

The Greendale Original

The newsletter of the Greendale Originals Neighborhood Association
An organization of residents of Greendale Original Homes for the purpose of education, representation,
service, promotion, and preservation of our historic neighborhood.
www.originalgreendale.org

August 2009

A Look at Insulation - Part III

by John Rukstales

Continued from June

I have long stated that proper insulation is the sum total of many small details being done correctly; attention to detail is very important! The ratio of intake to exhaust air must be balanced and even. Ceiling penetration should be sealed or eliminated. Bath fans must be properly vented to the outside, attic access doors should be weather stripped and insulated (see photo below), etc. Forgetting seemingly insignificant details may make the results less than satisfactory; even make you wonder why you had the work done.



As my work on the Original proceeded I could not help thinking about the exterior walls; they appear to be 1x2 furring strips, cut-nailed to the exterior block walls. Masonry is one of the worst materials for insulation values. As I stated earlier, heat tends to flow from an area of warmth to cooler areas. Although we had greatly decreased attic heat loss, I knew being near to an exterior wall in the winter would be a somewhat chilly, drafty experience. It is frustrating to do a first-rate attic insulate and know that though energy consumption will be reduced, the residents may continue to experience a cold, drafty feeling near exterior walls. A discussion with my client confirmed my suspicions.

My problem was how to insulate a cavity only 3/4 of an inch thick without damaging interior wall surfaces? Would it be possible to achieve a worthwhile insulation level in this small of a cavity? Cellulose at that thickness provides only a

Insulation, continued on page 2

Coming to Greendale

by Jim Gill

July 26, 1938

Dear Sir:

We are pleased to notify you that you have been qualified for a home in Greendale. . . Will you kindly call at the management office in the Administration Building at Greendale. . . be prepared to make your selection and sign your lease.

Sincerely yours, Sherwood L. Reeder, Community Manager, Greendale Project

From similar letters, hundreds of future Greendale residents learned of their having been approved to rent a new home in one of three "Greenbelt Communities" being built in the United States - Greendale, Greenbelt, Md. and Greenhills, Ohio.

Recently I was gifted with the papers received by the original dwellers in one of the Greendale Originals I now own. Clarence and Esther Gill (no relation!) chose 5697 Cardinal Court as their first place in of residence in the new village.

The first lease, dated August 27th, 1938, set the rent at \$27.00 a month. Electricity would be \$6.00, and water/sewer fees, 80 cents monthly. Telephone service, if desired, was the responsibility of the tenant. The final clause of the lease reads: "No Member of, or Delegate to, Congress shall be admitted to any share or part of this agreement or to

Original Tenants, continued on page 2

Planning Meeting on Aug. 12

The next Comprehensive Planning Meeting will be at 7:00 p.m. on August 12 at the Greendale Village Hall. Attendance has been rather low at these meeting due to lack of promotion by the Village, so please plan on attending as this is your chance to shape the community's future development.

Next Meeting

Wednesday, August 5, 2009 at 7:30 p.m.

The August meeting will be at 7:30 p.m., on Wednesday, August 5, in the Community Room of the Greendale Public Library (lower level, use Health Department Entrance).

There was no newsletter or meeting in July.

useful R of 2.85. Some of the closed-cell polyurethane foams at 3/4 inch thickness would be an approximate installed R of 4.5, which didn't sound like much. Allowing there is nothing in the existing wall cavity, perhaps an R 4.5 would be a worthwhile addition. The foams are expensive, on average costing about \$1.00 per board foot. A board foot is an area 1 ft. x 1 ft. x 1 in. thick, a pretty small area.



I decided some research was in order before experimenting with any of these new products. I spent nearly a week at the task, both on the internet and phone. What I learned is far beyond the scope and space constraints of this article. This is an emerging technology; new developments in application techniques, as well as materials, happen daily. I will post more information on our web site, www.Den-Jon.com, in the Greendale Original's section, as time and developments permit. Thank you for your time and interest.

Village Event Calendar

- August 7-9 Village Days**, Food, games, music and parade (on Sunday at 12:30 p.m.), Village Center
- August 8 Reiman Visitor Center Test Kitchen**, Ultimate Five Ingredient Cookbook, 11 a.m. to 3:00 p.m.
- August 12 Comprehensive Planning Meeting**, Village Hall, 7:00 p.m.
- August 14 Reiman Visitor Center Test Kitchen**, Brownies & Bars Cookbook, 11 a.m. to 3 p.m.
- August 15 Greendale Open Market**, (also August 29), Municipal Parking Lot, 8:00 a.m. to noon.
- August 16 Village Nites on the Green**, (also August 23), Gazebo Park, 7:00 p.m.
- August 22 Reiman Visitor Center Test Kitchen**, Mom's Best Meals Cookbook, 11 a.m. to 3 p.m.
- Sept. 4 Health Department Immunization Clinic**, For information call 414/423-2110

any benefit to arise thereupon". It must have been comforting to know that your Senators or Representative could not move in with you!

Some Original design problems became apparent over time. A letter from the community manager, dated June 24, 1940, states, "Our service men report that you desire to use your furnace blower during the summer and have, therefore, refused to allow them to install the stop on the furnacestat (sic) control... I am sure that in making this decision you have overlooked the improvements made to the Greendale houses, which were designed to overcome a condition that might previously have justified the use of the blower in summer" (air vents and insulation of the crawlspace had been added) "if you still feel that you want to use the blower in summer... \$1.90 will be added to your rent bill".

With the coming of WWII, the further expansion of the Greenbelt Communities halted. In 1949 the government decided to sell the Greenbelt Communities to the residents, and, over the next three years, all of the homes were indeed sold, often to those who had been renters. In Greendale, the balance of the open land was purchased by a single company. They commissioned a modern plan for its development by the original designer and faithful to the basic principles of feeder streets with circular drives or courts branching off of them, and a system of greenbelts and walking paths winding through the subdivisions. This fortunate event gives us our uniquely beautiful and livable village of today. Greenhill and Greendbelt are not as fortunate.

The Gills purchased two three bedroom townhouses in a four-unit building. The Real Estate Transfer papers list the price as \$11,700. Their mortgage payments of \$96 a month lasted until 1976. Needless to say, my mortgage payments are a bit higher today. They remained the only owners until I became owner in 2002.

[Note: To compliment Mr. Gill's article, on the following page I have included copies of the application letter and lease letter my grandparents' received back in 1938. Courtesy the collection of Beverly Russ. - Ed]

Another Big Newsletter?

by Joe Russ

Due to a growing number of advertisers locking into full-year terms with the newsletter, which has left a few others on the waiting list, the newsletter is solidly in the black finance-wise. Thus we have once again gone with a four-page publication for the August issue. Thank you to the advertisers for their continued support.

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UNITED STATES DEPARTMENT OF AGRICULTURE
FARM SECURITY ADMINISTRATION
GREENDALE TENANT SELECTION
308 COUNTY COURT HOUSE
MILWAUKEE, WISCONSIN

Mr. Sylvester Werkowski
2942A South 14th Street
Milwaukee, Wisconsin

March 12, 1938

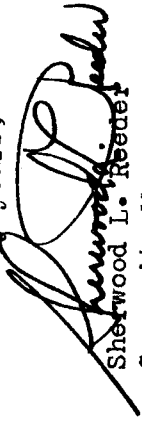
Dear Mr. Werkowski:

In accordance with our recent communication, we wish to advise that you may make application for a Greendale home at the Management Office at Greendale, Wisconsin on March 18, 1938 between 9:00 AM and 12:00 noon.

In the event that it is impossible for you to keep this appointment, please call us by telephone (Marquette 7280), and we shall try to arrange a more convenient date. In the case of married couples, husband and wife should arrange to come together to make joint application.

You will find directions for reaching the Management Office on the enclosed map.

Sincerely yours,


Sherwood L. Reeder
Community Manager
Greendale

UNITED STATES DEPARTMENT OF AGRICULTURE

~~FARM SECURITY ADMINISTRATION~~

FARM SECURITY ADMINISTRATION
Greendale

IN REPLY REFER TO

West Allis, Wisconsin
September 26, 1938

RP-SLR
SR-WI-1

Mr. Sylvester Werkowski
Greendale
West Allis, Wisconsin

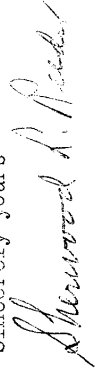
Dear Mr. Werkowski:

I am pleased to hand you herewith your copy of your lease with the Government. May I suggest that you read this document carefully.

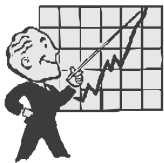
The Management appreciates the cooperation it has received from the tenants. We recognize that there have been certain inconveniences during the past few months, however, we want to assure you that we are doing everything possible to make Greendale the ideal community we all want it to be.

I hope you are enjoying living here and if you are not already active I trust you will begin to take part in community activities. The more you participate in the program of the community the more Greendale will mean to you and your family.

Sincerely yours


Sherwood L. Reeder
Community Manager
Greendale Project

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