Black Point Historic Preserve Historic Structures Report

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Introduction

Study Summary

The goal of the Black Point Historic Structures Report is to present the buildings and property in their historical context, address its architectural style and significance, note modifications to the building over time, describe its current condition, and present recommendations for future maintenance, preservation or restoration work. These recommendations are made with the understanding that its current and future use is as a historic site museum open to the public for tours.

One of the key goals of the study was to document when alterations, modifications and additions to the main structure were made. Records of when a changes occurred were sometimes available, however many modifications were not documented and approximate time frames were determined by noting the age of fixtures or materials, or by interviews with familiar members. The most significant changes are presented in the report as a time line from the date of construction to the present.

The key issues outlined in the report involve the current condition of the house, any preservation concerns about these conditions, and how they should be addressed. Other observations addressed relate to life safety codes and building codes with regard to the building's use as a museum.

A summary of recommendations, including projected costs and maintenance schedules for various items, is discussed in the report. There are however some structural conditions that were noted that require more invasive investigation and/or repair in the future to avoid further deterioration that could result in possible safety concerns.

Project Data

Black Point Historic Preserve is located at W4270 South Land Road in the Town of Linn, Wisconsin. The property was gifted to the State of Wisconsin by previous owner, William Otto

Petersen, and is currently leased to the Black Point Historic Preserve, which manages the property as a historic site. The structure is listed on both the National Register of Historic Places and Wisconsin State Register of Historic Places as of September 15, 1994.

Methodology

An interdisciplinary team of professionals was organized to assess the condition of the existing buildings presented in this report. This team consisted of architects, mechanical and structural engineers, and individuals involved in the daily operations of the facility as a historical site.
Their purpose was to research the history of the Black Point Estate, outline a chronology of its development, construction and use, and then analyze its architectural style and significance. The information was gathered from a variety of sources, publications and previous studies, as well as interviews with former owners and individuals who had first hand knowledge of the history of Black Point. These individuals are noted throughout the report.

The documentation of modifications, additions, demolitions and technological upgrades that took place over time was also facilitated by conducting on site non-invasive investigations. No alterations or demolitions were allowed for the purpose of exposing hidden structure or defects. A comprehensive field documentation of the main building, as well as several service buildings on the property, was completed and documented in the form of existing building plans and elevations. These plans and elevations are included in the report and serve as the base drawing documents that were used by all team members.

The team, using the architectural plans and background history as provided by the architectural team, undertook the process of creating a condition report relating to the building's mechanical and structural conditions. On site visits were conducted by the engineers in order to assess the overall conditions and to make recommendations based on their findings. While the engineering condition report findings are made with knowledge of the building's current use as a historic site which allows tour groups of a certain size limit at fairly predictable intervals, it also is intended to point out conditions that may be of concern if group sizes involving larger numbers are proposed in the future. The condition report also acknowledges the limits of the non-invasive

investigation techniques and recognizes that some existing conditions may warrant a more intrusive investigation to determine the structural capacities and extent of any repairs that might be needed.

Project Participants

Architectural:
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Milwaukee, WI 53214

Electrical Engineering:
Czarnecki Engineering Incorporated
1099 Quail Court, Suite 100
Pewaukee, WI 53072

Restoration Consultant:
Conrad Schmitt Studios
2405 S. 162nd Street
New Berlin, WI 53151

Individuals Interviewed

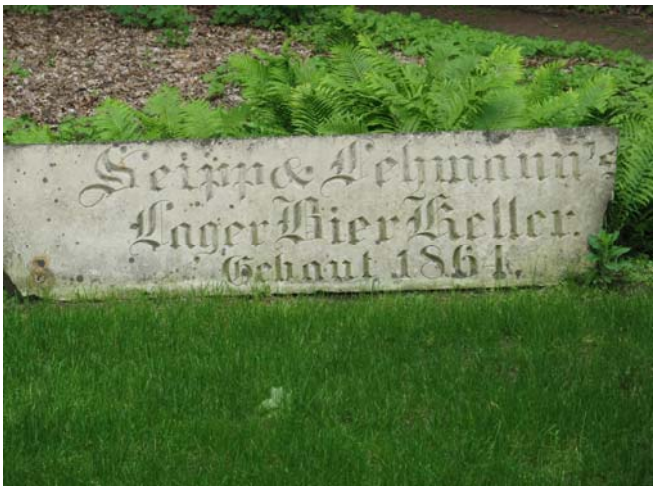
William O. Petersen	Great-grandson of Conrad Seipp, who with his wife Jane, donated the estate to the State of Wisconsin in 2005.
Edward S. Petersen	Brother of William Petersen
William P. O'Connor	Attorney for William Petersen
Gwen Tveter	Member of Lake Geneva Historical Society
Mike Baker	Maintenance supervisor of Black Point, involved with property since 1960's
Ashley Hatley Caruso	Executive Director, Black Point Historic Preserve, Inc.

Developmental History

Historical Background and Context

Black Point was constructed as a summer vacation home for the family of Conrad Seipp, a wealthy Chicago businessman whose fortune was made from a highly successful Brewing operation. Mr. Seipp, who immigrated to the United States from Germany in 1848, settled in Chicago one year later. After successfully operating a small hotel in Chicago for years, he sold it and purchased and operated a small brewing operation, the former M. Best Brewery.

By 1856 the small brewery had six employees and was producing 1,100 barrels of beer annually. Two years later, Conrad entered a partnership with M. Frederick Lehmann, and the brewery was now called "Seipp & Lehmann". With increased capital brought to the operation by Lehmann, the brewery quickly expanded and within a decades time became one of the largest and most innovative brewery operations in Chicago, producing more than 50,000 barrels annually.[1] The Great Chicago Fire of 1871 destroyed many of his competitors and his brewery was fortunate to be located in an area that was untouched. Despite the setback of the death of his business partner in 1872, the brewery, through growth and acquisition, would become the largest in Chicago, and by the late 1870's the fifth most successful brewery in the country. Described as a "shrewd and insightful businessman", Conrad Seipp used advertising to his advantage at a time when it was believed to be of limited benefit and employed strategies that few of his competitors did, such as shipping his beer to markets outside of the city limits.[2]



An original cornerstone from the Seipp & Lehmann Brewery, dated 1864, is visible on the Black Point grounds. It sits just east of the house on the edge of the lawn.

[1] Gwen Tveter and Judy Johnson, *The Black Point Legacy, 1888-2005* (Williams Bay, Wisconsin: Nei-Turner Media Group Inc. , 2006) 13
[2] Tveter and Johnson, 17

From modest beginnings upon his arrival in Chicago, he became a very wealthy self-made man and was counted among the city's business elite. During the same period Lake Geneva was developing into a vacation retreat for the wealthy families of Chicago and the Seipp family had already spent several seasons vacationing at a well known resort, Kaye's Park, on the south shore of Geneva Lake.[3]

With completion in 1871 of train service to Lake Geneva via the Chicago & Northwestern Railway, access to the area from Chicago was an easy two hour commute. The short trip made it possible for the businessman who worked in Chicago during the week to spend the weekends with family at Lake Geneva. Another event in 1871, The Great Chicago Fire, also contributed to the popularity of Lake Geneva as many elite Chicago families stayed in resort accommodations as their new housing was constructed in the city.[4] Although Conrad and his family enjoyed several summers at the Kaye's Park, they looked forward to building a summer retreat to call their own, as many of Chicago's successful businessman were doing at the time.[5]

According to family legend, Edward Petersen's grandmother, Emma Seipp Schmidt, told the story of her mother Catharina bursting into tears when she saw Black Point for the first time. The completion of the house meant that ties to her native Germany and family back home grew more distant as the new lake estate meant there was little hope of a summer home being established in Germany. The story goes that many German immigrants who achieved wealth in America built estates in their homeland for their spouse and children to spend summer vacations, however, Conrad did not wish to see his family so far removed. By establishing a vacation home in nearby Lake Geneva, he could prevent that from ever becoming a possibility.[6] This family anecdote might explain at least a part of Conrad's motivation to purchase land on Geneva Lake, in addition to the fact that they simply enjoyed the area.

[3] Gwen Tveter and Judy Johnson, *The Black Point Legacy, 1888-2005* (Williams Bay, Wisconsin: Nei-Turner Media Group Inc. , 2006) 23
[4] Black Point National Register of Historic Places Form, Submitted to National Park Service, August 12, 1994, sect. 8, p. 6
[5] Eileen Lucas, "Chapters from the Black Point Story," *At the Lake* (Autumn 1997) 33-36
[6] Interview with Edward Petersen, September 14, 2009

In 1885 Conrad Seipp purchased approximately 28 acres of land adjacent to Kaye's Park in an area of a resort formerly called Warwick Park. Warwick Park, like similar resorts on the lake, offered cottages, tent camping and walking paths, and the Seipps had become familiar with the land during their summer stays at Kaye's Park. This land had for some time been popularly called Black Point due to the large concentration of black oaks on the property. It was given that name by the Potawatomi Indians, which in their language was *Makate Neashe*.[7] The property is also one of the highest points on the south shore of Geneva Lake.

Black Point sits 90' above the waters of Geneva Lake.
Photo: Thomas Hand Keefe Photography

Conrad Seipp and his wife Catharina hired Chicago architect Adolph Cudell, who had also designed a permanent residence in Chicago for them, to design a summer home for the Black Point property. The site for the home was carefully selected to provide a dramatic view of the lake from high atop the bluff and the architect's plan took full advantage of the view.[8] Cudell designed a large wood framed structure that is an example of a Queen Anne Victorian, specifically a front gabled, spindlework subtype of this style.[9] Queen Anne style Victorian homes were widely popular in England and the United States during the late 19th and early 20th century.

[7] Eileen Lucas, "Chapters from the Black Point Story" *At the Lake* (Autumn 1997) 34
[8] Mary Burns-Gage and Ann Wolfmeyer, *Lake Geneva, Newport of the West* (Lake Geneva, Wisconsin: Lake Geneva Historical Society, Inc., 1976) 134
[9] Black Point National Register of Historic Places Form, Submitted to National Park Service, August 12, 1994, sect. 8, p.3

The selection of Adolph Cudell by the Seipps was based on a number of reasons. Cudell had developed a reputation as a designer in Chicago by that time. He was also, like the Seipps, a German native, and Conrad and his wife were avid supporters of the German-American community in Chicago. Adolph Cudell also had connections to Conrad Seipp's business partner through Cudell's half interest in a furniture factory, the other half of which was owned by Mr. Seipp's business partner's son. It is reasonable conjecture that this connection played a part in bringing Mr. Cudell to the attention of the Seipps.[10]

Conrad and Catharina wanted to create a summer home with enough room for all of the extended family to visit and where the grandchildren would always be welcome.[11] This large family consisted of three older children through Conrad's first marriage to Maria Josepha Teutsch, who passed away in 1866. These grown children had families by the time Black Point was constructed, giving Conrad nine grandchildren. Within the year of Maria's passing he had married Catharina Orb and they would have five children. The several years that the growing Seipps family spent in a leased cottage at Kaye's Park gave them many ideas for what would be needed in a summer vacation home, and this led to a plan with a large number of bedrooms, at thirteen.[12]

During construction, access to the site was by water only, and building materials had to be transported by boat in the warmer months or by horse-drawn vehicle over the ice during the winter. The construction progressed rapidly as crews camped out all winter on site to keep the process going. The service building for the estate, a detached two-story structure containing servants' quarters for eight, kitchen**,** ice rooms for refrigeration, a creamery, or milk house, and a laundry facility, was completed first. This is where the family stayed during the first summer while construction continued on the main house. The main house was completed in 1888 and was constructed for an approximate total of $20,000.[13]

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[10] Black Point NRHP Form, sect. 8, p.2
[11] Burns-Gage and Wolfmeyer, 134
[12] Mary Burns-Gage and Ann Wolfmeyer, *Lake Geneva, Newport of the West* (Lake Geneva, Wisconsin: Lake Geneva Historical Society, Inc., 1976) 134
[13] Gwen Tveter and Judy Johnson, *The Black Point Legacy, 1888-2005* (Williams Bay, Wisconsin: Nei-Turner Media Group Inc. , 2006) 27

On the fourth of July, 1888, the first flag was raised on the tower of the house by their daughter Emma Seipp. The hoisting of the flag would become a tradition at the estate that would signify the family's arrival for the summer, and also became a right of passage for the young men of the family upon turning fourteen years old.[14] The Seipps intended the estate to be a place for children to learn and grow, and they maintained a regular routine that involved both carefree fun and structured activities. In addition to swimming, sailing, tennis, riding and playing games, the children were expected to complete household chores and received instruction in subjects such as German and Latin from visiting tutors.[15] The children were also given responsibilities on the grounds of the estate, including picking fruit, watering plants, tending the vegetable gardens and even raising livestock. All of the children were at some point responsible for raising their own goat on the estate's farm. As a place for children to enjoy, learn and grow, Black Point always had signs of their presence, and the children would often display their collections of shells, fossils, Indian relics or even baseballs for all to view.[16]

To reach Black Point from Chicago in the early years, one would travel by train via the Chicago Northwestern Railroad's Elgin to Williams Bay Branch, which had been extended from Lake Geneva in 1887. Visitors would then travel by boat from Williams Bay to the pier at Black Point. The estate's steamer, *The Loreley*, launched in the spring of 1890, was operated by the family in the early years and then sold to an excursion boat company in 1920.[17] In addition to transporting family and guests to and from the estate, the steamer was used to ship household supplies in from Lake Geneva.

The Seipps referred to the house as "Die Lorelei" after the German legend of a beautiful, golden-haired siren that would lure sailors to their death while perched high above on a cliff overlooking the Rhine River in Germany. Due to anti-German sentiment in the United States during World War I, and for patriotic reasons, the family began calling the estate "Black Point".[18]

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[14] Gwen Tveter and Judy Johnson, *The Black Point Legacy, 1888-2005* (Williams Bay, Wisconsin: Nei-Turner Media Group Inc. , 2006) 28
[15] Marlys A. Svedsen, *Black Point Feasibility Study* (Svedsen Tyler, Inc., June 1995) 9
[16] Mary Burns-Gage and Ann Wolfmeyer, 136
[17] Larry Larkin, *Full Speed Ahead-The Story of the Steamboat Era on Lake Geneva* (Larkin, 1972) 58
[18] Gwen Tveter and Judy Johnson, *The Black Point Legacy, 1888-2005* (Williams Bay, Wisconsin: Nei-Turner Media Group Inc. , 2006) 31

Conrad Seipp died of pneumonia in 1890, having enjoyed the new house for only two summers. The management of the estate continued much like it had before Conrad's death, with Catharina overseeing the work of the staff that handled the daily operations during the summer season. She also oversaw the building and site improvements that were made over the coming decades until her passing in 1920.

In 1900, Catharina Seipp hired a well known Chicago landscape architect, Olof Benson, to develop the grounds for the estate. Benson was at that time a landscape architect for the City of Chicago park system, and he was responsible for much of the design of the well known Lincoln Park.[19] His work included a complete survey of the existing tree stock and the preparation of a comprehensive plan for walks, drives and gardens, to include the existing plantings and buildings on the property. In addition to Benson's plans, many other plantings were added by family members over the years, including hundreds of spruce and Norway Pines that were added at the direction of Mrs. Seipp and Conrad Jr.[20]

Over time the estate grounds changed a great deal from the original 28 acre parcel, with additional land acquisitions and various structures, walkways and drives being built, modified, moved or demolished. The Preserve's grounds currently stand at 7.5 acres, although at its peak, the estate covered approximately 94 acres. A survey from 1939 that has the Black Point Preserve's current boundaries superimposed on it, as well as photos of both extant and razed structures, is included in the appendix of the report.

On Black Point's present 7.5 acres, much of what Olof Benson proposed was built, in particular the large circular paver drive to the west of the house and the brick paver walkways that travel around the north and east sides of the house. A copy of this 1901 plan is provided in the appendix, and his design intent is clearly recognizable when compared to a current survey, or by walking the landscaped grounds in close proximity to the house. There have been modifications, such as the driveway from Southland Road up to the 1901 paver drive, which consists of exposed

[19] Black Point National Register of Historic Places Form, Submitted to National Park Service, August 12, 1994, sect. 8, p.7
[20] Mary Burns-Gage and Ann Wolfmeyer, *Lake Geneva, Newport of the West* (Lake Geneva, Wisconsin: Lake Geneva Historical Society, Inc., 1976) 135

aggregate concrete slabs. The drive up to the 1904 Bartholomay house, however, does appear to be a part of the original paver drive. While some of the 1901 plan is extant, it also shows an extensive network of trails and walks that were either never installed, have been modified, or were removed as portions of the property have been subdivided. The present foundation plantings and flower gardens were designed during the late 1950's and also in 1988.[21]

The original bath house shown in this undated photo
Photo: Black Point Preserve archives

The bath house as it appears today. Now part of the neighboring property owned by Edward Petersen

Some structures appearing on the 1901 plan are now on neighboring properties to the east, including the original bath house, an ice house, the gardener's cottage, and a water reservoir. Two wood frame structures, built as a garage and tool shed, are currently located on the east side of the driveway. The garage is now being used as a workshop for Black Point Preserve and the tool shed is for storage of grounds keeping tools and materials.

One additional house, the modern style shingle home dating from 1970, exists on the Black Point Preserve to the west of the original house. It was constructed for William and Jane Petersen as their primary summer residence. The summer residence of Edward Petersen, also a modern style wood frame house, is located on the adjacent property to the east and was built in 1966.

Razed buildings include the two story service building, in 1946, extensive greenhouses, a boat house that included winter storage for the estate's steamer, the original pier, and several pavilions or gazebos. A gazebo, or pavilion as noted on the 1901 plan, that was formerly located

[21] Black Point National Register of Historic Places Form, Submitted to National Park Service, August 12, 1994, sect. 7, p.12

along the lakeshore, was moved in 1980 and is currently located on the Baker Farm property to the southeast of the estate.

The property was used as a summer home by the Seipps and their descendants for over a century after Conrad's death up until the point that it was given as a gift to the State by his great grandson, William Petersen. He stated that the decision to donate the property was driven by a desire to share the house with the general public.[22] He wanted Black Point to give people an idea of what life was like at the summer estate and how it had changed over the 100 plus years since its 1888 construction through 2005. On September 26, 2005, the State of Wisconsin accepted the deed for the Black Point Estate, with plans to share the house with the general public as a museum open to tours.

The decision to give Black Point as a gift to the State had actually started approximately 10 years prior, however the transfer was met with some stiff opposition from local residents. Several nearby property owners objected to the idea of having a state run museum operating in the neighborhood out of fear that it would jeopardize the tranquility of their own lakefront estates, some of which are owned by families with roots in the community as deep as those of the Petersens.[23] If the dispute could not be resolved the future of the estate was in doubt, and at one point the idea of building a miniature replica of the house in order to preserve it for future generations was proposed by a local preservation organization.[24]

After a series of legal battles, the Wisconsin Court of Appeals disposed of the last claim by the opposition group in 2005. The goal of opening the house to the public as a museum had finally been reached, although it came with a series of use restrictions governing the operations that were designed to limit the impact of tourist traffic on the surrounding properties. At the time of the museums opening to tours in 2007 these restrictions included; there can be no more than 47 people on a tour at one time, no more than eight tours per day, and visiting hours are limited to between 9 am to 6 pm. Visitors must also be part of a tour and arrive either by a tour boat operated by the Lake Geneva Cruise Line or by tour bus, as no individuals or walk-up visitors

[22] Steve Targo, "State Accepts Black Point Deed" *Lake Geneva Regional News*, September 29, 2005: 6A
[23] Greg Burns, "Landmark Victory" *Chicago Tribune Magazine*, July 1, 2007: 10-15
[24] Dennis West, "Black Point Legacy Continues" *The Beacon*, June 13, 2008

will be allowed. Black Point's original general manager, Tara Blazer, who had run museums and historic sites previously, described the rules as the tightest restrictions she had seen.[25]

Evaluation of Significance

The Black Point Estate was nominated for inclusion in the National Register of Historic Places under Criterion C as a locally significant example of Queen Anne design and also as one of the few remaining designs by the late nineteenth-century architect Adolph Cudell. According to the National Register, a property that meets Criterion C is defined as:

> "Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction."

As described previously, the house is more specifically an example of a front gabled, spindle work, or stick work subtype of a Queen Anne Victorian. According to a study of Black Point conducted by the State Division of Facilities Development for the State Historical Society of Wisconsin, the house represents the "Chalet" style "subspecies" of the Queen Anne Victorian style, which is believed to be rare throughout the country. In addition to the National Register, the house is listed on the Wisconsin State Register of Historic Places as having architectural significance. The fact that the house was used only in the summer seasons, was owned by the same family since the beginning and was obviously well cared for throughout its history has helped preserve it. A previous architectural and historical survey of the Lake Geneva area noted that the integrity of the interior and exterior of the house contribute to its architectural significance.[26]

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[25] Chris Schultz, "Rules of the House: Will limits hurt museum income?" *Janesville Gazette*, July 13, 2007: 1B, 4B
[26] Patricia Butler and Sharon Crawford, *Geneva Lake Area Intensive Survey: An Architectural/Historical Report*, (Geneva Lake Land Conservancy and the State Historical Society of Wisconsin, Preservation Division, August, 1986) 187

The original furnishings of the house, which also have remained largely intact, help contribute to the significance of the property. They have been described by experts as one of the best Victorian furniture collections in the Midwest, representing a wide variety of Victorian furniture that is both typically, and in some cases, rarely found in a summer home.[27] Much of the collection predates the construction of the home and several of the pieces date to the time just after the Civil War, during a period called the Gilded Age of Furniture Design, 1865-1885.[28]

Many of the furnishings were brought from the Seipp's previous Chicago residence, as the architect Cudell had created furnishings for their new Chicago home on Michigan Avenue, which was designed and built during the same time period as Black Point. Later, many of the furnishings from that house were then transferred to Black Point before the Michigan Avenue home was razed in 1920. The dining room table and chairs, which are more representative of the Arts & Crafts movement than the majority of the Victorian furniture, are examples of pieces that Cudell originally designed for the Chicago house on Michigan Avenue. Family members have also brought furniture from other residences to the estate throughout the years, contributing to the wide variety found in the collection. Other furnishings have origins that make them noteworthy in terms of historical context, such as bamboo furniture purchased at the 1893 Chicago World's fair.[29]

Several unique furnishings and artifacts that have family stories associated with them can be found in the house. After the Great Chicago Fire, Conrad and his family took in several left homeless into their Chicago home. He purchased a billiards table to provide them with entertainment, and the c. 1871 rosewood antique four-pocket table, which was brought to Black Point shortly after the house was completed, can currently be seen in the billiards room.[30] The large doll house in the second floor hallway, unique for its size and design, dates from the 1870s. It was originally used by the children at the family's Chicago residence, although only during the Christmas season. Designed by Conrad himself, it even used candles to light its rooms, which

[27] Marlys A. Svendsen, *Black Point Feasibility Study* (Svendsen Tyler, Inc., June, 1995) 15
[28] Gwen Tveter and Judy Johnson, *The Black Point Legacy, 1888-2005* (Williams Bay, Wisconsin: Nei-Turner Media Group Inc. , 2006) 32
[29] Black Point National Register of Historic Places Form, Submitted to National Park Service, August 12, 1994, sect. 7, p.11
[30] Ibid, sect. 7, p.11

later became wired for electrical lighting. It then was transferred to the home of whichever family member had children or grandchildren of the appropriate age before eventually making its way to the estate.[31]

An antique chandelier, originally a gas fixture, is located in the music room. It was purchased by the previous owner, William Petersen, wired for electricity and installed in 1970. The chandelier was previously located in the Hoyt House on State Street in Chicago, and as a child, Mr. Petersen recalled that they would light the gas fixture during a special holiday ceremony around Christmas time. When the fixture came up for sale, he believed that it would fit in well with the style of furnishings found in the music room.[32] This is another example of how the estate gradually acquired such variety in its fixtures and furnishings.

The chandelier in the music room was once a gas burning fixture in a home in Chicago It was brought to estate in 1970 and wired for electrical use.

The house also contains artwork, family portraits, book collections, decorative pieces and various personal items, even clothing left in closets, all collected by the family over the one hundred plus years of its use. These artifacts tell something about the story of the Seipp family, their descendants, and the lifestyle they enjoyed at their summer vacation home.

Physical Description - Exterior

The north, or lakeside, elevation is the main entry as originally designed, as all guests arrived by boat until roads were built which allowed for horse and carriage transportation, and eventually, the automobile. This elevation displays some of the most significant Victorian Queen-Anne Stick Style, sometimes referred to as spindle-style, architectural features to be found on the building.

[31] Gwen Tveter and Judy Johnson, *The Black Point Legacy, 1888-2005* (Williams Bay, Wisconsin: Nei-Turner Media Group Inc. , 2006) 41
[32] Interview with William Petersen, July 9, 2009

This style typically has exposed stick work, intricate details, and "extensive surrounding verandas are the very essence" of this style.[33] The Stick Style developed as heavy timber framing was being replaced by the new technology of using a light modern framework consisting of repetitive studs. The delicate stick work applied to the exterior was intended to echo the light, modern framework of the house.[34]

The four-story tower placed on the northwest corner of the house is very much a Victorian Queen Anne feature. The octagonal tower has stick work applied in the form of large solid wood angle brackets under the extended floor of the observation deck, turned posts supporting the tower roof, and a decorative guardrail. With its cantilevered and unenclosed deck, the tower's general appearance is reminiscent of a lighthouse.[35] Exposed structure was another common feature of the Victorian Stick-Style, and the tower roof shows this with its exposed rafters and purlins. The three rectangular stained glass windows indicate how the internal winding staircase travels up from the third floor to the tower's observation deck.

View showing the four-story tower on the northwest corner of the house. Much of the "stick work" is visible, including eave brackets, posts, railings, spindles and angle braces.

Large angle brackets, which are themselves very ornate and constructed of carved wooden pieces and spindles, support the roof overhang on the main gable. The main gable of the house also has large turned wood posts arranged in a decorative stick work pattern to create a brace that fills the peak of the gable. This large gable brace can also be found on the main gables of

[33] Henry Russell Hitchcock, *The Pelican History of Art, Architecture: Nineteenth and Twentieth Centuries* (New York: Penguin Books, 1958) 362
[34] Mary Mix-Foley, *The American House* (New York: Harper & Row, 1980) 163
[35] Black Point National Register of Historic Places Form, Submitted to National Park Service, August 12, 1994 sect. 7, p.4

the west and east facades and is a prominent architectural feature of the building.

Two covered porch sections, which project out at a 45 degree angle at the corners, have ornate railings, turned posts with ornate angle brackets, and decorative spindles forming the open gable. There is a second floor exterior walkway on top of the porch roof that encircles the entire house. It has a decorative guardrail balustrade that has large balusters at even intervals, top and bottom rails and vertical spindles. The 2x2 vertical spindles are alternately connected by two 2x2 horizontal pieces, high and low, and single decorative turned wood horizontals in a repeating pattern. The second floor balustrade is quite different from the first floor guardrail and is another example of the wide variety in ornamentation found in the details of a Victorian house.

An exterior wood stairway serves the tower. It extends all the way from the first floor porch to the third floor, where a door into the tower's west façade allows access to an interior spiral staircase that travels from the third floor up through a floor hatch opening to the tower outlook. The handrail and guardrails of this exterior staircase are similar to the details found in the second floor exterior balustrade.

At the north end of the center hallway on the third floor, doors open up onto a third floor porch with balcony. This balcony is surrounded on the exterior with ornate wood scroll work details. The balcony opening has an ornate turned spindle lattice-like detail across its top. The cantilevered balcony has heavy wood decorative angle brackets. The large area of scroll work detail below this balcony and above the second floor transom windows have the building's completion date, 1888, carved into the design.

The first floor of the façade has 4" wide horizontal bead edge clapboard siding, while the upper floors are 4" straight edge clapboard. The cornice treatment includes a frieze made up of fish scale

This view of the north elevation shows large amounts of fenestration, including transom windows above all doors, providing the house with natural ventilation. The use of transom windows above doors is also seen throughout the interior.

shingles. This pattern is repeated around the entire building. The use of the two types of cladding, clapboard and fish scale shingles, is very typical of the Victorian style. The tower has shingle siding above the angled second floor porch roof and clapboard on the first two floors.

The north entrance, or the main entrance as the home was originally designed, consists of wood paneled double doors with a fixed transom above and sidelights. There are screen doors on the exterior. Each first floor room has door access to the veranda. The windows of the first floor have transoms and the windows also extend to the floor. Several of the units function as large double casement style windows, much like double glass doors, that allow direct access to the veranda. The large amount of fenestration allows for natural light and ventilation, and the only way to cool the home was by taking advantage of cooler evening breezes.

The west elevation shows asymmetry in massing, a common style characteristic of Victorian architecture.

The west façade, which has been considered the entry façade since the time that arrival by carriage, and later the automobile, became the main mode of transportation to the estate, is more asymmetrical than the north or south facades. The design of the house as a whole has asymmetry, which is another common feature in the Victorian style. Buildings of the Victorian Stick Style have a massing that is made more complex by towers, wings, and intersecting volumes.[36] This can be seen in the octagonal tower and the 45 degree angle porch wings on the northeast and west corners. One of the more unusual features on the exterior of the house, the exterior staircase that travels from the first floor level to the third floor of the tower, also lends to the asymmetry of the design.

The main gabled roof of the house, which runs north-south, is intersected by a gabled wall dormer on the west and east elevations. A chimney is centered on this gable and its brick is

[36] Carol Rifkind, *A Field Guide to American Architecture* (New York: New American Library, 1980) 64

exposed through its entire height up the wall. The chimney brick is painted the same color as the siding from ground level up to the eave and is unpainted brick above the roof line. The chimney has several courses corbelled inward above the roof line, narrows to a point and extends up straight until it widens again with corbel courses up to the top, where it again narrows to the opening. The same post, balustrade, railing and spindle details continue around the entire home. The same large gable brace as can be found in the main gable on the north elevation is found in the dormer gable on the west façade.

The large wooden angle brackets supporting the eaves on the west façade are different from those on the north and south gabled ends. They feature an intricate carved pattern that makes them stand out from the other brackets on the home that are constructed with turned wooden spindles. This is another example of the use of a variety of ornamentation and is commonly found in Victorian architecture.

The west elevation is similar to the north elevation, and the house in general, in terms of the large amounts of fenestration that is seen throughout. Transoms and tall window and door units provide ample natural light and ventilation. Relatively smaller double hung units are found on the third floor, with a smaller single pane window visible under the roof overhang that ventilates the third floor bathroom. One feature found on the west elevation that is not original is the exterior plumbing chase, which is effectively a wooden box applied to the clapboard siding. It can be seen running vertically from where it exits the third floor bathroom space down to the porch roof structure. Similar exterior chases can be found on the south and east elevations.

The south elevation has some unique features, including a large window wall in the main staircase, and an absence of the large gable brace found on the other elevations

The south elevation has some unique architectural features of its own. Most prominent is the large amount of

fenestration that fills the exterior wall at the main staircase. This window extends nearly all the way up to the third floor ceiling and is uninterrupted by stair landings, which are constructed in a way so that they do not anchor across the windows.

The massing of the south elevation is the most symmetrical, without the intersecting volumes or porch wings found on the lake elevation. The large main gable roof with prominent eaves and overhangs are characteristic of the chalet style, which has been identified as an architectural "subspecies" of the style in a previous report.[37] Another unique feature of this elevation is the absence of the large stick work gable brace that can be found on the other three elevations. On this elevation, the entire overhang is supported by eleven identical wooden brackets with decorative spindle details.

As noted earlier, the siding pattern of clapboard and fish scale continues around the house. Two different plumbing chases are applied to the exterior. One runs down from a third floor bedroom sink and is not original to the house. The plumbing chase to the west of the large windows appears to, at least in part, serve the original bathroom and chamber pot servicing room, and these portions of the chase could be an original feature, although it was not able to be determined through research of early photos. The small kitchen wing, now serving as the museum's gift shop, is not original to the house and was constructed in 1946. The enclosure of the porch on the southeast corner is also not original, as the open veranda originally encircled the entire home.

The east elevation showing the non-original screened Dining Porch and the enclosed corner to its left. The southeast corner was enclosed at the same time the kitchen wing, on the left of photo, was added in 1946.

The east elevation is in many respects a mirror of the west, without the four story tower on the northwest corner of

[37] John O. Holzheuter, *Report on Black point: A proposed State Historical Society of Wisconsin Historic Site,* Dept. of Administration, Division of Facilities Development, November 1996, p. 2

the house. The same stick work details, siding details and fenestration types are repeated. Notable differences include the large screened in area of the first floor that is the Dining Porch. This, along with the enclosed portion on the southeast corner, is not original, and differs from the open, airy veranda space that wraps around the rest of the house. The exterior staircase from the dining porch was added in 1966 just before the wedding of Catherine Bakieff Petersen, Edward Petersen's daughter.[38] As on the west and south elevations, a non-original plumbing chase has been attached to the exterior in order to serve a third floor bathroom.

Physical Description - Interior

The layout of Black Point is based on a traditional center hall plan.[39] The large center hall contains the main staircase at the south end and a small entry vestibule at the north, or lakeside, end. This originally served as the main entryway from the lake until arrival by carriage, and later the automobile, became the main mode of transportation to the estate. The main entry then shifted to the west side of the house, closer to the circular drive. The north vestibule doors have beveled glass lights with the original owner's initials, CS, etched into the glass. The first floor has four main rooms off of the hallway, each with a name denoting their use. The northwest corner contains the Music Room, the southwest is the Living Room, to the southeast is the Dining Room, and the northeast corner is the Billiards Room. Originally, the Living Room was used as the Billiards Room and the Billiards Room was used as a living room. The change in room use coincided with the change in the main entrance to the west side. With this change, the floor plan allowed for dividing the house in half, with one side being used for noisier activities, such as dining, billiards, games and children's play, while activities such as reading, music, and hosting visitors took place in the other half.[40]

On the south end of the center hall, underneath the staircase landing, is a doorway leading to the Butler's Pantry, which was updated c.1980 with kitchen cabinetry and fixtures. On the southwest corner adjacent to the pantry is a small toilet room accessible only from the exterior. This room is not believed to have originally served as a toilet room, however, it is possible given its close

[38] Interview with Edward Petersen, September 14, 2009
[39] Black Point National Register of Historic Places Form, Submitted to National Park Service, August 12, 1994 sect. 7, p.7
[40] Ibid, sect. 7, pg. 8

proximity to the only original full bath in the house, which is accessed off of the landing between the first and second floors. No record of the date that plumbing was added could be found. Edward Petersen, who was born in 1921, stated that as far back as he can remember the space was a toilet room. The age of the plumbing fixtures added throughout the years at Black Point suggest that several bathrooms or toilet rooms were added anywhere from approximately 1910 through the 1940s.

Connected to the Butler's Pantry is the 1946 kitchen wing, now occupied by the gift shop, and the interior space that used to be open veranda on the southeast corner. Prior to its enclosure, this portion of the veranda was once designated as the children's dining porch.[41] After it was enclosed in 1946 it contained a laundry facility. The kitchen wing and laundry room were built to replace facilities lost when the original two story free standing service building was demolished earlier that year. This coincided with operations being scaled back at Black Point, including a reduction in service staff, after World War II.[42] The former service building was to the south of the main house and connected by a first floor level enclosed walkway that was located where the existing 1946 addition stands. It is the recollection of Edward Petersen that the open-air connector was enclosed to create the kitchen wing.[43]

Each of the four main rooms off of the center hall is connected to the hall and the adjoining room by 7' wide openings with pocket doors. This gives the plan a feeling openness and, with the pocket doors, provides the ability to close off areas for privacy and sound control. The openness found in Black Point's first floor plan is not commonly found in houses of the style, and the internal planning of a Victorian, while informal or asymmetrical, is rarely very open.[44]

Another major architectural feature of the first floor interior is the fireplaces, with one in each of the four main rooms. The Dining Room fireplace is the largest at nearly nine feet in width while the other three are roughly the same size at just over seven feet wide. Each has a tile surround on

[41] Interview with Edward Petersen, September 14, 2009
[42] Black Point National Register of Historic Places Form, Submitted to National Park Service, August 12, 1994 sect. 8, p.10
[43] Interview with Edward Petersen, September 14, 2009
[44] Henry Russell Hitchcock, *The Pelican History of Art, Architecture: Nineteenth and Twentieth Centuries* (New York: Penguin Books, 1958) 362

the front, which is a design feature often found on Victorian era fireplaces. The tiles are primarily glazed and of different colors, patterns and motifs, with a wood mantel and surround.

The Billiards Room fireplace has a glazed tile front and a wood mantel and surround, similar to the other three large fireplaces.

The four main first floor rooms have large windows that extend down to the floors and doorways to the porch at several locations, giving the spaces an open feeling and allowing for ample natural lighting and ventilation. Another design feature of the house is high ceilings, with the first floor ceiling height at 11'-6" and the second and third being at approximately 10'-6". High ceilings assist in the natural ventilation process, and along with the large windows, doors and transoms throughout allowing cross ventilation, the design takes full advantage of any cooling breezes that are available. In older buildings the stairwell was often designed to provide uninterrupted flow vertically so as to act as a ventilation chimney. Black Point's stairwell may have been designed with this in mind, particularly with its large window expanse, with some operable, that takes up practically the entire south wall of the stairs.

In areas where the plaster is covered, a burlap wall covering was used. In many rooms this original burlap shows some wear, sagging and peeling, as noted in the condition assessment portion of the report. An interior paint investigation and analysis to identify and determine the paint treatments used over time was conducted by restoration specialists.[45] In many rooms the burlap has had several layers of paint applied over the years, although in some areas earlier finishes have survived. In the Living, Music and Billiards Rooms, analysis has found that some

[45] *Black Point Estate-Lake Geneva, Wisconsin: Interior Paint Investigation* (Conrad Schmitt Studious, Inc. New Berlin, WI, May 2007) Copy on file at Stelling & Associates Architects, Ltd.

of the original stencil designs remain on certain sections of ceiling or wall. The Dining Room appears as it did in 1903, when it was redecorated to honor German relatives who were attending the St. Louis World Fair and also visiting Black Point.[46] All four walls have extensive stenciling of grape vines with clusters of grapes and this room is the most elaborate in the house in terms of remaining wall finishes.

The Dining Room was redecorated in 1903 in honor of German relatives staying at the estate on their trip to see the St. Louis Worlds Fair

The elevator in the Billiards Room is the most visible change to the original floor plan and was added in 1964 for a family member who had suffered an illness. The door and casing on the elevator door appear to date from the time of its installation and contrast with the rest of the original Victorian Era woodwork.

The staircase up to the second floor features a heavy oak balustrade with turned and carved wood details. The landing between floors has a doorway on the west wall that opens into the house's only original full bathroom. This bathroom currently has a sink, water closet and tub, however it is unknown if this represents the room's original layout.

Going up to the second floor, the view is of the center hall with doorways opening into the six bedrooms that make up this floor's plan. The rooms all have different names, which is said to date from an early tradition of assigning a descriptive name, such as "Walnut", "Victorian", or "Yellow" room, to make it easier for guests.[47] The second floor plan continues the use of large windows with floor level sills and doorways that exit each room directly to the exterior, in this case, to the second floor porch deck that is essentially a modestly sloped "flat" portion of the

[46] Gwen Tveter and Judy Johnson, *The Black Point Legacy, 1888-2005* (Williams Bay, Wisconsin: Nei-Turner Media Group Inc. , 2006) 34

[47] Linda Lowerey, "100 years at Black Point" *Lake Geneva Magazine*, December, 1988: p. 46

main porch roof and encircles the house. Just as on the other floors, these large openings give the rooms abundant natural light and ventilation. Transoms above all interior doors represent another part of the natural ventilation system that the house, and many buildings of that time period, relied on to provide air circulation for cooling.

Each bedroom has either a hand sink installed or access to one of the two non-original bathrooms on this floor. The hand sinks in the bedrooms are also not original and are believed, judging by the approximate age of the fixtures, to have been added in the early 1900's. The bathrooms are estimated to date from approximately between 1915 and the 1930's, again based upon plumbing fixture ages. Fixtures sometimes have a production date stamped in an inconspicuous spot, such as underneath a tank cover, and this assisted with determining the approximate installation dates. Unfortunately no official record of the alterations, such as a remodeling permit, could be found, and in general changes of that nature were not permitted nor inspected by local authorities as they would be today. The bathrooms were also updated through the years, as evidenced by the shower stalls that most likely date from the 1960's to '80's.

The elevator, which only runs to the second floor, is accessed just off of the hall in a small alcove, which helps conceal it to some degree. Besides the addition of the bathrooms, the elevator is the biggest alteration to the original second floor plan. The original home plan included 13 bedrooms and the current total is 12, and it appears that the area on the second floor plan that currently contains the elevator, closet space and the large bathroom, was originally the thirteenth bedroom. The location of the hallway door opening also makes sense with this layout, although since original plans for the home have not been found, it is a matter for speculation. Edward Petersen confirmed that this area had previously been a room called the Sewing Room prior to its remodeling into a bathroom sometime in the 1920's to 1930's.[48]

The center hall has large wood cabinets on the east and west walls that are original. They were used primarily for storage of linens and make up for the lack of closet space, which is very typical of a house of this era. The second floor hall was painted a shade of green that covers not only the walls, but all of the wood trim and cabinets.

[48] Interview with Edward Petersen, September 14, 2009

Probably the most unusual room in the house is accessed just off of the landing between the second and third floors. Located on the west wall of the stairwell is the original room intended for the servicing of chamber pots. It is sandwiched between the original bathroom below and the third floor above, and consequently has a very low ceiling and three steps descending from the landing down into the room.

The third floor consists of the center hall, a small vestibule like room, or breezeway, on the north end of the hall that has access to an exterior balcony, and six bedrooms. The only alteration to the original floor plan on this level appears to be the addition of two bathrooms in what were most likely closet spaces. The third floor also has high ceilings at just over 10'-6", though it lacks the tall window units of the lower floors. Large double doors on the breezeway room that open up onto the balcony, along with the large double hung units in the window wall on the south stairwell wall, could be opened up to vent out the heated air that would naturally rise to this top floor.

The bathrooms on this level were probably added in the year from 1915 to the 1930's based on plumbing fixture age. The ages of fixtures vary widely and show that the bathrooms were probably updated and fixed as necessary. For example, the bathroom to the east of the center hall has a toilet which dates to 1916 and a tub with shower that appears to be from the 1980's.

One interesting feature of the third floor is the access to the observation tower, located in the Tower Room. A circular wood staircase goes up nearly 18 feet and through a hatch door to reach the deck of the observation tower, which gives one a great panoramic view of Geneva Lake. Exiting the west wall of the tower stairwell is a doorway to an exterior staircase that travels from the third floor to the second floor porch deck and continues on with another stair run, accessed by a hatch in the second floor porch deck, down to the first floor level. It is original to the house and was the only other means of exit from the third floor outside of the main stairs until two additional exterior escape stairs were constructed in later decades, both of which have since been removed.

Chronology of Development and Use

1887 Conrad Seipp and his wife Catharina purchased approximately 28 acres of the 53 acre Warwick Park property.[49] The Seipps hire architect Adolph Cudell, who had also designed their primary residence in Chicago, to design a vacation home for summer use.

1887 & 1888 Construction is started in the autumn of 1887, with the original service building, a detached, freestanding structure, being completed first, and the main house being completed in 1888. Construction costs were estimated to be approximately $20,000 for the estate. Building materials arrive either by boat or horse-drawn vehicles over ice as access is only by lake. Construction crews camp out on-site over winter.

1901 A detailed landscape plan by noted Chicago landscape architect Olof Benson was completed in 1901, with some of the design's features still in existence. (see plan in appendix) The plan included brick pathways, drives, brick terrace steps and dirt paths. Much of the plan was implemented, although many of the brick walks have since been modified or removed. A detailed inventory of trees on the grounds has not been completed so it is unknown to what degree Benson's planting plans were followed.

1902 The estate was expanded by approximately 53 acres with the purchase of the neighboring 40 acre Baker Farm and an additional parcel of approximately 13 acres.[50] The land was acquired largely for the purpose of supplying the estate with produce and livestock. The farm had poultry houses, storage sheds, root cellars, milk cows, horses, sheep and goats.[51] The land also included an orchard with over 100 apple and cherry trees.

1903 Portions of the 1st Floor wrap-around porch, or veranda, is added to in order to make it deeper. (see photos following page)

[49] Walworth County, Wisconsin, Register of Deeds Records: *Volume 76, p. 504,505*
[50] Walworth County, Wisconsin, Register of Deeds Records: *Volume 107, p. 369-374*
[51] Gwen Tveter and Judy Johnson, *The Black Point Legacy, 1888-2005* (Williams Bay, Wisconsin: Nei-Turner Media Group Inc. , 2006) 62

Early photo showing the original first floor porch before its expansion in 1903
Photo: Black Point Preserve archives

Current picture shows the widened first floor porch (see noted plan diagram pg. 51)

1903-04 The estate was expanded with the purchase of neighboring properties. These were *Linn Haven*, owned by the Wetherell family, and *Hill View*, owned by the Shaw family. The existing residences on these properties were razed.

1904 A second home is constructed on the property (The Bartholomay House).

1917 Electricity is brought to the house, although the house still relies on a dual gas-electric system during storms and frequent power failures, until 1924. Many of the original gas fixtures have been converted for electrical use.

1920 Catherine Seipp passes away and the property is inherited by two of her daughters, Clara Seipp Bartholomay and Emma Seipp Schmidt.

1925 The primary entrance façade moves from the north (lake) side to the west side as roads, first carrying horse drawn carriages and then automobiles, become the primary means of travel to the estate. Interior room use changes on the first floor, reflecting the change in the main entry, also occur at this time.

1935 Approximate time of construction of an exterior wood staircase, or fire escape, which ran from the third floor balcony on the north side of the house to the second floor porch deck.

1940 The Seipp sisters divide the property, with Emma Seipp Schmidt taking the 1888 house and Clara Seipp Bartholomay taking the 1904 house.

(note: 1904 house, extant, located southeast of Black Point estate, although not part of Black Point Preserve grounds).[52]

1940(approx.) Outbuildings constructed. A garage and tool shed are built south of the house just east of driveway.

1940(approx.) Coal burning pot belly stove in 2nd floor hallway is removed at the time oil burning furnace is installed.

1942 The portion of the property containing the original 1888 house is passed to Alma Schmidt following the death of her mother, Emma Seipp Schmidt.

Over time Modern conveniences, such as closets and plumbing are added to rooms. A number of full bathrooms were added in converted closet spaces. Since this was a summer house only and the plumbing was shut down during the off season, there was no concern about freezing pipes. Plumbing chases, which are basically wooden box ducts, were applied to the exterior of the house in several locations. The dates for the majority of these plumbing additions appear to fall between 1900 to 1940 based on production dates found on some of the fixtures.

Hand sink not original to floor plans (typical in bedrooms)

Plumbing chases were added to the exterior (various dates)

1946 Black Point's 2 story free standing service building is razed. In the years following WWII, Alma Schmidt reduced the scale of the operations at Black Point, including a reduction in the service staff. It was determined that the extensive service building was no longer needed. During this same year the attached structure that currently houses the gift shop for the museum is constructed to serve as the kitchen for the estate. A portion of

[52] Walworth County, Wisconsin, Register of Deeds Records: *Volume 271, p. 289-293*

the porch between the new wing and the house, as well as the southeast corner of the porch, is enclosed to provide a laundry facility and access to the main house.

Black Point's original Service Building, razed in 1946, as it appeared in this undated photo. Photo date estimated to be after 1925 based upon automobile, believed to be a 1925, or c. mid-20's, Locomobile.
Photo: Black Point Preserve archives

1953 An exterior wood staircase to serve as a fire escape is added on the east side of the house, providing egress from the third floor to the second floor porch deck. It is removed in the restoration/repair work of 2006.

1964 A small passenger elevator is added in the corner of the Billiards Room, originally the Living Room, after a family member suffers an illness.

1964 Alma Petersen, through deed of gift, transfers her property to her three sons, Edward Schmidt Petersen, Conrad William Petersen, and William Otto Petersen.[53]

1980 Gazebo on shore of Geneva Lake moved to Baker Farm property, where it currently stands. (see 1939 survey and gazebo photos in appendix)

[53] Walworth County, Wisconsin, Register of Deeds Records: *Volume 602, p. 432-446*

Early 1980's A steel spiral staircase (fire escape) that runs from the second floor porch deck to the first is added on the northeast corner of the porch.

1994 On September 15, 1994, Black Point is listed on the National Register of Historic Places and the Wisconsin State Register of Historic Places.

2005 Ownership of the property is transferred from William O. Petersen to the State of Wisconsin. The intention is to operate the house as a historic site museum showcasing the building's significant architecture. The museum is to offer the public a view into the lifestyle of an affluent family in their Geneva Lake summer estate as it existed for over a century of family ownership.

2006 Major repair work completed including the following:
(restoration work done with 1933-1938 date of significance)

- Exterior core samples taken by restoration specialists to determine earlier paint color schemes and assist in selection of the exterior decorative scheme[54]
- Asbestos removed
- Roof repair and new shingles
  (existing roofing materials removed down to roof decking)
- Flat roof over veranda (the 2nd floor porch deck) plus the tower roof deck get new ice & water shield and pre-tinned metal roofing installed
- Electrical upgrade (see Electrical Condition Report)
- Lightning protection inspected and repaired
- Repair of porch posts/rails
- Extensive historic exterior wood restoration
- Tower roof structure rebuild
- House repainted to approximate historically accurate colors
- Exterior fire escape stairs & spiral stairs removed
- Chimneys repaired and tuck pointed
- Laser Scanner fire detection system installed
  (See Electrical Condition Report)
- Security system upgrade
- Kitchen wing converted to Gift Shop
- Septic System upgrade
- Visitors center restroom facilities building constructed

2007 An interior paint investigation is conducted by restoration specialists from Conrad Schmitt Studios.[55]

[54] *Exterior Core Samples to determine previous paint colors* (Conrad Schmitt Studious, Inc. New Berlin, WI, May 2007) Copy on file at Stelling & Associates Architects, Ltd.

2007 – Present Black Point Historic Preserve is open to the public for tours as a museum

2008 Exterior main entrance stairway on north side is completely rebuilt after the collapse of the stairs during a tour. The tour group was posing for a photo on the stairs creating a concentrated load that caused the stair structure, dating back to the 1903 porch expansion, to fail.

Architectural Condition Assessment

On-site surveys of Black Point were conducted during the period of April through August of 2009 in order to assess and document the physical conditions of the site, the main house, and two outbuildings. Architectural and structural elements were examined to identify their type, current condition, and concerns regarding these conditions were noted.

No original drawings of the building have been located. A field measure was conducted in April of 2009 in order to accurately document the building's floor plans and elevations (see appendix). The information presented is based on field observations of readily accessible and visible spaces in the building and meant to address issues related to general conditions, aesthetic or cosmetic concerns, and to note obvious alterations.

Site analysis of structural, heating and ventilation, and plumbing conditions was conducted by Graef-USA engineering consultants and their concerns and recommendations are noted. Consultants from Czarnecki Engineering evaluated the conditions of the electrical systems in the building and their analysis and recommendations are included.

Plans and Elevations of Black Point noted to document architectural or structural conditions of concern, as well as significant alterations or modifications that have occurred, are included in the following section on pages 50-57. These are intended to give a synopsis of the various items addressed in the report along with their location presented on plan and elevation graphics.

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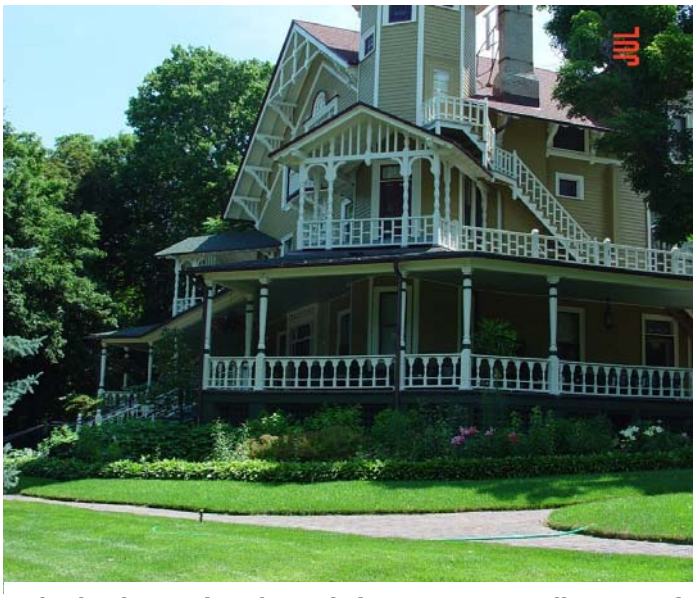
[55] *Black Point Estate-Lake Geneva, Wisconsin: Interior Paint Investigation* (Conrad Schmitt Studious, Inc. New Berlin, WI, May 2007) Copy on file at Stelling & Associates Architects, Ltd.

Site Conditions

Many of the features from the 1901 site plan by Olof Benson, including brick pathways and drive, still exist on the 7.5 acre site of Black Point. The condition of the brick pavers ranges from very good to poor depending on location. In some areas there has been a fair amount of heaving and brick deterioration due to freeze-thaw cycles over the years.



The brick paved paths and drives are generally in good condition, especially considering their age, with occasional rough spots due to weathering.

Vehicular traffic over time has caused tire rut patterns in the brick paver drive, much of which was probably a result of driving over it when the subsurface was soft, such as it is during the spring thaw. According to the museums current operational procedures, large tour buses are required to park in a gravel area adjacent to the more recent cement slab drive, and then back up to exit the property.[56] By doing this they avoid driving on and causing further damage to the original paver drive. If this practice is to remain, the drive should receive only periodic, limited traffic.

This close-up of a walkway reveals bricks that are crumbling and uneven

The site's trees and plantings appear to be in good shape and well maintained in general. With the many large and relatively old trees on site, regular inspection and maintenance by a qualified professional will be necessary to ensure that the public, as well as the buildings, are protected. This will be further addressed in the work recommendations section of the

[56] Interview with Black Point Historic Preserve, Inc. staff, September, 2009

report. It should be noted that some tree removal was completed in the major 2006 maintenance and restoration work. Overgrown vegetation in planting beds that was encroaching on the perimeter of the building was also removed at that time for improved appearance and to avoid any additional damage to the house.

The trail at the base of the bluff along the lake, part of a continuous public path that circles Geneva Lake, is in poor shape and in many stretches in need of rebuilding. The path was originally established by treaty with the local Indians which maintained their right to fish and hunt around the lake.

Temporary repairs installed are not adequate to stop the lakeshore erosion that is damaging the path in some locations.

Building Conditions

The building appears to be in very good condition overall and was obviously continually maintained throughout the years. Recent repairs and improvements completed in 2006 contribute to this condition. Closer inspection reveals some decay issues in the exterior wood, which is to be expected in a house of this age. Diagrams showing both plan and elevation views with notes pinpointing locations of various condition issues can be found on pages 50-57.

Image 1: *Example of trim piece that has detached from the porch*

Image 2: *Porch decking shows signs of decay on the ends in several places*

Starting at the southwest corner of the house, it was noted that some of the decorative exterior trim boards are no longer anchored in place and there are occasional porch deck boards that have

rotted out ends (images 1, 2 & 6). There are several areas where the strength of the porch floorboards are compromised due to decay, as noted on the plan view page 51 (images 3 & 4). The areas affected appear relatively small, although the extent of decay is not always apparent on the surface and some areas may pose a safety hazard. They will need to be monitored and eventually repaired.

Image 3: *In some areas decay in the porch deck has resulted in soft spots (see diagram on p. 51 for locations)*

Image 4: *Another example of porch floor boards that show signs of decay*

The porch stair rail on the east side of the home is missing an original railing baluster and it has been replaced by a 6x6 post (image 5). This was the most obvious defect in regard to the original wood details and the porch. The original lattice work surrounding the base of the porch is largely intact, however it was covered with chain link fence, according to former owner William Petersen, in the 1960's to keep raccoons out. The chain link was painted the same color green in an attempt to make it blend in with the lattice and painted brick piers (images 7 & 8).

Image 5: *Original handrail baluster is missing and replaced by simple 6x6*

Image 6: *This area on the northeast corner of the porch shows deck boards and trim detaching from the structure*

Images 7: *Original lattice work is covered by chain link fence*

Images 8: *Another view of lattice work covered by chain link fence*

The brick piers supporting the porch will need repair, as several of them have deteriorated mortar joints and bricks coming loose from the pier (images 9 & 10). While it is noted here and shown by the following images, any structural concerns regarding the condition of the piers will be addressed in the structural portion of the report.

Image 9: *This pier, located on the east side of the building, is one of the most severe examples of deteriorating brickwork.*

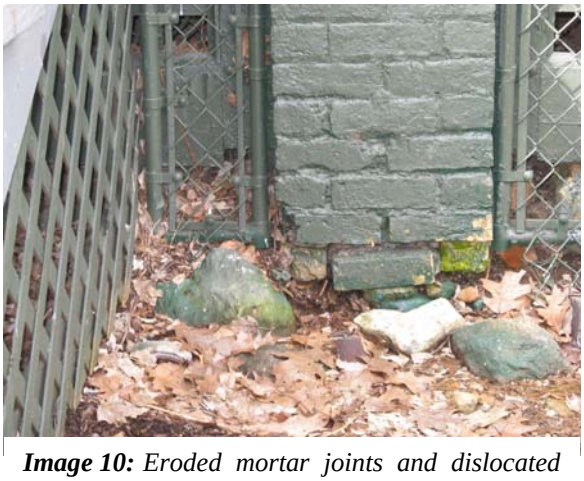


Image 10: *Eroded mortar joints and dislocated bricks are a fairly typical condition found on the base of the exterior piers.*

As noted in the Chronology of Development and Use, extensive repair work was completed in 2006 which has resulted in the exterior of the building being in very good condition overall. Repair of damaged or missing exterior wood trim pieces was completed that year prior to

repainting, so the exterior problems found by inspection for this report seem to be relatively minor.

The interior of the house is also in very good condition and fairly true to its original design, with cosmetic issues being the main concern. There are several places where the burlap applied to the ceiling and walls is peeling or sagging and needs repair (see images 11 & 12).

Image 11: *The original burlap wall covering is peeling in several areas, although typically not as severely as this example in the third floor Gray Room.*

Image 12: *This spot on the ceiling above the main staircase also shows damage to the covering.*

The biggest changes to the original interior layout were as a result of plumbing fixtures and bathrooms being added throughout the years. As bathrooms were added, they appear to have been finished or decorated in the style of the time of installation, detracting somewhat from the Victorian period style of architecture. It is difficult to accurately date when all of the plumbing and bath modifications took place, although the dates stamped on some of the fixtures helped to come reasonably close. These dates are addressed in the Chronology of Development and Use timeline. Due to the age of some of the older fixtures, they appear to not have been functional for some time. The condition of the bathrooms varies, with the worst problems being missing or incomplete fixtures or applied floor and wall coverings peeling off (see images 13 & 14).

Image 13: *Bathroom shows peeling tiles, incomplete fixtures, and changes made over time (note relatively modern toilet).*

Image 14: *Example of fixtures in disrepair, as seen in the bathroom off of stair landing between the 2nd & 3rd floors.*

Another significant modification was the addition of an elevator in the 1960's. Its entry door off of the main hall is fairly concealed due to its location in a small closet space or alcove. More obvious is the entrance to the elevator in the Billiards Room on the first floor, which is a feature that does not fit in with the original Victorian style (see image 15). Beyond these modifications the house retains its original layout, with original woodwork, doors, windows, and fireplaces. The wall and wood trim finishes have been modified throughout the years to varying degrees according to on site analysis of paint and wall coverings.[57]

Image 15: *The elevator door in the Billiards Room, c. 1964, contrasts with Victorian style.*

[57] *Black Point Estate-Lake Geneva, Wisconsin: Interior Paint Investigation* (Conrad Schmitt Studious, Inc. New Berlin, WI, May 2007) Copy on file at Stelling & Associates Architects, Ltd.

Structural Condition Assessment

The foundations of the building are comprised of stone foundation walls along the exterior of the building and stone piers and brick piers throughout the center of the building. The footings were not visible at the time of our assessment. The walls and piers are typically in good condition. The tower foundation walls near the entry to the cellar are exhibiting some damage near the base (image 1). One area of the wall has been patched with a cementitious material (image 2). The damage appears to be due to water from surrounding areas or from rising moisture. Soil has been piled to the bottom of the joists in portions of the west crawlspace (image 3). This condition could create deterioration of the floor system as moisture enters the crawlspace.

Image 1: *Deteriorated basement wall (see noted plan diagram pg. 50)*

Image 2: *Basement wall patched with cementitious material.*

The first floor framing typically consists of 2x8 or 2x12 joists supported on heavy timber beams. The joists are covered with a diagonal wood deck subfloor in most areas and only flooring in some areas. The joists and subfloor are in good condition.

Image 3: *Soil at the bottom of the floor joists in the crawlspace (see noted plan diagram pg. 50)*

Many of the joists are notched into the side of the supporting beams. The notches are often located at the same depth as the natural checking in the lumber (image 4). Also located at this depth are holes that have been drilled to install conduit and piping. The combination of these conditions coinciding at the same depth may have a significant impact on the strength of the beams and their capacity to carry the necessary loads. In order to determine the actual impact of this condition on the floor capacity, additional investigation into the condition of the beams and a structural analysis of the floor system would be required. In addition, deterioration was noted at the ends of beams which are buried in the masonry basement walls (image 5). More intrusive investigation would be required to determine the extent of the deterioration and the affects on the strength of the floor system.

Image 4: *Notches, checks and holes are located at the same depth in the floor beams.*

Image 5: *Deterioration at the end of floor beam where it is bearing into the masonry wall.*

The second and third floor framing systems are not visible due to floor and ceiling finishes. While a few areas of sloping floors were observed, no ceiling cracking or floor deflections that would indicate significant structural concerns with these floor systems were noted. The third floor is currently being used for storage. Most of the items being stored appear to be rather light and are in keeping with the floor loads that would have been used during the original design of the building. Areas that have heavier items, paper, etc., should be evaluated to determine whether the floor has the capacity to support such loads. Alternately, these heavier items could be moved to an area of the property that has sufficient support.

The roof structure is framed with 2x6 rafters and 2x6 ceiling joists (image 6). The rafters are supported on 2x6 studs within the attic space and the interior walls of the third floor beyond the attic space. The ceiling plaster in the third story has cracked in a few areas where the ceiling is applied directly to the bottom face of the roof rafters. These cracks may be an indication of over stress or over deflection of the rafters. The cracks were not wide enough to cause concern at the time of our assessment; however, the cracks may grow substantially in width during the winter when the roof is loaded with snow. A structural analysis of this area possibly combined with an invasive investigation would provide additional information regarding this condition. Because the building is only occupied during the summer months, this is not a life-safety concern. However, if the roof was to fail, this would obviously cause physical damage to the building and its contents.

Image 6: *Rafter and ceiling joist framing in roof*

Image 7: *Diagonal cracks in third story walls*

Diagonal cracks were noted in some of the interior partition walls in the third story (image 7). Most of the cracks are not wide. Due to the age of the finishes, the approximate age of the cracks is not known. Overall, the cracks do not indicate a uniform movement of the building in any particular pattern and do not appear to be a cause for concern. If the original plaster work was performed during the winter, the cracks may be a result of temperature effects during construction. If the cracks continue to grow in length or width, further investigation should be performed to determine whether a structural issue has developed.

The porch foundations consist of brick piers that range in condition from good to poor. Some of the piers have missing bricks (image 8); this condition is typically located at a roof downspout

Image 8: *Damaged porch pier*
(see noted plan diagram p. 50)

Image 9: *Insufficient porch beam bearing*

and is likely due to the effects of leaking water on the brick and mortar. The piers can be repaired relatively easily if the brick is still available on site.

The porch floor framing consists of 2x joists supported on heavy timber or multiple 2x beams which span between brick piers. The joists are generally in good condition. Most of the beams are in good condition; however, they are often not well supported at the ends. In some cases, the beams are notched and only have a small portion of the beams bearing on a support (image 9).

These connections should be reinforced in order for the porch structure to remain stable. An adjustable pipe column has been placed to support some floor beams near the cellar entry (image 10). This area should be studied in further detail to determine whether additional support is needed in this location.

The floor of the screen porch on the south side of the building has inconsistent sagging throughout the room. The crawlspace in this area is not accessible and likely consists of a few inches or less of an air gap, if there is an air gap at all. The southeast corner area of the porch was previously used as a laundry facility. It is likely that plumbing leaks and other sources of water contributed to moisture in the crawlspace. Floor joists in this area have

Image 10: *Adjustable pipe column supporting porch framing*

most likely rotted to some degree and will need to be replaced. Invasive investigation will be needed at this location to determine the presence and extent of deterioration.

The porch roof framing is not visible due to the ceiling finishes. No signs of excessive movement, deterioration or damage were noted.

The porch floor boards are exhibiting rot in a few small areas. In other areas, the floor boards have buckled under expansion that is likely due to moisture in the boards. A few areas of rotted boards may require replacement in the relatively near future. Other areas that are exhibiting signs of water intrusion will likely require replacement in the future.

The wood porch columns generally appear to be in acceptable condition (image 11); however, a few areas were found that sounded hollow. Additional investigation should be performed to determine whether the columns are in sound condition or have deterioration. This investigation could involve performing resistance drilling at isolated locations that sound hollow. Resistance drilling would leave very small holes at the locations where this was performed that could be repaired and painted. Alternately, ultrasound or impact stress wave testing could be performed. Verification of these results by resistance drilling at a few locations would be recommended if these methods are used.

Image 11: *Typical porch column*

The porch railings are sagging in some areas where they are spliced at the midpoint of longer spans (images 12 and 13). The splices reduce the capacity of the railing to provide

protection from falling from the porch. This issue should be further investigated for safety concerns if the porch is fully accessible to guests.

Image 12: *Sagging porch railing*

Image 13: *Splice in porch railing*

The main stairs on the north side of the house were recently replaced in 2008 after collapsing under the load of a group of visitors that same year. The stairs have been framed with 2x stringers and treads.

Overall, the condition of the porch is fair. While most of the members appear to be sound, the brick piers, the connections between the piers and the framing member, the railings and the columns are questionable. In the spirit of preservation of the building, we recommend that the additional investigations outlined above be performed. However, if the building is viewed as an adaptive reuse and will be used for assembly space, or another use which presents a load larger than that for which it would have been originally designed, it may be more effective to rebuild the porch. This would obviously not be in keeping with preservation of the building but would provide the safety required for such additional load incurred during a change of use.

The stairway that bumps out from the south side of the building does not appear to have sufficient support. This stairway extends from the first story to the main stair landing just below the second story and continues a few more steps to the second story terrace. The stairway cantilevers off the side of the building and has rotated away from the building (images 14 and 15). The exit sign at the stairway is currently arranged such that it might be used as an

emergency exit from the building. Further evaluation of these stairs should be performed to determine their capacity and whether additional support would be required to safely carry the load of an emergency exit. If the stairway is not meant to act as an emergency exit, the signage should be changed to clearly indicate that.

Image 14: *South stair has rotated away from the building.*

Image 15: *Gap created between stair and building wall due to stair rotation.*

The structure of the top story of the tower in the northwest corner of the building was rebuilt in 2006. The structural elements of the tower, which are not original to the building, appear to be performing well and are in good condition.

An addition was constructed at the south end of the building, reportedly in the 1940's. This portion of the building has concrete foundation stem walls and a wood framed floor over a crawlspace. The walls and roof structure are concealed by finishes, but have been assumed to be wood frame. Nothing of note was observed in this area of the building.

The tool shed and garage are both wood framed buildings. The tool shed has a traditional rafter and ceiling joist framed roof. The garage roof is framed with 2x rafters alternating with 2x and 1x built up trusses. It was not clear during our assessment whether the trusses were the original construction of the roof framing or if the 1x web members had been added at a later date. The

walls in both buildings are 2x stud walls. The buildings are in good condition. No additional investigation, repairs or reinforcing is needed to maintain the continued use of these buildings.

Overall, the structural systems of the main building are in good condition. As noted throughout this report, certain elements are in questionable condition and will require additional investigation and/or analysis to determine the impact of their current condition. We recommend performing the investigations noted throughout the report in order to continue the use of the building as a museum with daily tours of up to 47 people at one time.

If another use of the building is desired, additional structural items should be evaluated depending on the proposed use of the building. For example, if the building is to be used for parties or other gathering space, the floor systems should be analyzed in order to determine the capacity to support the required loads. A code review of the International Existing Building Code and other applicable standards would be required to ascertain additional requirements for such a change in use.

Because the nature and extent of the construction work involved is unknown at this time, it is impractical to estimate the construction costs involved with retrofitting the structural elements of the building without performing the investigations and analyses described throughout this report. The range of possible construction costs would be so great that it would not be useful. Likewise a range of costs to design actual repairs or reinforcing for the building would be too large to be useful. Without first performing the investigations and analyses necessary, there is no way of knowing what scope of repair or reinforcing might be required. However, it is reasonable to estimate the engineering and construction costs that would be associated with performing the investigations and analyses.

Plumbing System Condition Assessment

Plumbing systems for the Black Point property are operating on a very limited basis. It appears that the only plumbing that is currently operating are a dehumidifier and sump pump located in the basement, a new 10 gallon electric water heater located in the basement and the kitchen sink.

The exterior well and sanitary systems appear to be operating fine and are capable of supporting the property. The interior well located in the basement has long been abandoned.

Modifications to plumbing fixtures piping and equipment appear to be normal maintenance items. The two showers appear to have been replaced in the 1970's. Toilets in two of the bathrooms also appear to have been updated, one in the 1950's and one in the 1970's. The remaining fixtures such as the hand sinks in the bedrooms and those in the original toilet room at the second level appear to be early 1900's.

Sump pump located on floor in basement

None of these plumbing fixtures are operational and it is unknown at this time how long the fixtures have been out of service. Additional investigation and service would be required to determine if the fixture could become operational again. It is assumed that the existing interior plumbing fixtures in the Black Point residence are not required to be operational.

Water heater serving kitchen sink

Typical bathroom fixture thought to be dated early 1900's

Typical bedroom hand sink thought to be dated early 1900's

Fiberglass shower most likely installed in 1970's

The domestic water piping and sanitary piping that was visible appeared to be in good condition. Additional investigation would be required to identify what the actual condition of the interior piping is.

A fuel oil water heater located in the basement is another piece of equipment that would need to be replaced should any of the plumbing fixtures be put into operation. A new out building has been constructed to be utilized for public toilet facilities. The restroom facilities would need to be calculated to determine how many visitors they could support. It may be possible to expand these toilet rooms without modifying the building footprint.

Fuel oil fired water heater

Mechanical Systems Condition Assessment

The Black Point property was originally designed as summer occupancy. The residence was designed to use natural ventilation through exterior doors and windows and transom windows above each of the interior doors to provide natural draft through the entire house. In each of the four rooms on the first floor are fireplaces that were intended to heat the entire residence. There was also a coal or wood burning pot belly stove on the second floor of the residence that has been removed. It is suspected that this stove was removed when an oil burning furnace was installed in the residence in the 1940's.

Typical transom window above an interior door

Floor grate for central heating system

Existing oil storage tank

Capped flue pipe of removed wood burning pot belly stove

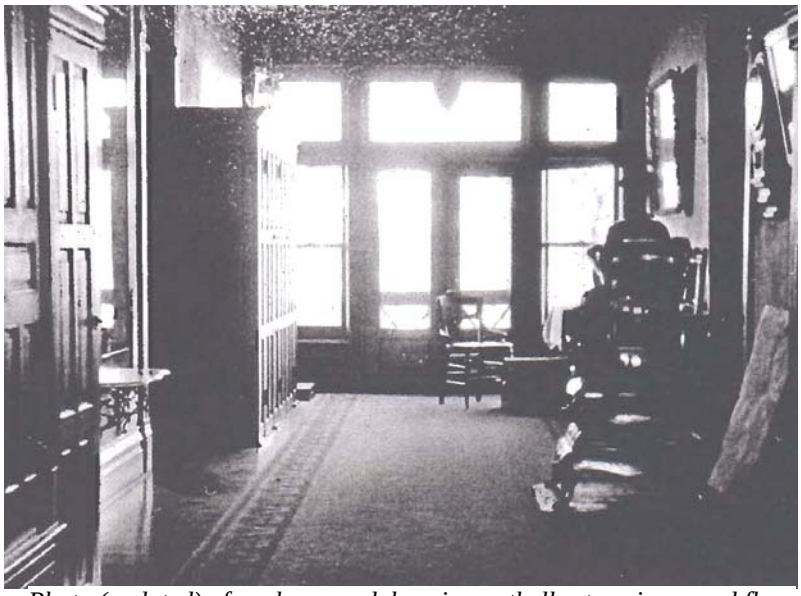


Photo (undated) of coal or wood burning potbelly stove in second floor hallway, possibly removed at time of a furnace installation in 1940's
Photo: Black Point Preserve archives

An existing oil burning furnace and storage tank was installed in 1986-87 in the crawlspace below the main portion of the house. Uninsulated galvanized steel ductwork was installed in the unheated crawlspace to various grates in the first floor of the residence. The capacity of the furnace was 125,000 btu and would have been rated at 80% efficient. The furnace was serviced once a year from when it was installed until 2003. The casing of the unit is fully corroded as are the burner and fan components. The integrity of the heat exchanger can not be verified by visual inspection. Therefore this unit is considered to not be in operational condition and should not be used for heating the residence.

It is understood that the structure is used only during the summer season for museum tours. In order to utilize the building during the cooler months of the spring and fall, the replacement of the existing oil fired furnace and bulk oil storage tank would be recommended. The existing ductwork should be reconnected and cleaned, and the existing thermostat should be checked for operation and replaced if required. A more detailed description of these recommendations and their estimated costs follows in the work recommendations section of the report.

Existing oil fired furnace installed in 1986-87

The temperature and humidity within the residence will need to be controlled to continue to protect interior finishes and artifacts within the residence. Ventilation will need to be introduced to the space at a rate suitable to serve a tourist group of a size allowed by the architectural and structural limitations of the residence.

The extent of the mechanical system renovation will be dictated by the level of restoration for the structure and its anticipated function. Further investigation should be done to determine sizing, location, and utility types for mechanical systems.

Electrical Conditions Assessment

Electrical Service

The electric service was replaced in 2006 due to deterioration. A new 600 ampere 120/240 volt, single phase underground service was brought into the Visitors Center outbuilding and 200 amperes extended from it to a new circuit breaker panel located in the basement. Also in 2006, a second floor plug-fuse panel was replaced by a circuit breaker panel. The new panels contain arc-fault circuit breakers to provide an extra measure of protection against insulation failure.

Branch Wiring

The house was not originally electrified. Wiring was installed in stages beginning after 1910. The wiring consists primarily of flexible metal conduit containing RH insulated copper conductors. There are small amounts of romex and electrical metallic tubing. Most of the wiring is concealed in walls and ceilings. Examination in the attic, basement, and at panel locations and at various junction boxes showed no instances of knob and tube wiring. Conductor insulation is in good condition for its age. Type RH insulation becomes brittle over time especially when exposed to heat as would be the case at lighting outlets. However, conductors at the various wall receptacles and wall sconces removed for examination all seemed intact and were not brittle. The wiring appears suitable for continued use.

New underground service at Visitors Center outbuilding installed in 2006

Where wiring was routed through the basement crawl space, the flexible metal conduit had deteriorated. All of the wiring within the crawl space was replaced in 2006. The wiring devices and cover plates were replaced in 2006 for better appearance and usability. Receptacle spacing does not comply with current code. This was not updated since to do so would be disruptive and at the time the Historical Code did not require it.

Lighting

The lighting system consists of a variety of wall sconces, decorative pendants and utilitarian fixtures. For the most part these are original. New fixtures were installed in the original summer kitchen, which was remodeled into a gift shop/office. Existing pendants fixtures and chandeliers had their internal wiring replaced in 2006.

Special Systems

A VESDA air sampling fire detection system was installed in 2006. This type was chosen because of its sensitivity and its ability to function in an unheated space. The head end for this system is located in the basement of the Visitors Center.

Other Recent Electrical Improvements

New service panel installed in the basement in 2006

The existing lightning protection system was inspected and repaired in 2006

The connection between new crawl space wiring and original wiring. All crawl space wiring was replaced in 2006.

On the second floor a new circuit panel replaced an early plug-fuse panel in 2006.

VESDA air sampling fire detection system installed in 2006 in the crawl space.

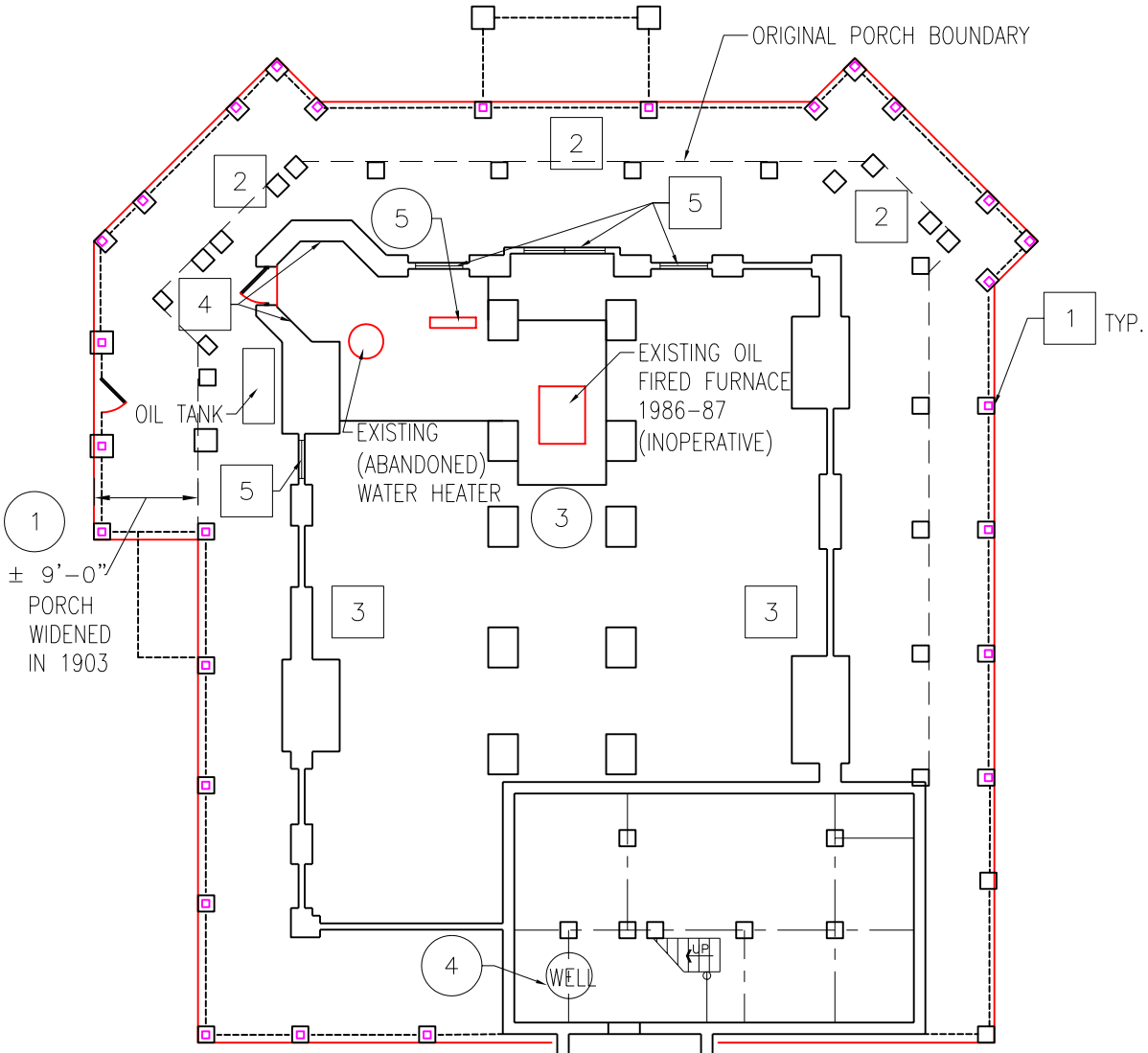
Recommended Electrical Work

There are no emergency lights or exit lights in the building. These would be required by current code if the building is classified as a museum. These were not installed in 2006 because the historical code did not require them, and because they would change the appearance of the house.

There are no fire alarm pull stations in the building. These were not installed in 2006 because the historical code did not require them, and because they would change the appearance of the house. There are no security cameras in the building. Compact, unobtrusive units are available. These might add to security. Web based programs allow them to be monitored off site.

Black Point Floor Plans and Elevations:
Noted with comments regarding conditions and significant alterations and modifications

The diagrams on pages 50-57 show both plan and elevation views with notes pinpointing locations of various existing conditions and also documenting various changes to the structure that have occurred over its history. It is intended to provide a graphic synopsis of some of the most significant, although not all, conditions of note found during site inspections.



NOTES ON EXISTING CONDITIONS

1 – BRICK SEPARATING FROM PIERS AT BASE

2 – INSUFFICIENT PORCH BEAM BEARING AT SEVERAL LOCATIONS (SEE STRUCTURAL REPORT)

3 – SOIL CONTACTING FLOOR JOISTS, NEEDS TO BE EXCAVATED TO PREVENT FURTHER MOISTURE DAMAGE (SEE STRUCTURAL AND WORK RECOMMENDATIONS REPORTS)

4 – DETERIORATION OF BRICK FOUNDATION WALLS (SEE STRUCTURAL REPORT)

5 – CRAWL SPACE WINDOWS NEED REPAIR

NOTES ON MODIFICATIONS, ADDITIONS, DEMOLITIONS

1 – PORCH ADDED TO/WIDENED IN 1903 DASHED LINE REPRESENTS EXTENT OF ORIGINAL

2 – FOUNDATION OF KITCHEN WING ADDED IN 1946 AFTER DEMOLITION OF ORIGINAL 2–STORY DETACHED SERVICE BUILDING

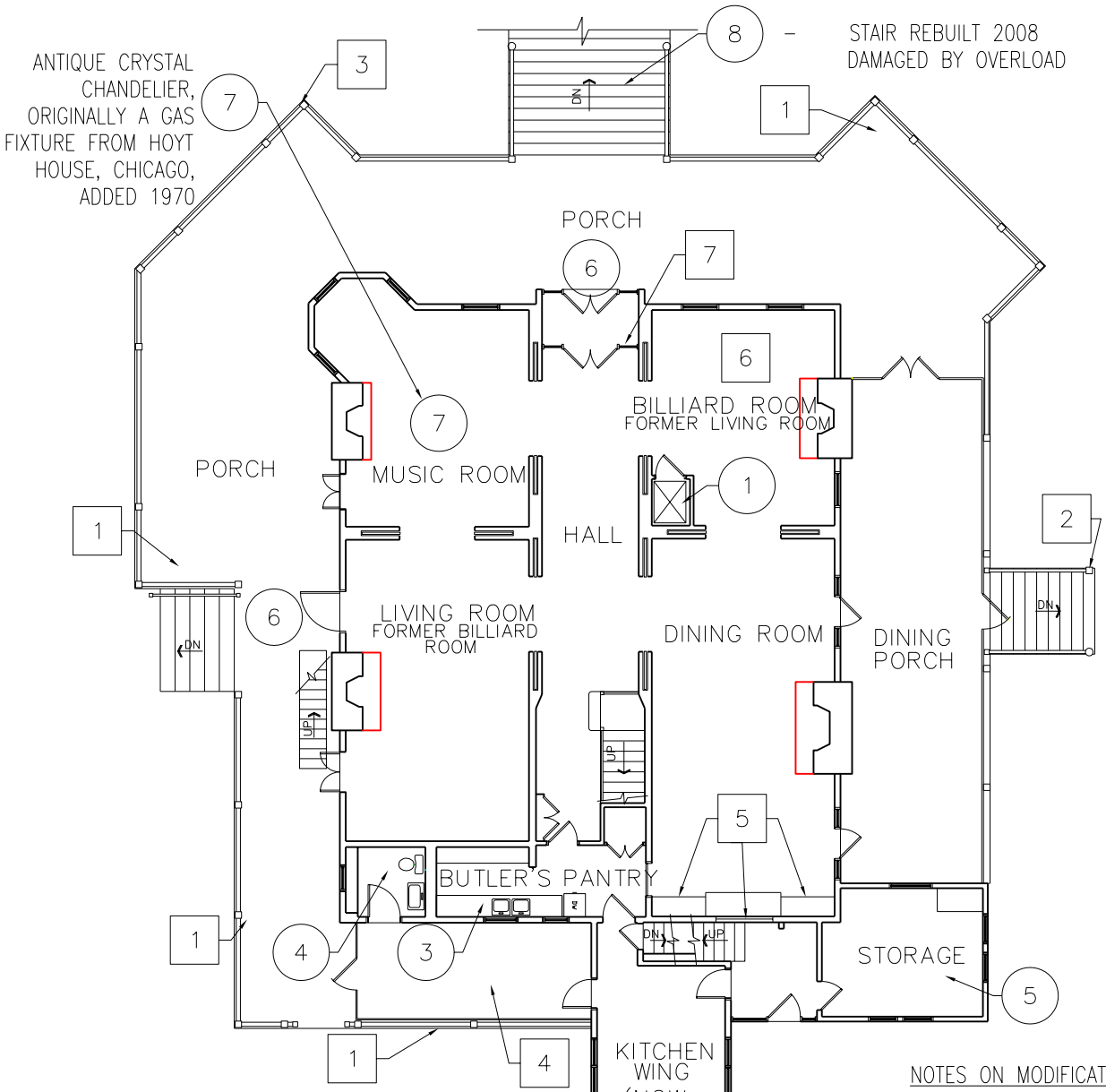
3 – ALL CRAWL SPACE ELECTRICAL WIRING REPLACED IN 2006

4 – ABANDONED WELL IN BASEMENT

5 – VESDA AIR SAMPLING FIRE DETECTION SYSTEM (INSTALLED 2006)

N

BLACK POINT HISTORIC PRESERVE
FOUNDATION PLAN NOTED



NOTES ON EXISTING CONDITIONS

1 – PORCH BOARDS DETERIORATING SOFT SPOTS IN DECKING

2 – ORIGINAL STAIR GUARDRAIL BALUSTER IS MISSING, REPLACED BY 6X6 POST (STAIR ADDED 1966)

3 – SOME WOOD PORCH COLUMNS HAVE DETERIORATION (SEE STRUCTURAL REPORT)

4 – INCONSISTENT SAGGING IN PORCH DECKING INDICATES JOIST DETERIORATION BELOW (SEE STRUCTURAL REPORT)

5 – RONDEL GLASS CHINA CABINET DOORS NEED RESTORATION WORK AND MONOGRAMMED STAINED GLASS WINDOW WILL EVENTUALLY NEED TO BE RESTORED

6 – DAMAGE TO CEILING FINISHED SHOULD BE RESTORED

7 – GLASS PANEL REPLACED WITH NON PERIOD GLASS – RESTORE

NOTES ON MODIFICATIONS, ADDITIONS, DEMOLITIONS

1 – ELEVATOR INSTALLED IN 1964

2 – KITCHEN WING ADDED IN 1946 AFTER DEMOLITION OF ORIGINAL 2–STORY DETACHED SERVICE BUILDING

3 – BUTLER'S PANTRY UPDATED WITH CABINETRY/PLUMBING FIXTURES (1980)

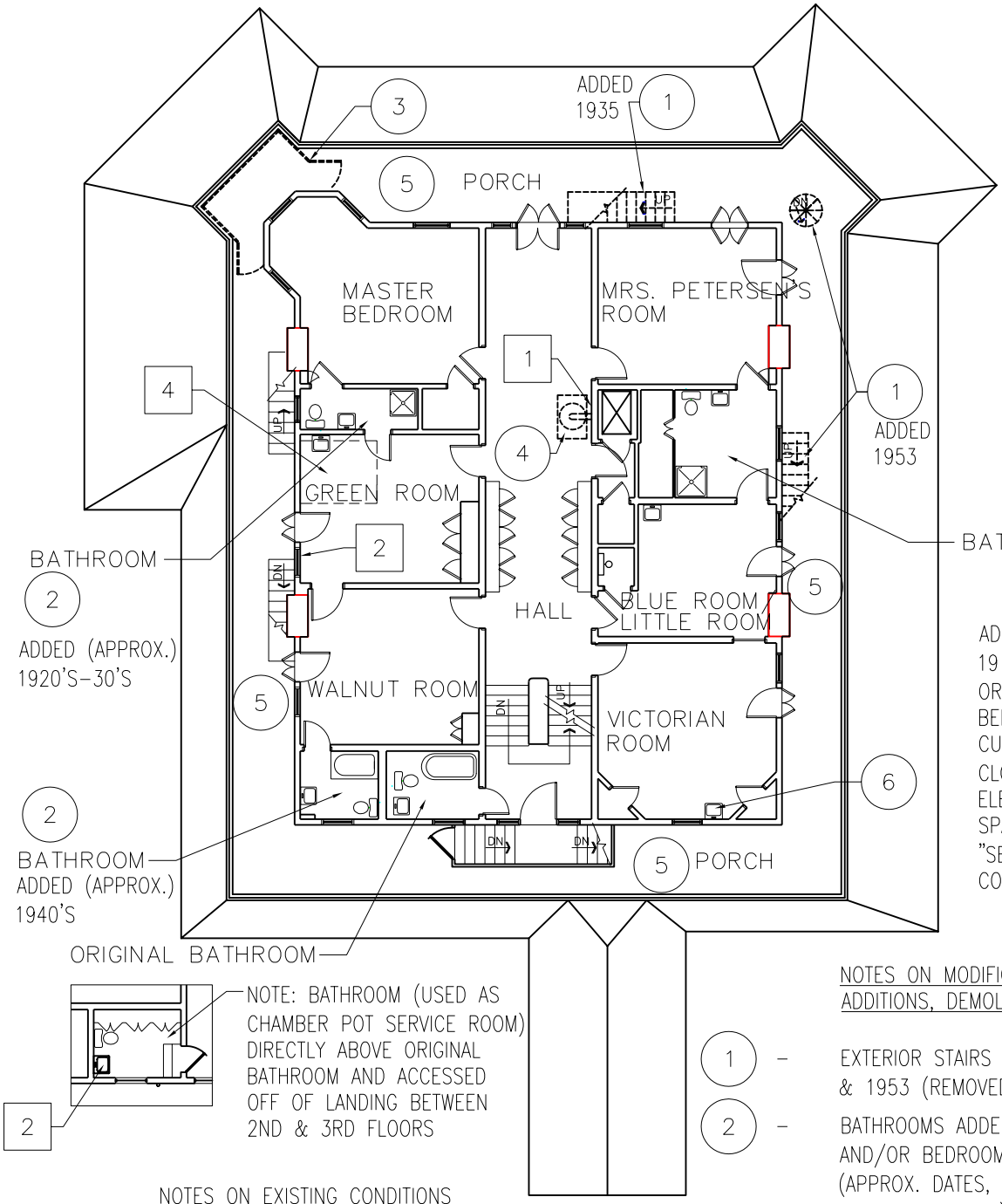
4 – TOILET ROOM ADDED (C. 1900–1920)

5 – PORCH IS ENCLOSED FOR LAUNDRY ROOM IN 1946 (STORAGE SPACE SINCE 2006) PORCH HAD BEEN USED AS CHILDREN'S DINING AREA BEFORE 1946

6 – MAIN ENTRY TRANSITIONS FROM LAKE SIDE TO WEST SIDE WITH DEVELOPMENT OF ROADS/AUTOMOBILES (1920'S)

N

BLACK POINT HISTORIC PRESERVE
FIRST FLOOR PLAN NOTED



NOTE: BATHROOM (USED AS CHAMBER POT SERVICE ROOM) DIRECTLY ABOVE ORIGINAL BATHROOM AND ACCESSED OFF OF LANDING BETWEEN 2ND & 3RD FLOORS

2

NOTES ON EXISTING CONDITIONS

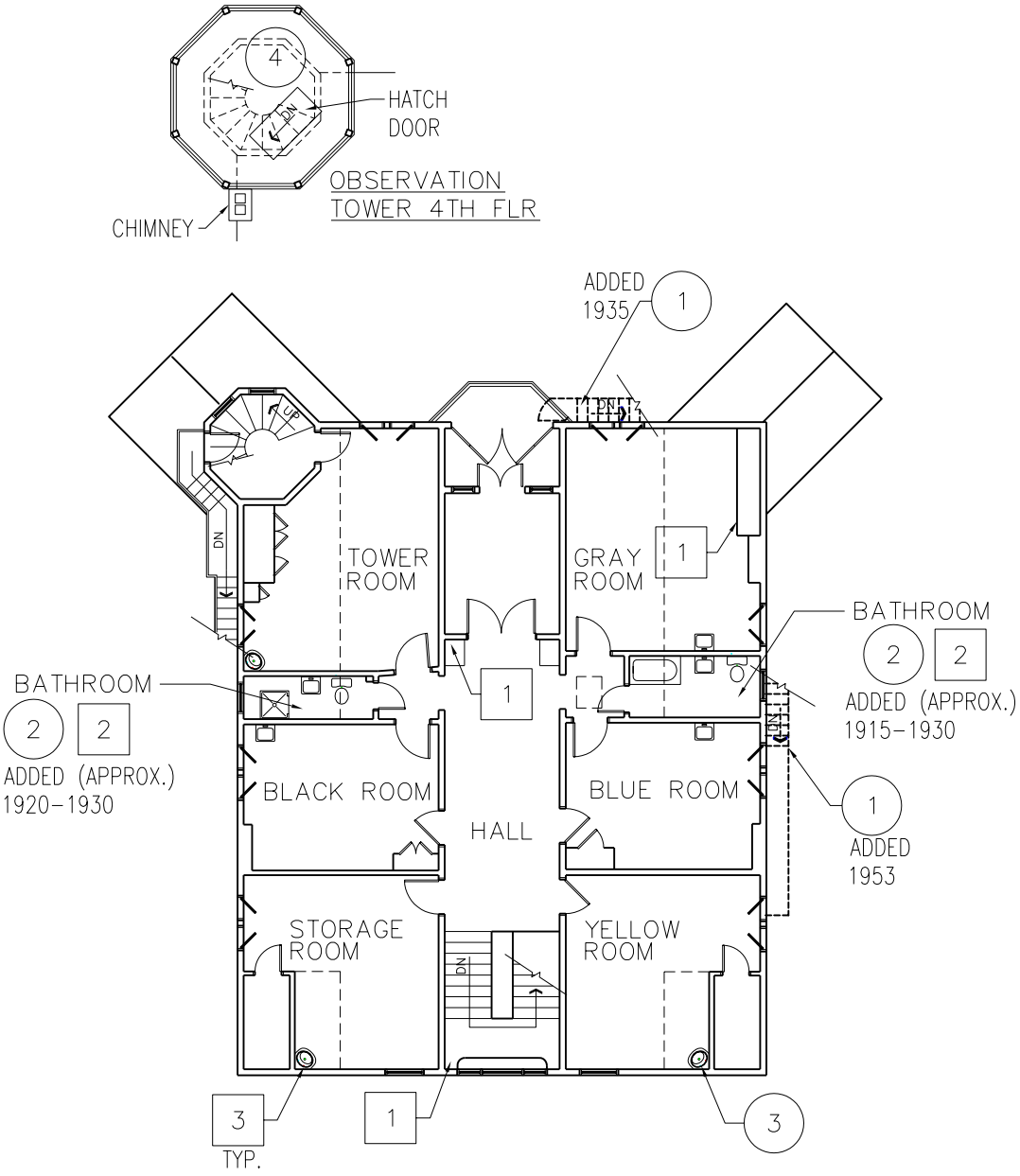
- 1 – ORIGINAL BURLAP WALL COVERING PEELING OFF PLASTER (VARIOUS LOCATIONS)
- 2 – PLUMBING FIXTURES INOPERABLE OR IN DISREPAIR
- 3 – WINDOW SASH AND SASH CORD NEED RESTORATION
- 4 – CEILING DAMAGED AND PATCHED, NEEDS TO BE RESTORED

NOTES ON MODIFICATIONS, ADDITIONS, DEMOLITIONS

- 1 – EXTERIOR STAIRS ADDED IN c.1935 & 1953 (REMOVED IN 2006)
- 2 – BATHROOMS ADDED INTO FORMER CLOSET AND/OR BEDROOM/SEWING RM SPACES (APPROX. DATES, 1915–30, BASED ON AGE OF FIXTURES)
- 3 – SCREEN ON PORCH REMOVED 2006
- 4 – COAL BURNING STOVE REMOVED (POSSIBLY REMOVED AT TIME OF FURNACE INSTALLATION, EARLY 1940'S)
- 5 – NEW ICE & WATER SHIELD AND METAL INSTALLED ON FLAT ROOF/2ND FLOOR PORCH DECK (2006)
- 6 – HAND SINKS IN BEDROOMS APPEAR TO DATE (TYPICALLY) FROM EARLY 1900'S.

N

BLACK POINT HISTORIC PRESERVE
SECOND FLOOR PLAN NOTED



NOTES ON EXISTING CONDITIONS

- 1 – ORIGINAL BURLAP WALL COVERING PEELING OFF PLASTER PLASTER REPAIR WORK REQUIRED
- 2 – PLUMBING FIXTURES INOPERABLE OR IN DISREPAIR – BATHROOM FINISHES AND COVERINGS IN POOR CONDITION
- 3 – PLUMBING FIXTURES INOPERABLE OR IN DISREPAIR

NOTES ON MODIFICATIONS, ADDITIONS, DEMOLITIONS

- 1 – EXTERIOR STAIRS ADDED IN c.1935 & 1953 (REMOVED IN 2006)
- 2 – BATHROOMS ADDED INTO FORMER CLOSET AND/OR BEDROOM SPACES (APPROXIMATE DATES BASED ON AGE OF FIXTURES)
- 3 – HAND SINKS IN BEDROOMS APPEAR TO DATE (TYPICALLY) FROM EARLY 1900'S.
- 4 – NEW TOWER ROOF STRUCTURE BUILT, INCLUDING NEW ICE & WATER SHIELD AND METAL INSTALLED ON DECK (2006)
- 5 – HAND SINKS IN BEDROOMS APPEAR TO DATE (TYPICALLY) FROM EARLY 1900'S.

N

BLACK POINT HISTORIC PRESERVE
THIRD FLOOR & TOWER PLANS NOTED

FIRST FLOOR PORCH WIDENED, ENTIRE NORTH ELEVATION (1903)

NOTES ON EXISTING CONDITIONS

1 – BRICK SEPARATING FROM PIERS WHERE IT CONTACTS WITH GRADE

2 – PORCH DECKING DECAY AT ENDS IN VARIOUS PLACES (RESTORE)

3 – CHAIN LINK FENCE APPLIED OVER ORIGINAL LATTICE WORK IN 1960's TO KEEP RACOONS FROM ENTERING

NOTES ON MODIFICATIONS, ADDITIONS, DEMOLITIONS

1 – EXISTING SHINGLES & ROOFING MATERIAL REMOVED DOWN TO ROOF DECK, ROOF REPAIRED & RESHINGLED (2006)

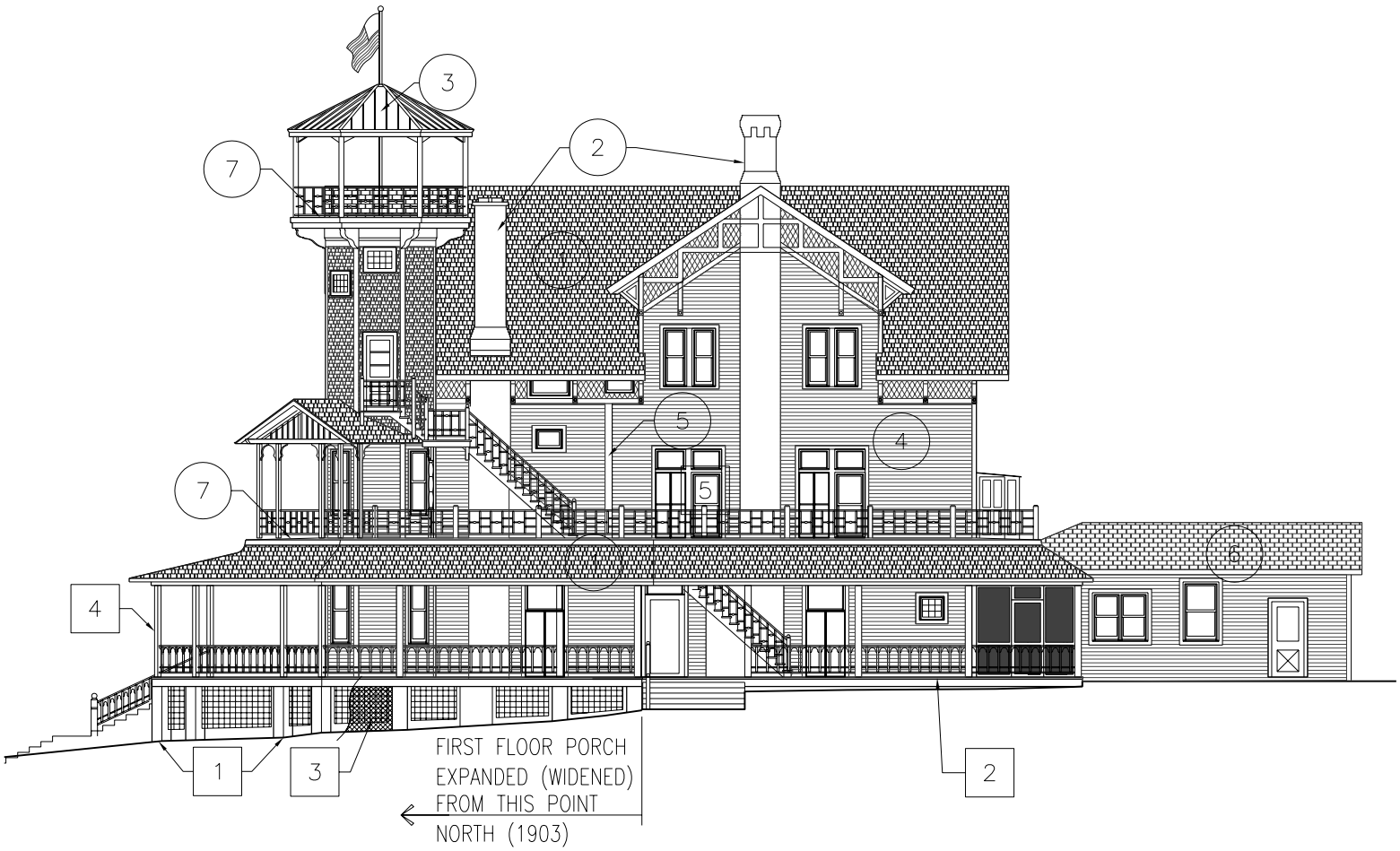
2 – STAIRS REBUILT (2008)

3 – TOWER ROOF STRUCTURE REPAIRED/REBUILT (2006)

4 – EXTERIOR REPAINTED (2006)

5 – NEW ICE & WATER SHIELD AND METAL INSTALLED ON FLAT ROOF/2ND FLOOR PORCH DECK AND TOWER OBSERVATION DECK

BLACK POINT HISTORIC PRESERVE
NORTH ELEVATION NOTED



NOTES ON EXISTING CONDITIONS

1 – BRICK SEPARATING FROM PIERS WHERE IT CONTACTS WITH GRADE

2 – PORCH DECKING DECAY AT ENDS IN VARIOUS PLACES (RESTORE)

3 – CHAIN LINK FENCE APPLIED OVER ORIGINAL LATTICE WORK IN 1960's TO KEEP RACOONS FROM ENTERING

4 – SOME WOOD PORCH COLUMNS HAVE DETERIORATION (SEE STRUCTURAL REPORT)

5 – WINDOW SASH, GLAZING AND SASH CORD IN NEED OF RESTORATION

NOTES ON MODIFICATIONS, ADDITIONS, DEMOLITIONS

1 – EXISTING SHINGLES & ROOFING MATERIAL REMOVED DOWN TO ROOF DECK, ROOF REPAIRED & RESHINGLED (2006)

2 – CHIMNEYS REPAIRED (2006) – NORTH CHIMNEY NEXT TO TOWER HAD BEEN SHORTENED FROM ORIGINAL HEIGHT (DATE UNKNOWN)

3 – TOWER ROOF STRUCTURE REPAIRED/REBUILT (2006)

4 – EXTERIOR REPAINTED (2006)

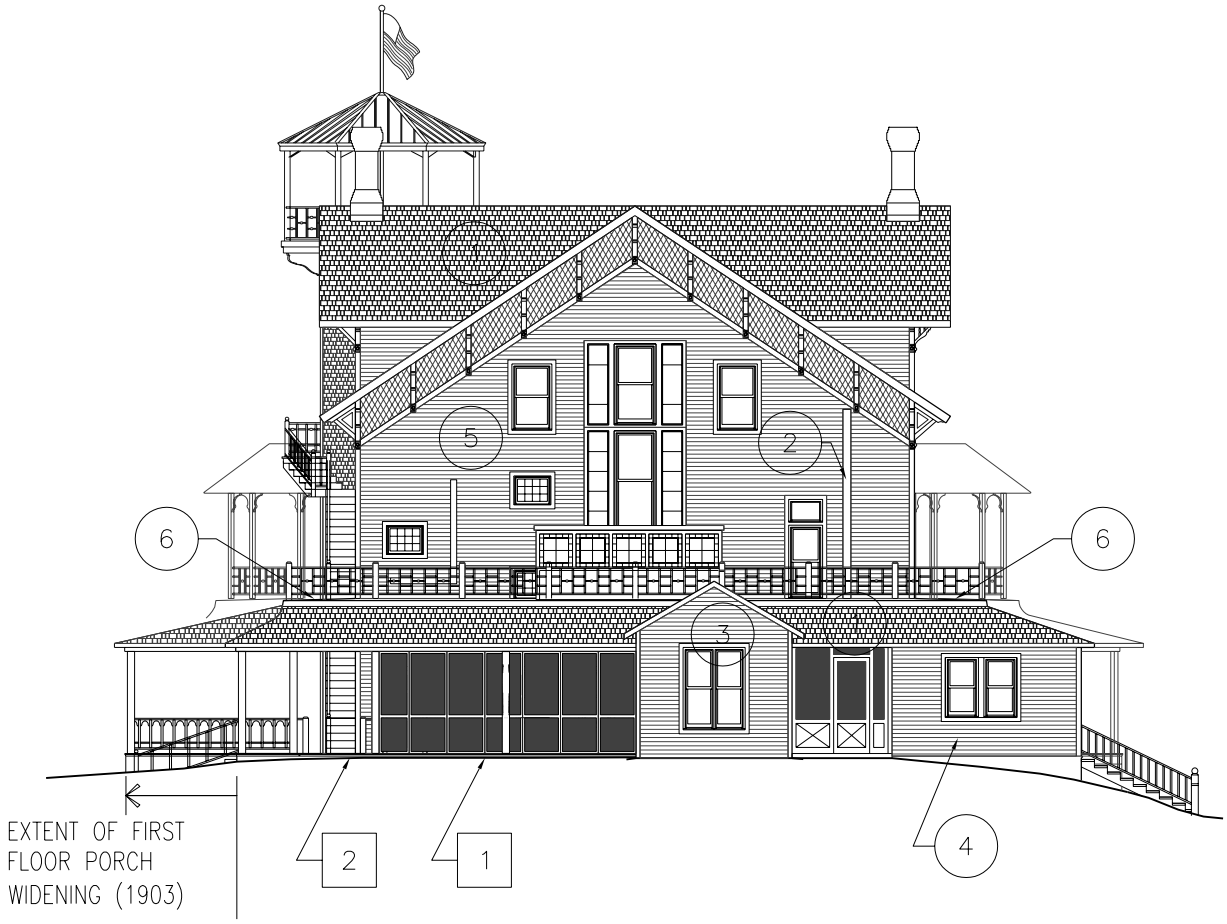
5 – WOOD PLUMBING CHASE ADDED (APPROX. 1920–'30'S)

6 – KITCHEN ADDITION, 1946, CREATED WHEN ORIGINAL COVERED CONNECTOR WAS ENCLOSED (ADDITION REPLACED ORIGINAL 2 STORY SERVICE BUILDING, RAZED 1946)

7 – NEW ICE & WATER SHIELD AND METAL INSTALLED ON FLAT ROOF/2ND FLOOR PORCH DECK AND TOWER OBSERVATION DECK

8 – ENTRY AND STAIRS CREATED AND DEFINED AS MAIN ENTRYWAY WITH ROADS/AUTOMOBILE DEVELOPMENT APPROX. 1920

BLACK POINT HISTORIC PRESERVE
WEST ELEVATION NOTED



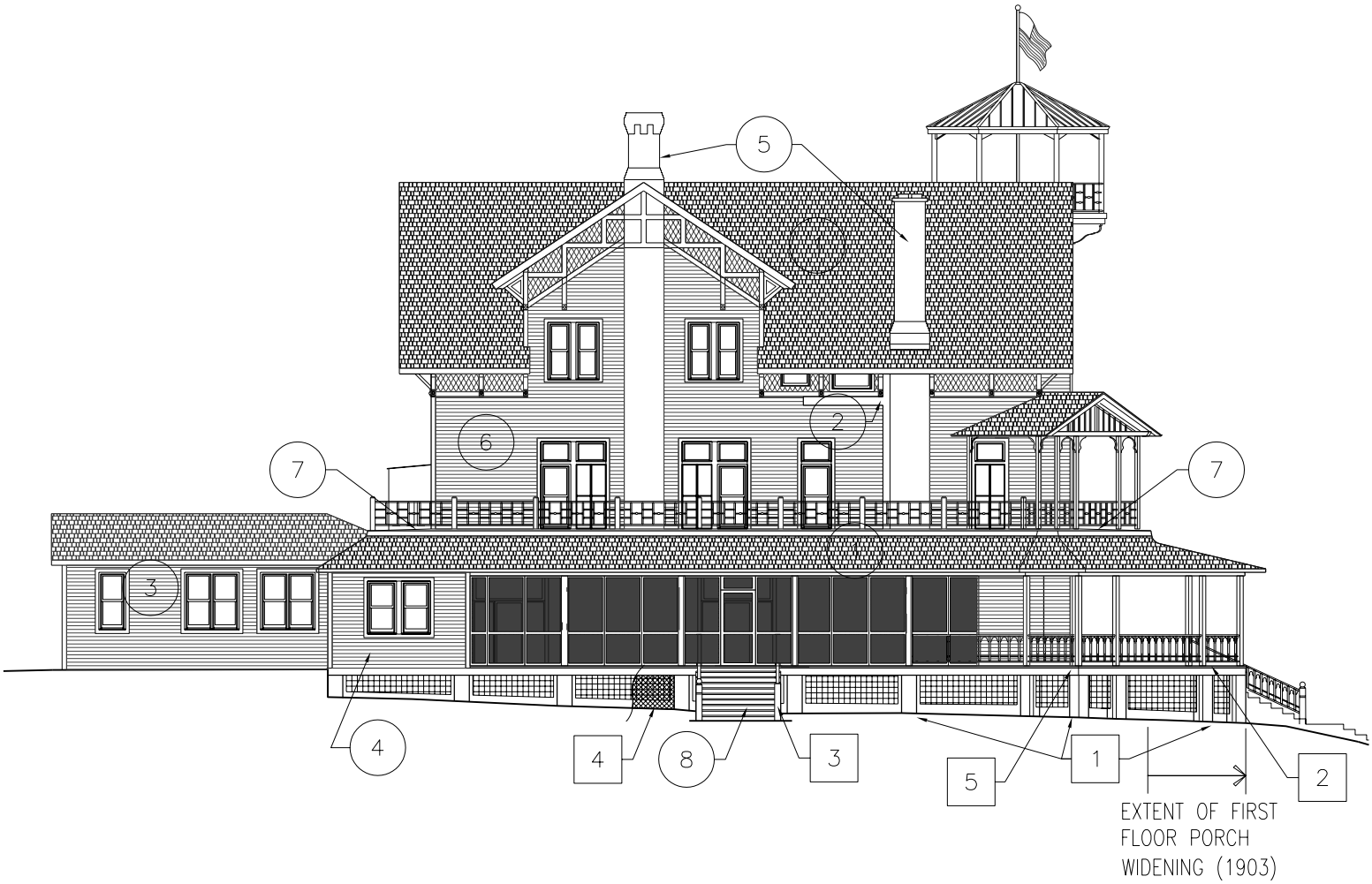
NOTES ON EXISTING CONDITIONS

- [1] – WOOD TRIM SEPARATING FROM PORCH (RESTORE)
- [2] – PORCH DECKING DECAY AT ENDS IN VARIOUS PLACES (RESTORE)

NOTES ON MODIFICATIONS, ADDITIONS, DEMOLITIONS

- (1) – EXISTING SHINGLES & ROOFING MATERIAL REMOVED DOWN TO ROOF DECK, ROOF REPAIRED & RESHINGLED (2006)
- (2) – WOOD PLUMBING CHASE ADDED (APPROX. EARLY 1900's)
- (3) – KITCHEN ADDITION, 1946, CREATED WHEN ORIGINAL COVERED CONNECTOR WAS ENCLOSED (ADDITION REPLACED ORIGINAL 2 STORY SERVICE BUILDING, RAZED 1946)
- (4) – PORCH ENCLOSED FOR NEW LAUNDRY ROOM (1946) OPEN PORCH PREVIOUSLY USED AS CHILDREN'S DINING PORCH
- (5) – EXTERIOR REPAINTED (2006)
- (6) – NEW ICE & WATER SHIELD AND METAL INSTALLED ON FLAT ROOF/2ND FLOOR PORCH DECK

BLACK POINT HISTORIC PRESERVE
SOUTH ELEVATION NOTED



NOTES ON EXISTING CONDITIONS

1 – BRICK SEPARATING FROM PIERS WHERE IT CONTACTS WITH GRADE

2 – PORCH DECKING DECAY AT ENDS IN VARIOUS PLACES (RESTORE)

3 – ORIGINAL STAIR RAILING BALUSTER MISSING, REPLACED BY 6X6

4 – CHAIN LINK FENCE APPLIED OVER ORIGINAL LATTICE WORK IN 1960's TO KEEP RACOONS FROM ENTERING

5 – WOOD TRIM SEPARATING FROM PORCH (RESTORE)

NOTES ON MODIFICATIONS, ADDITIONS, DEMOLITIONS

1 – EXISTING SHINGLES & ROOFING MATERIAL REMOVED DOWN TO ROOF DECK, ROOF REPAIRED & RESHINGLED (2006)

2 – WOOD PLUMBING CHASE ADDED (APPROX. 1920–'30'S)

3 – KITCHEN ADDITION, 1946, CREATED WHEN ORIGINAL COVERED CONNECTOR WAS ENCLOSED (ADDITION REPLACED ORIGINAL 2 STORY SERVICE BUILDING, RAZED 1946)

4 – PORCH ENCLOSED FOR NEW LAUNDRY ROOM (1946) OPEN PORCH PREVIOUSLY USED AS CHILDREN'S DINING PORCH

5 – CHIMNEYS REPAIRED (2006)

6 – EXTERIOR REPAINTED (2006)

7 – NEW ICE & WATER SHIELD AND METAL INSTALLED ON FLAT ROOF/2ND FLOOR PORCH DECK

8 – EXTERIOR STAIR NOT ORIGINAL, ADDED IN 1966

BLACK POINT HISTORIC PRESERVE
EAST ELEVATION NOTED

Treatment and Work Recommendations

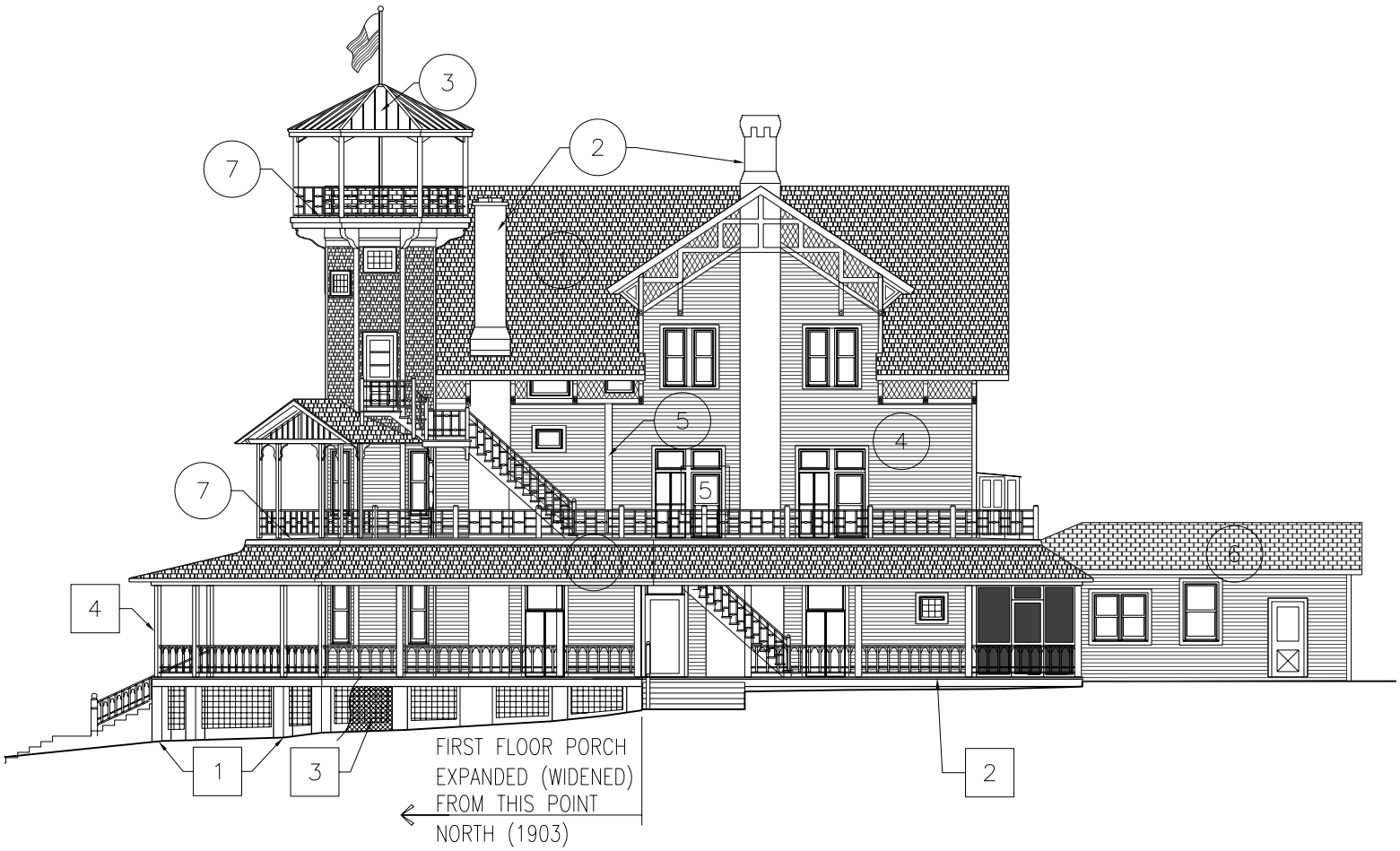
Historic Preservation Objectives

Black Point is listed on both the National Register and State Register of Historic Places for its recognized architectural significance. The house is one of the few remaining examples of a Geneva Lake summer "cottage" estate constructed in the late 19th century, a period during which the area emerged as a vacation destination for the wealthy industrialists of Chicago. Black Point gives the public a glimpse of what life was like at the summer estate over 100 years ago, and how the Seipp family's cottage has evolved during the 117 years of its use since its 1888 construction through 2005.

The goal of previous owner William Petersen, the Department of Administration, Division of Facilities Development of the State of Wisconsin, and the Black Point Historic Preserve, Inc., is to operate Black Point as a historic site museum, preserving it for the enjoyment of future generations. Current and future operations must be in keeping with this goal and cannot jeopardize the historic integrity of the entire site and its structures. The historic preservations objective will serve as a standard and guideline for all future preservation, maintenance, and restoration considerations.

Standards and guidelines for historic preservation have been established by the National Park Service Department of the Interior. Taking into account the relative historical and architectural significance, integrity and context of the building and site, in addition to its physical condition, proposed use and any mandated code requirements, is necessary for effective use of these Standards and Guidelines.

Black Point's current use is as an historic site museum open to the public. The museum is intended to present a Geneva Lake vacation estate and how it evolved over the 117 years of ownership and use by the same family. Because the various changes made to the house and its grounds become part of the evolution, and therefore the historical context, we can assume the



NOTES ON EXISTING CONDITIONS

1 – BRICK SEPARATING FROM PIERS WHERE IT CONTACTS WITH GRADE

2 – PORCH DECKING DECAY AT ENDS IN VARIOUS PLACES (RESTORE)

3 – CHAIN LINK FENCE APPLIED OVER ORIGINAL LATTICE WORK IN 1960's TO KEEP RACOONS FROM ENTERING

4 – SOME WOOD PORCH COLUMNS HAVE DETERIORATION (SEE STRUCTURAL REPORT)

5 – WINDOW SASH, GLAZING AND SASH CORD IN NEED OF RESTORATION

NOTES ON MODIFICATIONS, ADDITIONS, DEMOLITIONS

1 – EXISTING SHINGLES & ROOFING MATERIAL REMOVED DOWN TO ROOF DECK, ROOF REPAIRED & RESHINGLED (2006)

2 – CHIMNEYS REPAIRED (2006) – NORTH CHIMNEY NEXT TO TOWER HAD BEEN SHORTENED FROM ORIGINAL HEIGHT (DATE UNKNOWN)

3 – TOWER ROOF STRUCTURE REPAIRED/REBUILT (2006)

4 – EXTERIOR REPAINTED (2006)

5 – WOOD PLUMBING CHASE ADDED (APPROX. 1920–'30'S)

6 – KITCHEN ADDITION, 1946, CREATED WHEN ORIGINAL COVERED CONNECTOR WAS ENCLOSED (ADDITION REPLACED ORIGINAL 2 STORY SERVICE BUILDING, RAZED 1946)

7 – NEW ICE & WATER SHIELD AND METAL INSTALLED ON FLAT ROOF/2ND FLOOR PORCH DECK AND TOWER OBSERVATION DECK

8 – ENTRY AND STAIRS CREATED AND DEFINED AS MAIN ENTRYWAY WITH ROADS/AUTOMOBILE DEVELOPMENT APPROX. 1920

BLACK POINT HISTORIC PRESERVE
WEST ELEVATION NOTED

main objective is preservation. If the general goal is preservation, then the specifics of how to accomplish this goal must take into account several factors, including:

- Safety and accessibility concerns for those visiting the museum require future modifications that must be implemented with minimal impact on the architectural integrity and historical fabric of the building.

- General wear and tear on the building's finishes, primarily original flooring and floor coverings, must be considered and planned for. The central staircase carpet runner is an example of a surface or material that will be affected by tour traffic over time. Sacrificial materials or coverings should be used for the protection of fabrics that face wear from traffic.

- Per the National Park Service guidelines, where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

- Where damage or wear has occurred due to general deterioration, such as wall coverings peeling away from plaster, rules or guidelines on whether to repair or not need to be established. It may be determined that the goal is not repair of such condition issues, but the stabilization of a condition to avoid further deterioration. This becomes a debate between *preservation* and *restoration*, both of which are subject to their own standards and guidelines.

- Several alterations to the original layout, including the addition of bathrooms and an elevator, do not reflect the original design intent. If it were decided in the future that the goal is to present the house, or a particular room, as it existed at a certain point in time, for example 1900, these alterations would be problematic. The removal of features or spaces that are not original changes the goal from preservation to restoration, and would be subject to the Standards for *Historical Restoration*.

- If a particular time period is chosen to be represented and restoration is required, replacement of missing architectural features is encouraged in the Standards for Historical Restoration. Combining features that never existed together historically is discouraged.

- Under the Standards for Preservation, changes to a property may have acquired their own significance, and therefore will be left and preserved. We have concluded that this philosophy is the most compatible with the way the museum is currently presented to the public and would present the least future alteration and maintenance costs.

As noted in the condition assessment, Black Point is in very sound condition for a building of its age. The house retains a great deal of its original architectural character and any future repair or replacement work must not adversely affect this. There are several items of concern from an aesthetic and general maintenance view presented in the architectural assessment. The structural condition assessment identifies several items that will need further investigation to determine if they need repair, especially in areas where there may be safety concerns.

To adequately prepare a detailed *historic preservation objective report* for Black Point, it must be determined exactly how the museum is to be presented to the public. Should alterations and adaptations be left to demonstrate how life changed over the last 100 plus years? We recommend that the house continue to be presented with many of the changes made over time left in place. To maintain this approach will be less costly since it would not require the removal of added rooms, fixtures, or finishes, and therefore the need for major restoration work.

The primary historic preservation objective is the preservation of the building and its historic architectural features, original materials and fabric of the building and its grounds to the greatest extent possible. Any repair and restoration work should be in compliance with accepted restoration techniques and guidelines. Work, repairs or alterations that replace original materials of the building are to be avoided unless deterioration of original leaves

reproduction as the only viable option. The architectural integrity of the building must not be compromised by any repairs, maintenance or restorations.

Preliminary Life Safety/Code Requirements Overview

Existing Historic Building

Review under the following codes:

2006 International Existing Building Code (IEBC)

Chapter 11 Historic Buildings

2006 International Building Code (IBC)

IEBC Reference sections

2006 December/Wisconsin Commercial Building Code

Chapter COMM. 66 Existing Buildings

COMM. 66.1101 Historic Buildings

U.S. Department of Justice ADA Standard for Accessible Design

Appendix A of the Title III Regulations (28 CFR Part 36 Revised July 1, 1994)

Historic Residence

Type of construction…….V-B (Exterior Wood Frame Construction)

Use and Occupancy classification

Residential Group…….R-3 (Residence)

Assembly Group……..….A-3 (Museums and Exhibition Halls)

Business Group……...B (Business)

Note; Current use of previous residential occupancy as an Assembly group A-3 is permitted under IEBC 1101.3 allowing classification as a Business Group B occupancy.

General Review

General use of the existing structure as it is currently occupied is acceptable under IEBC *Chapter 11 Historic Buildings*, noting *items of general concern* at the end of this report. The existing building has accessibility deficiencies since the first floor (level of accessible entrance) does not provide an accessible route to all public spaces, specifically *maneuvering clearances at* doors. The building would also not meet the current IBC requirements for *General Building Heights and Areas* as a three story wood framed structure in a commercial use. IEBC *Chapter 11* does permit these historic structures to remain essentially unchanged with limited exceptions. IEBC 1101.2 allows for continuing use of these structures based on a written report prepared by a registered design professional outlining required and provided safety features in compliance with IEBC *Chapter 11* and where compliance with other chapters of these provisions would be damaging to the contributing historic features. In addition the report would need to describe each feature that is not in compliance with these provisions and demonstrate how the intent of these provisions is complied with in providing an equivalent level of safety. The current use of the entire structure as a Museum and Exhibit Hall, with exception of the unenclosed observation tower, may be permitted **if** under this report the existing accessibility, means of egress, and structural conditions (load capacities) could be shown to support occupancy figures that more closely conform to current IBC model standards. The structural adequacy of components noted above would require more invasive testing than what is noted in this report. The existing number of exits from each floor above the first floor may also support limited use as a Museum when under the direct supervision of a tour guide. This report would outline capacities of groups and exit distribution and path, along with conformance to IEBC *Chapter 11* exceptions and provide the basis for a written operational control report. The following are items of general concern at the present time.

- COMM 66.1101 Historic Buildings (2) Exhibit Buildings (f)

  At least one smoke detector shall be provided for each 1,200 square feet of floor area with a minimum of one smoke detector per floor level. These would need to be connected to the building electrical power and tested weekly. (Note; the building is currently serviced by a VESDA air sampling fire detection system. The substitution of smoke detectors with this system should be evaluated.)

- COMM 66.1101 Historic Buildings (2) Exhibit Buildings (i)

  Exit signs shall be provided in accordance with the prevailing code in exhibit buildings occupied prior to 1/2 -hour before sun rise and 1/2 –hour after sun set and in all areas not provided with natural lighting. (This would need to be considered if hours of operation were to fall into the above noted range.)

- IEBC 1104.1 Accessibility Requirements 1104.1.2 Multilevel buildings and facilities

  An accessible route from an accessible entrance to public spaces on the level of the accessible entrance shall be provided. (Note, although the section noted above would only apply if the structure were to undergo alterations it may be advisable to provide for minimal accessibility to the entire first floor level in an attempt to comply with the ADA *program access* standard, specifically addressing *Maneuvering Clearances at Doors*. It should be noted that ADA 202.5 *Alterations to Qualified Historic Buildings and Facilities* provides fewer exceptions than IEBC *Chapter 11*.)

Summary of Code Analysis

The above preliminary report is based on the current facility and its existing utilization at the present time. When alteration, restoration, renovation or changes in operational control are considered additional in depth analysis of the sections noted above will be required.

Work Recommendations and Alternatives

The following outline is a summary of maintenance and work recommendations, and their projected costs, for the conditions and concerns addressed in the architectural, structural and mechanical portions of the report. These recommendations and projections were developed based on field observations using non-invasive techniques and are intended to show an approximate range presented in terms of 2009 costs. Where further invasive investigation is recommended to fully assess the extent of conditions, a cost range for the investigative work will be included. Alternatives to work recommendations will be included where they present a viable solution to a problem.

It is our understanding at the time of this report that the Black Point Historic Preserve is and will continue to be used by the public seasonally, open for tours only in the summer months. The house is shut down for the off season and is unconditioned. There also is no conditioning provided during the summer months.

INSPECTION SCHEDULE:

All inspections are to be conducted by a qualified facilities and maintenance professional. Different components of the house should be inspected bi-annually, annually, or at other specified intervals to ensure proper appearance, function and safety for the building occupants.

Daily:

Inspect as required during tour season to ensure safety of historic site visitors.

Weekly:

Inspect the interior of the basement for any sign of leaks or excessive moisture. Verify that dehumidifier is functioning properly and doing an adequate job.

Bi-annually:

The following items should be inspected twice annually, typically once in spring to check for winter damage and prepare for the tour season, and once after the season, in preparation for the closing of the estate. Create an outline of off season maintenance and preservation requirements based on inspections.

- roof/shingles, chimneys, lightning protection
- gutters & downspouts
- windows and doors for damage, operation, and security
- porches and stairs
- exterior walks, steps, staircases and the lake path
- pier

Annually: (Spring)

- Exterior of house; paint, siding, windows, doors, condition of wood details (posts, brackets, hand rails & guard rails, etc.)
- Interior of house; plaster, wall coverings, development of new cracks, evidence of leaks, material wear
- Any functioning mechanicals; inspect systems that are used during the summer season, including plumbing and electrical (security, fire detection, alarm system)
- Stairs down to the lake; check general condition of structure, decking, railings, and finish

5 year intervals:

- Foundations; brick piers, foundation piers and walls in crawl space, basement foundation walls (check for evidence of deterioration, water infiltration, failure) Provide access to areas in crawl space that are not currently accessible or visible
- Visible Structure; Posts, beams and joists in crawl space (check for conditions that may be a result of deterioration, settling, moisture, wood failure, etc.

Inspection reports should be documented and kept on file for periodic review and reference to plan for future maintenance considerations.

Maintainance, Preservation, and Restoration:

Routine ***maintenance*** is intended to repair conditions found in the inspections that will need immediate attention and to also to address those outlined as ongoing or future maintenance considerations. An example of maintenance work would be the replacement of window sash cords to make them fully operational. ***Preservation***, as defined in our work recommendations, is work done to stabilize an existing material or component of the building to prevent further deterioration, however the original material or component remains. An example of preservation would be anchoring an original wood trim piece that has become detached from its original location, such as the porch trim pieces that are loose. ***Restoration***, as defined in our work recommendations, means to repair or recondition something to as close to its original level as possible using reproductions of original materials, components, and details as necessary.

Summary of Work Recommendations

The dates of significance for the site and structures of Black Point must be defined as the period from 1888, the date of completion, through the date of the gift to the State of Wisconsin, 2005. In preparation for the museum's opening in 2007, work was completed to accommodate museum staff and guests by remodeling the kitchen wing into a gift shop and the construction of a separate facility that houses toilet rooms and storage. A date of significance, 1938, was chosen to establish a guideline for restoring materials, lost details, colors, and for the removal of certain exterior modifications that were more recent. This date was selected due to the availability of

documentation associated with the 50th anniversary date of Black Point. Photographs from this time period were used to verify the roofing material that existed at that time and which exterior stair structures had been added since. While we agree with the selection of the 1938 date of significance as a guideline for the exterior restoration work that has been completed recently, it is our recommendation that it should not be used as the date of significance for future restoration work. We recommend that the site and structure be preserved to show its evolution as a summer vacation home, as owned by Conrad Seipp and his descendants for 117 years, until its transfer to the State of Wisconsin.

It is apparent through recent on site inspections of the 1888 building that preservation and maintenance work will be a priority on the wrap around porch, including additional evaluation of its structural condition. The recent structural failure of the lake side porch stairway, in 2008, is an indication of this need. The in depth evaluation would involve documentation of the original design capacities, as well as current capacities in consideration of the porch's current condition and use. This information will be valuable in determining the best approach to repair and restoration work for the porch, stairs and railings. The safety of the public must be considered when planning a preservation and restoration strategy for the porch and its supporting structure.

The interior rooms reflect a range of period finishes, from details that are as originally constructed to finishes that date from the most recent remodeling by the family. Preservation, maintenance and restoration recommendations will require that each room be individually assessed. We have included a large range for the interior rooms in order to present alternate approaches to maintenance, restoration and repair work. With this approach, restoration and repair work can be budgeted for and completed over time when taking into consideration individual room condition and availability of funds.

The site and other buildings on the property, although not specifically part of this Historic Structures Report, should be considered for inspection, preservation and maintenance work. The areas of the site should be maintained or restored to best suit the use and preservation of all site assets and facilities.

Work Recommendations and Estimated Costs

The costs presented below are for the purpose of planning only, as they would vary from those shown based on the deliverables required and the intent of the investigation as it pertains to future uses of the building. Some final costs are also dependent on outside testing agency's or contractor's costs. Included are costs for documenting, investigating and analyzing items as shown. We also have included estimated costs for reviewing a variety of schematic repair/reinforcement options in order to provide direction for the next step of design.

Phase I: - Structural Assessment/Invasive Investigation

• Document, investigate and analyze porch framing for condition and additional support:	$6,000 - $10,000
• Document, investigate and analyze first floor framing for condition and capacity:	$3,500 - $5,500
• Document, investigate and analyze second & third floor framing for condition and capacity:	$8,000 - $10,000
• Document and analyze roof framing for condition and capacity:	$3,000 - $6,000
• Document and analyze main stairway for condition and capacity:	$4,000 - $6,000
Total	$24,500 - $37,500

In Depth Life Safety/Code Requirements Analysis:

Following completion of the *invasive structural analysis* work, an architectural design professional should complete a complete life safety/code analysis report that takes into consideration the findings and recommendations of the structural conditions. With this information the current load capacities and use limitations can be figured into the comprehensive code analysis. An operational control report, which is an outline detailing both the current and any proposed operational procedures of the museum, would be needed to create this comprehensive life safety and code analysis. If larger groups are proposed for special events, or future plans include taking tour groups into areas of the building not currently included, then the

operational control report will serve as a starting point with which to establish structural and life safety code limitations.

- In depth life safety/code requirements analysis
  By registered design professional: $8,000 - $10,000

Total Phase I estimated cost for recommended work:
(Structural Assessment/Invasive Investigation & Life Safety/Code Requirements Analysis)…….$32,500 - $47,500

Phase II: - Public Safety and Preservation/Restoration

Phase I invasive investigation work will determine if it makes more sense to use a preservation/maintenance approach, or a restoration/rebuild approach to meet the current use requirements.

Preservation and Maintenance:

Known conditions of and recommendations for porch:

- Replace deteriorated porch deck boards at numerous locations
- Restore and replace as needed damaged trim and railing pieces
- Refinish to match existing
- Repair damage to brick piers, tuck point, finish to match existing

Due to unknown amount of concealed deterioration on south side and a portion of the west side of porch, a large range in possible cost was projected: $8,000 - $16,000

The above preservation and maintenance work is recommended in addition to performing the invasive investigation as described in Phase I and is not intended to be a minimum alternate to the invasive investigation. It is a description of existing conditions that were either not previously addressed in the 2006 work or conditions that have since occurred or become more apparent.

Preservation and maintenance approach, including minimal structural repairs:

- If invasive investigation as recommended in Phase I reveals that it is feasible to stabilize, reinforce and repair the existing porch structure, construction documents will need to be created based on these findings. It is impractical to estimate the costs associated with the

architectural and engineering design work, as well as the construction costs, due to the extremely wide range of conditions that could be discovered through invasive analysis.

Restoration and Rebuilding:

Assumptions:

- Existing porch structure was originally designed in 1888 for residential loading
- Expansion of porch in 1903 was constructed to residential design loads
- Structure has a diminished capacity from when originally constructed due to deterioration
- The use as a museum with a capacity of 47 plus staff exceeds residential design standards both past and present.

Conclusion:

- If the extent of decay and structural deficiencies revealed by Phase I investigations determine that a restoration/rebuild approach is recommended to provide for greater structural integrity and safety to the general public, then we recommend that the porch and stairs be restructured to an appropriate live load capacity. This would include providing a newly rebuilt and restored porch, restructured to the exact external details of the existing using the preserved components and materials of original whenever possible and exact reproductions of components and details when necessary.

- Estimated General Construction Cost
  of Porch Rebuild/Restoration……...$160,000 - $190,000

- Engineering fees for the design of a new porch structure,
  including construction administration (included in estimate above)…...$14,000 - $18,000

Additional Phase II conclusions and recommendations:

- First Floor Structural Capacity:
  Should load capacities after Phase I analysis reveal limitation to use due to structural conditions, it is recommended that additional structure be added to exposed floor joist and framing system.

- Second and Third Floor Structural Capacity:
  Should load capacities after Phase I analysis reveal load limitations of structural framing system on either floor, then limitations to use, or proposed uses based on an Operational Control Report, should be implemented.
  We discourage structural modification to second and third floor framing systems, as the impact on the historic details of the home would compromise its integrity.

<u>Phase III</u>: - Maintenance, Preservation and Restoration; Interior Rooms

It is our recommendation that the interior rooms be maintained and preserved as they existed in 2005, with respect to colors, finishes and floor plans, to retain the history of changes made throughout the history of the home's use. At a minimum, restoration and repair of damaged materials, components and finishes is recommended. The repair of significant plaster cracks, sagging or torn wall coverings and stained areas of ceilings and walls is needed in many rooms throughout Black Point.

To provide an example, the Green Room, a bedroom on the second floor of the house, has several conditions that require restoration or repair work. The ceiling in this room has a large patch that was installed directly below a third floor bathroom. Since the patch is more representative of damage, versus a change that represents the historical modifications made throughout its history, we would recommend the repair and refinishing of the ceiling. Repair of plaster cracks elsewhere in the room may dictate more extensive restoration of the finishes throughout. Other items in this room requiring maintenance and repair include the restoration of window sashes, door and window stiles, glazing, latches, and the replacement of sash cords. The total estimated cost of maintenance, repair and restoration work in this room could range from $10,000 - $20,000. Note that this figure will vary with finish selection and if structural conditions of concern were to be found in ceiling.

A room by room non-invasive analysis of existing interior finish conditions was conducted by Conrad Schmitt Studious, the historical restoration consultant for the report. The information gained, in addition to their knowledge of existing interior finishes gathered from prior on-site investigations, led to the following work recommendations and estimated costs. It was decided that these recommendations and estimates be presented as a range, with the low end representing a minimalist approach, which is essentially replicating the existing colors and surfaces, where salvageable, as is, and repairing any cracks or damage. The high end of the range represents a more extensive restoration to a previous decorative scheme. It is known that there is evidence of various decorative treatments, including stenciling, glazing and wood graining. Although the

restoration of these finishes may not be considered at this time, it could be considered as a part of the long-range plan for the restoration of the estate.

As stated earlier, we are recommending an approach that is more in line with the low end, or minimalist approach as defined by Conrad Schmitt studios. We are including the high end restoration cost estimates as an additional budgeting tool, providing an idea of what it might take to restore a room to an earlier decorative scheme. In some rooms, such as the Dining Room with its 1903 wall stenciling, the historical significance of an existing decorative scheme might justify the more extensive restoration approach.

Various noteworthy conditions as observed by restoration specialists:

First Floor:

Dining Room

It is believed that the most significant decorative scheme for the Dining Room is that which still exists. Previous testing indicated the cove was once wood-grained**,** as was much of the woodwork in the estate. Numerous areas of floral stencil appear to have suffered from moisture damage, with paint runs in sections throughout the room. The original colors have likely faded and become monochromatic over time.

Rondel Glass China Cabinet Doors:

These cabinet doors are in poor condition and should be restored at the earliest opportunity to prevent further damage to the glass. The lead has deteriorated as turn-of-the-century came had many of the trace elements removed, yielding a more malleable but weaker material.

Monogrammed Victorian Stained Glass Panel:

This panel should be restored when possible

Music Room

Living Room (Formerly the Billiard Room in Conrad Schmitt May 2007 Report)

Billiard Room (Formerly the Living Room in Conrad Schmitt May 2008 Report)

The cursory investigation of the Living, Music and Billiard Rooms all indicate evidence of multi-tonal paint schemes and glazes.

Hall

Initial investigation of this space identified a one-color stencil pattern on the walls below the picture molding. The cabinetry in this space appears to have been wood-grained.

Butler's Pantry

The cabinetry in this space was wood-grained.

Second and Third Floors

The rooms on the second and third floors will require investigation for their decorative restoration. Several rooms would require substantial repair to the walls and ceilings. Estimated costs for restoration, previously described as a range from low end to high end restoration, are included for these rooms. Due to the many unknowns that exist relative to previous decorative schemes, the ranges presented for the rooms on all floors are to be considered as budgetary.

Budgetary Quotation Summary
Prepared by Conrad Schmitt Studios

First Floor:	**Estimated Costs:**	**Low-End (Minimalist repair/restoration) to High End (Decorative Scheme Restoration)**
Living Room		$14,000 - $30,000
Music Room		$14,000 - $30,000
Billiard Room		$14,000 - $30,000
Dining Room		$12,000 - $60,000
Rondel Glass China Cabinet Doors		$18,375
Monogrammed Victorian Stained Glass Panel		$5,625
Hall		$20,000 - $50,000
Glue Chip Door Panels (replacement)		$10,000 - $20,000
Butler's Pantry		$10,000 - $20,000

Second Floor:

Walnut Room……$10,000 - $20,000

Green Room……..……$10,000 - $20,000

Master Bedroom……...$12,000 - $25,000

Mrs. Petersen's Room……..$10,000 – $20,000

Blue Room/Little Room…….$8,000 - $18,000

Victorian Room……$10,000 - $20,000

Hall……...$20,000 - $50,000

Third Floor:

Black Room……$8,000 - $18,000

Tower Room…….$12,000 - $25,000

Gray Room……..…….$12,000 - $25,000

Blue Room…….……..…$8,000 - $18,000

Yellow Room……..……..……$10,000 - $20,000

This concludes the interior room work recommendations and cost estimates based on Conrad Schmitt's on site inspection.

Restoration of north basement crawl space:

We recommend that the furnace in the crawl space be replaced in order to provide some heating capability during the spring and fall months. This will allow for necessary repair and restoration work to be completed at a time that does not conflict with the tour season. It will also allow for the comfort of the museum's visitors if the tour season was ever to be extended. The existing oil furnace is no longer serviceable, so we recommend its replacement with a new oil burning furnace. As part of this project, the crawl space should be made relatively weather tight, eliminating the major air intrusions through broken windows and wall gaps. The work recommendations and estimated costs for this project are as follows:

Primary work recommendations

- Installation of new oil burning fireplace…….$7,500

- Replace electrical power to furnace……....$1,000
- Replacement of existing basement ducts with insulated ductwork……$2,500
- Existing oil tank should be drained and examined for Serviceability, repaired as necessary, or replaced if needed……...…$1,000
- Repair/restore all windows in basement……...…5 @ $400 ea. = $2,000
- Repair all wood frame exterior walls…….$2,500
- Restore exterior door to basement crawl space…….$500
- Restore exposed brick foundation wall at tower foundation and all other basement crawl space locations. Tuck Point as required, matching mortar type and color. Replace deteriorated brick with bricks of similar size and type (hardness & color)....$6,000
- Remove all abandoned equipment……..$1,500
- Remove soil in all area where it comes in contact with floor joists……..$3,500

Optional work considerations in crawl space:

- Add condenser compressor to furnace for seasonal dehumidification only to aid in preservation of sensitive furnishings……...$4,500
- Install sump pump for removal of water and dehumidification……....$750
- Thermal performance enhancements to crawl space……..$2,000

Estimated total for Primary Work……$45,000 - $55,000

Estimated total for Optional Work…….....$7,250

Interior window and door maintenance and restoration:

This work is to include repair and possible refabrication of deteriorated stiles, sashes and sash cords (where present). We recommend replacement of glazing putty as needed to stabilize glazing and avoid further deterioration. Maintenance is also to include the repair and restoration of latching, lifting, locking and doorknob fixtures on windows and doors as needed. The in depth

inspection of all the window and door units should be completed by a qualified restoration professional and completed in year one. The restoration of units should be scheduled for completion in the following two years after inspection.

- Cost estimates/range for all windows and doors…….……...$5,000 - $15,000

Exterior work recommendations:

Maintenance of exterior painted areas:

- Exterior repainted in 2006; life expectancy of paint, 15-20 years

  Paint condition to be reviewed in five years, with special focus on south and west sides of house. We anticipate certain areas to require repainting every five to ten years due to exposure and wear. The following are estimates for the percentage of exterior surface area that will need repainting over the next 20 years.

  - 10% in five years
  - 20% in ten years
  - 50% in fifteen years
  - 100% in twenty years

Roofing:

The existing roof was repaired and reshingled in 2006, and we expect the life expectancy of the shingles to be 25 to 30 years. The condition of the roof should be monitored with annual inspections. Annual roof repairs should be minimal given the recent repair work.

The flat roof areas on top of the porch roof, as well as the floor of the observation deck, were repaired in 2006, with new pre-tinned metal roof installed. We anticipate that this roofing should last from 30-50 years. The condition of the flat roof should be monitored with annual inspections. Annual roof repairs should be minimal, if any, given the recent repair work.

General work recommendations for site and other structures/outbuildings:

Preservation/restoration of tool shed and garage buildings:

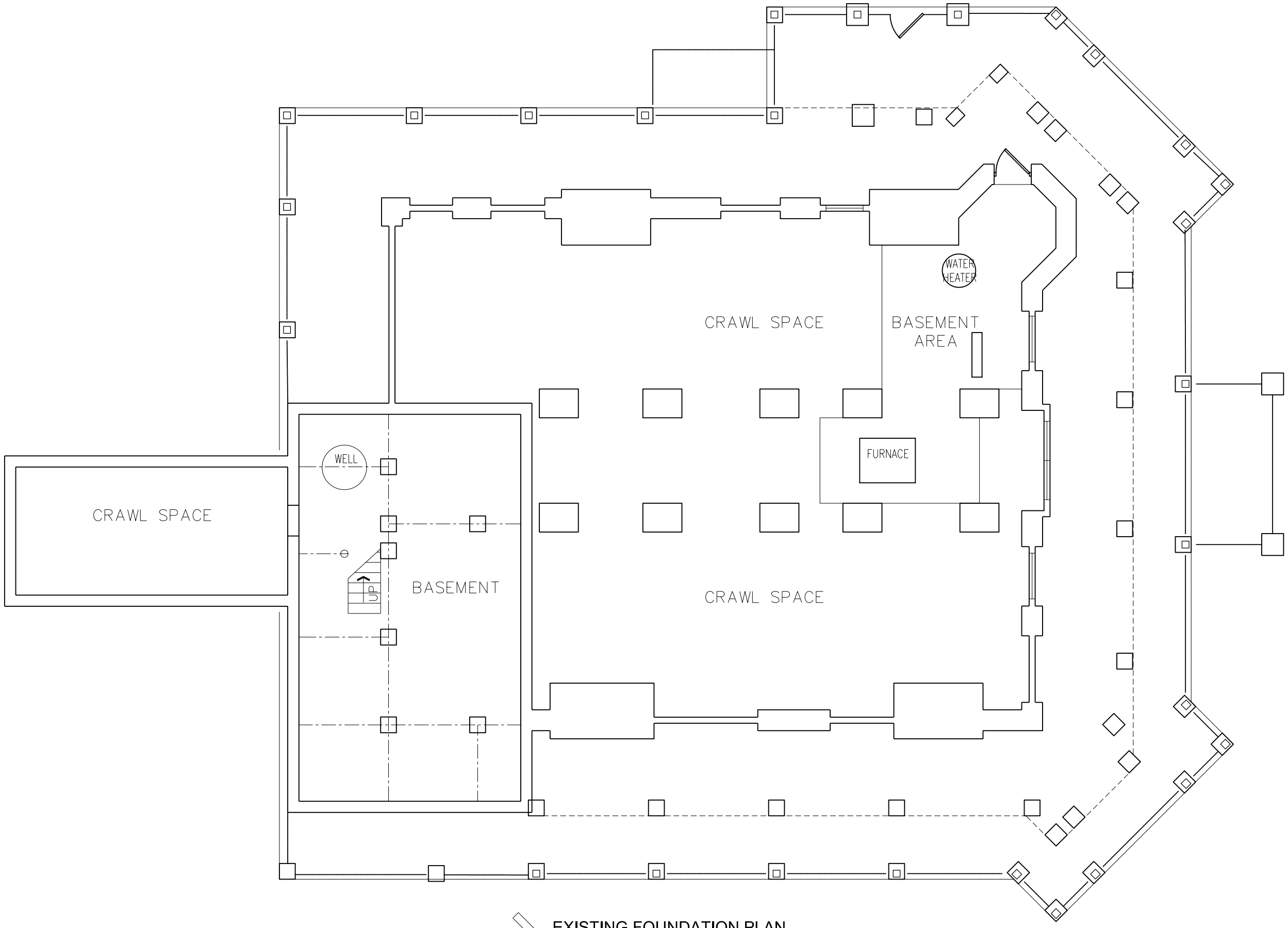
The garage and tool shed buildings are to date the only outbuildings, predating the 2006 work, that are in use by the Black Point Historic Preserve. Their current use is as general storage and work space for facilities maintenance. For these structures, we recommend the following work to be performed within the next few years:

- Install new shingles to match existing
- Replace rotted exterior wood boards with identical material of same size, finish to match existing
- Repair/restore doors and windows as necessary

Inspection by engineering professionals determined that these buildings are sound and do not have any structural conditions of concern at this time.

Other preservation, maintenance, and restoration considerations for Black Point site:

- Restoration of brick paver paths and driveway
- Reconstruction and repair of large portions of public lake path for long term stability and safety
- Historical review of existing tree and plant species
    - Compare existing trees and plantings to the historic 1901 plan
    - Outline preservation and maintenance recommendations
- Site renovations to accommodate museum guests
    - Further evaluate site for bus access and parking needs. Minimal space currently provided adjacent to garage and tool shed area
    - Evaluate employee parking area for current and future use
    - Accessible parking space
    - Review acquisition of land lost from original Black Point Estate, in particular those areas retaining 1901-1905 site planning details and without private development



EXISTING FOUNDATION PLAN
NOT TO SCALE

STELLING & ASSOCIATES ARCHITECTS, LTD.
181 W. CHESTNUT STREET P.O. BOX 506
BURLINGTON, WI 53105
TELEPHONE: (262) 763-6225 FAX: (262) 763-1971

PROJECT DESCRIPTION:
DOCUMENTATION DRAWINGS

PROJECT FOR:
BLACK POINT HISTORIC PERSERVE, INC
W4270 SOUTH LAND ROAD
LAKE GENEVA, WI 53147

DRAWING DESCRIPTION:
EXISTING FOUNDATION PLAN

REVISIONS:

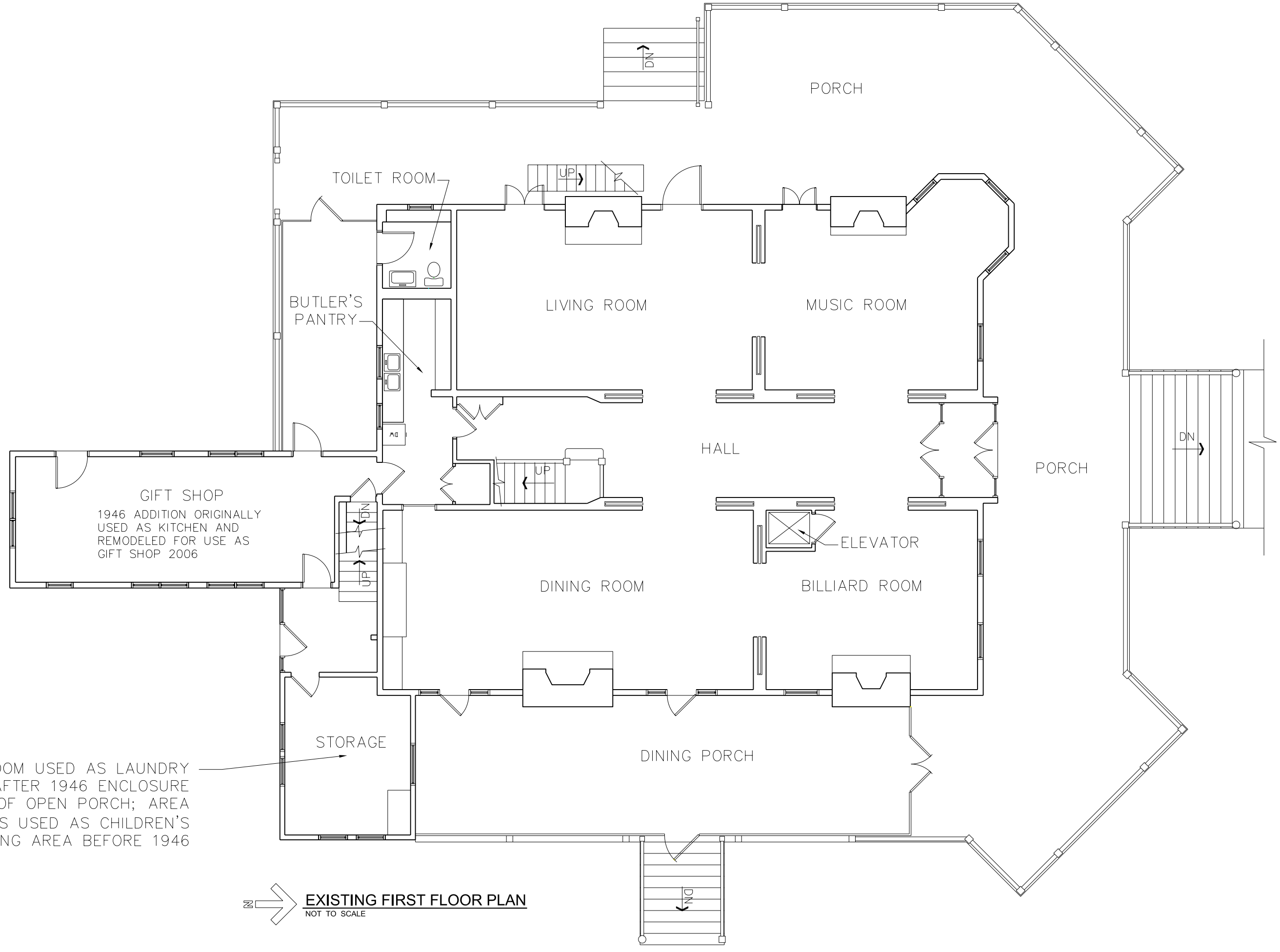
APPROVED:

DRAWN BY:
JTS

DATE:
6-23-09

ARCHITECTS PROJECT NUMBER:
09006

SHEET NUMBER:
A-FP00



N

EXISTING FIRST FLOOR PLAN
NOT TO SCALE

STELLING & ASSOCIATES ARCHITECTS, LTD.
181 W. CHESTNUT STREET P.O. BOX 506
BURLINGTON, WI 53105
TELEPHONE: (262) 763-9725 FAX: (262) 763-1971

PROJECT DESCRIPTION:
DOCUMENTATION DRAWINGS

PROJECT FOR:
BLACK POINT HISTORIC PERSERVE, INC
W4270 SOUTH LAND ROAD
LAKE GENEVA, WI 53147

DRAWING DESCRIPTION:
EXISTING FIRST FLOOR PLAN

REVISIONS:

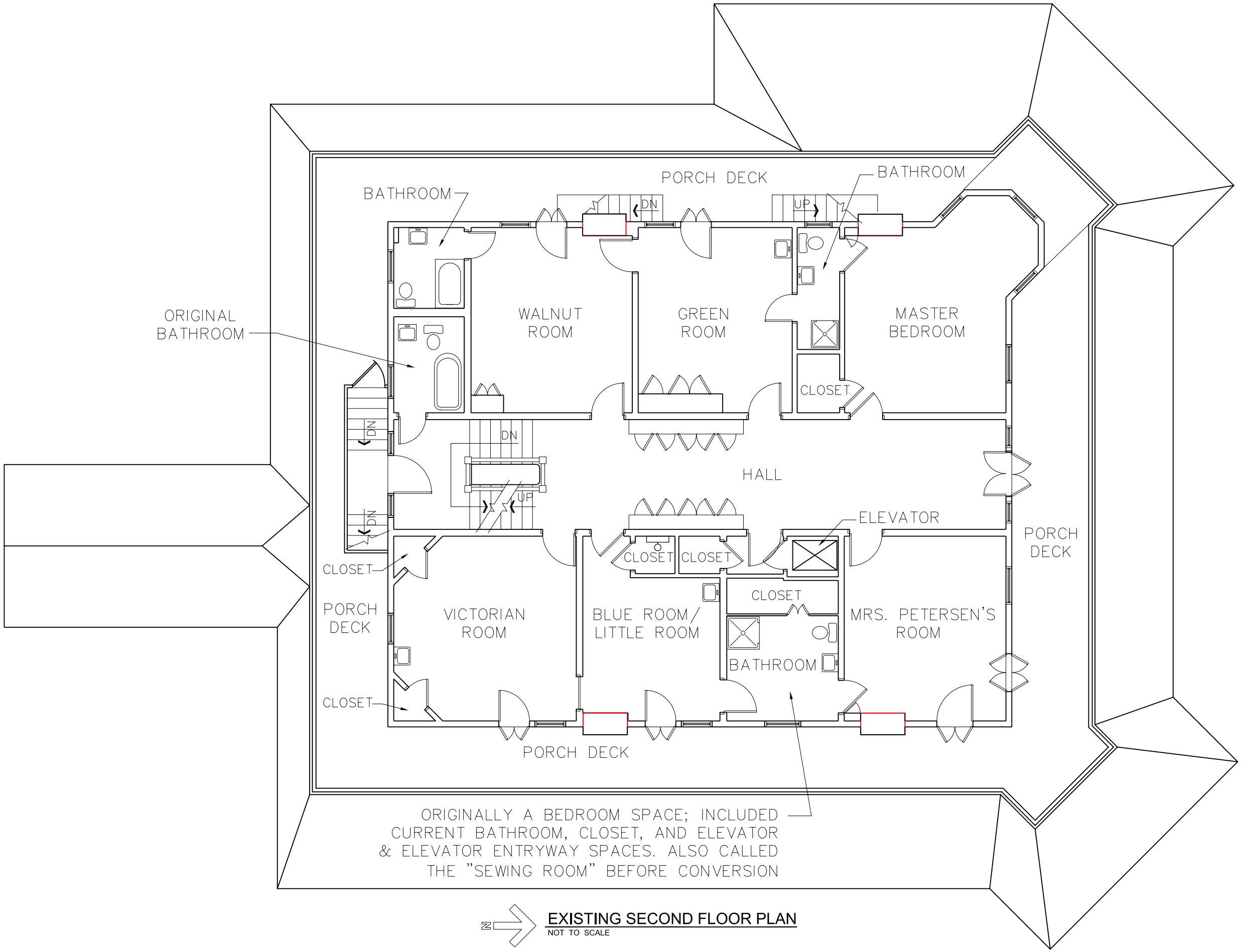
APPROVED:

DRAWN BY: JTS

DATE: 6-23-09

ARCHITECTS PROJECT NUMBER: 09006

SHEET NUMBER: A-FP01



EXISTING SECOND FLOOR PLAN
NOT TO SCALE

STELLING & ASSOCIATES ARCHITECTS, LTD.
181 W. CHESTNUT STREET P.O. BOX 506
BURLINGTON, WI 53105
TELEPHONE: (262) 763-9725 FAX: (262) 763-1971

PROJECT DESCRIPTION:
DOCUMENTATION DRAWINGS

PROJECT FOR:
BLACK POINT HISTORIC PERSERVE, INC
W4270 SOUTH LAND ROAD
LAKE GENEVA, WI 53147

DRAWING DESCRIPTION:
EXISTING SECOND FLOOR PLAN

REVISIONS:

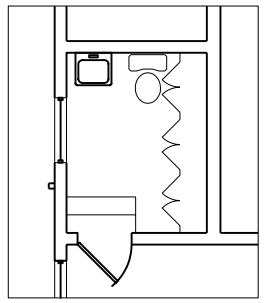
APPROVED:

DRAWN BY:
JTS

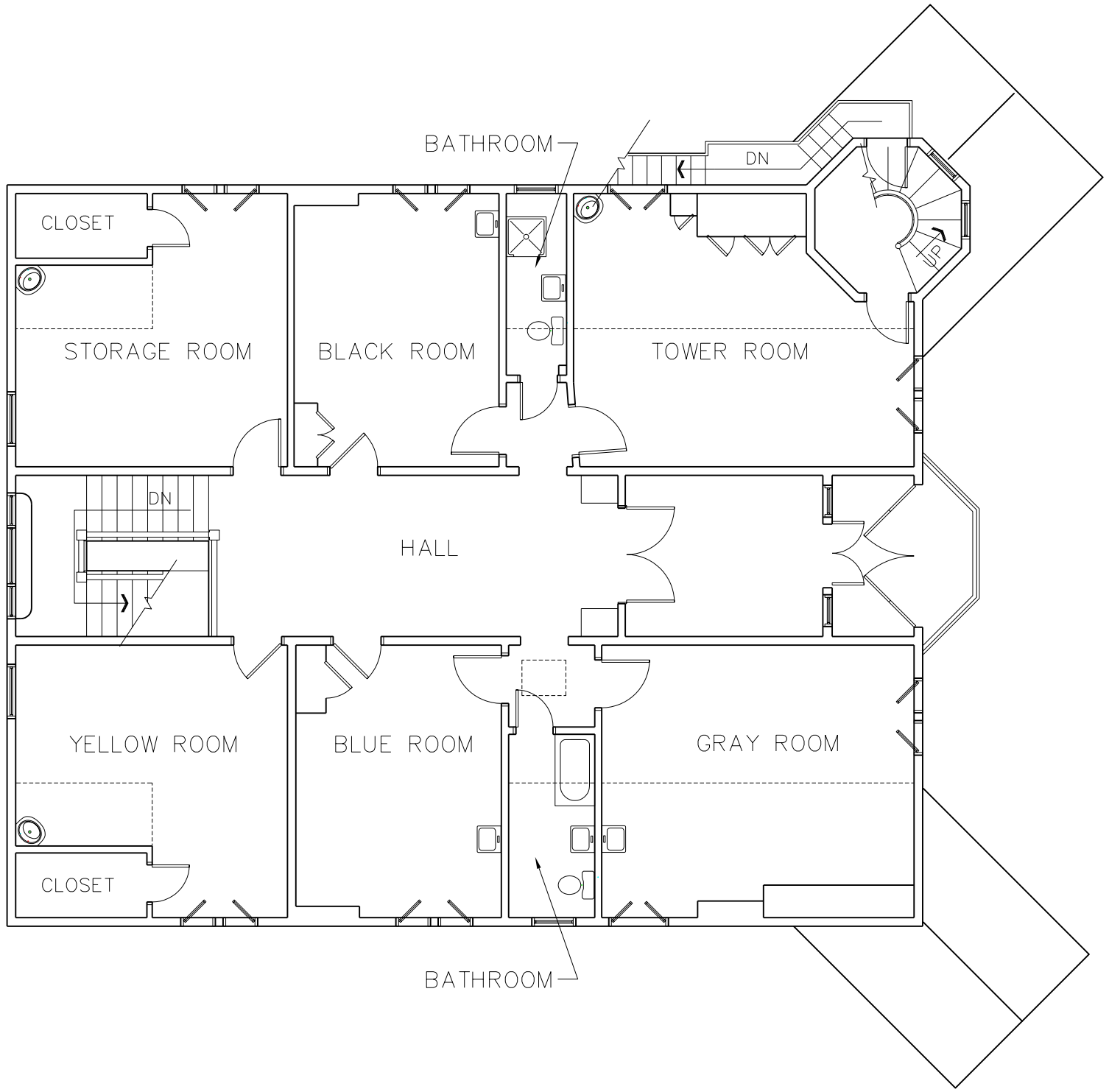
DATE:
6-23-09

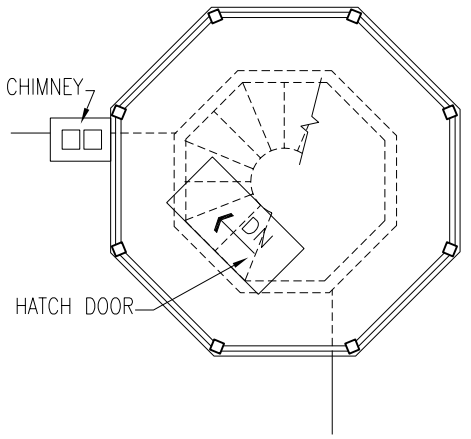
ARCHITECTS PROJECT NUMBER:
09006

SHEET NUMBER:
A-FP02



TOILET/CHAMBER POT
ROOM OFF LANDING
ACCESSED ON THIRD FLOOR LANDING
(ABOVE ORIGINAL BATHROOM OFF OF
SECOND FLOOR LANDING AND BELOW
STORAGE ROOM)





4th FLOOR
OBSERVATION TOWER

N

EXISTING THIRD & TOWER FLOOR PLANS
NOT TO SCALE

STELLING & ASSOCIATES
ARCHITECTS, LTD.
181 W. CHESTNUT STREET P.O. BOX 506
BURLINGTON, WI 53105
TELEPHONE: (262) 763-9125 FAX: (262) 763-1971

PROJECT DESCRIPTION:
DOCUMENTATION DRAWINGS
PROJECT FOR:
BLACK POINT HISTORIC PERSERVE, INC
W4270 SOUTH LAND ROAD
LAKE GENEVA, WI 53147

DRAWING DESCRIPTION:
EXISTING THIRD & TOWER FLOOR PLANS

REVISIONS:

APPROVED:

DRAWN BY:
JTS

DATE:
6-23-09

ARCHITECTS
PROJECT NUMBER:
09006

SHEET NUMBER:
A-FP03

EXISTING NORTH ELEVATION
NOT TO SCALE

EXISTING WEST ELEVATION
NOT TO SCALE

VISITOR CENTER
RESTROOM FACILITY (2006)

STELLING & ASSOCIATES
ARCHITECTS, LTD.
181 W. CHESTNUT STREET P.O. BOX 506
BURLINGTON, WI 53105
TELEPHONE: (262) 763-9725 FAX: (262) 763-1971

PROJECT DESCRIPTION:
DOCUMENTATION DRAWINGS

PROJECT FOR:
BLACK POINT HISTORIC PERSERVE, INC
W4270 SOUTH LAND ROAD
LAKE GENEVA, WI 53147

DRAWING DESCRIPTION:
EXISTING NORTH & WEST ELEVATIONS

REVISIONS:

APPROVED:

DRAWN BY:
BH

DATE:
6-23-09

ARCHITECTS PROJECT NUMBER:
09006

SHEET NUMBER:
ELEVS 1
NORTH & WEST

EXISTING SOUTH ELEVATION
NOT TO SCALE

EXISTING EAST ELEVATION
NOT TO SCALE

STELLING & ASSOCIATES
ARCHITECTS, LTD.
181 W. CHESTNUT STREET P.O. BOX 506
FONTANA, WI 53125
TELEPHONE: (262) 763-9725 FAX: (262) 763-1971

PROJECT DESCRIPTION:
DOCUMENTATION DRAWINGS

PROJECT FOR:
BLACK POINT HISTORIC PERSERVE, INC
W4270 SOUTH LAND ROAD
LAKE GENEVA, WI 53147

DRAWING DESCRIPTION:
EXISTING SOUTH & EAST ELEVATIONS

REVISIONS:

APPROVED:

DRAWN BY:
BH

DATE:
6-23-09

ARCHITECTS PROJECT NUMBER:
09006

SHEET NUMBER:
ELEVS 2
SOUTH & EAST

Design

for improving grounds at

Mrs. Conrad Seipp's Summer Residence,

Lake Forest, Ills.

OLOF BENSON & Co.

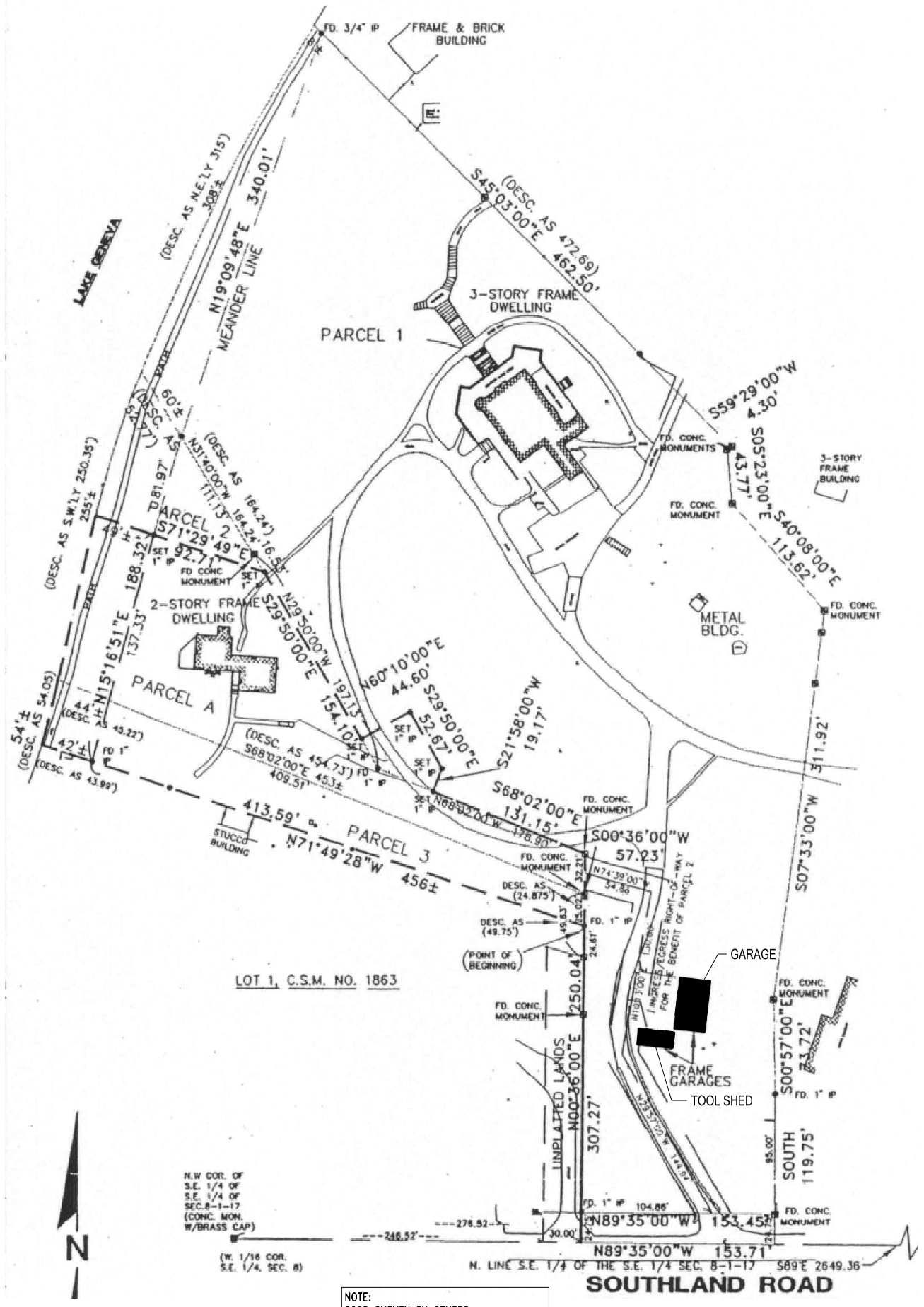
LANDSCAPE ENGINEERS,

CHICAGO 1901.

SCALE, 1 INCH = 40 FT.

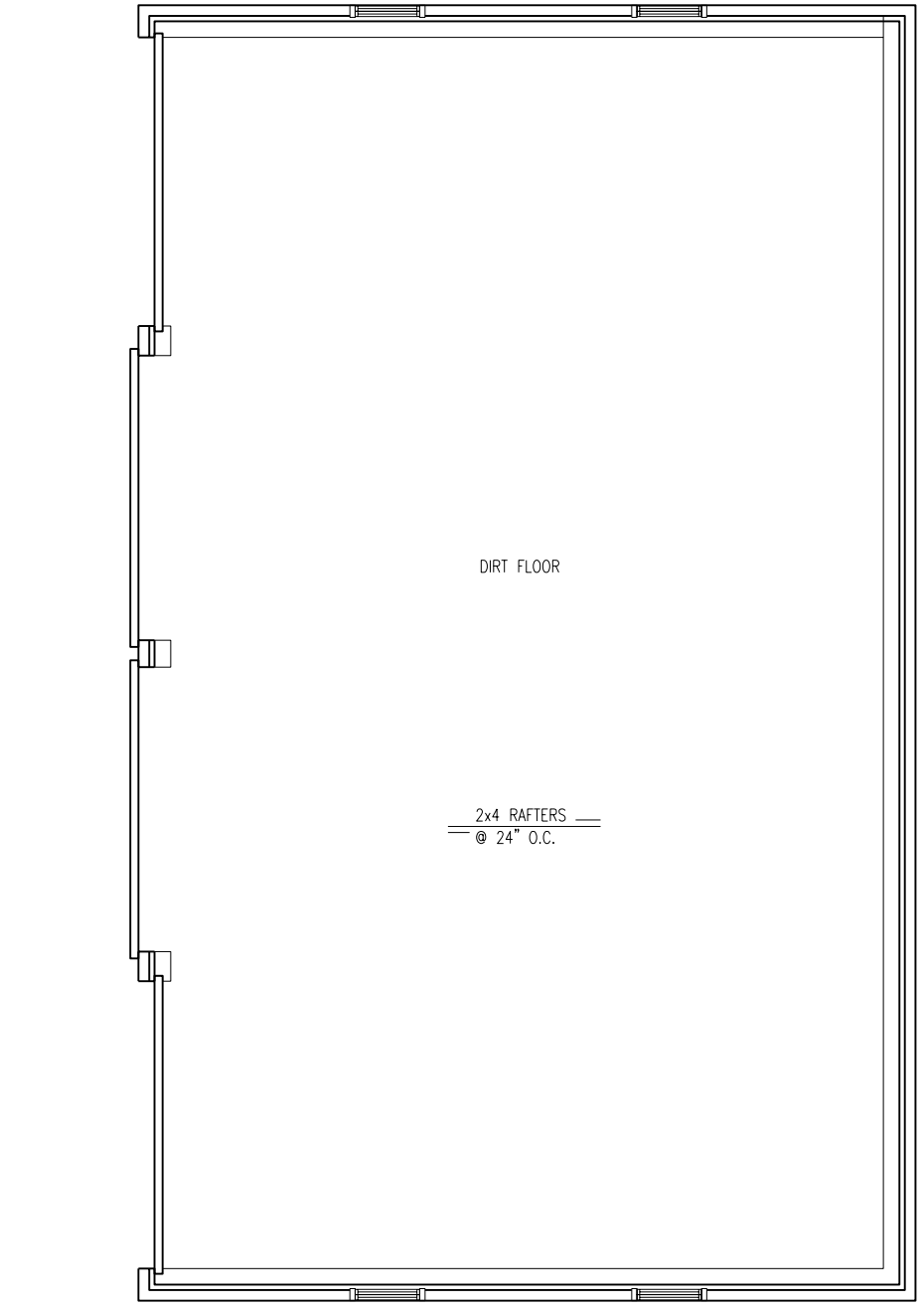
SITE PLAN BY OLOF BENSON, LANDSCAPE ARCHITECT, DATED 1901

APPENDIX: G

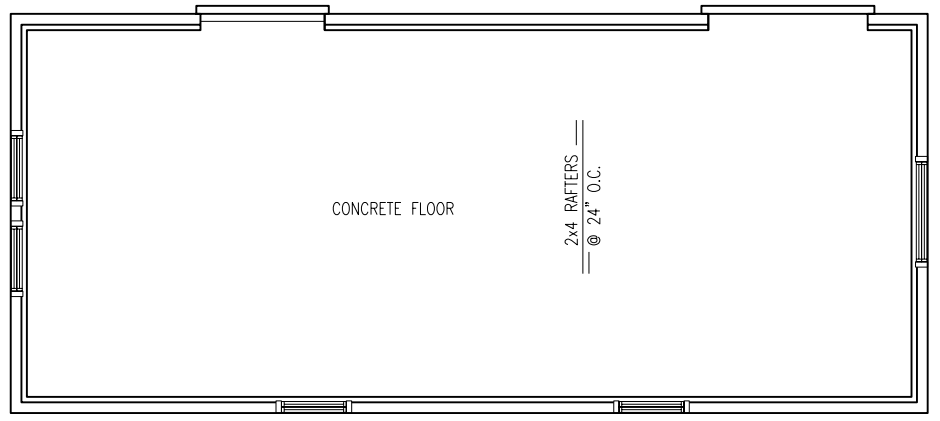


NOTE:
2005 SURVEY BY OTHERS:
NATIONAL SURVEY & ENGINEERING
16745 W. BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005

OVERALL SITE PLAN
WITH OUTBUILDINGS LOCATED
NOT TO SCALE



EXISTING GARAGE PLAN
NOT TO SCALE



EXISTING TOOL SHED PLAN
NOT TO SCALE

STELLING & ASSOCIATES
ARCHITECTS, LTD.
181 W. CHESTNUT STREET P.O. BOX 506
BURLINGTON, WI 53105
TELEPHONE: (262) 763-9725 FAX: (262) 763-1971

PROJECT DESCRIPTION:
DOCUMENTATION DRAWINGS

PROJECT FOR:
BLACK POINT HISTORIC PERSERVE, INC
W4270 SOUTH LAND ROAD
LAKE GENEVA, WI 53147

DRAWING DESCRIPTION:
EXISTING OUTBUILDINGS LOCATED ON SITE PLAN & GARAGE AND TOOL SHED PLANS

REVISIONS:

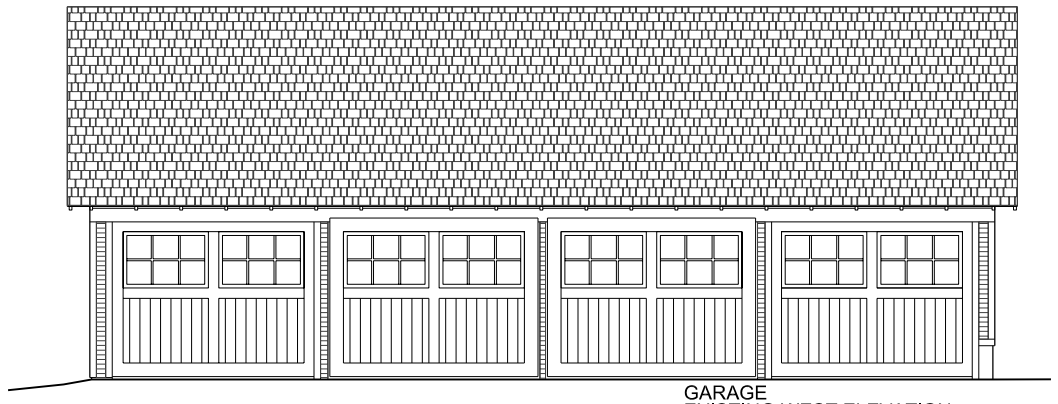
APPROVED:

DRAWN BY:
JTS

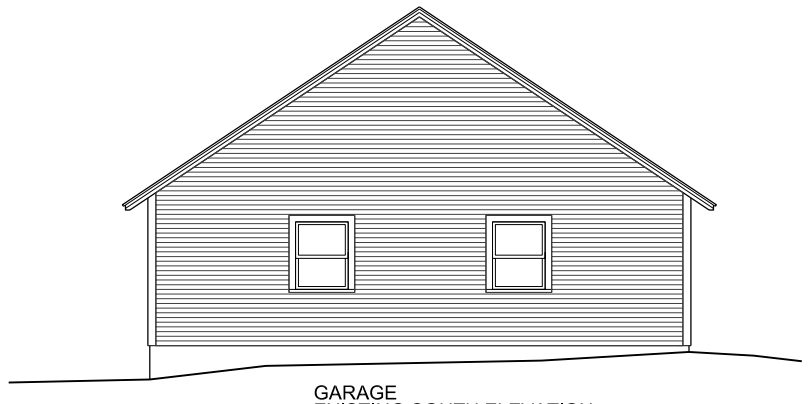
DATE:
6-23-09

ARCHITECTS PROJECT NUMBER:
09006

SHEET NUMBER:
A-PLANS
OUTBUILDINGS



GARAGE
EXISTING WEST ELEVATION
NOT TO SCALE



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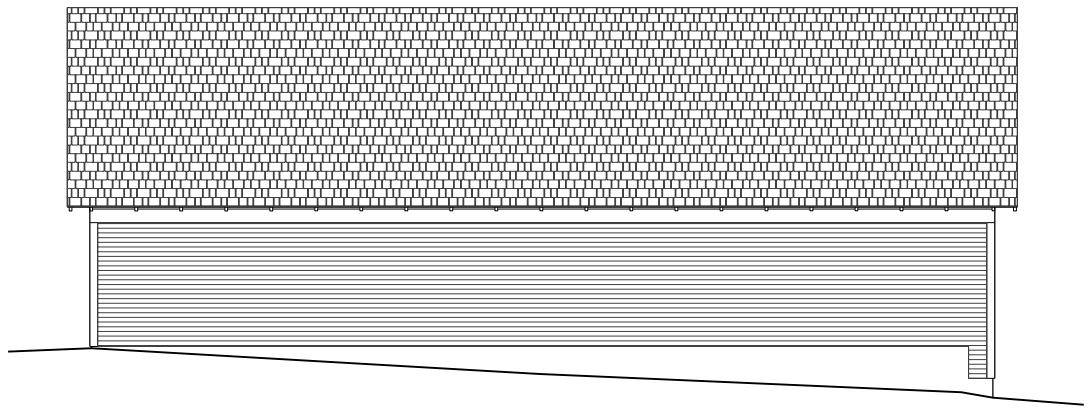
EXISTING SOUTH ELEVATION
NOT TO SCALE



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EXISTING EAST ELEVATION
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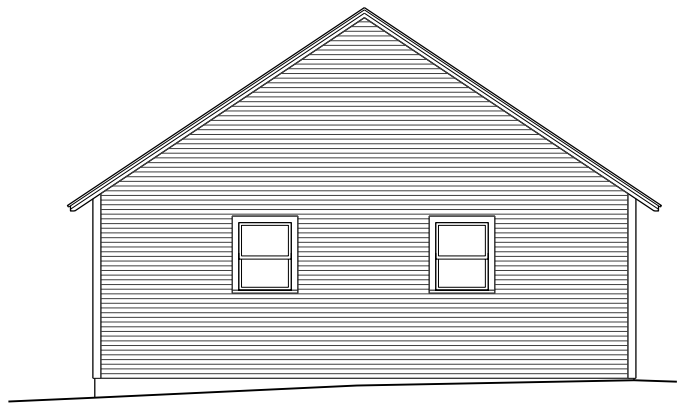

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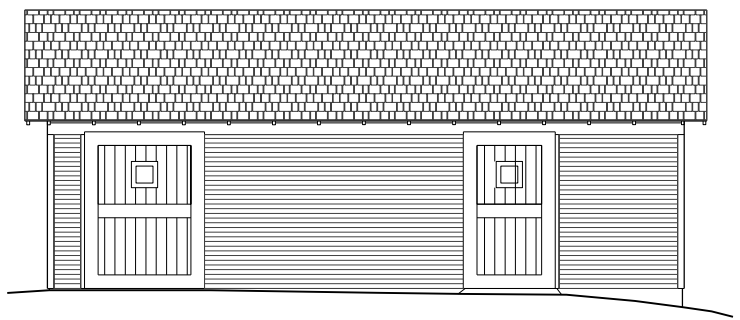
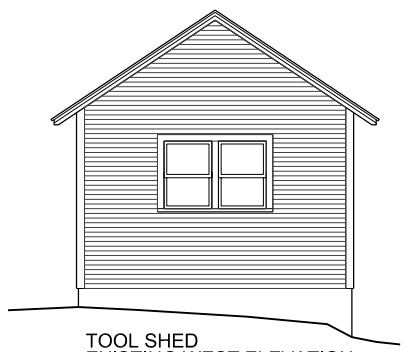
EXISTING NORTH ELEVATION
NOT TO SCALE



TOOL SHED
EXISTING NORTH ELEVATION
NOT TO SCALE



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EXISTING WEST ELEVATION
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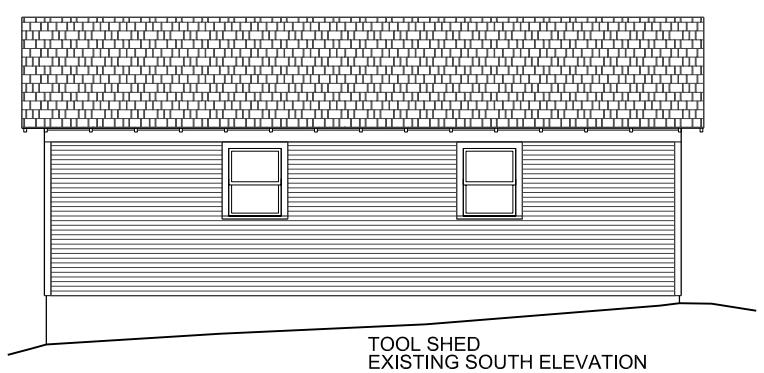
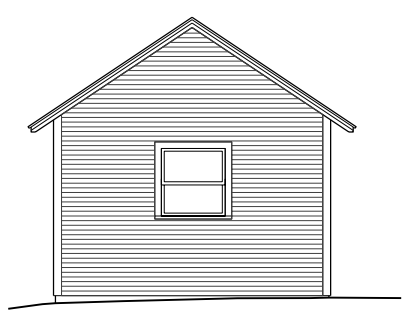


TOOL SHED
EXISTING SOUTH ELEVATION
NOT TO SCALE



TOOL SHED
EXISTING EAST ELEVATION
NOT TO SCALE

STELLING & ASSOCIATES
ARCHITECTS, LTD.
181 W. CHESTNUT STREET P.O. BOX 506
BURLINGTON, WI 53105
TELEPHONE: (262) 763-9725 FAX: (262) 763-1971

PROJECT DESCRIPTION:
DOCUMENTATION DRAWINGS

PROJECT FOR:
BLACK POINT HISTORIC PERSERVE, INC
W4270 SOUTH LAND ROAD
LAKE GENEVA, WI 53147

DRAWING DESCRIPTION:
EXISTING OUTBUILDINGS
GARAGE AND TOOL SHED
ELEVATIONS

REVISIONS:

APPROVED:

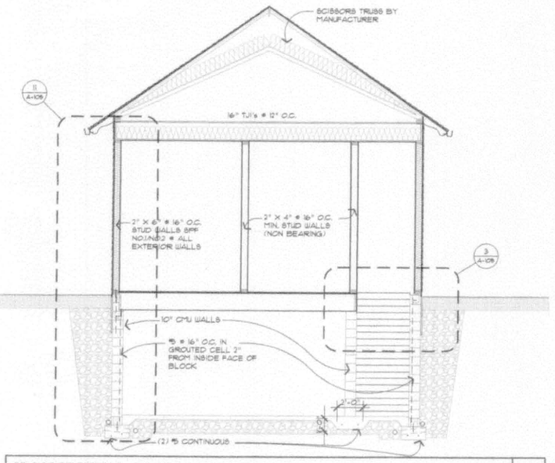
DRAWN BY:
BH

DATE:
6-23-09

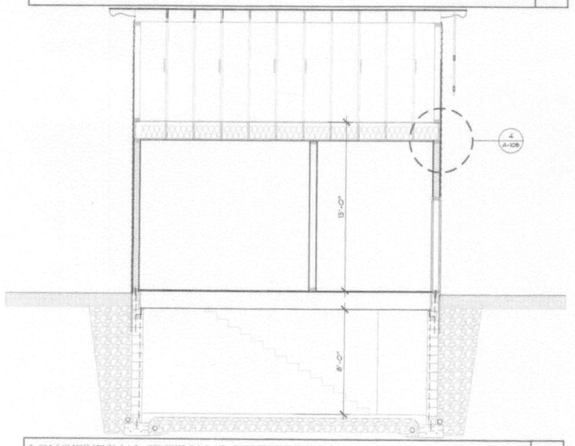
ARCHITECTS PROJECT NUMBER:
09006

SHEET NUMBER:
A-ELEVS
OUTBUILDINGS

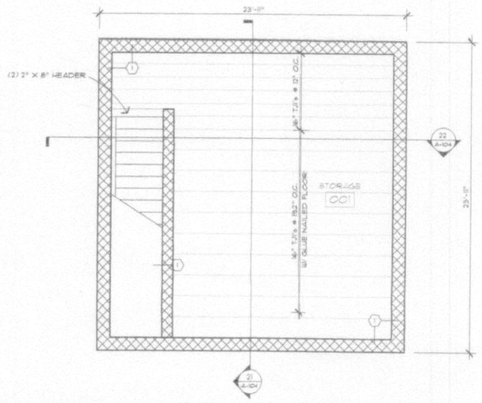
APPENDIX: I



CROSS SECTION - LOOKING SOUTH 1/4"=1'-0" 22

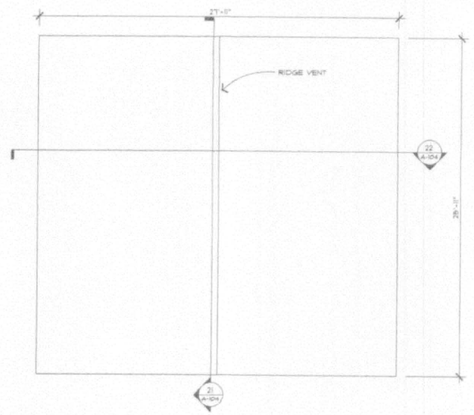


LONGITUDINAL SECTION - LOOKING WEST 1/4"=1'-0" 21

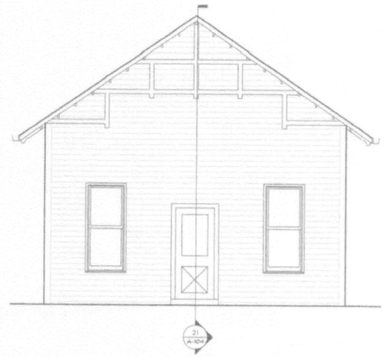


BASEMENT PLAN 1/4"=1'-0" 14

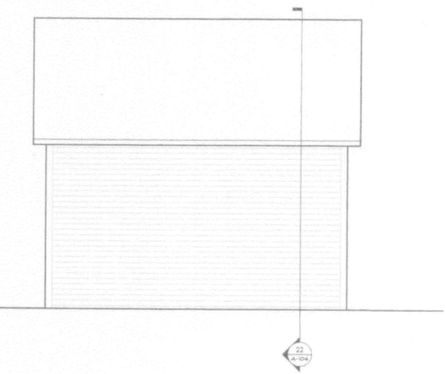
FIRST FLOOR PLAN 1/4"=1'-0" 12



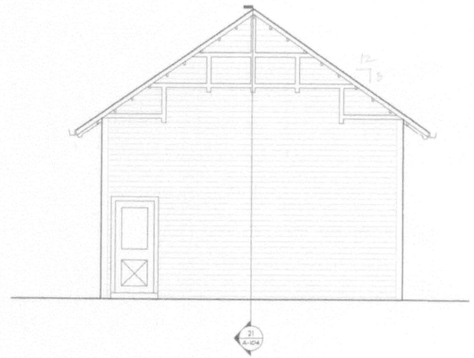
ROOF PLAN 1/4"=1'-0" 11



NORTH ELEVATION 1/4"=1'-0" 4



EAST AND WEST ELEVATION 1/4"=1'-0" 2



SOUTH ELEVATION 1/4"=1'-0" 1

NOTE: DRAWING NOT TO SCALE, REDUCED TO FIT ON SHEET
EXISTING DRAWING BY OTHERS: UIHLEIN WILSON ARCHITECTS

UIHLEIN WILSON
ARCHITECTS
322 East Michigan Street
Milwaukee, WI 53202
telephone | 414.271.8899
facsimile | 414.271.8942
email | office@uihlein-wilson.com

REVISIONS
NO. DATE ISSUE

PROJECT

SHEET
BUILDING SECTIONS

DATE

PROJECT NO.

SHEET NO.
A-1.04

APPENDIX: J

LAKE GENEVA

N

O : IRON PIPE
● - CONC. MONU.
ROAD OR SIDEWALK
SCALE 1"=50

1163'

BOAT HOUSE

BATH HOUSE

BRIDGE

LAGOON

BRIDGE

HOUSE

HOUSE

TENNIS COURT

STEPS

HOUSE

TANK

WELL

TANK

TUNNEL

GAS.

YES.

GREEN HOUSE

HOUSE

GAS.

PART OF GOVERNMENT LOT No. 3

GOVERNMENT LOT No. 2

PART OF GOVERNMENT LOT No. 1

1036.10' NORTH

LAKE GENEVA HIGHLANDS SUBDIVISION

PRIVATE ROAD INTO SUBDIVISION

PUBLIC ROAD

PRIVATE ROAD

PRIVATE ROAD

PUBLIC ROAD

WEST ¼ TH. SECTION CORNER OF THE SOUTHEAST ¼ OF SECTION 8 T.1 N. R. 17 E.

MIDDLE ¼ TH. SECTION CORNER IN SOUTHEAST ¼ OF SECTION 8 T.1 N. R. 17 E.

PLAT OF SURVEY OF LAND

OWNED BY EMMA S. SCHMIDT & CLARA BARTHOLOMAY

I HEREBY CERTIFY: THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PARCEL OF LAND LOCATED IN FRACTIONAL SECTION 8, T. 1 N. R. 17 E. OF WALWORTH COUNTY, WISCONSIN: BEGINNING AT THE WEST ¼ TH. SECTION CORNER OF THE SOUTHEAST FRACTIONAL ¼ OF SAID SECTION; THENCE S 89° 35' E ALONG THE ¼ TH. SECTION LINE 1324.98 FEET TO THE MIDDLE ¼ TH. SECTION CORNER OF SAID FRACTIONAL ¼ SECTION; THENCE CONTINUING S 89° 35' E 291.92 FEET TO A CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF LAKE GENEVA HIGHLANDS SUBD.; THENCE NORTH ALONG THE WEST LINE OF SAID SUBD. 1036.10 FEET TO THE SHORE OF GENEVA LAKE; THENCE WESTERLY AND SOUTHERLY ALONG SAID SHORE 2196 FEET TO THE EAST-WEST ¼ TH. SECTION LINE IN THE SOUTHWEST FRACTIONAL ¼ OF SAID SECTION; THENCE S 89° 35' E ALONG SAID ¼ TH. SECTION LINE 241.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 47.62 ACRES OF LAND; AND THAT THE ABOVE DRAWING IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

August 1, 1939

Floyd L. Jansen
COUNTY SURVEYOR.

APPENDIX: K

2005 SURVEY INFORMATION

SCHEMATIC DIAGRAM SHOWS 2005 SURVEY BOUNDARIES AND FEATURES, IN RED, SUPERIMPOSED ON SURVEY DATED AUGUST 1, 1939
2005 SURVEY INFORMATION BASED ON SURVEY BY:
NATIONAL SURVEY & ENGINEERING
16745 W. BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005

BLACK POINT, 1888

RESIDENCE OF EDWARD PETERSEN
1966 (EXTANT)

BATH HOUSE, (EXTANT)

GAZEBO (EXTANT AT DIFFERENT LOCATION)
DATE OF CONSTRUCTION UNKNOWN
IS SHOWN ON 1901 OLAF BENSON PLAN
AND LABELED AS PAVILION
STRUCTURE MOVED TO BAKER FARM 1980
PHOTO: BLACK POINT
PRESERVE ARCHIVE

ORIGINAL SERVICE BUILDING, RAZED 1946

SHINGLE HOUSE, 1970 (EXTANT)
RESIDENCE OF WILLIAM PETERSEN

BLACK POINT VISITORS CENTER
TOILET ROOMS, BUILT 2006

TOOL SHED, APPROX. 1940 (EXTANT)

GARAGE, APPROX. 1940 (EXTANT)

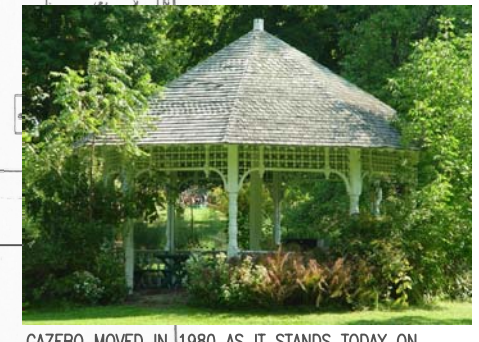
UNDERGROUND ROOT CELLAR (EXTANT)

GARDENER'S COTTAGE, (EXTANT)
DATE UNKNOWN

BARTHOLOMAY HOUSE, 1904 (EXTANT)

FORMER ICE HOUSE, CONVERTED TO GARAGE
USE BY TIME OF THIS '39 SURVEY (EXTANT)

BARN, BAKER FARM (EXTANT)
ADDED AFTER DATE OF LAND PURCHASE, 1902
OTHER OUTBUILDINGS ADDED BY CATHARINA SEIPP
INCLUDED A COTTAGE, STORAGE SHEDS, ROOT
CELLAR, AND POULTRY HOUSES



GAZEBO MOVED IN 1980 AS IT STANDS TODAY ON
THE FORMER BAKER FARM PROPERTY
IT IS MISSING SOME OF ITS ORIGINAL DETAILS, SUCH
AS THE FINIAL

BOAT HOUSE, OR YACHT HOUSE AS
LABELED ON 1901 BENSON PLAN,
APPROX. 1890
RAZED (DATE UNKNOWN)

PRESENT BLACK POINT PRESERVE
PROPERTY BOUNDARIES
(SCHEMATIC, 2005 SURVEY SUPERIMPOSED)

GREENHOUSE, RAZED

GENERAL AREA OF ORIGINAL KITCHEN
GARDENS PER 1901 BENSON PLAN

PORTION OF BAKER FARM PROPERTY