



WISCONSIN
HISTORICAL
SOCIETY

HISTORIC PRESERVATION FUND SUBGRANT APPLICATION

For project period: February 2014 – July 2015

Application must be postmarked no later than November 8, 2013

Before completing this application, please read the *Historic Preservation Fund (HPF) Subgrant Application Guidelines* and the *Certified Local Government Subgrant Criteria*. It will be rejected if incomplete, lacks required signatures, or lacks a letter of intent which was due September 13, 2013. Contact Joe DeRose, phone (608) 264-6512 or email joe.derose@wisconsinhistory.org.

Certified Local Government, Year Certified was July 12, 2006

PROJECT TITLE: Manree Park Reconnaissance Survey

APPLICANT: Legal name of organization City of Racine Landmarks Preservation Commission

Federal Employer Identification Number (FEIN) _____

Address 730 Washington Avenue, Racine, WI 53403

CONTACT: Name Matt Sadowski Day Phone 2626369152

Mailing Address 730 Washington Avenue, Racine, WI 53403

Email Address matthew.sadowski@cityofracine.org

Municipality's Financial Officer authorized to certify the funds will be available (see last pg)

Name Kathleen Fischer Day Phone 2626369598

Title Assistant Finance Director

Address (if different from applicant) _____

No later than November 8, 2013 send 5 copies of the completed application plus 1 copy of your community's historic preservation plan, if available to:

**DIVISION OF HISTORIC PRESERVATION-PUBLIC HISTORY
WISCONSIN HISTORICAL SOCIETY
816 STATE STREET
MADISON WI 53706-1482**

This program receives Federal financial assistance for identification and preservation of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally-assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, D.C. 20240.

PURPOSE OF PROJECT - Check the appropriate item, or items, below and then describe the project in detail.

- Is this the initial intensive survey of the community or the continuation of a multi-phase survey?
- Will project nominate properties to the State Register and National Register or nominate properties as local landmarks? **(Potentially)**
- Will project produce a community Web story linked to the National Register Summaries for each listed property in their community?
- Will project provide training or educational opportunities for landmark commission members or develop educational materials that address local preservation needs? **(the exercise of conducting the study itself)**
- Is this an update of a previous intensive survey that is at least 20 years old?
- Will this project develop a preservation plan? **(For the specific study area)**
- Will this project provide the local government with subscription access to the Wisconsin historic Preservation Database? Details pertaining to this subscription can be found at www.wisconsinhistory.org/hp/wHPD/index.asp

DESCRIPTION OF PROJECT (attach additional pages if needed)

The project is to complete a reminiscence survey of an area in the City of Racine known as Manree Park; a residential neighborhood spanning approx 166 acres and encompassing a number of standard urban block subdivisions; two of the largest being Manree Park and Manree Park 2 (see attached maps). Platted between the late 1920's into the late 1940s, the Manree Park area contains homes whose dates of construction span from the 1850s to the 1960s. Home styles include italianate, four square, tudor, contemporary, cape cod, english cottage, bungalow, colonial revival and mid-century ranch. Some notable architect's whose works are represented in the area include local architect Anton Kratochvil as well as Edgar Tafel, and John Randel McDonald. Homes range in size from a modest ranch of 1,000 square feet to a stately foursquare of over 3,000 square feet. The homes hold the secrets of a 19th Century farmer, to a humble machinist, to a company executive, to an eccentric architect, to a toll house master of the Racine and Rock River Plank Road.

The goal is to accomplish a complete survey of the study area in a effort to heighten awareness and appreciation of its architecture and history, and to establish the basis for national register nominations for properties and/or districts.



HOW DOES THE PROJECT MEET LOCAL HISTORIC PRESERVATION GOALS - Describe how the project meets local preservation goals. Describe in detail your community's adherence to its preservation plan, how this project relates to your community's preservation plan, and how this project addresses a specific historic preservation need in the community.

This project meets local preservation goals expressed in the document "A Comprehensive Plan for the City of Racine: 2035". This document emphasizes maintaining and promoting a diverse yet affordable housing stock. To those goals, housing should be provided that "... maintains and enhances the character of the City and its neighborhoods." The City should encourage the "... maintenance and rehabilitation, as appropriate, of the existing housing stock." Further, City housing policies should "encourage housing design that supports the conservation, enhancement and continued vitality of areas with special scenic, historic, cultural, or architectural value." Finally, cited as a housing financial assistance program, the Wisconsin Historic Home Owner's Tax Credit is listed as a potential resource available to people who rehabilitate historic, non-income producing, personal residences.(1)

Racine promotes or puts into practice the goals by enforcing standards for in-fill housing that respects the rhythm and street face of neighborhoods through minimum facade standards for private housing, and compatibility requirements for City constructed housing. The City offers low interest home improvement loans to income qualified homeowners who, in Racine, typically own homes well over 50 years in age.

This project, coupled with current efforts expressed above, relates well to the plan in that it will heighten awareness and appreciation by its inhabitants, and those City wide, of the Manree Park area's architectural and historic richness and character. This heightened awareness and appreciation should translate in many cases to a pause by a homeowner when they consider a remodeling or repair project. That pause can lead to the owner thinking "is this window, or door, or porch railing, or grout choice, the most historically appropriate solution to my needs?" Or, "can I get a tax credit for this rehabilitation work?"

This project addresses the need to inventory, understand and preserve buildings designed by local architect Anton Kratochvil and others, and those influenced or inspired by Frank Lloyd Wright such as Edgar Tafel and John Randel McDonald. This project can help better tell the story of the home for the areas original farmstead as well as that of the toll house master of the Racine and Rock River Plank Road.

(1) Pages VIII-9 & 10 and VIII-17: "A Comprehensive Plan for the City of Racine: 2035"; 2009, City of Racine Department of City Development & Southeastern Wisconsin Regional Planning Commission.



LIST PREVIOUS CLG FUNDED PROJECTS AND HOW THE COMMUNITY HAS BENEFITTED FROM THEM

– Describe in detail previous historic preservation projects completed and how they have benefitted the community. How has the community and the historic preservation commission used these products? If this is your first CLG application, list other large-scale projects that have benefitted the community and how they were implemented.

The trail of WHS funded projects is well marked (and highly appreciated) in the City of Racine. Specific CLG projects occurred after WHS criteria were changed to only allow CLGs to file applications for funding, and the City became a CLG in 2006.

PPROJECTS:

Architectural and Historical Survey of the City of Racine, 1980 (WHS funded) This document formed the basis for the following projects:

Guide to Architectural Styles, 1982 (City Funded)

Walking Tour, Historic Sixth Street, 1990 (WHS funded)

Walking Tour, Old Main Street, 1990 (WHS funded)

Walking Tour, Southside Historic District, 1993 (WHS funded)

Tour Guide, Frank Lloyd Wright and Prairie School Architecture, 1994 (WHS funded)

Neighborhood Historic Reconnaissance Survey; Washington Avenue Corridor, West Sixth Street Area, West Racine Business District, 2001 (WHS funded)

Landmark Map Guide, 2003 (City funded)

Historic Resources Survey (aka North Side Survey), 2008 (CLG Funded)

Melvin Avenue Residential Historic District, 2011 (CLG Funded and a product of the North Side survey).

All these documents, either WHS, CLG or locally funded, continue to benefit the community and the Landmarks preservation Commission immensely by serving as educational resources, marketing tools for business and industry attraction, tourism promotion items, a resource for tax credit inquiries, springboards for further studies, and as reference tools in public and private preservation and non-preservation projects.



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BUDGET – Maximum award amount is \$25,000 with no local match required. Provide an estimate of costs in **whole dollars** to do the project. The applicant is **reimbursed** upon product completion up to the award amount; if project costs exceed the award, the applicant will be expected to pay for additional costs. **Two** itemized estimates prepared by professional consultants must be submitted with this application. The estimates must include, at a minimum, line items for overhead, travel, research, field work (if applicable), and final product cost. **All professional consultants must be approved by the DHP.**

TOTAL SUBGRANT APPLICATION AMOUNT:

\$ 21,821

CERTIFICATION – I have read the *Historic Preservation Fund Subgrant Application Guidelines* and verify that all information on the application is true to the best of our ability. We the applicant agree to comply with Title IV of the Civil Rights Act of 1964 and all requirements imposed by or pursuant to the Department of the Interior regulations issued pursuant to that title, to the end that, no person in the United State shall, on the ground of race, color, national origin, disability, or age be excluded from participation in, be denied benefits of, or be otherwise subjected to discrimination under any program or activity for which financial assistance is received from the National Park Service and hereby give assurance that it will immediately take any measures to effectuate this agreement.

Signature of Financial Officer:

Karen L. Fisher Date: 11/8/13



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Sadowski, Matthew

From: Sadowski, Matthew
Sent: Saturday, November 02, 2013 7:55 AM
To: Christina Slattery
Subject: Re: Preservation Project Estimate Request

Thank you Christina.

Matt

Sent from my iPad

On Oct 29, 2013, at 2:19 PM, "Christina Slattery" <christina.slattery@meadhunt.com> wrote:

<image002.gif>

Hi Matt:

We developed a cost estimate for the completion of the reconnaissance survey of the Manree Park neighborhood. The estimate is based on the information you provided and our current understanding of the area's resources. The estimate is itemized per the CLG grant request.

Overhead	\$1,008
Travel	\$1,708
Research	\$1,312
Fieldwork	\$6,232
Final product cost	\$11,561 (report production, WHPD data entry, etc.)

Total **\$21,821**

Please let me know if you have questions. Good luck with your grant application.
Christina

From: Sadowski, Matthew [<mailto:Matthew.Sadowski@cityofracine.org>]
Sent: Monday, October 28, 2013 5:08 PM
To: Christina Slattery
Subject: RE: Preservation Project Estimate Request

Hi Christina:

Yes it is a very nice area of the City. For the subgrant application, WHS needs the estimate to include "... at a minimum, line items for overhead, travel, research, field work (if applicable), and final product cost."

Thank you..

Matthew G. Sadowski, MUP, AICP
Assistant Director/Principal Planner
City of Racine
Department of City Development



529 Ontario Avenue, Suite FN1
Sheboygan, Wisconsin 53081
(920) 783-6303
info@legacy-architecture.com
www.legacy-architecture.com

November 7, 2013

Matthew Sadowski, Assistant Director/Principal Planner
City of Racine Department of City Development
730 Washington Avenue, Room 102
Racine, Wisconsin 53403

Re: Survey of Historical and Architectural Sites

Dear Mr. Sadowski and Members of the Racine Landmarks Preservation Commission:

As we understand it, the City of Racine Landmarks Preservation Commission would like to submit an application for a Certified Local Government Subgrant for 2013 for an intensive survey of the Manree Park area. As part of the application process, you need to obtain two competitive quotes for the work. Legacy Architecture is more than happy to assist you in that regard.

Legacy Architecture, Inc. proposes to provide the following scope of services according to guidelines described in the Wisconsin Historical Society Division of Historic Preservation-Public History's *Architecture-History Survey Manual*:

1. Conduct one initial public education meeting with the City of Racine to introduce the project and the principal investigators to the community. (2 hours @ \$90/hour + 2 hours @ \$45/hour = \$270)
2. Perform a reconnaissance survey of approximately 654 buildings, excluding properties already listed in the National Register of Historic Places, in order to document properties of architectural or historical interest and potential significance. Previously surveyed properties that have been altered, restored, or demolished will be updated. Provide survey maps indicating all surveyed properties by lot lines and referenced by the AHI record number. Survey maps will be provided to the City and the Wisconsin Historical Society. (12 hours @ \$90/hour + 110 hours @ \$45/hour + 2000 miles @ \$0.56/mile + miscellaneous expenses = \$7,200)
3. Perform an intensive survey including site specific research and preparation of the survey report. Historic research will be conducted on all properties potentially eligible for the National Register of Historic Places or within a potential National Register historic district. All findings of potentially eligible individual properties and historic districts will be approved by the Wisconsin Historical Society prior to completion of the intensive survey report. All survey data will be entered into the Wisconsin Historic Preservation Database (WHPD). The intensive survey report will be prepared including an introduction and chapters on survey methodology; historical overview; all themes represented in the history of the survey area; architecture; designers, engineers, and builders; notable people; survey results; and recommendations. A typed draft of the report will be submitted to the City and the Wisconsin Historical Society for review. The City will be given 3 double-sided and bound copies of the final report (1 of which shall be deposited in a local library) and an electronic version in PDF format. At least 7 double-sided and spiral bound copies of the final report and an electronic version in PDF format will be submitted to the Wisconsin Historical Society by the project completion date. (40 hours at \$90/hour + 150 hours at \$45/hour + 1500 miles @ \$0.56/mile + miscellaneous expenses = \$11,600)
4. Conduct one final public education meeting with the City and the Wisconsin Historical Society to make a formal presentation of survey findings by the principal investigators and explain the National Register of Historic Places program. (6 hours at \$90/hour + 8 hours at \$45/hour + 178 miles @ \$0.56/mile + miscellaneous expenses = \$1,000)

We assume that the following:

1. The Initial public education meeting shall be held concurrently with the commencement of the reconnaissance survey.
2. The City will schedule, provide a meeting room for, and prepare public notices for the public education meetings.
3. The City will provide DWG or DXF format files or aerial mapping of the survey areas, including streets, property lines, and building footprints so we may accurately provide mapping.

Legacy Architecture, Inc. intends to provide the abovementioned scope of work for a total lump sum cost of \$20,000.00. Legacy Architecture, Inc. will bill the City of Columbus monthly based on the actual hours and expenses accrued until the above scope of work is complete.

We appreciate the opportunity to provide this proposal and look forward to the possibility of working with you in the future. Please contact us if there are any questions or if you require further information.

Sincerely,

Legacy Architecture, Inc.

Jennifer L. Lehrke

Jennifer L. Lehrke, AIA, LEED AP, NCARB
Principal Architect & Historic Preservation Consultant

SURVEY BUDGET: RACINE

1. Direct Labor Cost

(Fieldwork, research and writing: This assumes, based on a review of the area, approximately 150 surveyable properties; it is assumed that building permits or other historic documentation would be reviewed and a historic name would be assigned for all surveyed properties, not just those considered potentially eligible or in a potential district.)

Senior Architectural Historian

135 hours x \$28.75/hr 3,881.25

Project Historian I

90 hours x \$24.25/hr 2,182.50

6,063.75

2. Direct, General & Administrative Overhead

Please note that supplies, equipment, final document production, etc., is included in this category.

\$6,063.75 x .98

5,942.47

Subtotals (lines 1 & 2)

12,006.22

3. Fee (Profit) 8% of Direct Costs/Overhead

960.49

4. Direct Charges (Reimbursables*)

Photocopies of research material and/or printing of photos 55.00

Mileage (estimate 800 miles @ .565/mile) 452.00

This includes 6 trips to Racine, including 2 for the 2 required public meetings, as well as miscellaneous mileage

*If less mileage is incurred, those estimated changes can be used for additional hours of research

5. Total Compensation Proposed

Approximately \$13,500.00

Provided By:

Traci E. Schnell, M.A.

Senior Architectural Historian

Heritage Research, Ltd.

Historical/Environmental Consultants

N89 W16785 Appleton Avenue

Menomonee Falls, WI 53051

262.251.7792

262.251.3776 (fax)

H F Johnson
Memorial
Park

ROOT RIVER
Northwestern Ave

Manree Park Area



**Proposed
Manree Park
Recon Survey Area**





2010 10 7



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