold Lot 7 to Conrad Kramer for \$45 on Oct. 2, 1902. Conrad and Emma Kramer sold Lot 7 to Adeline Panger for \$50 on April 28, 1903.

Summary Of Lot 8 Block 14: The Wisconsin Central Railroad Company to Joe Pangier (Lot 8) for \$25 on November 17, 1881. Estate of Joe Panger Quit Claimed any interest they had in Lot 8 to Adeline Panger on February 12, 1903. Adeline Panger took control of both Lots 7 and 8 by April, 1903. Since no buildings had at that time been erected on either lot and since 1903 all sales transactions always included both lots as though they were one; it was decided to summarize the two lots together.

Eugene and Arlene Skerbeck sold the two lots to Tillie Weidman in 1959 and that year Tillie had a very nice one story wood frame ranch type home built for her and her two children (Arlene and Jimmie). Tillie passed away in 1975 and the estate deeded the property to Arlene Weidman in March of 1975. Arlene continues to reside in the house her mother built almost 50 years ago along with her brother. The property exchanged hands a total of 13 times beginning in 1882 and extending to the present day (2006).

#### Lot 9 and Lot 10 Block 14 - (126 South 4th Street)

\*1885 April 2 - The WCRR sold Lots 9 and 10 to Charlotte Folsom for \$50.

\*1903 June 15 - The Charlotte Folsom estate sold Lots 9 and 10 to Tillis LeClaire.

\*1903 Aug. 26 - Tillis and Alvina LeClaire sold Lots 9 and 10 to August Homsted for \$450.

\*1908 Jan. 3 - August and Evelyn Homsted sold Lots 9 and 10 to Henry Weber for \$500.

\*1909 February 16 - Henry and Wilhelmine Weber sold Lots 9 and 10 to The DSB for \$350.

\*1910 Feb. 1 - The Dorchester State Bank sold Lots 9 and 10 to Albert Wiese for \$625.

\*1912 Aug. 24 - Frank Wiese Q.C. interest he had in Lots 9-10 to Bertha Fillmore for \$1.

1920 February 11 - Bertha Fillmore sold Lots 9 and 10 to Ella Helm for \$540.

\*1920 September 21 - Ella Helm sold Lots 9 and 10 to John Jantsch for \$800.

\*1934 March 7 - John Jantsch sold Lots 9 and 10 to Mary Jantsch.

\*1943 September 16 - Mary Jantsch sold Lots 9 and 10 to William Jantsch.

\*1946 March 10 - Wm/Loretta Jantsch sold Lots 9-10 to Henry/Francis Jantsch for \$2200.

\*1970 August 6 - Francis Jantsch sold Lots 9 and 10 to Donald and Birthe Seidel for \$5000.

\*1977 June 13 - Don/Birthe Seidel sold Lots 9-10 to William Adams and Suzanne Hubert.

\*1978 April 24 - Wm/Suzanne Adams sold Lots 9 and 10 to Douglas and Diane Solberg.

Summary Of Lots 9 and 10 Block 14: Lots 9 - 10 were always sold as though they were one lot and so this data reflects that. The Wisconsin Central Railroad Company first

sold Lots 9 and 10 to Charlotte Folsom on April 2, 1885 for \$50. Charlotte Folsom constructed the first building on lots 9 and 10 in the summer of 1885. It was a small one story wood frame or maybe log framed house and serviced those housed inside for 35 years until John and Mary Jantsch purchased the property in 1920. John /Mary Jantsch (grandparents of this writer) and at least four of the Jantsch children resided in the small house for one winter and in the spring of 1921; began construction of a two story home. Materials from the old home were used in the construction of the new home as was the custom of the day. The original home was located on Lot 9 and the new home is located on Lot 10. The Mary Jantsch garden produced the largest cabbages ever produced in Clark County. I have heard many times over the years that this came about as a result of a secret fertilizer that Mary brought with her from Bohemia. The secret was never revealed and today the property is owned and occupied by Douglas and Diane Solberg and one of their three children. The property exchanged hands a total of 15 times beginning in 1885 and extending to the present day (2006).

#### Lot 11 Block 14 (130 South 4th Street)

- \*1887 June 1 - The WCRR sold Lots 11-12-13-14 to Charles Janke for \$100.
- \*1899 Dec. 12 - Charles/Augusta Janke sold Lots 11-12-13-14 to Otto Seidler for \$500.
- \*1915 May 16 - Otto/Martha Seidler sold Lot 11-12-13-14 to Ida J. Sorenson for \$1000.
- \*1916 March 18 - Ida Sorenson sold Lot 11-12-13-14 to Eli and Ellen Marcott for \$900.
- \*1919 October 28 - Eli and Ellen Marcott sold Lot 11 to William and Rosa Miller for \$200.
- \*1927 Feb. 9 - William and Rosa Miller sold Lot 11 to Joseph and Pauline Lang for \$350.
- \*1935 April 19 - Pauline Lang Quit Claimed interests she had in Lot 11 to Joseph Lang.
- \*1935 April 19 - The Joseph Lang Estate sold Lot 11 to Frank Lang.
- \*1945 September 11 - Frank Lang sold Lot 11 to Vilas and Josie Kramer for \$100.
- \*1946 August 26 - Vilas/Josie Kramer sold Lot 11 to Oscar and Helen Violand for \$2500.
- \*1955 Sept. 15 - Oscar/Helen Violand sold Lot 11 to Gerald and Ann Fleming for \$2800.
- \*1958 February 26 - Gerald and Ann Fleming sold Lot 11 to Harland and Garnell Powers.
- \*1960 Mar.11 - Hartland/Garnell Powers Q.C. interest in the property to Oscar Violand.
- \*1961 May 26 - Oscar/Helen Violand sold Lot 11 to James and Louise Erickson for \$3300.
- \*1979 October 9 - The Erickson Estate sold Lot 11 to Alan L. and Sandra M. Karau.
- \*1986 March 20 - Alan/Sandra Karau sold Lot 11 to Donald/Birthe Seidel for \$19,000.
- \*1996 July 30 - Donald and Birthe Seidel sold Lot 11 to Lana R. Weideman for \$27,500.

Summary Of Lot 11 Block 14: The Wisconsin Central Railroad Company first sold Lot 11-12-13-14 to Charles Janke on June 1, 1887 for \$100. Charles and Augusta built a small two story wood frame house on Lot 11 in the summer of 1889. The home was remodelled a number of times over the years, new vinyl siding was applied in 2000 and today it still stands looking fresh and issuing a big hello to all who pass by. Today it is owned by Lana Weideman who has owned the property for 10 years. The property exchanged hands a total of 17 times beginning in 1887 and extending to the present day (2005).



Lots 12 - 13 - 14 Block 14 - (158 South 4<sup>th</sup> Street)

- \*1887 June 1 - The WCRR sold Lots 11-12-13-14 to Charles Janke for \$100.
- \*1899 Dec. 12 - Charles/Augusta Janke sold Lots 11-12-13-14 to Otto Seidler for \$500.
- \*1915 May 16 - Otto/Martha Seidler sold Lot 11-12-13-14 to Ida J. Sorenson for \$1000.
- \*1916 March 18 - Ida Sorenson sold Lot 11-12-13-14 to Eli and Ellen Marcott for \$900.
- \*1924 April 24 - Eli and Ellen Marcott sold Lots 12-13-14 to August P. Miller for \$1500.
- \*1943 December 21 - The Miller Estate sold Lots 12-13-14 to Peter Miller.
- \*1946 March 14 - Peter/Martha Miller sold Lots 12-13-14 to Martha Jorgensen for \$3000.
- \*1950 Aug. 1 - Martha Jorgensen sold Lots 12-13-14 to Frank/Hattie Hamm for \$3000.
- \*1955 Sept. 30 - Hattie Hamm sold Lots 12-13-14 to Reuben and Ethel Vieth for \$3300.
- \*1967 July 17 - Reuben/Ethel Vieth sold the E. 100 ft of Lots 13-14 to Frank Duellman.
- \*1990 Aug. 1 - Frank Duellman sold the E. 100 ft of Lots 13-14-15 to Patricia Bock.
- \*2003 June 13 - Reuben Vieth sold Lots 12-13-14 exc. E. 100' of Lots 13-14 to Wm. Stock.

Summary Of Lots 12 - 13 - 14 Block 14: These three lots were always sold together and today are still owned by one person except for the East 100 feet of Lots 13 and 14. The summary will consist of all three lots being grouped into one, in order to avoid writing duplications. The WCRR sold Lots 11-12-13-14 to Charles Janke on June 1, 1887 for \$100.

Lot 12 - No building was ever erected on Lot 12; it serves as a sideyard for Lot 13.

Lot 13 - The WCRR first sold Lots 11-12-13-14 to Charles Janke on June 1 1887 for \$100. Charles and Augusta Janke constructed a small two story wood frame residence in the late summer and fall of 1887. Today the building still stands after 117 years. It sold in 2003 to William Stock and he immediately set upon an ambitious and extensive remodeling project to bring the old home up to current standards. It is hard to believe that the old home is the same one that is standing there today.

Lot 14 - The WCRR first sold Lots 11-12- 3-14 to Charles Janke on June 1 1887 for \$100. The only building ever constructed on Lot 14 was an one car garage built in about 1940. The garage was razed by the present owner William Stock in March of 2005. A new 22 by 22 foot garage was erected in the fall of 2005. The property exchanged hands a total of 11 times beginning in 1887 and extending to the present day (2006).

Lot 15 Block 14 - (359 West 1<sup>ST</sup> Avenue)

- \*1888 May 18 - The WCRR sold Lot 15 to Terrence Grimes for \$25.
- \*1892 Dec. 31 - Terrence and Felicity Grimes sold Lot 15 to Charlotte Folsom for \$150.
- \*1911 December 23 - Charlotte Folsom sold Lot 15 to John H. Johnson for \$200.
- \*1914 August 15 - John and Anna Johnson sold Lot 15 to Ole Paulson for \$1300.
- \*1918 January 26 - Ole Paulson sold Lot 15 to Hans and Mary Sorenson for \$720.
- \*1919 January 15 - Hans and Mary Sorenson sold Lot 15 to Andrew Sorenson for \$1000.
- \*1920 October 18 - Andrew and Bertha Sorenson sold Lot 15 to Ella Helm for \$1500.

- \*1959 Dec. 8 - Ella Helm Q.C. her interests in Lot 15 to "Clark Cty Welfare Dept. for \$1.
- \*1960 January 18 Clark County Welfare Department sold Lot 15 to Joel W. Winchell.
- \*1964 May 9 - The Winchell Estate sold Lot 15 to Albert and Minnie Fenske for \$2500.
- \*1967 July 17 - Albert/Minnie Fenske sold the East 100 ft of Lot 15 to Frank Duellman.
- \*1977 March 23 - The Fenske Estate sold Lot 15 exc. E. 100 ft to Robert and Diane Braun.
- \*1978 Jan. 28 - Robert/Diane Braun sold Lot 15 exc. E. 100 ft to Brian/Sheila Steinmetz.
- \*1985 June 10 - Brian/Sheila Steinmetz sold Lot 15 exc. E. 100 ft to Randy/Jill Younker.
- \*1990 August 1 - Frank Duellman sold the East 100 feet of Lots 13-14-15 to Patricia Bock via a Land Contract and a warranty Deed was issued on January 11, 1991 for \$44,000.
- \*1992 Sept. 25 - Randy/Jill Younker sold Lot 15 except the East 100 feet to Ricci D. Prein via a Land Contract for \$30,000 and a Warranty Deed was issued on January 11, 1994.
- \*1996 April 19 - Ricci Prein sold Lot 15 exc. E. 100 ft to William J. and Michelle L. Sperl.
- \*2001 May 20 - Wm/Michelle Sperl sold Lot 15 exc. E. 100 feet to Darren/Kristy Vircks.

Summary Of Lot 15 Block 14 - (The West Portion): The Wisconsin Central Railroad first sold Lot 15 to Terrence Grimes on May 18, 1888 for \$25. Terrence and Felicity Grimes built the first house on Lot 15 in the summer of 1888 and within a few months, the home was occupied by the Grimes Family. This was a two story wood frame structure and this writer would see the building each day as he walked to school. Mrs. Helm as we knew her, purchased the home in 1920 and lived there until 1958. Clark County took control of the building in 1959 and sold it to Joel Winchell in 1960. The Winchell Estate sold Lot 15 to Albert and Minnie Fenske on May 9, 1964 for \$2500. Randy and Jill Younker purchased the property in June of 1985. They sold the property to Ricci Prein in 1992 and two years later; disaster struck when a fire totally destroyed the home and all of its contents. William J. and Michelle L. Sperl purchased the now bare lot and erected a modern well constructed split level residence in the summer and fall of 1996. William and Michelle Sperl sold Lot 1 to Darren and Kristy Vircks on May 20, 2001. Darren Vircks a great grandson of Max Vircks and his wife Kristy live in the home today. The property exchanged hands a total of 18 times beginning in 1888 and extending to this day (2006).

Summary Of Lot 15 Block 14-(The East Portion)-(345 West 1<sup>st</sup> Avenue): The Fenskes purchased Lot 15 in 1964 and three years later split the lot into a East and West portion by selling the East 100 feet of Lot 15 to Frank Duellman who constructed a one story ranch style home in the fall of 1967. Frank Duellman sold the East 100 feet of Lots 13-14-15 to Patricia L. Bock via a Land Contract on August 1, 1990 and a warranty Deed was issued on January 11, 1991 for \$44,000. Recently, Patricia relocated from the home on Lot 15 and moved across the street to the home she purchased there. The property exchanged hands three times since it was split in 1964 and extending to the present day (2006).

#### Lots 16 and 17 Block 14 - (The East 90 Feet)

- \*1881 November 19 - The WCRR sold Lot 16 to Reverend William Kolander for \$35.
- \*1884 April 3 - William and Mary Kolander sold Lots 16-17 to The Salem Society Of Evangelical Association of North America for \$1.

Summary Of Lots 16 and 17 Block 14 - (The East 90 Feet): The Wis. Central Railroad Co. first sold Lot 16 to Reverend William Kolander on November 19, 1881 for \$35. The Rev. William Kolander and his wife Mary sold Lots 16 and 17 to The Salem Society Of Evangelical Association of North America on April 3, 1884 for \$1. The Salem Society Of Evangelical Association of North America (Little White Church) Congregation constructed a church building in 1883. The church was erected by members of the congregation and it was a fine structure indeed, for today 122 years later; it still stands and no doubt it will still be around 100 years from now. Renovations were made during the last 121 years beginning in 1913 and the last one which took place in 1997 was the placement of new exterior vinyl siding. Services still take place at 10:30 A. M. each Sunday.

General Comments: The Articles Of Association of The Salems Church of the Evangelical Association of North America were incorporated on December 20, 1879.

In 1936, The Church was referred to as The Dorchester Mission of the Evangelical Church. On November 1, 1949 - The church was called The Dorchester Mission of Wisconsin Conference (EV) of the Evangelical United Brethen Church.

The Church resides on the East 90 feet of lot 16 while the East 90 feet of Lot 17 serves as a side yard. The property exchanged hands only twice beginning in 1881 and extending to the present day (2006).

Lots 16 and 17 Block 14 - (The West 60 Feet) - (331 West 1<sup>st</sup> Avenue)

\*1881 November 19 - The WCRR sold Lot 16 to Reverend William Kolander for \$35.

\*1884 April 3 - William and Mary Kolander sold Lots 16-17 to The Salem Society Of Evangelical Association of North America for \$1.

\*1953 August 14 - The Salem Society Of The Evangelical Association Of North America sold the West 60 feet of Lots 16 and 17 to Lawrence and Clara Keller for \$250.

\*1961 April 26 - Lawrence/Clara Keller sold W. 60 ft of Lots 16-17 to John/Helen Mueller.

Summary Of Lots 16 and 17 Block 14 - (The West 60 Feet): The Salem Church sold the west 60 feet of Lots 16 and 17 to Lawrence and Clara Keller in 1953 and the Kellers moved a small one story house onto the property in the fall of that year. A basement was dug and a foundation and floor poured and the house was moved into position on the foundation. The small house resides on the West 60 feet of Lot 16 while the West 60 feet of Lot 17 serves as a backyard for the house. The Muellers bought the property in 1961 and after a few years; Helen decided that the house was a bit too small and so in 1968 had a room added to the west part of the house. Helen Mueller still lives in the house today 43 years later and just turned 98 years young. The property exchanged hands only 4 times beginning in 1881 and extending to the present day (2006).

Lot 18 Block 14 - ( 169 South 3<sup>rd</sup> Street)

- \*1881 August 18 - The WCRR sold Lot 18 to Gabriel Stevenson for \$18.
- \*1883 April 16 - Gabriel and Berty Stevenson sold Lot 18 to O.D. Van Dusen for \$240.
- \*1895 May 17 - O. Van Dusen borrowed \$1200 from Charles Gale; repaid on April 6, 1898.
- \*1898 May 28 - O.D. and Emeline Van Dusen sold Lot 18 to Mrs. Fred Arnold for \$350.
- \*1900 Oct. 3 - Mrs. Fred Arnold Q.C. interest in Lot 18 to Mrs. Gus Skerbeck for \$250.
- \*1902 September 9 - Gus and Alice Skerbeck sold Lot 18 to Andrew Lieders for \$275.
- \*1904 December 19 - Andrew and Lizzie Lieders sold Lot 18 to John Verhulst for \$500.
- \*1910 September 16 - John and Hannah Verhulst borrowed \$600 from the Dorchester State Bank and the loan was repaid on November 24, 1911.
- \*1912 July 12 - John/Verhulst borrowed \$600 from Knud Iverson and; repaid July 7, 1913.
- \*1913 July 7 - John and Hannah Verhulst sold Lot 18 to Caroline Behring for \$725.
- \*1923 Oct. 29 - Caroline Behring borrowed \$125 from Fred Laack; repaid Nov. 10, 1924.
- \*1924 November 10 - Caroline Behring sold Lot 18 to Emil Pudleiner for \$1100.
- \*1925 December 29 - Emil Pudleiner sold Lot 18 to Mabel Pudleiner for \$1.
- \*1928 Apr 24 - Emil Pudleiner borrowed \$1200 from Elizabeth Hagen; repaid July 27, 1936.
- \*1936 July 27 - Mabel Pudleiner Quit Claimed interest she had in Lot 18 to Emil Pudleiner.
- \*1936 July 27 - Emil Pudleiner borrowed \$700 from Leo Banditt; repaid Dec. 12, 1941.
- \*1945 August 6 - Emil and Mabel Pudleiner sold Lot 18 to The Dorchester Mission of the Salem's Evangelical Church for \$3900.
- \*1945 Aug. 6 - The Dorchester Mission of Salem's Church borrowed \$1600 from the DSB.

Summary Of Lot 18 Block 14: The Wisconsin Central Railroad Company first sold Lot 18 to Gabriel Stevenson on August 18, 1881 for \$18. In the fall and early winter of 1881; the Stevensons constructed a two story wood frame structure they would call home until they sold the property to O.D. and Emeline Van Dusen in April of 1883. In 1898, the Van Dusens sold the house to Mrs. Fred Arnold. The property sold every few years until Emil and Mabel Pudleiner purchased the property in November 1924. Twelve years later in 1936, the Pudleiners decided to upgrade and purchased a house kit via Sears Roebuck for \$3000. The 1881 house was demolished and some materials were salvaged which would be used in future undertakings. I have been told that the house kit included all necessary materials and instructions to construct a 1 ½ story wood frame structure. The materials were delivered by train and as soon as they arrived; Emil and his crew hurried to get the house up and ready for occupancy. It is said that even the plumbing piping and fixtures were included. By year's end the building was completed and today stands as Dorchester's only mail order catalogue home.

Emil/Mabel Pudleiner sold Lot 18 to The Dorchester Mission of the Salem's Evangelical Church on August 6, 1945 for \$3900. The Salem's Evangelical United Church purchased the property as a place of residence for their pastor as the location was ideal and the home was modern and required no renovation. The church still owns the property and today it is used as a residential rental unit. The property exchanged hands a total of 9 times beginning in 1881 and extending to the present day (2006).

#### Lot 19 Block 14

- \*1883 September 1 -The WCRR sold Lots 19-20-21 to John Brennan for \$60.
- \*1890 October 1 - John Brennan sold Lots 19 and 20 to John Cordova for \$50.
- \*1894 December 12 -John Cordova sold Lots 19 and 20 to George Krakenberger for \$69.
- \*1899 Nov. 18 - George/Anna Krakenberger sold Lot 19 and 20 to Peter Kinzel for \$100.
- \*1902 January 25 - Peter and Kate Kinzel sold Lots 19-20-21 to Henry Weber for \$350.
- \*1906 February 3 Henry and Wilhelmine sold Lots 19-20-21 to Heinrich Decker for \$750.
- \*1906 Apr. 20 - Henry/Marie Decker sold Lots 19-20-21 to Charlotte Beisner/Mina Laack.
- \*1907 July 12 - Charlotte and Mina sold Lots 19-20-21 to Ottilia Steinhauser for \$450.
- \*1912 April 12 - Ottilia Steinhauser sold Lots 19-20-21 to Paul A. Gehring for \$775.
- \*1914 August 13 - Paul and Lucy Gehring sold Lots 19-20-21 to H.A. Gehring for \$650.
- \*1917 August 23 - H.A. Gehring sold Lots 19-20-21 to Felix Sharrow for \$700.
- \*1923 July 21 - Felix and Zella Sharrow sold Lots 19-20-21 to Henry Thierbach for \$2000.
- \*1938 July 26 - Henry Thierbach sold Lot 19 to F.A. and Julia Hunt for \$100.
- \*1944 September 30 - F.A. and Julia Hunt sold Lot 19 to Joseph/Ida Skerbeck for \$125.
- \*1947 March 22 - Joseph and Ida Skerbeck Quit Claimed their interests in Lots 19-20 and South 25 ft of Lot 21 to Pauline Skerbeck.
- \*1951 Nov. 20 - Pauline Skerbeck sold Lots 19-20 and S. 25 ft of Lot 21 to Violet Greaser.
- \*1971 October 8 - George Greaser sold Lot 19 to Art and Rose Geiger.
- \*1991 March 13 - Art and Rose Geiger sold Lot 19 to Gary and Jaycine Geiger.
- \*1994 June 17 - Gary and Jaycine Geiger sold Lot 19 to Kurt and Kathaleen Schwoch.

Summary Of Lot 19 Block 14: The Wisconsin Central Railroad Co. first sold Lots 19-20-21 to John Brennan on September 1, 1883 for \$60. No building was ever erected on Lot 19 until George and Violet Greaser acquired the property in November of 1951. George and Violet were on the road all summer with Skerbeck's Circus and in the fall they would return to Dorchester and spend the winter months here before going again in the spring. They would return of course with all their rides and needed a place to store the most recently acquired ones. The Greasers had this bare lot 19 available and so built a cement block with gravel floor building which would go a long way to keeping the new equipment out of the weather. The structure was 30 ft by 60 ft, a good size building which was completed in 1953 and still stands today. Owned now by Kurt Schwoch who uses the building for miscellaneous storage. The property exchanged hands a total of 19 times beginning in 1883 and extending to the present day (2006).

#### Lot 20 Block 14 (151 South 3<sup>rd</sup> Street)

- \*1883 September 1 - The WCRR sold Lots 19 - 20 - 21 to John Brennan for \$60.
- \*1890 October 1 - John Brennan sold Lots 19-20 to John Cordova for \$50.
- \*1894 December 12 - John Cordova sold Lots 19 - 20 to George Krakenberger for \$69.
- \*1899 Nov. 18 - George and Anna Krakenberger sold Lots 19 - 20 to Peter Kinzel for \$100.
- \*1902 January 25 - Peter and Kate Kinzel sold Lots 19-20-21 to Henry Weber for \$350.
- \*1906 Feb. 3 - Henry/Wilhelmine Weber sold Lots 19-20-21 to Heinrich Decker for \$750.

- \*1906 April 20 - Heinrich Decker sold Lots 19-20-21 to Charlotte Beisner and Mina Laack.
- \*1907 July 12 - C. Beisner/Mina Laack sold Lots 19-20-21 to Ottilia Steinhauser for \$450.
- \*1912 April 12 - Ottilia Steinhauser sold Lots 19-20-21 to Paul A. Gehring for \$775.
- \*1914 August 13 - Paul and Lucy Gehring sold Lots 19-20-21 to H.A. Gehring for \$650.
- \*1917 August 23 - H.A. Gehring sold Lots 19-20-21 to Felix Sharrow for \$700.
- \*1923 July 21 - Felix and Zella Sharrow sold Lots 19-20-21 to Henry Thierbach for \$2000.
- \*1940 May 23 - Henry Thierbach sold Lots 20-21 to Peter and Estelle Beck.
- \*1943 December 28 - Peter and Estelle Beck sold Lots 20 -21 to Ida Skerbeck.
- \*1947 March 22 - Joseph and Ida Skerbeck Quit Claimed their interests in Lots 19-20 and the South 25 feet of Lot 21 to Pauline Skerbeck.
- \*1951 Nov. 20 - Pauline Skerbeck sold Lots 19-20 and S. 25 ft of Lot 21 to Violet Greaser.
- \*1952 Nov. 27 - Violet Greaser est. Joint Tenancy with husband George for the property.
- \*1971 Mar. 9 - Geo. Greaser sold Lot 20 & S. 25 ft of Lot 21 to Dave/Rosemary Leichtman.
- \*1986 Oct. 29 - David Leichtman sold Lot 20 and S. 25 ft Lot 21 to Charles Mengel.
- \*1998 June 1 - Charles Mengel sold Lot 20 and S. 25 ft Lot 21 to Deborah Klapatouskas.
- \*2002 Mar. 10 - Deborah Klapatouskas sold Lot 20 and S. 25 ft of Lot 21 to David Decker.

Summary Of Lot 20 Block 14: The WCRR first sold Lots 19-20-21 to John Brennan on Sept. 1, 1883 for \$60. George and Anna Krakenberger sold Lots 19 - 20 to Peter Kinzel on Nov. 18, 1899 for \$100. In the spring of 1900, Peter and Kate Kinzel erected a residential building on Lot 20. The home still stands today and has been renovated a number of times, the most extensive renovation took place after Chuck Mengel purchased the property in Oct. of 1986. David and Jessica purchased the property in March of 2002 and live there with their new baby. The property exchanged hands a total of 21 times beginning in 1883 and extending to the present day (2006).

#### Lot 21 Block 14

- \*1883 September 1 - The WCRR sold Lots 19 - 20 - 21 to John Brennan for \$60.
- \*1896 May 19 - Clark County took control of Lot 21 and sold it to Peter Kinzel.
- \*1902 January 25 - Peter and Kate Kinzel sold Lots 19-20-21 to Henry Weber for \$350.
- \*1906 Feb. 3 - Henry/Wilhelmine Weber sold Lots 19-20-21 to Heinrich Decker for \$750.
- \*1906 April 20 - Heinrich Decker sold Lots 19-20-21 to Charlotte Beisner and Mina Laack.
- \*1907 July 12 - C. Beisner/Mina Laack sold Lots 19-20-21 to Ottilia Steinhauser for \$450.
- \*1912 April 12 - Ottilia Steinhauser sold Lots 19-20-21 to Paul A. Gehring for \$775.
- \*1914 August 13 - Paul and Lucy Gehring sold Lots 19-20-21 to H.A. Gehring for \$650.
- \*1917 August 23 - H.A. Gehring sold Lots 19-20-21 to Felix Sharrow for \$700.
- \*1923 July 21 - Felix and Zella Sharrow sold Lots 19-20-21 to Henry Thierbach for \$2000.
- \*1940 May 23 - Henry Thierbach sold Lots 20-21 to Peter and Estelle Beck.
- \*1943 December 28 - Peter and Estelle Beck sold Lots 20 -21 to Ida Skerbeck.
- \*1947 March 22 - Joseph and Ida Skerbeck Quit Claimed their interests in Lots 19-20 and the South 25 feet of Lot 21 to Pauline Skerbeck.
- \*1951 Nov. 20 - Pauline Skerbeck sold Lots 19-20 and S. 25 ft of Lot 21 to Violet Greaser.
- \*1952 Nov. 27 - Violet Greaser est. Joint Tenancy with husband George for the property.

- \*1971 Mar. 9 - George Greaser sold Lot 20 and S. 25 ft of Lot 21 to David Leichtman.
- \*1986 Oct. 29 - David Leichtman sold Lot 20 and S. 25 ft Lot 21 to Charles Mengel.
- \*1998 June 1 - Charles Mengel sold Lot 20 and S. 25 ft Lot 21 to Deborah Klapatouskas.
- \*2002 Mar. 10 - Deborah Klapatouskas sold Lot 20 and S. 25 ft of Lot 21 to David Decker.

Summary Of Lot 21 Block 14 (The South 30 Feet): The Wisconsin Central Railroad Co. first sold Lots 19 - 20 - 21 to John Brennan on September 1, 1883 for \$60. In March of 1947, Joseph and Ida Skerbeck Quit Claimed their interests in the South 30 feet of Lots 19 - 20 - 21 to Pauline Skerbeck. Today a garage sits on that South 30 feet and that garage belongs to David and Jessica Decker; owners of Lot 20 where they reside. The property exchanged hands a total of 19 times beginning in 1883 and extending to the present day (2006).

Summary Of Lot 21 Block 14 (The North 20 Feet): The North 20 feet of Lot 21 is vacant today just as it was in 1883. It serves as a side yard to Lot 22. The property exchanged hands a total of 19 times beginning in 1883 and extending to the present day (2006).

Lot 22 Block 14 - (139 South 3<sup>rd</sup> Street)

- \*1887 August 14 - The WCRR sold Lot 22 to Leona Van Dusen for \$25.
- \*1903 February 27 - Leona Van Dusen sold Lot 22 to Mary Skerbeck for \$195.
- \*1906 October 24 - Mary Skerbeck sold Lot 22 to Joseph Skerbeck for \$500.
- \*1919 October 15 - Joseph Skerbeck sold Lot 22 to Ida Skerbeck.
- \*1953 Feb. 28 - Skerbeck Est. sold Lot 22 and the N. 20 ft of Lot 21 to Pauline Skerbeck.
- \*1957 April 10 - Pauline Skerbeck sold Lot 22 and N. 20 ft Lot 21 to Fred/Julie Bartelt.
- \*1968 Feb. 26 - Fred/Julie Bartelt sold Lot 22 and N. 20 ft. Lot 21 to Al/Donna Empey.
- \*1978 Oct. 9 - Allan/Donna Empey sold Lot 22 and N. 20 ft. Lot 21 to Al/Diane Dunow.
- \*1987 November 6 - Allan Dunow sold Lot 22 and N. 20 ft Lot 21 to David Leichtman.
- \*1992 May 13 - David Leichtman sold Lot 22 and N. 20 ft of Lot 21 to Clay Northway.
- \*2002 July 18 - Clay Northway sold Lot 22 and N. 20 ft. Lot 21 to Elvis/Renee Haemer.

Summary Of Lot 22 Block Fourteen: The Wisconsin Central Railroad Company first sold Lot 22 to Leona Van Dusen on August 14, 1887 for \$25. In the spring of 1888, Leona Van Dusen constructed a home on Lot 22 and lived there for 15 years before selling the property to Mary Skerbeck. For the next 54 years, this property became known as the Skerbeck House. In 1957, the last of the Skerbeck children, Pauline sold the property and moved to a house on North Front Street. Sometime in the early 1930s, a one car garage was erected. That garage was razed and a new garage was constructed in the late 1990s. The property exchanged hands a total of 11 times beginning in 1887 and extending to the present day (2006).