

Historic Resources Survey

City of Racine



Report prepared for
City of Racine
Racine, Wisconsin

Report prepared by
**MEAD
&
HUNT**
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Table of Contents

	Page
Abstract	A-1
1. Introduction	1
2. Methodology	5
A. Research.....	5
B. Survey and documentation	5
C. Evaluation	5
(1) Individual properties	6
(2) Historic districts	6
D. Survey report	6
3. Historical Themes	7
A. Settlement.....	7
(1) City of Racine and the survey area.....	7
B. Architecture.....	9
C. Architects	13
(1) Anton Kratochvil.....	13
(2) John Randal McDonald.....	14
(3) Edgar Tafel.....	15
D. Recreation and Racine Zoological Gardens.....	17
4. Previous Identification Efforts	19
5. Survey Results	21
6. Recommendations	23
A. National Register listing	23
B. Local designation	37
7. Future Historic Preservation Recommendations	41
8. Bibliography	43

Appendices

- A National Register Criteria for Evaluation
- B List of Surveyed Properties
- C Local and State Historic Preservation Contacts

Figures

- 1 Survey Map..... 3
- 2 Proposed North Wisconsin Street Residential Historic District Boundary Map..... 29
- 3 Proposed Melvin Avenue Residential Historic District Boundary Map..... 35
- 4 Proposed Michigan Boulevard Residential Local Historic District Boundary Map..... 39

Tables

- 1 Architect Designed Houses Identified in the Survey Area 16
- 2 Previously Surveyed Properties..... 19



Abstract

In 2008 Mead & Hunt, Inc. (Mead & Hunt) conducted a reconnaissance survey to identify properties in a selected area on the north side of the City of Racine that are potentially eligible for the National Register of Historic Places (National Register). The selected area is bound by Goold Street to the south, Erie Street to the west, North Street to the north, and Lake Michigan to the east (see survey map on page 2). This survey builds on five previous surveys of other portions of the city completed between 1975 and 2001.

During the fieldwork phase of the project, Mead & Hunt identified and documented 154 properties for inclusion in the Wisconsin Historic Properties Database (WHPD). Two historic districts and 14 individual properties within this total were found to meet National Register Criteria and are recommended for listing in the National Register and for designation as local landmarks. Six properties and one historic district are recommended for designation as local landmarks.

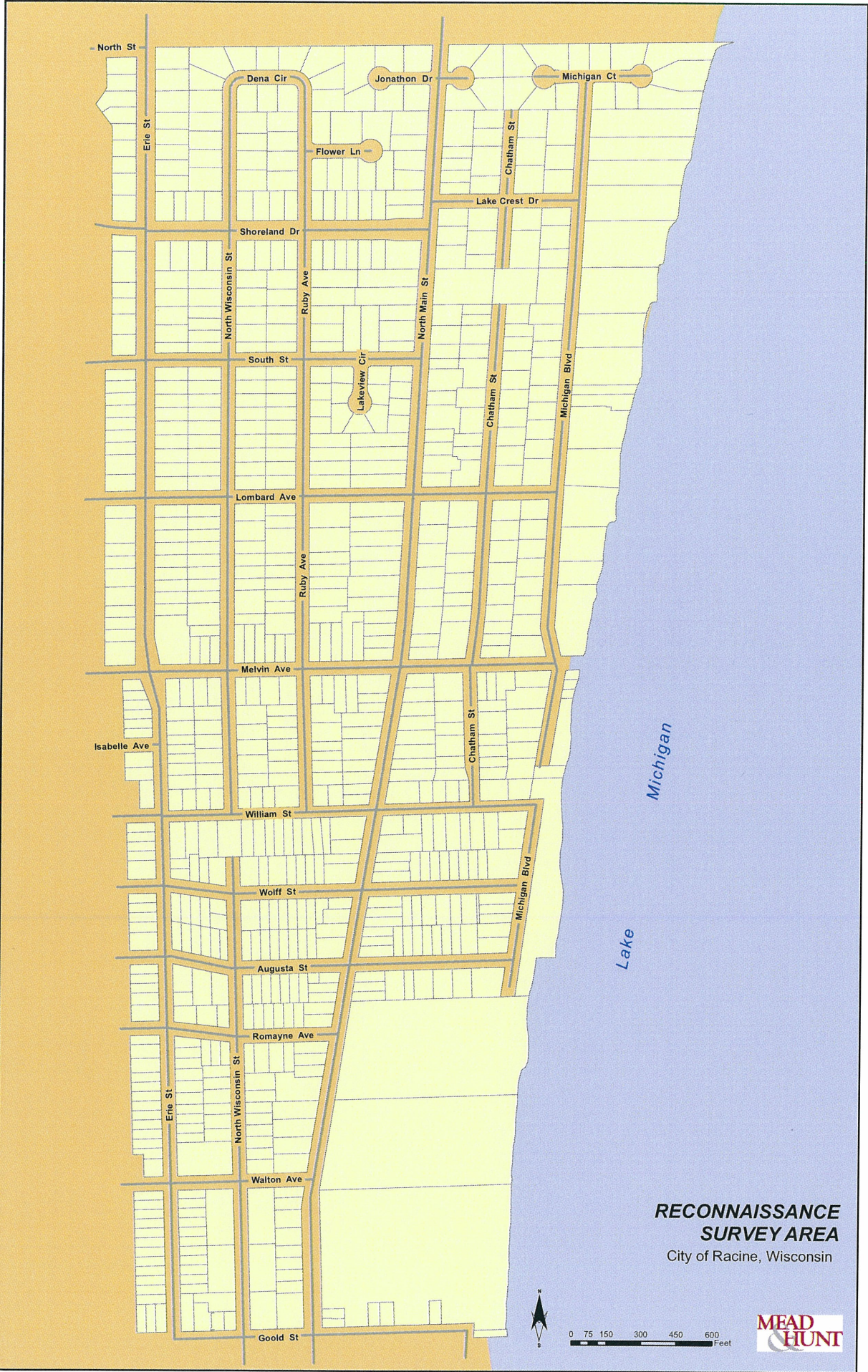
The survey report documents the results of historical research, field investigations, and evaluation of surveyed properties within the selected area. The report highlights the following elements of this effort.

- Survey methodology.
- National Register Criteria used to evaluate eligibility of surveyed properties.
- A discussion of historic themes related to the surveyed properties, based on *Cultural Resources Management in Wisconsin* (prepared by the Wisconsin Historical Society [WHS]).
- Status of previously surveyed properties identifying:
 - Properties that have been listed in the National Register and/or designated as local landmarks.
 - Properties that have been demolished since the last survey.
 - Properties that have been altered and no longer retain historic integrity since the last survey.
- Description and evaluation of surveyed properties and historic districts recommended as eligible for the National Register.
- Future historic preservation recommendations.

1. Introduction

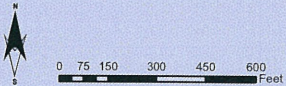
In 2007 the City of Racine (City) received a *Survey and Registration Planning Grant* from the WHS. The grant was used for a reconnaissance survey of a selected area on the city's north side. The survey area predominantly consists of residential properties constructed between the 1920s and 1960s that represent a variety of architectural styles. The City retained Mead & Hunt to conduct the survey and prepare a report highlighting survey results and recommendations on properties eligible for listing in the National Register and local landmark designation. The survey was completed in 2008 by Shannon Dolan, Christina Slattery, and Jason Tish.

The survey area is bound by Goold Street to the south, Erie Street to the west, North Street to the north, and Lake Michigan to the east (see survey map on page 2). The 2008 reconnaissance survey achieved its goals of identifying historic properties that possess architectural or historical significance and reevaluating resources documented in previous surveys. The completion of the survey report supports the Landmarks Preservation Commission and the City's ongoing preservation initiatives by providing additional historic contexts and identifying properties that qualify for National Register listing and local landmark designation.



**RECONNAISSANCE
SURVEY AREA**

City of Racine, Wisconsin



2. Methodology

A. Research

As the initial step, a literature/archival investigation was undertaken for this project. Resources studied included historic plat and Sanborn-Perris Fire Insurance maps, local histories, and properties recorded in WHPD. Material from the collections of the State Historic Preservation Office (SHPO), and WHS Library and Archives, the Racine Heritage Museum, and the Racine Public Library were utilized to chronicle the area's settlement and to ascertain historic development and important events that took place within the survey area. In addition, historical information provided by local residents at the public meeting was utilized.

B. Survey and documentation

The survey began with the identification of properties that possess historical or architectural significance and retain a degree of historic integrity. Surveyed properties have the potential to be eligible for the National Register—the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture.

Surveyed properties need to retain a degree of historic integrity or appearance that allows the property to convey a sense of time and place. Alterations such as additions, modern artificial siding, replacement windows, and the removal of architectural elements such as brackets or decorative porch railings, were considered to diminish the property's historic integrity. Buildings with several alterations do not retain historic integrity and were not included in the survey.

To locate historic resources, surveyors drove the streets in the survey area and identified properties that warranted survey. Properties were photographed and mapped on a city map. Descriptive and location information of the properties was recorded on field survey forms. Only the exterior of buildings were reviewed and documented.

For previously surveyed properties located in the survey area, existing records in the SHPO's WHPD were updated and Architecture History Inventory (AHI) cards were prepared. Newly surveyed properties were added to WHPD and AHI cards were prepared. The WHS and the Landmarks Preservation Commission retain copies of the AHI cards for surveyed properties. Properties recorded in WHPD can be viewed on the WHS's website at <http://www.wisconsinhistory.org/ahi/>.

C. Evaluation

During the evaluation step, surveyed properties were reviewed to assess integrity and historic significance within the context of the city's themes and to identify properties that would qualify for listing in the National Register. To qualify for the National Register, properties must possess historic significance and integrity. Significance may be found in four aspects of American history recognized by the National Register Criteria:

- *Criterion A: Association with historic events or activities*
- *Criterion B: Association with important persons*

- *Criterion C: Association with physical design or physical characteristics*
- *Criterion D: Potential to provide important information about prehistory*

In addition to meeting at least one of the aforementioned criteria properties generally must be at least 50 years old to be considered eligible for the National Register. Integrity must also be evident through historic qualities such as location, design, setting, materials, workmanship, feeling, and association. Properties must be significant when evaluated in relationship to major trends in history or comparable architectural styles within the community. The National Register Criteria for Evaluation is included in Appendix A.

(1) Individual properties

Individually surveyed properties were placed in one of two categories—potentially eligible or surveyed property.

- *Potentially eligible:* Includes only the most distinguished individually eligible properties. These properties meet National Register Criteria for designation and are important representatives of historic and/or architectural themes. Properties deemed architecturally significant compared favorably with similar stylistic examples within the city.
- *Surveyed property:* Includes individual properties that meet the survey methodology outlined above. These properties are at least 50 years old, possess a degree of historical and/or architectural significance, and maintain a level of historic integrity. However, there are more significant representatives extant within the city. At this time, these properties do not appear to meet the criteria for listing in the National Register.

(2) Historic districts

Surveyed properties were also evaluated collectively for the potential to contribute to a historic district. Historic districts include concentrations of related buildings, structures, sites, and objects that are important representatives of historic and/or architectural themes. Within potential historic districts, resources were considered either contributing or noncontributing.

- *Contributing:* Resources in a district that are generally more than 50 years old, maintain a sufficient level of integrity, and represent the important historic and/or architectural themes of the district.
- *Noncontributing:* Resources in a district that do not meet the 50-year old guideline or do not maintain a significant level of integrity to represent the important historic and/or architectural themes in the district.

D. Survey report

The last phase of the survey was the preparation of the survey results. The survey report includes project methodology, discussion of relevant historic themes, previous survey efforts, and survey results, which includes National Register recommendations.

3. Historical Themes

The majority of properties within the survey area are residential in nature. However, a limited number of religious, commercial, and recreational properties were included in the survey. The following themes—settlement, architecture, and recreation—are presented to provide a context for understanding and evaluating National Register significance of surveyed properties.

A. Settlement

(1) City of Racine and the survey area

Situated along the shores of Lake Michigan in southeastern Wisconsin, the City of Racine is located approximately 25 miles south of Milwaukee, Wisconsin, and approximately 60 miles north of Chicago, Illinois. The city's location on Lake Michigan at the mouth of the Root River played an important role in its settlement patterns and economic success.

The Territorial Legislature established Racine County in 1836. Twelve years later, with a population of 3,000, the community of Racine was incorporated as a city. Early settlement in Racine flourished along the north and south banks of the Root River. Between 1850 and 1870, the population of Racine increased from 5,887 to 9,880. A majority of the city's residents were originally from northern and western Europe or were New England Yankees.¹

Prior to the industrial boom of the late nineteenth century, wheat production and the manufacture of farm implements and wagons dominated the local economy. Construction of roads and a harbor on the shores of Lake Michigan improved the infrastructure by expanding the city's access to local and regional markets. By the late nineteenth century, however, the decline of wheat production caused a shift in Racine's economy towards manufacturing and industrial development. Examples of industries that developed in Racine during this period were manufacturers of malted milk, waxes, paints, varnishes, polishes, rubber, knit items, iron, and trunks.² As Racine's economy became more diverse and transportation networks were expanded and improved, the city made the transition from a locally oriented economy to one that provided goods and services to consumers nationally and internationally.³

The prospect of employment lured many immigrants and residents from outlying rural communities to the city. As a result, Racine quickly outgrew its original boundaries and began annexing land from the adjacent communities of Mount Pleasant to the west and Calendonina to the northwest.⁴ Important annexations occurred in 1871, 1876, and 1887, which subsequently increased the city's boundaries to Goold Street on the north, West Boulevard on the west, and

¹ Mead & Hunt, City of Racine Neighborhood Historic Property Reconnaissance Survey, 2001, 7.

² R.H. Whitbeck, *Racine: The Geography and Economic Development of Southeastern Wisconsin* (Madison, Wis.: State of Wisconsin, 1921), 160-167.

³ John Buenker, *Invention City: The Sesquicentennial History of Racine, Wisconsin* (Racine, Wis.: Racine Heritage Museum, 1998), iv.

⁴ Nicholas C. Burckel, ed., *Racine: Growth and Change in a Wisconsin County* (Racine, Wis.: Racine County Board of Supervisors, 1977), 163.

21st Street on the south, with Lake Michigan on the east.⁵ Areas that were annexed by the city were provided with access to municipal services, such as the police and sewer.⁶

Between 1880 and 1910, Racine's population increased by almost 150 percent.⁷ In fact, in 1910 Racine comprised more than 90 percent of the population for the entire county.⁸ New neighborhoods began to develop and by the turn of the century people began moving away from the ethnic enclaves at the center of town to outlying areas. Access to automobiles and the development of an electric trolley line provided more residents the opportunity to live outside the downtown area and commute to work.⁹ The section of Racine located between Melvin Avenue and Goold Street, which is the southern portion of the survey area, was annexed in 1911.¹⁰

Throughout the early twentieth century, Racine continued to be economically successful. By 1920 the population was 78,961 and still growing.¹¹ In 1925 the Racine Zoological Gardens were relocated from Island Park to 2129 North Main Street, the former site of the Bauman and Haumerson Brickyards, north of Goold Street. Although the area was annexed in 1911, the absence of substantial residential and/or commercial development along with the picturesque setting along the Lake Michigan shore provided the perfect location for the zoo. However, it was not long after the zoo was relocated that more people began building homes along the surrounding streets. By 1928 the city had annexed the land located between what is now Melvin Avenue and North Street, the northern portion of the survey area, in order to accommodate the increased demand for housing.

The stock market crash in 1929 effectively put a stop to the residential development and significantly decreased the construction of new homes in Racine as whole. However, some wealthy families that managed to avoid financial losses during the Depression were able to continue building. Two houses located along Michigan Boulevard in the survey area are examples of such properties (3329 and 3333 Michigan Boulevard).¹²

Between 1929 and 1935, almost half of Racine's work force was without a job and the population decreased slightly.¹³ Plans for a new zoo administration building were put on hold until funding from the Works Progress Administration (WPA) became available in 1936. In addition to the new zoo building, other WPA projects provided residents with employment opportunities.

By the start of World War II, Racine's economy had recovered from the Depression. The city once again began to grow by maintaining a successful and stable industrial base. By 1950 the

⁵ Buenker, *Invention City: The Sesquicentennial History of Racine, Wisconsin*, 59.

⁶ Nicholas C. Burckel, ed., *Racine: Growth and Change in a Wisconsin County*, 163.

⁷ Nicholas C. Burckel, ed., *Racine: Growth and Change in a Wisconsin County*, 161.

⁸ Nicholas C. Burckel, ed., *Racine: Growth and Change in a Wisconsin County*, 162.

⁹ Nicholas C. Burckel, ed., *Racine: Growth and Change in a Wisconsin County*, 163.

¹⁰ Alice Sankey, "Racine: The Belle City," Racine, Wis., Racine Board of Education, 1958, 116.

¹¹ Buenker, *Invention City: The Sesquicentennial History of Racine, Wisconsin*, 77.

¹² Information from Racine Heritage Museum Collection, 12 March 2008.

¹³ Sankey, "Racine: The Belle City," 130.

population had reached 71,193, which was slightly lower than the 1920 census.¹⁴ Interestingly, the current city limits were not set until the 1960s—Three Mile Road on the north, Green Bay Road and Ohio Street on the west, and Durand Avenue on the south.¹⁵ However, there were still areas located in the survey area, such as Lakeview Circle, that remained unplatted by 1968.¹⁶

B. Architecture

Wisconsin's architecture tended to mirror the architecture developments of the nation as a whole. After about 1840, nearly every national or regional style appeared in the state. Styles that received their impetus from the eastern seaboard of the United States, however, generally made their appearance in Wisconsin a decade or so later. Wisconsin's architectural styles are further described in the WHS's *Cultural Resource Management in Wisconsin* (CRM).¹⁷

The following discussion of styles represented in Racine's residential buildings is arranged chronologically. Only those styles identified in the survey area are included.



Craftsman house, 2600 North Main Street

Craftsman — The American Craftsman style was fashionable in Wisconsin from 1900 to 1920. It began in the nineteenth century as an ideological branch of the English Arts and Crafts movement. This architectural trend gained popularity across the nation as Craftsman-style homes were highlighted in mainstream magazines. Soon houses in the Midwest were designed in the Craftsman style. Elements of the Craftsman style include brick, stucco, or stone exteriors with contrasting wood bands or courses; broad roofs with exposed rafters; and multi-pane, double-hung, sash windows.

American Foursquare — Popularized during the first decades of the twentieth century by mail-order catalogues and speculative builders, the American Foursquare was part of a larger movement away from Victorian ornamentation toward simplified rectilinear domestic architecture. Relatively simple and inexpensive to build, the Foursquare provided a spacious and “modern” home during its period of popularity in Wisconsin (1900 to 1920). Distinguished



*American Foursquare house,
2300 North Main Street*

¹⁴ Sankey, "Racine: The Belle City," 132.

¹⁵ Buenker, *Invention City: The Sesquicentennial History of Racine, Wisconsin*, 111.

¹⁶ Information from Racine Heritage Museum Collection, 12 March 2008.

¹⁷ Descriptions are largely compiled from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin* (Madison, Wis.: Wisconsin Historical Society, 1986) vol. 2 and Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2000).

primarily by its box-like massing and broad proportions, the common Foursquare is two stories with a low-pitched hip roof, widely overhanging eaves, multiple dormers, and a one-story porch spanning the front the facade. Exterior materials include brick, stone, stucco, concrete block, clapboard, and shingles, or any combination of these materials.



Bungalow house, 441 Augusta Street

Bungalow — Thousands upon thousands of bungalows were built across the country and the building type was popular in Wisconsin between 1910 and 1940. Bungalows were small, modest dwellings with simple horizontal lines, wide projecting roofs, one or two large porches, and plain woodwork. The common bungalow was built with wood or brick; was covered with clapboard, stucco, or a stone or brick veneer; and had a massive chimney. The bungalow most often resembles craftsman houses because of its similar use of materials, inspiration from natural forms, and quality hand-craftsmanship. During its popularity,

entire neighborhoods of bungalows were often platted by speculative builders because the homes offered economical ownership and were well-constructed with quality materials. The bungalow form was common in pattern books. The survey area features a variety of early twentieth century bungalows.

Colonial Revival — At the turn of the twentieth century, the Colonial Revival emerged as a style based on eighteenth-century, eastern seaboard, colonial prototypes. Classically correct motifs, such as gables, porches, decorative swags, and pediments, were employed on simple, symmetrical houses. The simplicity and regularity of the style lent itself well to standardization and a colonial “flavor” was applied to many builders’ houses in the early decades of the twentieth century. Testimony to the enduring popularity of the style was its recurrence in the 1920s to 1940s.



*Colonial Revival house,
3100 Michigan Boulevard*



*Dutch Colonial Revival house,
2915 North Main Street*

Dutch Colonial Revival — Dutch Colonial Revival architecture is a subtype of Colonial Revival, common in the United States beginning at the turn of the twentieth century. Dutch Colonials are typically one story with a steeply pitched gambrel roof, usually containing enough space for another full story. Separate dormer windows or a continuous shed dormer are common, and a full-width porch is usually included under the main roof line. The most common early form was the front-facing gambrel roof, although

the side gable gambrel roof gained popularity toward the middle of the century. The Dutch Colonial style was popular in Wisconsin from 1900 to 1940.

Tudor Revival — The Tudor Revival style was popular in Wisconsin from 1900 to 1940. Tudor Revival architecture is based on early sixteenth century English and late Medieval English architecture. Characteristics of the Tudor Revival include massive chimneys, steeply pitched gables, tall narrow windows, multiple materials, and patterned brick or stonework. By the early twentieth century, Tudor Revival architecture had become less pretentious and the introduction of masonry veneer permitted modest examples of the Tudor Revival style to imitate the brick and stone cladding of traditional Tudor Revival homes. As a result, vernacular Tudor Revival architecture was more accessible to the general public. Key elements of the Tudor Revival style include a large exterior chimney, steeply pitched gable roofs, double-hung sash windows, arched doorways, varied eave-line height, and turret entrance vestibules.



*Tudor Revival house,
3225 North Main Street*



*Spanish Colonial Revival house,
3005 North Main Street*

Spanish Colonial Revival — Spanish Colonial Revival architecture is characterized by a low-pitched red tile roof, typically with no overhang, one or more arches placed above doors or windows, brick or stucco wall surfaces, and an asymmetrical facade. Cross gable and side gable roofs with heavy brackets are most commonly found on Spanish Colonial Revival houses. Architectural details are borrowed from throughout the history of Spanish architecture, including Moorish, Byzantine, Gothic, or Renaissance inspiration. Popular between 1900 and 1940, Spanish style houses are rare in Wisconsin.

Regency Revival — The Regency Revival style architecture popular the 1930s in the United States and Wisconsin was influenced by early nineteenth century European prototypes of the Georgian and Regency architectural styles.¹⁸ The Regency style was originally popular from 1811 to 1830, the duration of King George IV's reign in England, often referred to as the Regency Period.¹⁹ Characteristics of Regency



*Regency Revival house,
3057 Michigan Boulevard*

¹⁸ Virginia McAlester and Lee McAlester, *Field Guide to American Houses*, 330.

¹⁹ Cyril M. Harris, ed., *Illustrated Dictionary of Historic Architecture* (New York, N.Y.: Dover Publications, Inc., 1977), 273.

Revival architecture include two-story, hip roof with plain roof wall junction, streamlined facade, brick walls with quoins, simple door surround and/or entrance porch with octagonal window on the second story, and double-hung windows with shutters.²⁰

International Style — The International style was popular from 1930 through 1945. The style is characterized by a flat roof, windows set flush with the outer walls, smooth, unadorned wall surfaces typically clad in stucco, and an asymmetrical facade. International style buildings may appear boxy, simplistic, and completely abstract with flat roofs. Cantilevered projections are common and windows tend to be used in groups or in vertical or horizontal ribbons.



International house, 2909 Chatham Street



Ranch house, 3345 North Main Street

Ranch — The Ranch form is typically asymmetrical and consists of one story with a low-pitched roof and wide eaves. Exterior walls are typically wood or brick, sometimes in combination. The form typically includes a rambling floor plan and a large picture window on the facade. A garage was nearly always incorporated into the main block of the

house. Because of the wide availability of land and increasing dependence on the automobile after World War II, the Ranch became the dominant house type throughout the country from 1950 to 1970.

Split-level — The Split-level home was introduced during the 1950s; however, it did not gain widespread popularity until the 1960s and 1970s.²¹ The multi-level floor-plan offered families the option of having their private sleeping areas separated from the common and recreational areas. Bedrooms were typically located on the upper level, while the kitchen, dining room, and living room were located on the main level, and recreational areas, such as the family room, were typically located in the basement level. Characteristics of Split-level architecture include a



*Split-level house,
3035 Michigan Boulevard*

²⁰ Cyril M. Harris, ed., *Illustrated Dictionary of Historic Architecture*, 273; McAlester and McAlester, *Field Guide to American Houses*, 330.

²¹ Cory Jensen, "Post-War Typology and Stylistic Designations for Residential Architecture," *The Alliance Review* (January/February 2004): 21.

one-story mass resting on a raised foundation that is connected to a two-story mass partially below grade, and an attached garage.²²



*Contemporary house,
3118 North Main Street*

Contemporary — Contemporary architecture has been popular in Wisconsin from the 1950s until the present.²³ Unlike previous architectural movements, Contemporary architecture moves away from the predetermined plans of the past, often relying on minimal architectural detail and harmony with nature. Contemporary architecture often follows its own unique design and does not conform to the popular ideals of the time.

Wrightian — Wrightian architecture is characterized by architectural details common in designs developed by Frank Lloyd Wright. Wright and his philosophy had a profound impact on American architecture from the early 1930s through the 1960s. According to sources, the style is more easily recognized than described; however, the use of horizontal lines, roof form, and incorporation of natural materials in the design are hallmarks of the style.²⁴ Wright designed the Thomas P. Hardy House, Wingspread, and the S.C. Johnson & Son Administration Building and Research Tower in Racine. Two architects who were inspired by Wright—Edgar Tafel and John Randal McDonald—designed a combination of private residences, commercial, and municipal buildings throughout the city that reflect Wright’s architectural philosophy.



*Wrightian house, Ludwig and Blanche Kahn
House, 3056 North Main Street*

C. Architects

Although many different architects, including Wright, designed private and public buildings in Racine, the work of three notable architects was identified in the survey area.

(1) Anton Kratochvil

Anton Kratochvil was a designer of Czechoslovakian descent who was born in Manitowoc, Wisconsin, in 1886. Before his death in 1969, Kratochvil worked in vaudeville as the “Marvelous Kradwell,” ran unsuccessfully in Racine’s 1935 mayoral race, and became a well-known

²² Cory Jensen, “Post-War Typology and Stylistic Designations for Residential Architecture,” *The Alliance Review*, 21.

²³ Barbara L. Wyatt, ed., *Cultural Resource Management in Wisconsin*, vol. 2, 2-37.

²⁴ Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles* (Cambridge, Mass.: The MIT Press, 1969), 266-267.

Midwestern architect with innovative architectural designs. In 1939 Kratochvil designed his first round house, which he copyrighted and began selling across the United States.²⁵ Although Kratochvil was not the first person to suggest or even design buildings using a circular plan, he was successful in promoting this design as a means for getting more floor space for the cost, cheaper heating bills, and better cross ventilation.²⁶ In addition to his circular design he developed the “Sea Shell” or oval plan, which was used for single-family houses or duplexes. Examples of known Kratochvil’s designs in Racine are located at 1245 and 1249 Lathrop Avenue and 3822-3824 13th Street (outside the survey area). In addition to his work in Racine and other communities in southeastern Wisconsin (such as West Allis, Milwaukee, and South Milwaukee), Kratochvil’s houses are also found in Iowa and Indiana. Prior to designing circular houses, Kratochvil was commissioned by local lawyer Leonard Baumblatt to design and build the home located at 2326 North Main Street. The Baumblatt House is a two-story Tudor Revival constructed in 1929.²⁷ Although the house does not display the circular or seashell footprint that Kratochvil was widely known for, the house reflects the range of his architectural skills.



Baumblatt House at 2326 North Main Street

(2) John Randal McDonald

John Randal McDonald was a prominent architect that lived and worked in Racine during the 1950s and early 1960s. McDonald was born in Milwaukee in 1922 and served in World War II as an officer in the U.S. Navy before pursuing a degree in architecture. After a brief stint in the fine arts program at the State Teacher’s College, McDonald decided to pursue his interest in



Elmer and Dolores Petersen House, 3110 Erie Street

architecture at Yale University. Prior to completing his undergraduate and graduate degrees, McDonald had the opportunity to visit Wright at Taliesin in Spring Green, Wisconsin.²⁸ The visit, along with Wright’s philosophy of architecture, had a profound impact on McDonald and his subsequent career as an architect.

McDonald’s work has often been compared to Wright’s because nature is a continuous theme in his design—he emphasized the importance of a natural setting and the use of natural materials. McDonald also encouraged homeowners to be aware of the elegance of the natural environment,

²⁵ Information from Racine Heritage Museum Collection, 12 March 2008.

²⁶ Karen B. Tancill, "Tafel Influenced by Wright," *Racine Journal Times*, 16 March 1980, n.p.

²⁷ Preservation Racine Inc., "Tour of Historic Places Town and Country," (30 September 2007): n.p.

²⁸ "Preservation Racine, Inc. Newsletter Spring 1991," Racine, Wis., Preservation Racine, Inc., 1991, n.p.

thereby making them more sensitive to nature.²⁹ McDonald designed Wrightian homes that not only appealed to the general-public, but were affordable.³⁰

Initially, McDonald's designs were predominately for private residences; however, as years passed and his success and notoriety increased, he was commissioned to design monasteries, hotels, factories, dormitories, schools, and churches across the country and abroad.³¹

McDonald constructed his first house, located at 801 Lathrop Avenue (outside the survey area), in 1949. McDonald and his family lived in the house for several years before moving to another home he designed located at 1001 Russet Street, also in Racine. The survey identified six houses designed by McDonald in the survey area (see Table 1). In addition to Racine, McDonald designed several private, public, and religious buildings in Milwaukee and Kenosha.³² With his continued success, McDonald expanded his business and moved to Florida in 1963. McDonald was successful throughout his life as he designed hotels, banks, churches, and marinas throughout the world, as well as homes for various celebrities, such as Maureen O'Hara, Bjorn Borg, and Mickey Mantle.³³ McDonald passed away in 2003.

(3) Edgar Tafel

Edgar Tafel is another notable architect who worked in Racine during the 1940s. Tafel was born in New York and graduated from New York University's Architecture program before becoming an apprentice to Wright at Taliesin in 1932. The distinction of working with Wright had a significant impact on his career and reputation as an architect. After working with Wright for four years, Tafel, as a senior apprentice, was sent to Racine to supervise construction of Wright's design for the S.C.



E. Adrian and Ida L. Silver House, 1910

Johnson Wax headquarters building.³⁴ Construction activities for the building required Tafel to stay in Racine for two years. During this time, Tafel designed a house under the Taliesin Fellowship (Fellowship) for Mr. and Mrs. Robert Albert. The house was constructed on a bluff overlooking Lake Michigan in Racine (outside the survey area).³⁵ Shortly after this project, Wright implemented a new protocol for his apprentices—they could continue to bring in work; however,

²⁹ "Preservation Racine, Inc. Newsletter Spring 1991," n.p.

³⁰ Don Rintz, "Racine Tour Guide: Frank Lloyd Wright and Prairie School Architecture," Racine, Wis., Racine Landmarks Preservation Commission, 1994, 28.

³¹ "John Randal McDonald Architect: Completed Projects 1950-1960," from Racine Heritage Museum Collection, March 12, 2008.

³² "Preservation Racine, Inc. Newsletter Spring 1991," 3; Racine Daily Journal, "Racine: The Belle City of the Lakes," Racine, Wis., The Journal Printing Company, 1900, n.p.

³³ "Preservation Racine, Inc. Newsletter Spring 1991," 3.

³⁴ Information from Racine Heritage Museum Collection, 12 March 2008.

³⁵ The Albert House is located at 3733 Lighthouse Drive and was constructed between 1939 and 1941.

Wright would manage all of the projects and the Fellowship would receive two-thirds of the fees.³⁶ It was the implementation of this new procedure that encouraged Tafel to leave Taliesin in 1941. Tafel designed six houses in Racine, two of which are located in the survey area: the Gottlieb House at 432 Wolff Street and the Silver House at 2910 Michigan Boulevard (see Table 1).³⁷

Tafel eventually returned to New York City and established his own firm.³⁸ He has continued to work, creating designs for educational and religious buildings, and developing plans for the restoration and preservation of buildings, especially those designed by Wright.³⁹ In addition, Tafel has written several books and lectured about his experience working with Wright. Through the years, Tafel has been recognized for his work in the field. For example, the University of Illinois at Champaign Urbana School of Architecture created the Edgar Tafel Distinguished Chair, and in May 2001 Tafel received an honorary Doctor of Fine Arts Degree from the State University of New York at Geneseo.

Table 1
Identified Architect-Designed Houses in the Survey Area

Address	Historic Property Name	Date of Construction	Architect
3110 Erie Street	Elmer and Delores Petersen House	1951	John Randal McDonald
3333 Erie Street	Dr. Joseph and Norma Dockery House	1952	John Randal McDonald
2326 North Main Street	Baumblatt House	1929	Anton Kratochvil
3334 North Main Street	Dr. Joseph and Jeanne Postorino House	1952	John Randal McDonald
3328 North Main Street	Robert and Louise Erickson House	1952	John Randal McDonald
3118 North Main Street	House	1953	John Randal McDonald
3056 North Main Street	Ludwig and Blanche Kahn House	1956	John Randal McDonald
2910 Michigan Boulevard	E. Adrian and Ida L. Silver House	1947	Edgar Tafel
432 Wolff Street	Meyer and Marjorie Gottlieb House	1946	Edgar Tafel

³⁶ Edgar Tafel, *Apprentice to Genius: Years with Frank Lloyd Wright* (New York: McGraw-Hill, 1979), 205-206.

³⁷ Mark Hertzberg, *Wright in Racine: The Architect's for One American City* (San Francisco: Pomegranate, 2004), 84.

³⁸ Mark Hertzberg, "Edgar Tafel Returns," *Racine Journal Times*, 29 June 2002, n.p.

³⁹ "Preservation Racine, Inc. Newsletter Spring 1991," n.p.; Tancill, "Tafel influenced by Wright," n.p.

D. Recreation and Racine Zoological Gardens

Situated along the scenic shoreline of Lake Michigan and the Root River, the City of Racine earned the title “Belle City of the Lakes.”⁴⁰ Water-related recreation, such as swimming and boating, has been a popular leisure activity for local residents and tourists for decades. However, it was not until the turn of the century that members of the local government approved a petition to establish a park system within the city limits. Private land donations from local residents contributed to the expansion of Racine’s park system, including the development of the zoological garden.⁴¹

The Racine Zoological Garden began in 1923 with the donation of three monkeys by local resident and president of the park board, Jacob Stoffel Jr. Island Park was selected as the site for what was to become the city zoo and it was not long before the menagerie expanded to include Virginia deer, badgers, foxes, and mountain goats.⁴² By 1924 the Racine Zoological Society was established with Stoffel acting as president and a director. In 1925 the zoo was relocated to Lake View Park, the former site of the Bauman and Haumerson Brickyard at 2131 North Main Street, due to complaints from residents living in close proximity to the original Island Park location.⁴³

The new location provided a picturesque setting for the zoo, which consisted of 28 acres of land adjacent to the shores of Lake Michigan. By the early 1930s, the new zoo facility featured a sea lion pit, bear den, monkey island, waterfowl pond, and fenced exhibits for deer, buffalo, other hoofed animals, and a variety of canines. The large clay pit from the former brickyard was converted into a lagoon.⁴⁴



*Racine Zoological Gardens Administration
Building, 2129 North Main Street*

In 1930 the zoo was presented with a series of challenges that included a fire, vandalism, and the deaths of several young animals. In addition, it was evident that the zoo had to provide the animals with better shelter during the winter months.⁴⁵

Unfortunately, a lack of funds during the Depression forced the zoo to postpone plans for constructing an appropriate facility. Despite these setbacks, the Racine Zoo did not suffer the same fate as many other small zoos during the Depression as it remained a viable source of free entertainment.

In 1936 the Works Progress Administration (WPA) provided funding for the construction of a new zoo administration building designed by local architect Ellis A. Klinger. Work on the building was completed in 1939 the new building was opened to the public.⁴⁶

⁴⁰ "Racine Centennial 1848-1948," Racine Centennial Book Committee, Racine, Wis., 2008, 3.

⁴¹ "Racine Centennial 1848-1948," 26.

⁴² Racine County Historical Museum, *The Grassroots History of Racine County*, 150-151.

⁴³ "Zoo Started in 1923 With Three Monkeys," *Racine Journal Times*, 8 August 1983, n.p.

⁴⁴ Racine County Historical Museum, *The Grassroots History of Racine County*, 150-151; "Zoo Started in 1923 With Three Monkeys," n.p.

⁴⁵ Racine County Historical Museum, *The Grassroots History of Racine County*, 150-151.

⁴⁶ Racine County Historical Museum, *The Grassroots History of Racine County*, 150-151.

The administration building provided shelter for leopards, tigers, jaguars, and lions, as well as a variety of perching birds.⁴⁷ Despite continuous financial challenges, the Racine Zoological Gardens continued to prevail and added a variety of new and exotic species such as llamas, zebras, pumas, alligators, wolves, elk, snakes, lizards, and turtles.⁴⁸ The zoo has continued to expand and change throughout the years. More animals have been acquired and new facilities have been constructed or made permanent, such as the hoofed animal yard in 1964, Kammerer Memorial Fountain in 1967, and nursery in 1978. In addition, original buildings have been repaired or renovated, including the sea lion pool in 1969 and monkey island in 1970. Today, the Racine Zoological Gardens attracts tourists annually and continues to provide entertainment for residents of Racine.

⁴⁷ Racine County Historical Museum, *The Grassroots History of Racine County*, 150-151.

⁴⁸ Racine County Historical Museum, *The Grassroots History of Racine County*, 150-151; "Zoo Started in 1923 With Three Monkeys," n.p.

4. Previous Identification Efforts

Previous survey efforts identified 26 historic resources in the survey area.⁴⁹ No properties listed in the National Register are located in the survey area. No local landmarks are located in the survey area. The following table presents the status of the previously surveyed properties based on their appearance and integrity at the time of field review.

Table 2
Previously Surveyed Properties

Address	Property Name	AHI Number	Status
3110 Erie Street	Elmer and Delores Petersen House	10921	Resurveyed
3333 Erie Street	Dr. Joseph and Norma Dockery House	10922	Resurveyed
2129 North Main Street	Racine Zoological Gardens Administration Building	11143	Resurveyed
2129 North Main Street	Racine Zoological Gardens Fish Pond	11142	Not Resurveyed- loss of integrity
2129 North Main Street	Racine Zoological Gardens Lagoon/Clay Pits	11141	Resurveyed
3005 North Main Street	Henry and Edna Griswold House	116626	Resurveyed
3056 North Main Street	Ludwig and Blanche Kahn House	51533	Resurveyed
3203 North Main Street	House	11144	Resurveyed
3225 North Main Street	House	11145	Resurveyed
3328 North Main Street	Robert and Louise Erickson House	51531	Resurveyed
3334 North Main Street	Dr. Joseph and Jeanne Postorino House	11146	Resurveyed
2622 Michigan Boulevard	Henry and Katherine Leuker House	41870	Resurveyed
2904 Michigan Boulevard	Julius and Emily Alperovitz House	51541	Resurveyed
2910 Michigan Boulevard	E. Adrian and Ida L. Silver House	11178	Resurveyed
3054 Michigan Boulevard	David and Florence Davis House	51544	Resurveyed
3057 Michigan Boulevard	House	11179	Resurveyed
3225 Michigan Boulevard	Elmer and Nell Voigt House	11180	Resurveyed
3226 Michigan Boulevard	Nathan and Etta Hulbert House	51546	Resurveyed
3314 Michigan Boulevard	Irving and Frances Halverson House	51547	Not Resurveyed - loss of integrity

⁴⁹ Previous work in the survey area included a windshield survey completed by WHS in 1975, a survey completed in 1979, and an intensive survey of Frank Lloyd Wright and Prairie School properties in 1994.

Table 2
Previously Surveyed Properties

Address	Property Name	AHI Number	Status
3329 Michigan Boulevard	William R. Wadewitz House	11181	Resurveyed
3333 Michigan Boulevard	Roy Spencer House	11182	Resurveyed
3433 Michigan Boulevard	House	11183	Resurveyed
215 William Street	Robert and Mildred Lehner House	51572	Resurveyed
200 Wolff Street	Maxa and Leah Seft House	51575	Resurveyed
427 Wolff Street	Theodore and Lillian Perkins House	51577	Resurveyed
432 Wolff Street	Meyer and Marjorie Gottlieb House	51578	Resurveyed

5. Survey Results

A total of 154 properties were surveyed in all, including 128 new properties and 26 previously surveyed properties. Properties that do not meet the National Register Criteria but meet WHS survey guidelines are recommended as “Surveyed properties.” Properties that appear to meet National Register Criteria are recommended as “Potentially eligible.” A complete list of surveyed properties is located in Appendix B.

6. Recommendations

After conducting the field investigation and historical research, surveyed properties were evaluated for their potential National Register eligibility. Properties were evaluated using the National Register Criteria outlined in Appendix A.

A. National Register listing

Fourteen individual properties and two historic districts were determined potentially eligible for listing in the National Register and are good candidates for local landmark designation. Applicable National Register Criteria and areas of significance are cited in the summary paragraph for each property.⁵⁰

2909 Chatham Street, 1954

This two-story International style house is potentially eligible for the National Register under *Criterion C: Architecture* as a good example of the style. The flat roof building is sheathed in a combination of brick and vertical wood and a band of casement and fixed windows wraps around the front and side elevations. The house displays minimal decorative detail; however, the second story of the front elevation extends beyond the first story.



3011 Erie Street, St. Paul's Lutheran Church, 1958⁵¹

St. Paul's Lutheran Church is potentially eligible for the National Register under *Criterion C: Architecture* as a representative example of Tudor Revival architecture. Although St. Paul's Lutheran Church was established in 1873, the congregation moved two times before settling at its current location in 1958. The church is constructed of ashlar lannon stone and features characteristics of the Tudor Revival style, including patterned stonework, multiple materials, stucco with

decorative half-timbering, and multiple gable parapets. Although a two-story sympathetic school addition and copper spire were added later, the church retains sufficient integrity and architectural interest.

⁵⁰ Don Rintz's "A Survey of Frank Lloyd Wright and Prairie School Architecture in Racine, Wisconsin" made eligibility recommendations for houses designed by John Randal McDonald and Edgar Tafel. At the time of the survey (1994), the McDonald and Tafel houses in the survey area were not 50 years old; therefore, they were recommended not eligible. McDonald and Tafel houses located in the survey area were reevaluated if they were 50 years old or older.

⁵¹ For a religious property to be considered eligible for the National Register, it must meet *Criterion Consideration A: Religious Properties* and derive its significance from architectural or artistic distinction or historical importance. Please see the National Register Bulletin, *How to Apply the National Register Criteria for Evaluation* for additional information. This property meets *Criterion Consideration A*.



3110 Erie Street, Elmer and Delores Petersen House, 1950

The Petersen House is potentially eligible for the National Register under *Criterion C: Architecture* as a good example of John Randal McDonald's use of Wrightian architecture in Racine. The house exhibits the artistic value of the Wrightian style through the use of horizontal lines, a flat roof with wide overhanging

eaves, and the combination of wood and brick. The two-story house has an irregular form and roofline and bands of windows.

3333 Erie Street, Dr. Joseph and Norma Dockery House, 1952

The Dr. Dockery House is potentially eligible for the National Register under *Criterion C: Architecture* as a good example of John Randal McDonald's use of Wrightian architecture in Racine. The house exhibits the artistic value of the Wrightian style through the use of horizontal lines, a flat roof, and the combination of wide-lap wood and brick.



2713 North Main Street, 1890

This cream brick worker's cottage is potentially eligible for the National Register under *Criterion C: Architecture* and *Criterion A: Social History* and is recommended to be added to the existing Multiple Property Document for Racine worker's cottages listed in the National Register in March 1994. The property is an intact example of a one-story worker cottage with hip roof and minimal Italianate details.

3056 North Main Street, Ludwig and Blanche Kahn House, 1956

The Kahn House is potentially eligible for the National Register under *Criterion C: Architecture* as a good example of John Randal McDonald's use of Wrightian architecture in Racine. The house is setback from Main Street and features a circular driveway and flat roof carport. McDonald's use of Wrightian design is apparent in the bands of clerestory windows and low-pitched hip roof with overhanging eaves.





3203 North Main Street, 1920

This cream brick worker's cottage is potentially eligible for the National Register and is recommended to be added to the existing Multiple Property Document for Racine worker's cottages listed in the National Register in March 1994 under *Criterion C: Architecture* and *Criterion A: Social History*. The house features elements consistent with other worker's cottages such as hip roof and Italianate details including decorative brackets at the roofline and segmental arched window hoods.

2720 Michigan Boulevard, 1956

This one-and-one-half-story house is potentially eligible for the National Register under *Criterion C: Architecture* as a representative example of contemporary architecture. Characteristics of the style include contrasting exterior wall materials, bands of windows, and exposed structural beams.



2910 Michigan Boulevard, E. Adrian and Ida L. Silver House, 1947

The two-story house designed by Edgar Tafel is potentially eligible for the National Register under *Criterion C: Architecture* as a good representative of the Wrightian style in Racine. The house was commissioned by Adrian and Ida Silver in 1947 and illustrates Frank Lloyd Wright's influence on his former apprentice. Characteristics of the style include strong horizontal lines, low-pitched hip roof with wide overhanging eaves, and bands of casement and fixed windows. The exterior is clad in a combination of brick reused from the former Main Street roadway and horizontal wood siding. A prominent exterior cantilevered brick chimney is located on the side elevation.⁵²

3057 Michigan Boulevard, 1933

This two-story house is potentially eligible for the National Register under *Criterion C: Architecture* as representative example of Regency Revival style architecture. The style became popular in the 1930s; however, its application to residential architecture was limited. Like other Period Revival architecture, the Regency Revival style was heavily influenced by earlier architectural trends. The house features common elements of the style—two stories with plain roof/wall junction, streamlined facade, and double-hung windows with shutters.



⁵² Don Rintz, "A Survey of Frank Lloyd Wright and Prairie School Architecture in Racine, Wisconsin," 1994, 31.



3225 Michigan Boulevard, Elmer and Nell Voigt House, 1931

The Elmer and Nell Voigt House is potentially eligible for the National Register under *Criterion C: Architecture* as an example of Regency Revival architecture. The style became popular in the 1930s; however, its application to residential architecture was limited. As a result, examples of the style are uncommon. Although a single-bay garage has been added to the attached garage, it does not diminish the integrity of the house. The house retains characteristics of the Regency

Revival style, such as two stories with a hip roof and plain roof/wall junction, double-hung windows with shutters, quoins, simple door surround, and streamlined facade.

3329 Michigan Boulevard, William R. Wadewitz House, 1932

This Wadewitz House is potentially eligible for the National Register under *Criterion C: Architecture* as a representative example of a high-style Tudor Revival residence. The two-story house with irregular plan is located on the shore of Lake Michigan. It displays hallmark characteristics of the Tudor Revival style, such as a facade dominated by multiple gables, narrow multi-light casement windows, and prominent stone chimneys with copper caps. Milwaukee architect Edwin J.



Krause designed the house for William and his wife Eleanor in 1932. According to local records, Wadewitz opted to construct the house during the Depression to provide work opportunities for those in need of employment.



3333 Michigan Boulevard, 1930

This two-story Tudor Revival house is potentially eligible for the National Register under *Criterion C: Architecture* as a high-style example of Tudor Revival architecture. The house features an irregular plan and rests along the shores of Lake Michigan. Clad in a combination of ashlar stone and stucco with decorative half-timbering, the house displays other elements of the Tudor Revival style including diamond multi-light windows, decorative bargeboard, and prominent stone and brick chimneys with simple pots.

3419 Michigan Boulevard, 1961

This one-and-one-half-story house is eligible for the National Register under *Criterion C: Architecture* as a representative example of the Neoclectic style influenced by Tudor Revival architecture. The house displays traditional Tudor Revival details, including a steeply pitched side gable roof, gable dormers on the facade, multi-pane glazing, and prominent chimneys with flared chimney pots.



North Wisconsin Street Residential Historic District

District: North Wisconsin Street Residential Historic District
 City: Racine
 County: Racine
 Survey: City of Racine Neighborhood Historic Resources Survey
 Date: March 2008

Address	Property Type	Construction Date	Status	Architectural Style
462 South Street	House	1953	Contributing	Ranch
500 South Street	House	1953	Contributing	Ranch
3306 North Wisconsin Street	House	1955	Contributing	Ranch
3307 North Wisconsin Street	House	1955	Contributing	Ranch
3310 North Wisconsin Street	House	1956	Contributing	Ranch
3316 North Wisconsin Street	House	1955	Contributing	Ranch
3317 North Wisconsin Street	House	1964	Contributing	Ranch
3323 North Wisconsin Street	House	1950	Noncontributing	Ranch
3326 North Wisconsin Street	House	1954	Contributing	Ranch
3332 North Wisconsin Street	House	1955	Contributing	Ranch
3333 North Wisconsin Street	House	1955	Contributing	Ranch

Architectural Description

The proposed North Wisconsin Residential Historic District consists of 11 single-family residential properties situated along the west and east sides of North Wisconsin Street and the north side of South Street. Ten of the properties are contributing elements within the proposed district and one is considered noncontributing due to alterations to the exterior that are inconsistent with other properties in the district. The district consists of a grouping of early brick Ranch style houses. The houses share the same architectural style and are compatible in size and massing and reflect the Post-war development of the neighborhood.

Significance

The North Wisconsin Residential Historic District is potentially eligible under *Criterion C: Architecture* as an intact grouping of mid-twentieth century brick Ranch style houses that reflect Post World War II

residential development north of the Root River. The period of significance spans the dates of construction for the contributing properties from 1950 to 1964.

Boundary Description

The boundary for the proposed district encompasses the current legal lots associated with the parcels for 462 and 500 South Street and 3306, 3307, 3310, 3316, 3317, 3323, 3326, 3332, and 3333 N. Wisconsin Street.

Boundary Justification

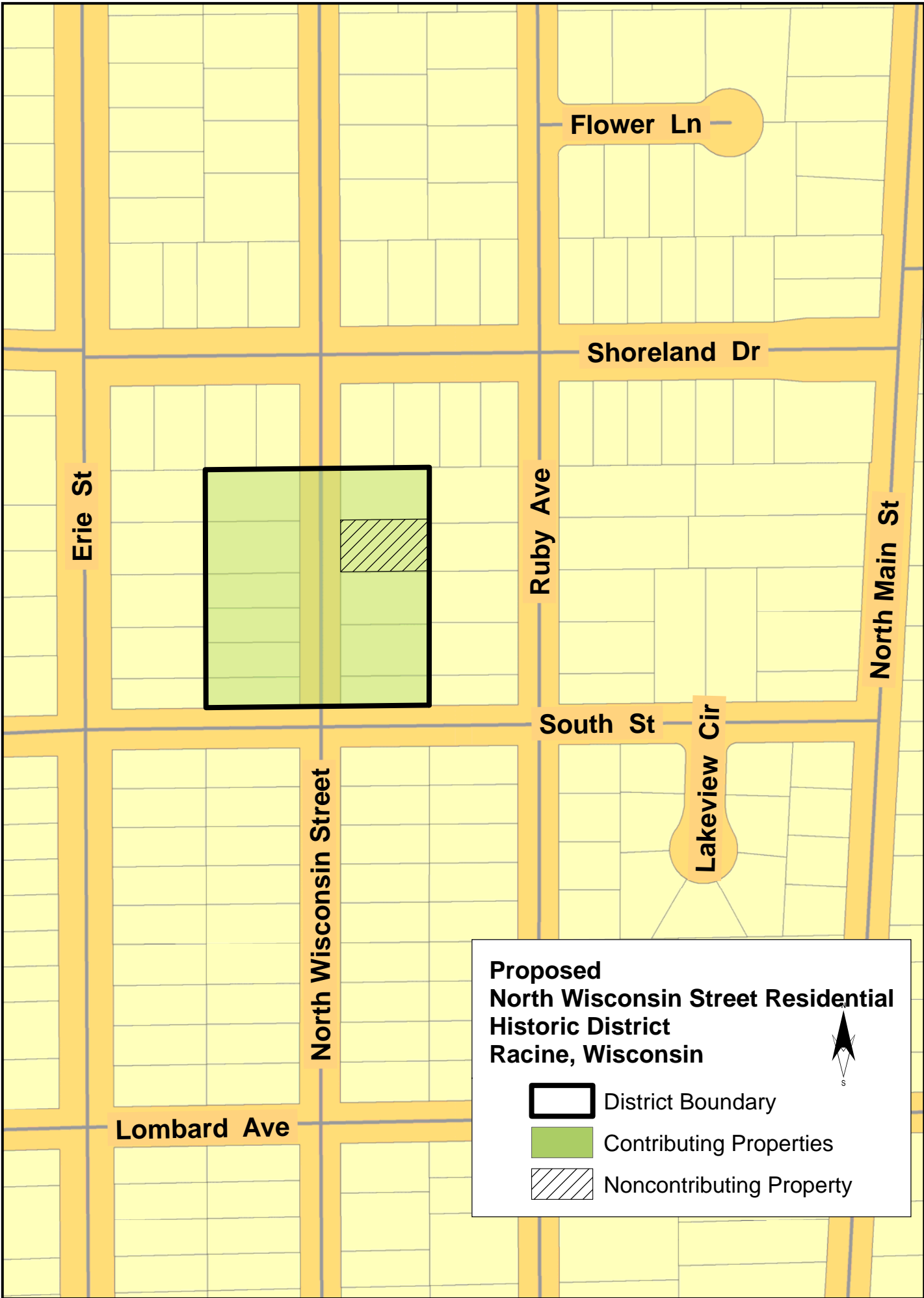
The district boundary corresponds to the historic area associated with these properties and provides an appropriate setting.



3307 North Wisconsin Street



3332 North Wisconsin Street



Melvin Avenue Residential Historic District

District: Melvin Avenue Residential Historic District
 City: Racine
 County: Racine
 Survey: City of Racine Neighborhood Historic Resources Survey
 Date: March 2008

Address	Property Type	Construction Date	Status	Architectural Style
2914 North Main Street	House	1940	Contributing	Tudor Revival
2915 North Main Street	House	1920	Contributing	Dutch Colonial Revival
2918 North Main Street	House	1928	Contributing	Tudor Revival
2925 North Main Street	House	1944	Noncontributing	Vernacular
3005 North Main Street	Henry and Edna Griswold House	1929	Contributing	Spanish Revival
3008 North Main Street	House	1935	Contributing	Tudor Revival
3009 North Main Street	House	1928	Contributing	Tudor Revival
404 Melvin Avenue	House	1937	Contributing	Colonial Revival
412 Melvin Avenue	House	c.1925	Contributing	Vernacular
419 Melvin Avenue	House	1925	Contributing	Vernacular
420 Melvin Avenue	House	1925	Contributing	Vernacular
423 Melvin Avenue	House	1927	Contributing	Tudor Revival
424 Melvin Avenue	House	1925	Contributing	Vernacular
428 Melvin Avenue	House	1925	Contributing	Tudor Revival
429 Melvin Avenue	House	1941	Contributing	Tudor Revival
432 Melvin Avenue	House	1937	Contributing	Colonial Revival

**Section 6
Recommendations**

Address	Property Type	Construction Date	Status	Architectural Style
433 Melvin Avenue	House	1940	Contributing	Colonial Revival
442 Melvin Avenue	House	1926	Contributing	Bungalow
446 Melvin Avenue	House	1931	Contributing	Colonial Revival
452 Melvin Avenue	House	1938	Contributing	Tudor Revival
456 Melvin Avenue	House	1937	Contributing	Bungalow
460 Melvin Avenue	House	1930	Contributing	Tudor Revival
464 Melvin Avenue	House	1937	Contributing	Colonial Revival
465 Melvin Avenue	House	1940	Contributing	Colonial Revival
504 Melvin Avenue	House	1929	Contributing	Bungalow
507 Melvin Avenue	House	1941	Contributing	Colonial Revival
510 Melvin Avenue	House	1932	Contributing	Tudor Revival
517 Melvin Avenue	House	1940	Contributing	Tudor Revival
2910 North Wisconsin Street	House	1941	Contributing	Colonial Revival
2918 North Wisconsin Street	House	1939	Contributing	Colonial Revival

Architectural Description

The proposed Melvin Avenue Residential Historic District consists of a concentration of single-family homes constructed between 1925 and 1944. Thirty residential properties that comprise the district are situated along the north and south sides of Melvin Avenue and the west and east sides of North Main and North Wisconsin Streets. Twenty-nine properties are contributing elements and only one is noncontributing based on differences in its size and scale. With homes constructed during the early-to-mid-twentieth century, the district predominantly reflects an intact grouping of the popularized Period Revival architecture styles, such as Tudor Revival, Colonial Revival, and Dutch Colonial Revival. However, Bungalows and vernacular forms are present.

Significance

The Melvin Avenue Residential Historic District is potentially eligible for the National Register under *Criterion C: Architecture* as a collection of Period Revival houses that display similar size and massing.

The district reflects the popularity of more modest interpretations of Period Revival architecture. Overall, the district retains integrity and demonstrates the relationship of architectural trends in the survey area. Some houses in the district considered to be contributing feature some alterations; however, they still convey a visual sense of continuity within the historic district. The period of significance spans the dates of construction from 1925 to 1944.

Boundary Description

The boundary for the proposed district encompasses the current legal lots associated with the parcels for 3005, 3008, 3009, 2914, 2915, 2918, and 2925 North Main Street, 2910 and 2918 North Wisconsin Street, and 404, 412, 419, 420, 423, 424, 428, 429, 432, 433, 442, 446, 452, 456, 460, 464, 465, 504, 507, 510, and 517 Melvin Avenue.

Boundary Justification

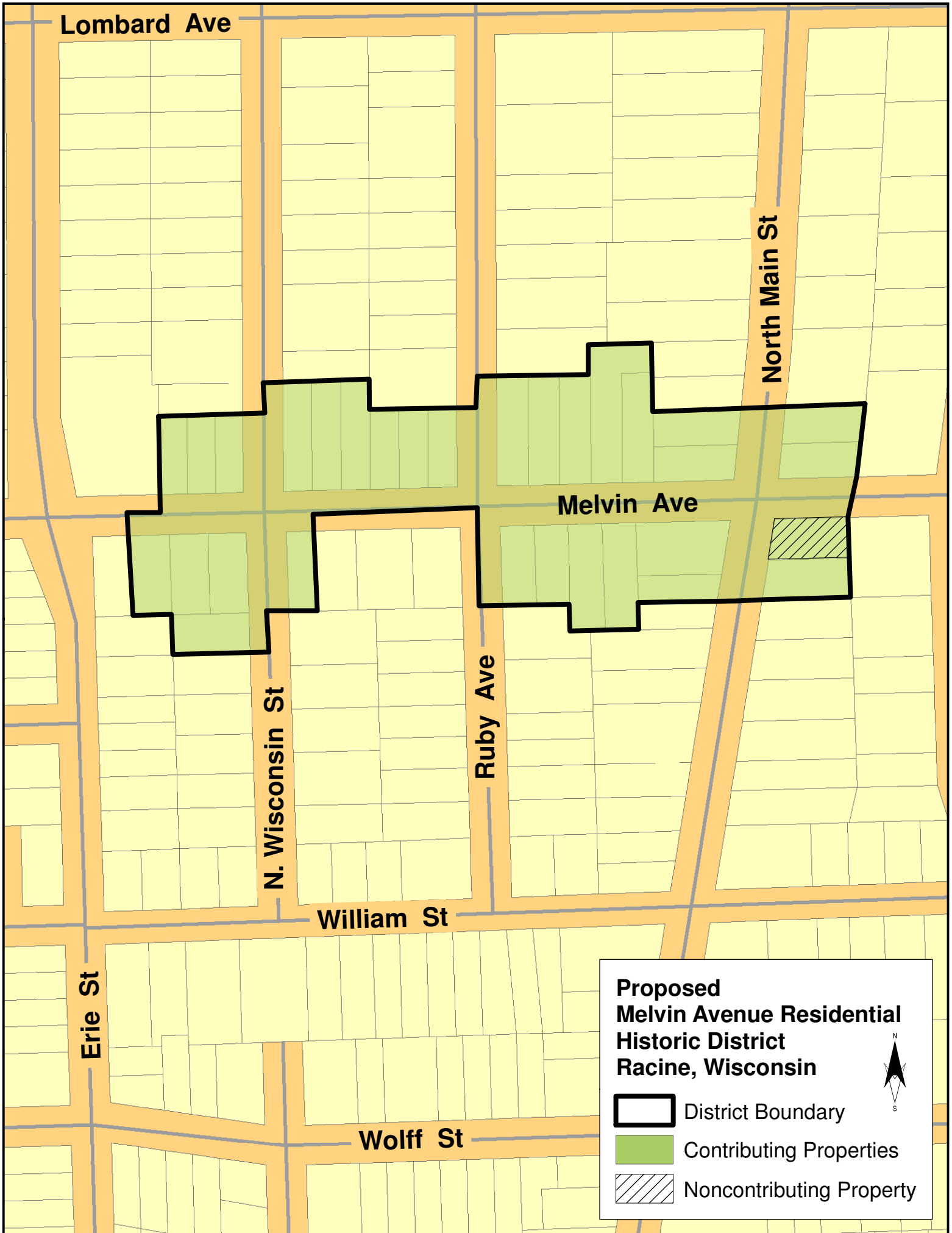
The district boundary corresponds to the historic area associated with these properties and provides an appropriate setting.



433 Melvin Avenue



3005 North Main Street



B. Local designation

Local landmarks should be properties that are of historical or architectural importance to the City of Racine. Properties that do not fully meet National Register integrity standards can be good candidates for local landmark designation. Properties that are eligible for the National Register are also good candidates for local landmark designation for their local significance. For example, houses that retain decorative details but have artificial siding, which are typically not eligible for listing in the National Register, can be good candidates for local landmark designation. Further research may reveal properties that are eligible for local landmark status for their association with persons and/or events significant in the history of Racine. Properties recommended as potential candidates for local landmark designation include:

- 2129 N. Main Street, Racine Zoological Gardens Administration Building
- 2129 N. Main Street, Racine Zoological Gardens Lagoon/Clay Pits
- 2326 N. Main Street, House
- 2622 Michigan Boulevard, Katherine and Henry Leuker House
- 3001 Michigan Boulevard, Gordon and Margaret Guilbert House
- 427 Wolff Street, Theodore and Lillian Perkins House
- Proposed Michigan Boulevard Residential Local Historic District (see map on following page)



7. Future Historic Preservation Recommendations

Continue survey efforts

Continue reconnaissance and intensive level survey efforts to identify additional historic properties located within the City of Racine that can be recognized for their historic and/or architectural significance.

Continue to nominate properties to the National Register

Racine currently has 39 National Register-listed properties. This survey identified 14 individual properties and two historic districts that are potentially eligible for listing. In order to promote historic preservation within the community and recognize the significance of these resources, efforts should be made to continue nominating properties to the National Register. Properties that are listed in the National Register are eligible for tax credits (see the WHS website at <http://www.wisconsinhistory.org/hp/owners.asp> for more details).

Amend the Multiple Property Documentation Form (MPD)

In 1994 the Multiple Property Documentation Form for Racine's workers' cottages was listed in the National Register. Two, one-story, cream brick houses located in the survey area at 2713 North Main Street and 3203 North Main Street were not included in this document. Similar to the workers' cottages in the MPD, these houses display the stylistic influences of Italianate architecture and reflect similarities to the one-story cottages identified in the document. Further research is recommended to identify whether both properties qualify as potentially eligible and can be nominated under this MPD.⁵³



2713 North Main Street



3203 North Main Street

Additional research

The survey identified historic topics and resource types that would benefit from further study. The following research and survey activity would help interpret Racine's history for local residents and interested historians. Racine's history is closely related to its industrial development and settlement, which is well documented. However, the survey area consisted of several Post World War II housing and development. A study to develop a historic context of Post-war resources would provide the city with a broader context that extends into the mid to late twentieth century. Specifically, properties located along

⁵³ Please see National Register Bulletin *How to Complete the National Register Multiple Property Documentation Form* for additional information.

the west side of Erie Street between Romayne and Walton Avenues should be further researched to identify whether they contribute to this Post-war history within the city.



West side of Erie Street between Romayne and Walton Avenues

Further guidance

Please refer to Appendix C for a list of local and state historic preservation contacts that can provide guidance on future preservation efforts.

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Appendix A National Register Criteria for Evaluation

THE NATIONAL REGISTER CRITERIA FOR EVALUATION

The following criteria are designed to guide the states, federal agencies, and the Secretary of the Interior in evaluating potential entries (other than areas of the National Park System and National Historic Landmarks) for the National Register.

Criteria: The quality of *significance* in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations (Exceptions): Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register of Historic Places. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. A property primarily commemorative in intent if design, age tradition, or symbolic value has invested it with its own historical significance; or
- G. A property achieving significance within the past 50 years if it is of exceptional importance.

Appendix B List of Surveyed Properties

Surveyed Properties

Key

- = potentially eligible for the National Register and candidates for local landmark designation

- = locally significant properties and candidates for local landmark designation

- = potentially eligible for the National Register as part of a historic district

AHI Number	Property Name	Address	Status
148402	House	306 Augusta St.	Surveyed Property
148277	House	424 Augusta St.	Surveyed Property
148278	House	441 Augusta St.	Surveyed Property
148242	House	512 Augusta St.	Surveyed Property
148241	House	516 Augusta St.	Surveyed Property
148228	House	521 Augusta St.	Surveyed Property
148394	House	2800 Chatham St.	Surveyed Property
148393	House	2909 Chatham St.	Potentially Eligible
148390	House	3000 Chatham St.	Surveyed Property
148389	House	3020 Chatham St.	Surveyed Property
148388	House	3024 Chatham St.	Surveyed Property
148387	House	3042 Chatham St.	Surveyed Property
148386	House	3419 Chatham St.	Surveyed Property
148385	House	3429 Chatham St.	Surveyed Property
148270	House	444 Dena Cir.	Surveyed Property
148224	House	2515 Erie St.	Surveyed Property
148223	House	2825 Erie St.	Surveyed Property
148222	St. Paul's Lutheran Church	3011 Erie St.	Potentially Eligible
10921	Elmer and Dolores Petersen House	3110 Erie St.	Potentially Eligible
10922	Dr. Joseph and Norma Dockery House	3333 Erie St.	Potentially Eligible
148221	House	3400 Erie St.	Surveyed Property
148271	House	420 Flower Ln.	Surveyed Property
148524	House	302 Goold St.	Surveyed Property
148384	House	415 Jonathon Dr.	Surveyed Property
148502	House	301 Lombard Ave.	Surveyed Property
148301	House	430 Lombard Ave.	Surveyed Property
148321	House	467 Lombard Ave.	Surveyed Property

Surveyed Properties

AHI Number	Property Name	Address	Status
11141	Racine Zoological Gardens Lagoon/Clay Pits	2129 N Main St.	Locally Significant
11143	Racine Zoological Gardens Administration Building	2129 N Main St.	Locally Significant
148543	House	2300 N Main St.	Surveyed Property
148542	House	2320 N Main St.	Surveyed Property
148541	Baumblatt House	2326 N Main St.	Locally Significant
148544	House	2500 N Main St.	Surveyed Property
148545	House	2510 N Main St.	Surveyed Property
148546	House	2512 N Main St.	Surveyed Property
148547	House	2600 N Main St.	Surveyed Property
148548	House	2700 N Main St.	Surveyed Property
148562	House	2713 N Main St.	Potentially Eligible
148563	House	2812 N Main St.	Surveyed Property
148564	House	2900 N Main St.	Surveyed Property
148565	House	2914 N Main St.	Melvin Avenue Residential Historic District
148582	House	2915 N Main St.	Melvin Avenue Residential Historic District
148566	House	2918 N Main St.	Melvin Avenue Residential Historic District
148903	House	2925 N Main St.	Melvin Avenue Residential Historic District
116626	Henry and Edna Griswold House	3005 N Main St.	Melvin Avenue Residential Historic District
148581	House	3008 N Main St.	Melvin Avenue Residential Historic District
148902	House	3009 N Main St.	Melvin Avenue Residential Historic District
148523	House	3018 N Main St.	Surveyed Property
148522	House	3040 N Main St.	Surveyed Property

Surveyed Properties

AHI Number	Property Name	Address	Status
148521	House	3044 N Main St.	Surveyed Property
51533	Ludwig and Blanche Kahn House	3056 N Main St.	Potentially Eligible
148501	House	3118 N Main St.	Surveyed Property
11144	House	3203 N Main St.	Potentially Eligible
11145	House	3225 N Main St.	Surveyed Property
51531	Robert and Louise Erickson House	3328 N Main St.	Surveyed Property
11146	Dr. Joseph and Jeanne Postorino House	3334 N Main St.	Surveyed Property
148482	House	3345 N Main St.	Surveyed Property
148481	House	3351 N Main St.	Surveyed Property
148392	House	221 Melvin Ave.	Surveyed Property
148391	House	225 Melvin Ave.	Surveyed Property
148921	House	404 Melvin Ave.	Melvin Avenue Residential Historic District
148922	House	412 Melvin Ave.	Melvin Avenue Residential Historic District
148923	House	419 Melvin Ave.	Melvin Avenue Residential Historic District
148942	House	420 Melvin Ave.	Melvin Avenue Residential Historic District
148382	House	423 Melvin Ave.	Melvin Avenue Residential Historic District
148941	House	424 Melvin Ave.	Melvin Avenue Residential Historic District
148381	House	428 Melvin Ave.	Melvin Avenue Residential Historic District
148944	House	429 Melvin Ave.	Melvin Avenue Residential Historic District

Surveyed Properties

AHI Number	Property Name	Address	Status
148961	House	432 Melvin Ave.	Melvin Avenue Residential Historic District
148371	House	433 Melvin Ave.	Melvin Avenue Residential Historic District
148962	House	442 Melvin Ave.	Melvin Avenue Residential Historic District
148370	House	446 Melvin Ave.	Melvin Avenue Residential Historic District
148369	House	452 Melvin Ave.	Melvin Avenue Residential Historic District
148368	House	456 Melvin Ave.	Melvin Avenue Residential Historic District
148367	House	460 Melvin Ave.	Melvin Avenue Residential Historic District
148262	House	464 Melvin Ave.	Melvin Avenue Residential Historic District
148247	House	465 Melvin Ave.	Melvin Avenue Residential Historic District
148366	House	504 Melvin Ave.	Melvin Avenue Residential Historic District
148365	House	507 Melvin Ave.	Melvin Avenue Residential Historic District
148963	House	510 Melvin Ave.	Melvin Avenue Residential Historic District
148964	House	517 Melvin Ave.	Melvin Avenue Residential Historic District
148401	House	2512 Michigan Blvd.	Surveyed Property

Surveyed Properties

AHI Number	Property Name	Address	Status
41870	Katherine and Henry Leuker House	2622 Michigan Blvd.	Locally Significant
148397	House	2720 Michigan Blvd.	Potentially Eligible*
51541	Julius and Emily Alperovitz House	2904 Michigan Blvd.	Surveyed Property
11178	E. Adrian and Ida L. Silver House	2910 Michigan Blvd.	Potentially Eligible*
148403	Gordon and Margaret Guilbert House	3001 Michigan Blvd.	Locally Significant
148462	House	3030 Michigan Blvd.	Surveyed Property
148441	House	3035 Michigan Blvd.	Surveyed Property
148463	House	3040 Michigan Blvd.	Surveyed Property
51544	David and Florence Davis House	3054 Michigan Blvd.	Surveyed Property
11179	House	3057 Michigan Blvd.	Potentially Eligible*
148442	House	3063 Michigan Blvd.	Surveyed Property
148464	House	3100 Michigan Blvd.	Surveyed Property
149403	House	3101 Michigan Blvd.	Proposed Michigan Blvd. Residential Local Historic District
148561	House	3201 Michigan Blvd.	Surveyed Property
148465	House	3216 Michigan Blvd.	Surveyed Property
11180	Elmer and Nell Voigt House	3225 Michigan Blvd.	Potentially Eligible*
51546	Nathan and Etta Hulbert House	3226 Michigan Blvd.	Surveyed Property
149401	House	3301 Michigan Blvd.	Proposed Michigan Blvd. Residential Local Historic District
11181	William R. Wadewitz House	3329 Michigan Blvd.	Potentially Eligible*
11182	House	3333 Michigan Blvd.	Potentially Eligible*
148602	House	3361 Michigan Blvd.	Surveyed Property
148701	House	3411 Michigan Blvd.	Surveyed Property
148702	House	3419 Michigan Blvd.	Potentially Eligible*

*Also recommended for local designation as part of the proposed Michigan Blvd. Residential Local Historic District

Surveyed Properties

AHI Number	Property Name	Address	Status
149402	House	3430 Michigan Blvd.	Proposed Michigan Blvd. Residential Local Historic District
11183	House	3433 Michigan Blvd.	Proposed Michigan Blvd. Residential Local Historic District
148276	House	427 Romaine Ave.	Surveyed Property
148275	House	2904 Ruby Ave.	Surveyed Property
148274	House	2908 Ruby Ave.	Surveyed Property
148273	House	2916 Ruby Ave.	Surveyed Property
148272	House	3344 Ruby Ave.	Surveyed Property
148322	House	430 Shoreland Dr.	Surveyed Property
148364	House	462 South St.	North Wisconsin Residential Historic District
148395	House	500 South St.	North Wisconsin Residential Historic District
148225	Medical Office Building	500 Walton Ave.	Surveyed Property
148396	House	200 William St.	Surveyed Property
51572	Robert and Mildred Lehner House	215 William St.	Surveyed Property
148261	House	402 William St.	Surveyed Property
148361	House	419 William St.	Surveyed Property
148362	House	442 William St.	Surveyed Property
148363	House	451 William St.	Surveyed Property
148383	House	459 William St.	Surveyed Property
148244	House	506 William St.	Surveyed Property
148243	House	520 William St.	Surveyed Property
148245	House	2817 N Wisconsin St.	Surveyed Property
148246	House	2901 N Wisconsin St.	Surveyed Property
148265	House	2910 N Wisconsin St.	Melvin Avenue Residential Historic District
148503	House	2918 N Wisconsin St.	Melvin Avenue Residential Historic District
148266	House	3002 N Wisconsin St.	Surveyed Property
148263	House	3019 N Wisconsin St.	Surveyed Property

Surveyed Properties

AHI Number	Property Name	Address	Status
148267	House	3024 N Wisconsin St.	Surveyed Property
148264	House	3025 N Wisconsin St.	Surveyed Property
148268	House	3058 N Wisconsin St.	Surveyed Property
148965	House	3306 N Wisconsin St.	North Wisconsin Street Residential Historic District
148966	House	3307 N Wisconsin St.	North Wisconsin Street Residential Historic District
148567	House	3310 N Wisconsin St.	North Wisconsin Street Residential Historic District
148483	House	3316 N Wisconsin St.	North Wisconsin Street Residential Historic District
148398	House	3317 N Wisconsin St.	North Wisconsin Street Residential Historic District
148269	House	3323 N Wisconsin St.	North Wisconsin Street Residential Historic District
149043	House	3326 N Wisconsin St.	North Wisconsin Street Residential Historic District
149041	House	3332 N Wisconsin St.	North Wisconsin Street Residential Historic District
149042	House	3333 N Wisconsin St.	North Wisconsin Residential Historic District
51575	Max and Leah Seft House	200 Wolff St.	Surveyed Property
148584	House	214 Wolff Ave.	Surveyed Property
148461	House	310 Wolff St.	Surveyed Property
148583	House	314 Wolff Ave.	Surveyed Property
148181	House	401 Wolff St.	Surveyed Property
148280	House	416 Wolff St.	Surveyed Property
51577	Theodore and Lillian Perkins House	427 Wolff St.	Locally Significant

Surveyed Properties

AHI Number	Property Name	Address	Status
51578	Meyer and Marjorie Gottlieb House	432 Wolff St.	Surveyed Property
148279	House	435 Wolff St.	Surveyed Property
148226	House	500 Wolff St.	Surveyed Property
148227	House	512 Wolff St.	Surveyed Property

Appendix C Local and State Historic Preservation Contacts

Local and State Historic Preservation Contacts

City of Racine Landmarks Preservation Commission

Racine City Hall
730 Washington Avenue
Racine, Wisconsin 53403
Telephone: 262-636-9101
Website Address: <http://www.cityofracine.org>

Preservation Racine

Preservation Racine, Inc.
P.O. Box 383
Racine, WI 53401
Telephone: 262-634-5748
Website Address: <http://www.preservationracine.org/aboutpreservationracine.html>

Racine County Historical Society

701 Main Street
Racine, WI, 53403-1211
Telephone: 262-636-3926
Website Address: <http://www.racineheritagemuseum.org/>

University of Wisconsin Parkside Library, Archives & Area Research Center

P.O. Box 2000
Kenosha, WI 53141
Telephone: 262- 595-2360
Website Address: <http://www.uwp.edu/departments/library/>

Wisconsin Historical Society

Division of Historic Preservation

816 State Street
Madison, WI 53706
Telephone: 608-264-6493
Website Address: <http://www.wisconsinhistory.org>