



Tenney-Lapham

newsletter

Jan-Feb, 1983

A MESSAGE FROM NUCLEAR FREE MADISON

Victor Hugo once said, "No army can withstand the strength of an idea whose time has come." Surely no idea's time is more ripe than that of the nuclear free zone which follows on the heels of the nuclear freeze movement in our country.

While the freeze has received the most attention in the U.S., nuclear free zone proposals have been initiated internationally for nearly thirty years. Rejuvenated efforts in Western Europe began in 1980 after the 1979 NATO decision to base Pershing II and Tomahawk (cruise) missiles there. The key idea that emerged around the idea of NFZ was a desire to circumvent the paralysis on disarmament issues and bring pressure on the superpowers by creating a climate for broader and bolder disarmament proposals. Since that time all of Wales, as well as Manchester, Leeds, Liverpool, Glasgow, eleven boroughs of London and many other communities in England, Europe, Australia, New Zealand, Japan and the U.S. have become nuclear free. They have called on their governments "to refrain from the manufacture or positioning of any nuclear weapon of any kind" within their boundary.

In Madison a meeting of disarmament and peace groups produced a group called Nuclear Free Madison. We are proposing to have the city of Madison proclaimed a NFZ by popular referendum. As a way of gaining support, publicizing the measure and educating people, a campaign has begun to have individuals declare themselves, their cars, homes, schools, workplace and organization as a NFZ. Four essential points are part of this declaration:

1. Your turf is off limits to the design, testing, production and deployment of nuclear weapons;
2. You withhold your consent to any other activity which you feel supports development of nuclear arms;
3. You renounce whatever right you may have to be defended by the use or threatened use of nuclear weapons;
4. You ask to be taken off the target list of any government which produces or contemplates making nuclear weapons.

In this spirit we are tackling several projects including conversion of civil defense shelters to NFZ's, setting up a citywide door-to-door canvas, and other activities. If you want to help in these efforts call the Nukewatch office at 256-4146. If people have already declared their homes as NFZ's please register by calling the same number.

GET IN THE SWIM AS AN INSTRUCTOR

The Madison School-Community Rec Department and the Dane County American Red Cross have announced the offering of two swimming classes, both being held at Lapham School, 1045 E. Dayton.

Adaptive Aquatics. This course will focus on working with disabled swimmers and the only requirement for registration is the person have beginning swimming skills. The course will be conducted on Monday, February 14 and 21 from 7 to 9 p.m. The fee is \$10 per person and includes textbook and materials. Call 255-0021 for details and registration.

Infant Aquatics Instructor. This course will include classroom and practical experience and will provide participants with the necessary skills and experiences to feel confident in directing an Infant and Preschool Aquatics Program. Classes will be held at the auditorium and the pool on Wednesdays, February 3, March 2, 9 and 16 from 7 to 8:30 p.m. The fee is \$12 per person which includes all course related supplies and materials. Pre-register by calling 255-0021.

MESSAGE FROM MIKE TUTEN, TLNA PRES

Dear Neighbors:

Hopefully, the holidays were enjoyable and all of us are looking forward to the coming year.

In December, the first people to volunteer as Neighborhood Watch block captains met for an orientation. So far, two face blocks have had meetings. I will be setting up another orientation for new captains soon. If you are interested please give me a call at 255-2833. Remember, the more people who participate the more efficiently the Neighborhood Watch program works and the safer our neighborhood will become.

The final item I would like to mention is the Neighborhood Survey enclosed within this newsletter. As we've mentioned in the past, we need your ideas and comments in order to know the direction you wish your neighborhood association to take. The survey will serve as a basic guide to the neighborhood council in the years ahead. Please take the time to complete the survey and return it to us as soon as possible. And, don't be afraid to be as creative in your suggestions to us as you feel. If you have an idea or a problem you would like us to consider, let us know. We want to hear from all of you.



Snow must be removed from your sidewalks by noon of the day after each snowfall. Owners are also required to apply sand, salt, or another suitable substance to prevent ice hazards. Fines for violations are stiff -- \$22.40 for the first offense. You may call 256-4551 if an owner has not cleared walks, giving the specific address. The city will remove the snow & ice and send a minimum bill of \$35.00, plus a citation, to the property owner. And, if your neighbor is unable to shovel snow, please help out.

2ND DISTRICT UPDATES

As you may know, Ald. Pam Wrzeski is running unopposed in seeking her third, two-year term to the City Council. The Tenney-Lapham neighborhood is in the 2nd district which she represents. We thought it would be of interest to convey some of the activities Pam has been involved in over the past two years. If you have any concerns or ideas in these areas, please don't hesitate to let her know.

Community Development Authority This major city agency own's the city's public housing, administers all housing loan programs and acts as the city's redevelopment agent. Pam's work on this committee has included:

Successful application for federal money to rehab investor-owner property (being run in PLNA area)

Revising housing rehab loan process to better serve low and moderate income persons and blending State/city programs for lower interest rates.

Restructuring housing and development personnel to provide better coordination and supervision.

Developing a 2nd mortgage loan program for coop housing for low and moderate income households.

Plan Commission The commission reviews and recommends action on all zoning and land use changes, new construction, use of Industrial Revenue Bonds, tax increment financing, and other matters required by statute. Pam's involvement has included:

Recommending changes in Plan department for more efficiency with four of five changes being adopted

Working with neighbors and Mike's Flower Shop in converting a gas station on Sherman Avenue into a plant/greenhouse store.

Defeating a proposed taco business at 3rd Street and East Johnson.

Helping guide appropriate development of the west side University-owned land as a member of the City-University committee on Charman/Rieder Farms.

Developed an ordinance guiding new construction in established neighborhoods to preserve character and special features of older residential areas.

Physical Disabilities Commission This group is concerned with assisting disabled persons function more easily in our community. The commission has:

Designated Dis/Vet parking spaces downtown to provide short-term spaces for disabled persons and increased fines for illegal parking.

Adopted a long range plan for making the city's major parks more accessible for disabled persons.

Established a task force to review operations of the elderly and handicapped bus system.

Surveyed all city employees to enhance the work environment for disabled persons.

Since April of 1981, Pam has also been involved with the following committees or groups:

Organizational Committee This committee is made up of six council members and meets weekly on procedural and organizational issues as well as developing compromise positions on major issues faced by the City Council.

Ad Hoc Condo Conversion Committee. Has reviewed condo conversion in Madison and made recommendations for monitoring and controlling future conversions having adverse impact on low and moderate income residents.

MDC Ad Hoc Council Committee. Has made recommendations based on audits of this major development body receiving over a half-million dollars annually for various housing and economic development projects.

DOT Audit Oversight Committee. Has guided the evaluations done on DOT and recommends changes for greater efficiency to the City Council.

Ad Hoc MATC Committee. Has worked to develop a compromise site for location of the new MATC campus expansion.

Joint City-Town of Madison Boundary Adjustment Study Committee. Has worked to overcome the problems of "town islands" within the city.

Lincoln School Selection Committee. Has guided development of plans to convert Lincoln school into moderate-priced rental housing.

In addition Pam is a member of the Near East Side Coalition of Older Adults Board of Directors and the Youth Committee of the YWCA.

**BUILDING
AND
REMODELING**

SCHMIDT

1127 EAST GORHAM STREET
MADISON, WI 53703
256-1360

ELECT

Joe

Sensenbrenner

MADISON'S MAYOR

Paid for by SENSENBRENNER for Mayor Committee, William W. Berry, Treasurer.

Newport's Woodwork Furnishings

Finest quality custom furniture.

1257 E. Johnson 251-2491

Mon - Sat 10:30-6:00



WALKER CASTLE

by Deb Haeffner

STATE HISTORICAL SOCIETY PHOTO
HALFTONE DONATED BY MADISON MAGAZINE

Castle. The word evokes images of far off places and times. Though people usually associate castles with Europe, there are in fact several castles and castellated mansions in the U.S. and Canada.

In the early 1860's a small castle was erected on the shores of Lake Mendota (now 932 E. Gorham St.). It was built by Benjamin Walker, who came to Madison with his wife and their children in 1861. Walker came here from Leeds, England to form a partnership in the bookbinding/stationery business with his lifelong friend, William Jackson Park.

There are many stories involving the Walker family and their relatively short stay in their castle. According to Mrs. Drake, a daughter of William Park, Mrs. Walker came to Madison three times before she left for good "because she just couldn't stand democracy".

Walker had fallen in love with Madison and persuaded his wife to come here only to have her return home twice before he promised to build her a castle like the ones in her native England. For this she came a third time, bringing all her belongings. However, in 1866, just three years after it was built, the Walkers left Madison for the last time.

The castle, which Walker designed himself, was built at a cost of \$27,000. It was built on a small hill accessible by a long, winding drive. It was rectangular in plan with a circular tower at each corner. There were two smaller, lower towers to the rear and two taller towers to the front which flanked the main entrance (see photo). The windows, which varied in width, all had very deep casements because the sandstone walls were three feet thick. The windows and doorways were all topped with a Gothic arch.

In the center of these towers and walls was the main, battlemented building which was square in plan and which was connected to smaller buildings to its front and rear. Above the front entrance was a stone plaque with the English emblem - the lion and the unicorn - and it read *Semper Paratis* (always prepared).

As one entered there was a central entrance hall which was furnished with straight backed chairs and a square piano. The walls were done in a glazed paper that resembled marble with white melting into gray. This hall was flanked by the two front tow-

ers and within each of these towers there was an octagonal room. These rooms were both papered in gold and each had a white marble fireplace which bore intricately carved grape clusters and vines. The room to the right was done in thick, plush carpeting and heavy upholstery of crimson red, and the room to the left was done in green. The dining room and kitchen were located to the rear of the house and at a level below the living room. The rooms were furnished with rather massive oak pieces made by Fisher, a pioneer cabinet maker. The woodwork was of oak and walnut and the walls were adorned with somber oil paintings framed in heavy, gold-gilt frames.

To the rear of the main building, at a lower elevation, were the barn and stable. These were connected to the main building by an underground tunnel. Rumour had it the tunnel was built as a means of escape from Indian attacks. However, the more practical reason was it was an ideal way to travel between the buildings in inclement weather. The barn housed a glass-enclosed cabriolet (a one horse, two seat carriage) trimmed in green.

There are also numerous stories regarding Mr. Walker who had been described as "dark and glowering; a dour, solitary man of few words". It was said he seldom paid attention to his wife and children and that he often locked himself away in one of the towers with a book - and it's rumoured - a bottle. Apparently, the glass cabriolet was for his personal use for it was customary for him to ride in "solitary splendour" with only his coachman on top.

Walker had served in India as an officer in Queen Victoria's Army before he married his wife. According to the George Stoner manuscripts, he mysteriously disappeared without a trace from a massive ball that was being given in the castle. According to Stoner he eventually turned up in Egypt where he died in 1890. (One of the many rumours claimed he built a replica of the castle there as well). Mrs. Walker was said to have returned to her home in Wales with her children.

In 1866, the castle was sold to Edward Thompson. Thompson lived there with his family for a while but found it too damp and hard to heat so he took out a mortgage on it with Timothy Brown. Brown also lived there for a short time finding it as difficult as Thompson had and it was eventually abandoned. After a few years of standing empty, it

(cont next page)

began to fall into a state of ruin. The roof leaked, the windows were broken and the interior took on a musty odor of decay. It was during this period that it earned a reputation of being haunted.

It has been said that Walker left England to escape the curse of some family ghost. He supposedly was unable to escape it, thus bringing it with him to Madison. However, it seems the ghost liked it here and decided to stay when the Walker family left. There are several stories including phantoms strolling the grounds, lights appearing at "uncanny" hours, etc.

When the castle was finally razed in 1893, the stone was used to build a home at 137 E. Gorham. The stable, barn and underground tunnel remained for several years afterward. The tunnel proved instrumental in many fraternity pranks. When the new structure was being erected, the thick walls of the castle were uncovered again as well as a Madison "catacomb", according to Stoner.

Today little remains of that picturesque structure on the shores of Lake Mendota. There are only memories and a few old photos. For romantics like myself, it's a great loss. However, it is a small consolation to know that Madison, never to be outdone, did at least have a castle at one time.

It's obvious by the rumours and stories that abounded concerning the Walkers and their unique home that it touched many lives. It brought curiosity, intrigue and romance into the lives of 19th century Madisonians.

PRIMARY ELECTIONS
February 15th !!
VOTE !!

LET YOUR HOUSE SAVE YOU MONEY!

Call us at
255-3303



ONE-STOP SERVICE
 FOR ALL YOUR ENERGY CONSERVATION NEEDS



TENNEY-LAPHAM SINGLES PARTY
 18 - 80's
SATURDAY, FEB. 4
 8 - 11pm
 american legion post 57
 116 N. FEW ST.
 \$ 1.50 TLNA members
 \$ 2.00 all others

snacks
 music
 beer & soft drinks

DJ: mike nowakowski

WINDWOOD SCHOOL

If you would like your child to attend an alternative school, but feel you can't afford tuition, Windwood School may be for you.

"We want Windwood School to be accessible to all families, no matter what their income level may be," says Nancy Goldstein, Windwood's full-time certified teacher. Windwood tuition is based on a sliding fee scale.

The K-4 curriculum includes basic academic skills, art, music, theater, physical education, creative movement and swimming. In addition to Goldstein, the school staff includes a part-time after-school teacher, student teachers and several volunteer teachers, some of whom are parents.

Says Goldstein, "We use diverse teaching styles to tap each child's natural curiosity. In addition to teaching the basic academic skills, we emphasize social growth. We try to foster the children's respect for individual differences and to enhance their awareness of each person's relationships and responsibilities to all living things".

Windwood is located at 1045 East Dayton Street in the old Lapham school building. Openings are now available. For more information, call Nancy Goldstein at 257-8953 (school) or 257-1315 (home).

TENNEY-LAPHAM NEIGHBORHOOD QUESTIONNAIRE

Members of the Tenney-Lapham Neighborhood Association Board hope that this questionnaire will give us a clear idea of the needs and concerns of our neighbors. We would greatly appreciate your taking the time to share your opinions with us.

A. Personal Information

1. Your Age () 18-29 () 30-39 () 40-49 () 50-59 () 60 or older
2. Your Sex () Female () Male
3. How many people in your household (including yourself) are between the ages of:
 - () 0-4 years of age
 - () 5-12 years of age
 - () 13-17 years of age
 - () 18-35 years of age
 - () 36-59 years of age
 - () 60 or older
4. How many in your household are currently enrolled in college or university? _____
5. If you live in a single-family home, do you () own, or () rent? _____
6. If you live in a multi-family dwelling, do you () own, or () rent? _____
7. If you are connected with a business concern in this neighborhood, are you:
 - () owner () employee () other: _____
8. How long have you lived in this neighborhood? _____
9. What made you decide to live in the Tenney-Lapham neighborhood? _____
10. In general, how satisfied are you with living in this neighborhood?
 - () very satisfied () somewhat satisfied () dissatisfied

We welcome your comments: _____

B. Recreation Programs

The Lapham School offers space and equipment for a variety of recreation programs. Please indicate whether you or a member of your household would be interested in any of the areas listed below:

| | <u>very</u> <u>interested</u> | <u>somewhat</u> <u>interested</u> | <u>not</u> <u>interested</u> |
|---|----------------------------------|--------------------------------------|---------------------------------|
| -Saturday morning children's gym/crafts/ swim program, integrated with the current Special Recreation Program for handicapped children | _____ | _____ | _____ |
| -Adult recreation (sports, fitness) | _____ | _____ | _____ |
| -Adult noon-hour open gym | _____ | _____ | _____ |
| -Fitness/recreation for older adults | _____ | _____ | _____ |
| -Family programs (movies, theater, sports, music) | _____ | _____ | _____ |
| -Outings/adventure trips for teens (hikes, canoe trips, city visits) | _____ | _____ | _____ |
| -Other ideas (please describe) | _____ | _____ | _____ |

Would you be willing to pay a nominal fee to participate in a program or activity that interests you? () Yes () No

C. Transportation

1. Does anyone in your household have special transportation needs (e.g., elderly or handicapped)? () Yes () No
2. If yes, how are these needs met?
 - () Family () Friends () Public Transport () Other: _____
3. If yes, do you feel that your special transportation needs are being adequately met?
 - () Yes () No If No, please explain; _____
4. Does anyone in your household regularly use bicycles for commuting, recreation or transportation? () Yes () No

D. Traffic (continued)

4. "Go Slow -- Children" signs in your area: () are adequate () need changes

Please explain: _____

5. Posted speed limits: () are enforced () Need better enforcement
() Should be changed

Comments: _____

E. Crime

- 1. In your view, is neighborhood crime (e.g., theft, vandalism)
() a major problem () a moderate problem () not a real problem
- 2. Would you or a member of your household or business be interested in participating in our Neighborhood Watch program? (Neighbors cooperate in spotting and reporting to the Police any suspicious activity on their street) () Yes () No

***If you would be willing to participate in Neighborhood Watch, or if you would like further information, please call Tom Kasper, 257-8695.

****If you are over 65, and own your own home, would you be interested in a program to provide dead-bolt locks at cost, with free installation? If you are interested, please call Tom Kasper, 257-8695

F. Animal Control

- 1. Do you feel that household pets "on the loose" cause you problems (noise, litter garden damage, etc.)? () Yes () No
- 2. If you think it is a problem, how best should we deal with it?
() informal cooperation among neighbors and pet owners
() direct complaints to the Police or Humane Society
() other (please specify): _____

G. Housing

The Tenney-Lapham Corporation offers programs in the areas of home purchase, home rehabilitation, and weatherization to present or prospective owners.

1. Are you aware of these programs? () Yes () No

**If you would like further information, please call Don Troendle at 258-9060

2. If you are a () homeowner or () landlord, are you planning any home improvements during 1983? () Yes () No

3. Would you consider the general maintenance of neighborhood housing to be:
() excellent () good () fair () poor

4. Public funding is available for certain kinds of neighborhood improvements. Are there any particular ones you would like to see in our neighborhood? For example:
() street repair () more bus shelters () benches () water fountains
() new housing construction () other: _____

H. Neighborhood Association

1. What do you feel are the obligations of a Neighborhood Association? _____

Please explain: _____

- 3. Stop signs in your neighborhood: () are fine () need changes
- 2. If No, please indicate which intersections: _____
- 1. Do the "walk" lights on controlled intersections in the neighborhood provide enough time to safely cross streets? () Yes () No

D. Traffic

6. If you do not find them satisfactory, what changes would you like to see? _____

satisfactory? () Yes () No

If yes, do you think the bike lanes in the Tenney-Lapham neighborhood are safe and

NOW YOU CAN AFFORD A HOME IN the TENNEY-LAPHAM AREA

State HOME Loan Program

LOWER-COST MORTGAGE FUNDS

| | 1st Time Home Buyers | Present or Previous Home owners |
|---|-------------------------|------------------------------------|
| ELIGIBILITY: <i>Maximum Annual Income</i> | \$33,950 | \$27,150 |
| <i>Maximum Purchase Price* (single family/condo)</i> .. | \$49,680 | \$49,680 |
| <i>Maximum Purchase Price* (duplexes)</i> | \$55,935 | \$55,935 |

- TERMS:**
- 12 ½ % fixed 30 year term mortgages (available through participating lenders)
 - No prepayment penalty
 - Borrower must have sufficient cash for closing costs

- OTHER:**
- Owner must occupy as principal residence
 - Loans must not exceed 2 ½ times borrowers combined income
 - 5 % down payment is required
 - No refinancing of existing mortgages, land contracts or other debts
 - Rehabilitation work may be financed under this program

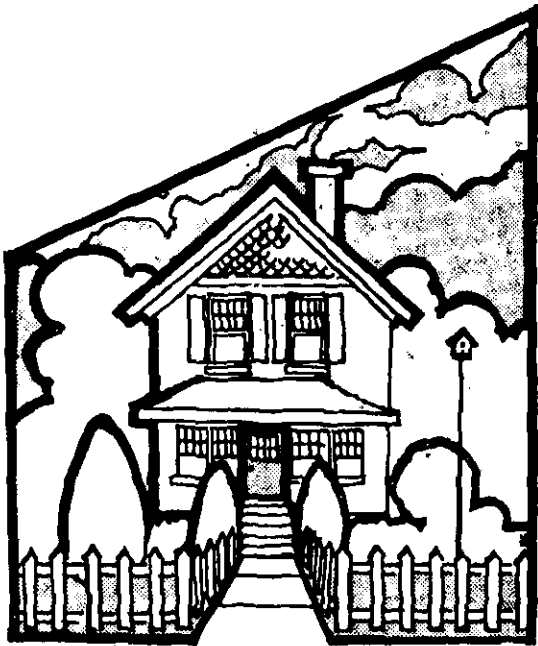
IN ADDITION, the Tenney Lapham Housing Services Program can now provide home buyers assistance loans which may be used apart from or in combination with financing under the State HOME loan program. These loans can be made available to persons with moderate incomes who need additional funds to make home purchase financing possible.

- TERMS:**
- These 5.5 % interest loans are available only to owner-occupant buyers.
 - Loan repayment can be deferred until the home is sold.
 - 5 % cash down payment is required through the borrowers own resources.
 - Homes purchased must meet certain rehabilitation & energy standards.
 - Loans are available for 15 % of the purchase and rehabilitation costs .

This money is primarily aimed at moderate-income buyers of duplex-units who will rent the second unit to a low-to-moderate income tenant. Two moderate-income buyers of single family homes can also be assisted.

**FOR FURTHER DETAILS ON
THESE PROGRAMS, CALL:**

Tenney-Lapham Corp.
1045 E. Dayton Street, Room 116
258-9060 or 258-9061 (message service)



Low-Interest Home Improvement Loans

The Wisconsin Housing and Neighborhood Conservation Program

ELIGIBILITY: *Maximum Annual Income.*

| # OF PERSONS IN HOUSEHOLD | 1 | 2 | 3 | 4 | 5 | 6 |
|---------------------------|----------|----------|----------|----------|----------|----------|
| HOUSEHOLD INCOME | \$38,010 | \$38,010 | \$38,010 | \$38,010 | \$41,811 | \$45,612 |

TERMS: * NO PREPAYMENT PENALTY

* 12.9% INTEREST LOANS ARE AVAILABLE TO OWNER-OCCUPANTS

* MINIMUM LOAN IS \$1,000; MAXIMUM LOAN IS \$15,000 FOR 15 YEARS

OTHER:

- * APPLY AT PARTICIPATING LENDERS
- * ONE- TO FOUR-FAMILY, OWNER-OCCUPIED PROPERTIES ARE ELIGIBLE
- * FEES INCLUDE RECORDING, TITLE EXAMINATION AND CREDIT INVESTIGATION

PRINCIPAL REDUCTION DEFERRED PAYMENT LOAN

CITY OF MADISON'S WRITE DOWN OF STATE'S HOUSING AND NEIGHBORHOOD CONSERVATION PROGRAM

ELIGIBILITY: *Maximum Annual Income.*

| # OF PERSONS IN HOUSEHOLD | 1 | 2 | 3 | 4 | 5 | 6 |
|---------------------------|----------|----------|----------|----------|----------|----------|
| HOUSEHOLD INCOME | \$15,200 | \$17,350 | \$19,550 | \$21,700 | \$23,050 | \$24,400 |

TERMS:

- * PRINCIPAL REDUCTION OF THE HOUSING AND NEIGHBORHOOD CONSERVATION LOAN TO AN INTEREST RATE OF APPROXIMATELY 8% PLUS A 6% FINANCE FEE
- * OTHER TERMS THE SAME AS THE HOUSING AND NEIGHBORHOOD CONSERVATION PROGRAM (LISTED ABOVE)
- * REPAYMENT DUE UPON SALE, VACATION OR TRANSFER OF THE PROPERTY

OTHER:

- * CORRECTION OF ALL CODE ITEMS REQUIRED

DEFERRED PAYMENT LOAN

CITY OF MADISON

ELIGIBILITY: *Maximum Annual Income*

| # OF PERSONS IN HOUSEHOLD | 1 | 2 | 3 | 4 | 5 | 6 |
|---------------------------|---------|----------|----------|----------|----------|----------|
| HOUSEHOLD INCOME | \$9,500 | \$10,850 | \$12,200 | \$13,550 | \$14,650 | \$15,700 |

TERMS:

- * MINIMUM LOAN IS \$500; MAXIMUM LOANS IS \$15,000
- * REPAYMENT OF THE LOAN DUE UPON SALE, VACATION OR TRANSFER OF THE PROPERTY
- * LAND CONTRACTS MUST BE HELD A MINIMUM OF ONE YEAR
- * 6% ONE TIME FINANCE FEE DUE WITH LOAN REPAYMENT