

Carlisle Avenue Neighborhood

City of Racine, Wisconsin

ARCHITECTURAL AND HISTORICAL INTENSIVE SURVEY REPORT



PREPARED FOR
CITY OF RACINE
JUNE 2022

**Carlisle Avenue Neighborhood
City of Racine, Wisconsin
Architectural and Historical Intensive Survey Report**

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Abstract

This report documents an architectural and historical intensive survey of resources located within the Carlisle Avenue neighborhood of Racine, Wisconsin, defined for the purposes of this investigation as bounded by N. Memorial Drive to the east, State Street to the south, Summit Avenue to the west, and Rapids Drive to the north. A reconnaissance survey of this area was conducted by the lead architectural historian as the first phase of the survey. A total of 198 resources were surveyed; of these 12 had been previously surveyed with existing records in the Architecture History Inventory (AHI) of the Wisconsin Historic Preservation Database.¹ The remaining 186 properties had not been previously surveyed, and a new AHI record was created for each. Following the reconnaissance survey, archival research was conducted to ascertain the architectural and historical significance of the resources identified. Two properties were identified as potentially eligible for individual listing in the National Register of Historic Places. In addition, two proposed historic districts, the Horlick Malted Milk Company Workers' Cottages Historic District and the Carlisle Avenue Historic District, were identified as potentially eligible for National Register listing. The resulting documentation was produced according to standards set by the Wisconsin State Historic Preservation Office and includes the following:

Intensive Survey Report

The intensive survey report includes a summary of the research and a brief history of the community. It provides a historical context for the evaluation of historic resources and serves as a means for identifying significant properties and districts eligible for listing in the National Register of Historic Places. The intensive survey report also contains recommendations for future survey and research needs, priorities for National Register listing, and strategies for historic preservation.

Survey and District Maps

Survey maps indicate all previously and newly surveyed properties as well as properties already listed in the National Register of Historic Places. District maps identify boundaries and all resources in the potential districts. All maps are included in the Survey Results chapter of the intensive survey report.

Electronic Documents

The Wisconsin Historical Society maintains an electronic database known as the Architecture and Historic Inventory (AHI). AHI records were updated or created for all surveyed properties. In addition, a digital copy of this intensive survey report has been saved on compact disc and is held at the Wisconsin Historical Society and Racine City Hall.

¹ In addition to these previously surveyed buildings, 5 other buildings were identified in the AHI but were confirmed during the field survey as having lost integrity due to insensitive alterations. These buildings were not resurveyed and AHI records were updated accordingly.

Table of Contents

Acknowledgements	1
Abstract	2
Table of Contents	3
Chapter 1: Introduction	6
Chapter 2: Survey Methodology	8
Introduction.....	8
Reconnaissance Survey.....	8
Architectural and Historical Research	8
Evaluation of Significant Resources	9
Preparation and Presentation of the Intensive Survey Report.....	10
Chapter 3: Historical Overview	12
City of Racine	12
Carlisle Avenue Neighborhood.....	12
Chapter 4: Industry	19
Clothing and Shoe Manufacture	19
Metalworking.....	20
Machinery Manufacture.....	21
Other Industries.....	21
Chapter 5: Transportation	22
Rail Lines	22
Early Road Networks	22
Later Road Networks	23
Later Mass Transportation (1886 – present)	23
Chapter 6: Architecture	25
Architectural Styles.....	25
Vernacular Forms.....	38
Construction Materials and Methods	44
Architects and Builders	46
Landscape Architecture	47
Chapter 7: Education	48
Primary Education	48
Chapter 8: Social and Political Movements	50
Fraternal Organizations and Benevolent Societies	50

Chapter 9: Religion	52
Lutheran	52
Reformed Church.....	53
Baptist	53
Chapter 10: Commerce	55
Retail	55
Automobile and Other Services	55
Chapter 11: Recreation and Entertainment	57
Chapter 12: Underrepresented Communities	60
Chapter 13: Survey Results	64
Resources currently listed in the National Register of Historic Places.....	65
Resources potentially eligible for individual listing in the National Register of Historic Places	65
Proposed Horlick Malted Milk Company Workers' Cottages Historic District	65
Proposed Carlisle Avenue Historic District	65
Resources identified in this survey	73
Chapter 14: Recommendations	79
Introduction.....	79
Recommendations for Registration and Protection of Resources.....	79
Threats to Resources	80
National Register Priorities.....	80
Community Strategies for Historic Preservation	81
Future Survey and Research Needs	82
Chapter 15: Bibliography	84
Appendix	87

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Chapter 1

Introduction

Utilizing available historic preservation funding from the Wisconsin Historical Society, the City of Racine hired University of Wisconsin-Milwaukee Cultural Resource Management (UWM-CRM), a cultural resource management and historic preservation consulting firm based in Milwaukee, Wisconsin, to conduct an intensive survey of architecturally and historically significant resources within the Carlisle Avenue neighborhood in the City of Racine, Wisconsin. The primary objective of the project was to identify buildings, structures, and districts of architectural or historical significance that are potentially eligible for listing in the National Register of Historic Places.

The survey was carried out in February 2022 by Lead Architectural Historian Gail Klein with assistance from William Balco and Architectural Historians Kelly Blaubach and Justin Miller, all of UWM-CRM. The survey consisted of four main tasks: completing a reconnaissance survey, conducting archival research, evaluating surveyed resources, and preparing the intensive survey report. The geographic boundaries of the survey were determined by the City of Racine and are as follows: N. Memorial Drive to the east, State Street to the south, Summit Avenue to the west (extending one block west of Summit Avenue between Kewanee and Albert Streets to include properties along both sides of Horlick Avenue), and Rapids Drive to the north. This survey area is illustrated in the map on the following page. Temporal boundaries correspond with the earliest development of the area through 1982. The survey identified 198 individual resources of architectural and/or historical interest, including two potential historic districts. The majority of surveyed resources are single-family residences with a lesser number of commercial, industrial, educational, religious, and multi-family residential buildings.

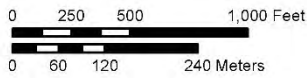
The purpose of this survey report is not to provide a comprehensive history of the City of Racine, but rather to provide a general overview of the history of the city with a focus on development within the Carlisle Avenue survey area. This historic overview is outlined in relation to a series of historic themes, and all surveyed resources are placed within this framework. The survey results and recommendations contained within this report should be used as a tool for future city preservation planning decisions as well as a means of increasing public awareness of the neighborhood's architectural heritage.

This architectural and historical intensive survey report is kept at the Historic Preservation Division of the Wisconsin Historical Society in Madison, Wisconsin. Additional copies are kept at the Racine City Hall and the Racine Public Library.



Map Details: UWM-CRM 2021-0717
 Coordinate System: NAD 1983 HARN Transverse Mercator
 Projection: Transverse Mercator
 Datum: North American 1983 HARN
 Created by: UWM-CRM 1/24/2022

Project Location
 Racine Intensive Survey
 City of Racine, Racine County, Wisconsin
 T3N R23E Sections 5 and 8



1:7,500



Chapter 2

Survey Methodology

Introduction

The architectural and historical intensive survey was conducted in the Carlisle Avenue neighborhood of Racine in February 2022. University of Wisconsin-Milwaukee Cultural Resource Management completed the project, led by Architectural Historian Gail Klein who conducted the reconnaissance survey fieldwork, performed historical research, and authored the intensive survey report. Nicholas Weber, GIS Specialist, prepared the survey and district maps.

The architectural and historical intensive survey consisted of four main tasks: (1) reconnaissance survey, (2) architectural and historical research, (3) evaluation of significant resources for National Register eligibility, and (4) preparation and presentation of the intensive survey report.

Reconnaissance Survey

In February 2022, UWM-CRM conducted a street-by-street survey of the Carlisle Avenue neighborhood survey area. All areas within the neighborhood boundaries (as identified by the City of Racine and shown on page 7 of this report) were surveyed to identify resources of potential historical and/or architectural significance. Following Wisconsin Historical Society guidelines, resources already listed in the National Register of Historic Places were not included in the survey. A total of 198 individual resources were identified during the field survey. Of these, 12 had existing records in the Wisconsin Historical Society's Architecture and History Inventory (AHI). These records were updated accordingly (excluding those records for properties already listed in the National Register of Historic Places). Updates included confirming addresses and correcting these when needed; adding updated descriptive information relating to any observed alterations, additions, or demolitions; and uploading a new digital photograph of each property. In addition to the 12 previously surveyed properties, 5 other previously surveyed buildings were found to lack sufficient integrity to meet current survey criteria. These records were updated accordingly.

A total of 186 additional resources without existing AHI records were found to meet survey criteria. A new AHI record was created for each property. Address, architectural style, building material, and other observations were noted during the field survey; this information was added to the new AHI records, along with a digital photograph of each property. Where potential historic districts were identified, all buildings within the proposed district boundaries were documented. A complete list of all surveyed properties is included in Chapter 13: Survey Results.

Following field survey, UWM-CRM's GIS specialist mapped the locations of all previously and newly surveyed properties. The locations of all surveyed properties are identified on maps included in the Appendix at the end of this report.

Architectural and Historical Research

Architectural and historical research related to the City of Racine and the Carlisle Avenue neighborhood was conducted by the Lead Architectural Historian throughout the course of the project. The goal of the research was to provide a historical context with which to evaluate the architectural and historical significance of surveyed resources. Primary repositories of research materials included the Racine

Heritage Museum (Racine), the Racine History Room at the Racine Public Library (Racine), and the Wisconsin Historical Society Library and Archives (Madison). Primary research materials included historic local and regional newspapers; city directories; Sanborn Fire Insurance maps; historic aerial photographs and maps; local and county histories; city and government maps, records, and reports; and historic photograph collections.

An outline of the development of the City of Racine with focus on the Carlisle Avenue neighborhood is included in Chapter 3: Historical Overview. Beyond this historical overview, detailed research was conducted in relation to a series of themes, or study units, following Wisconsin Historical Society guidelines. Those themes represented by existing built resources within the survey area are discussed in Chapters 4 through 12. These themes include industry, transportation, architecture, education, social and political movements, religion, commerce, recreation/entertainment, and underrepresented communities. Resources considered eligible for National Register listing were evaluated within the context of these themes and study areas.

Evaluation of Significant Resources

Following completion of the reconnaissance survey and archival research, surveyed properties were evaluated to determine which individual resources and districts were potentially eligible for listing in the National Register of Historic Places. These evaluations were reviewed with the Historic Preservation Division of the Wisconsin Historical Society prior to inclusion in this report. The National Register of Historic Places Criteria for Evaluation and Criteria Considerations were used to evaluate the eligibility of individual properties and districts. These Criteria are designed to serve as a guide for the evaluation of nominations to the National Register of Historic Places and are identified in “National Register Bulletin: How to Apply the National Register Criteria” (U.S. Department of the Interior, National Park Service) as follows:

Criteria for Evaluation

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 significant persons 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 history or prehistory.

Criteria Considerations

Ordinarily cemeteries, birthplaces, 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. 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 primarily significant 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 appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance 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 exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

Historic Districts

A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district must be significant, as well as being an identifiable entity. It must be important for historical, architectural, archeological, engineering, or cultural values. Therefore, districts that are significant will usually meet the last portion of Criterion C plus Criterion A, Criterion B, other portions of Criterion C, or Criterion D.

A district can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A district can contain buildings, structures, sites, objects, or open spaces that do not contribute to the significance of the district. The number of noncontributing properties a district can contain yet still convey its sense of time and place and historical development depends on how these properties affect the district's integrity.

Preparation and Presentation of the Intensive Survey Report

This survey report outlines the intensive survey project and methodology, provides an overview of the history of the City of Racine with a focus on the Carlisle Avenue neighborhood, describes the archival research conducted as part of the investigation, outlines the survey results, and gives recommendations for use in future preservation planning. This report is also intended to serve as a foundation for future research related to the architectural heritage of the City of Racine.

Copies of the Intensive Survey Report were provided to the Historic Preservation Division of the Wisconsin Historical Society and the City of Racine.

The City of Racine, along with the University of Wisconsin-Milwaukee Cultural Resource Management and the Historic Preservation Division of the Wisconsin Historical Society, conducted two public information meetings for the survey project. The first meeting was held on January 10, 2022 to introduce the project team and describe the survey process to the community. A second meeting was held following completion of the survey project to present the results of the survey to the community.

Chapter 3

Historical Overview

City of Racine

Detailed accounts of the history of Racine are available in the Western Historical Company's 1879 *History of Racine and Kenosha Counties* as well as in Nicholas C. Burckel's *Racine: Growth and Change in a Wisconsin County* (1977) and John Buenker's *Invention City: The Sesquicentennial History of Racine, Wisconsin* (1998). Because detailed accounts of the history and development of the City of Racine are widely available in these and other sources and because this report is intended to focus more narrowly on the city's Carlisle Avenue neighborhood, only a brief overview of the city's history is included here, followed by a more detailed history of the Carlisle Avenue neighborhood.

The present-day area encompassing the City of Racine was home to generations of Native American peoples – including the Menomonee, Ho-Chunk, Kickapoo, and Potawatomi – long before the first Euro-American settlement of the area in the 1830s. Clustered along the mouth of the Root River, the area's first permanent Euro-American settlement had reached sufficient size by 1841 to be incorporated as a village. The village saw substantial population growth and physical expansion over the next few years, and shortly after Wisconsin achieved statehood in 1848, Racine was incorporated as a city. Growth continued at a rapid pace through the remainder of the nineteenth century as Racine developed into one of the state's leading industrial centers with two rail lines (the Chicago & North Western and the Chicago, Milwaukee & St. Paul) and a well-situated harbor on Lake Michigan, all of which facilitated the movement of raw materials and finished goods in and out of the city. During this period, the city also served as an important market destination for farms throughout the area with substantial milling and dairy processing operations. Racine's manufacturing base and population expanded rapidly during the first decades of the twentieth century, making the city an important production center during World War II as industries secured contracts for the manufacture of wartime goods and outlying agricultural areas increased production. The city's post-war population boom resulted in a series of annexations of land from the neighboring towns of Caledonia to the north and Mount Pleasant to the west. However, the 1970s and 1980s saw a marked decline in Racine's prosperity as the city's manufacturing base eroded, downtown retailers feeling the effect of the local economic downturn closed their businesses, and pollution in Racine's harbor raised environmental concerns. In more recent years, however, the extensive revitalization of the city's lakefront, a focus on downtown redevelopment, and higher employment rates have spurred a rebounding local economy.² Today, Racine is home to over 75,000 residents and is a regional tourist and event destination with a range of cultural attractions and outdoor activities that draw visitors from throughout the Chicago-Milwaukee region and beyond.

Carlisle Avenue Neighborhood

Early History (1870s-1900)

Located less than a mile northwest of Racine's historic downtown, the Carlisle Avenue neighborhood stood at the northwestern edge of the city when it was first annexed in the 1870s and 1880s. Prior to this, the area was part of the Town of Mount Pleasant. In 1855, the Chicago & Milwaukee Railroad (forerunner of the Chicago & Northwestern Railroad) arrived in Racine, along with another line that

² John Buenker and Richard Ammann, *Invention City: The Sesquicentennial History of Racine, Wisconsin* (Racine, WI: Racine Heritage Museum, 1998), 119-126.

would become the Chicago, Milwaukee & St. Paul Railroad. The Chicago & Northwestern line skirted the city's western edge where undeveloped tracts, particularly on the western side of the tracks, would become prime industrial sites. The southeastern portion of the survey area (east of Blake Avenue and south of Albert Street) was the earliest section of the neighborhood to be platted, although many of the northern lots in this section (those north of Hamilton Street) would not be developed until the first years of the twentieth century.

Blake Avenue remained the city's western boundary until 1887 when Racine annexed a large area to the west and south of its former limits; this annexation brought the remainder of the survey area into the city's municipal boundaries. The Carlisle Avenue neighborhood's only school, Lincoln School, was constructed in 1890 at the southern end of the newly annexed portion of the neighborhood on a block bounded by Northwestern Avenue, Carlisle Avenue, Hamilton Street, and Summit Avenue.³ At this time, the northern half of the neighborhood (north of Albert Street) remained unplatted with large tracts of land in private ownership. However, industrial expansion along the Chicago & Northwestern tracks boomed between 1890 and 1910, bringing major industries – including Belle City Malleable Iron Company, Racine Nail and Tack Company, Chicago Rubber Clothing Company, Hartman Trunk Company, W.P. Brown Manufacturing Company, and Belle City Basket Company – up to the neighborhood's eastern edge and making it a prime location for working-class residences, the earliest of which were constructed at the southern edge of the neighborhood.

Northern Racine's rapid industrial growth, along with the 1887 annexation that opened up new areas for city development, resulted in a 38 percent increase in the city's population between 1890 and 1900 (with a population of 29,102 in 1900) and an additional 30 percent increase between 1900 and 1910 (with a population of 38,002 in 1910).⁴ The 1890s also saw the arrival of Racine's electric streetcar lines with numerous routes extending from the city center, including one that traveled along State Street and up Northwestern Avenue as far as Prospect Street (the line would later be extended nearly to Albert Street).⁵

Rapid Growth in the Early Twentieth Century (1900-1929)

Much of the city's population growth after 1900 consisted of immigrants from southern and eastern Europe (as opposed to the city's nineteenth century immigration which brought people from northern and western Europe).⁶ The most substantial growth in this so-called New Immigration occurred between 1910 and 1920 and would bring Racine's population up to 58,593 by the latter year – a 54 percent increase from the city's 1910 population. The vast majority of the newcomers found work in Racine's factories. The Carlisle Avenue neighborhood, with the Chicago and Northwestern industrial belt running along its eastern edge and the expansive Horlick's Malted Milk complex just to the west, was ideally situated to accommodate housing for the city's rapidly expanding working-class population.

By 1908, Carlisle Avenue had developed as the primary north-south thoroughfare through the neighborhood and nearly all lots south of Albert Street had been purchased. The majority of these held

³ The portion of Summit Avenue that bounded the property on the west was later removed when the Summit Avenue-Northwestern Avenue intersection was eliminated.

⁴ Mulhern, Nancy L. "Population of Wisconsin, 1850-2000: Population Statistics Taken from the United States Federal Census," (unpublished typescript in the Library reference collection, Wisconsin Historical Society). Online facsimile at <http://www.wisconsinhistory.org/turningpoints/search.asp?id=1722>.

⁵ Buenker and Ammann, *Invention City*, 60.

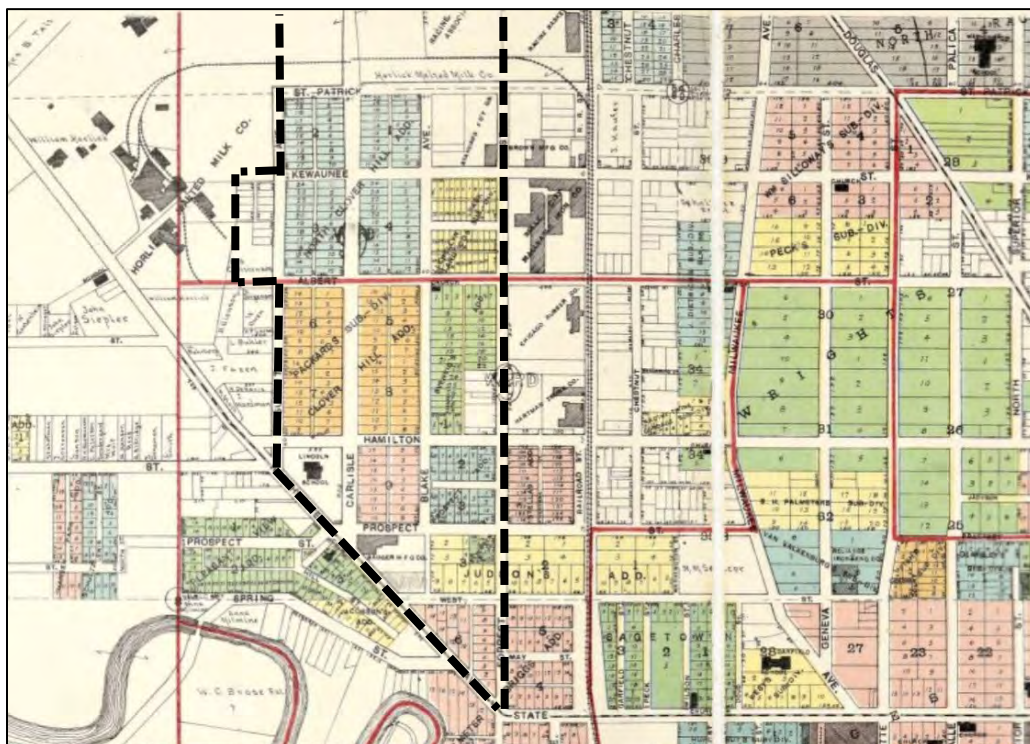
Map of the City of Racine (Langlois Company, 1903), Wisconsin Historical Society Maps and Atlases Digital Collection. <https://content.wisconsinhistory.org/digital/collection/maps/id/5499/rec/5> (accessed March 28, 2022).

H.A. Clemons, *Map of the City of Racine* (1916), <https://content.wisconsinhistory.org/digital/collection/maps/id/6743/rec/7> (accessed March 28, 2022).

⁶ John D. Buenker, "The Immigrant Heritage," in *Racine: Growth and Change in a Wisconsin County*, ed. Nicholas C. Burckel (Racine, WI: Racine County Board of Supervisors, 1977), 71-72.

modest one-to-two-story single-family houses of frame construction. Although several blocks north of Albert Street had been platted by this time, most remained undeveloped. A notable exception to this pattern included three rows of small cottages constructed in 1901 and 1908 immediately east of the Horlick Malted Milk Company campus just south of Kewaunee Street.⁷ These buildings were constructed by the Horlick Malted Milk Company as rental homes for members of its workforce.

Although Carlisle Avenue had been completed as far north as Rapids Drive by 1910, most of the land north of St. Patrick Street remained in large, privately owned tracts; this area was visually separated from the remainder of the neighborhood to the south by a siding of the Chicago & Northwestern Railroad that had been constructed just north of St. Patrick Street to carry freight traffic between the Chicago & Northwestern main line and the Horlick Malted Milk complex, Belle City Malleable Iron Company, and Standard Foundry.⁸ The neighborhood's only recreational venue, Horlick Athletic Field (initially known as Wisconsin-Illinois League Park), was established in 1906 immediately north of the Chicago & Northwestern siding on the eastern half of a block bounded by Carlisle Avenue, High Street, Forest Street (renamed N. Memorial Drive in 1969), and St. Patrick Street. In 1919, the field was expanded to include the entire block, allowing the venue to host both football and baseball games as well as the ever-popular drum and bugle corps performances.



Plat of the southern half of the Carlisle Avenue neighborhood in 1908 showing its location between major industries. Note that many of the lots platted north of Albert Street were empty at this time and, in some cases, would remain so for many years. Summit Avenue is shown as extending north of Kewaunee Street here; however, this portion of the street would not be realized until after World War II. Source: Plat Book of Racine and Kenosha Counties, Wisconsin, 1908 (WHS Maps and Atlases Collection).

⁷ Sanborn Map Company, City of Racine, WI: 1887-1951, University of Wisconsin-Milwaukee Digital Collections, <http://sanborn.umi.com.ezproxy.lib.uwm.edu/> (accessed February – April 2022).

Wright's Directory of Racine for 1908 (Milwaukee, WI: Wright Directory Co., 1908).

⁸ *Plat Book of Racine and Kenosha Counties, Wisconsin* (Delevan, WI: Hennessey & Co., 1908).

By 1916, the Carlisle Avenue neighborhood was within walking distance of at least five of the city's leading manufacturing employers (including Belle City Malleable Iron Company with a payroll of 400 employees, Horlick Malted Milk with 350 employees, Chicago Rubber Clothing Company with 200 employees, Hartman Trunk Company with 190 employees, and Belle City Basket Company with 50 employees).⁹ By 1930, this list also included the Standard Foundry Company (located within the Carlisle Avenue neighborhood) with a payroll of 303 men and Hamilton-Beach Manufacturing Company with a staff of 163; by the same time, Belle City Malleable's operations had grown to include 557 employees.¹⁰ The rapid industrial expansion and population growth in north Racine between 1900 and 1930, meant that the majority of the development within the Carlisle Avenue neighborhood took place during this period.¹¹

During this thirty-year period, development spread northward through the neighborhood with the construction of new single-family homes on most of the remaining lots. The relatively rapid construction of houses at this time coincided with the stabilization of wages and working hours in Racine's industrial sector, due in large part to a wave of successful unionizing efforts during this period. As a reflection of this trend, a 1927 statewide industrial survey determined that the average family income in Racine (\$1,531) put "most of the employed classes...in a position to purchase, own, and maintain a home."¹² More than 60 percent of the buildings in the Carlisle Avenue neighborhood were constructed between about 1900 and 1930. This period also saw the development of one of the city's two Italian neighborhoods, a portion of which is located within the Carlisle Avenue survey area. Roughly bounded on the north by High Street, on the south by Prospect Street, on the east by Milwaukee Street (now Martin Luther King, Jr. Drive), and on the west by Carlisle Avenue, the Northside Italian neighborhood developed within walking distance of the northside foundries where most of the men worked.¹³ The Chiesa Evangelica Italian Church (no longer extant) on the south side of Albert Street and two successive Roma Lodge buildings on N. Memorial Drive served as religious and social centers of the area's Italian community.

The Great Depression and World War II (1929-1945)

The rapid growth and economic expansion of the 1910s and 1920s contrasted sharply with the downturn of the 1930s as the city's industrial base was rocked by the Great Depression. With farm implement manufacturers and those factories that supplied parts for such concerns among the city's largest employers, the nationwide decline in the purchase of farm machinery was heavily felt in Racine's working-class neighborhoods. Between 1929 and 1939, Racine County lost over 6,000 manufacturing jobs (almost 40 percent), and a number of companies, including Belle City Basket Company, went out of business permanently.¹⁴ The total value of output in Racine County's manufacturing sector (the vast majority of which was located in the city of Racine) fell by more than 50 percent during this period. Some companies managed to retain a sizable number of workers, but did so only by reducing hours or wages (Belle City Malleable, for instance, reduced wages during the Depression by 8 percent).¹⁵ By 1933, forty percent of property taxes in the city of Racine were delinquent.¹⁶ Not surprisingly, little new

⁹ Richard H. Keehn, "Industry and Business," in *Racine: Growth and Change in a Wisconsin County*, ed. Nicholas C. Burckel (Racine, WI: Racine County Board of Supervisors, 1977), 294.

¹⁰ Keehn, "Industry and Business," 297.

¹¹ Buenker, "The Immigrant Heritage," 90.

Sanborn Map Company, City of Racine, WI: 1887-1951, University of Wisconsin-Milwaukee Digital Collections, <http://sanborn.umi.com.ezproxy.lib.uwm.edu/> (accessed February – April 2022).

¹² Buenker, "The Immigrant Heritage," 82.

¹³ Buenker, "The Immigrant Heritage," 91.

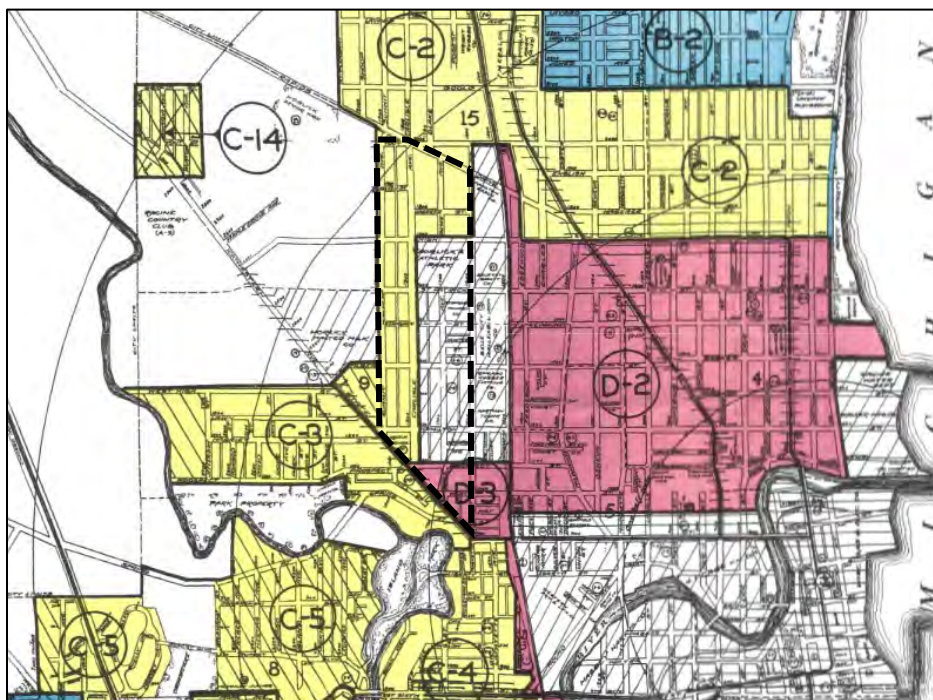
¹⁴ Keehn, "Industry and Business," 298-299.

¹⁵ Joseph M. Kelly, "Growth of Organized Labor," in *Racine: Growth and Change in a Wisconsin County*, ed. Nicholas C. Burckel (Racine, WI: Racine County Board of Supervisors, 1977), 354.

¹⁶ Keehn, "Industry and Business," 299.

construction occurred within the Carlisle Avenue neighborhood during this period. A notable exception included the construction of the existing stone walls and ticket booth at Horlick Athletic Field, both of which were financed and executed through the relief efforts of the Works Progress Administration (WPA).¹⁷

In 1937, the Home Owners' Loan Corporation (a New Deal agency created by the federal government in an effort to increase the affordability of housing and slow the growth of bank foreclosures) identified the southern end of the Carlisle Avenue neighborhood (south of Prospect Street) as one of the city's "undesirable" areas, indicated by red shading on its maps. The agency clarified its classification, noting that this area boasted a high degree of "foreign settlement" (primarily Italians) with "some negroes" and an unfavorable proximity to the railroad and to the "factories in which these residents work."¹⁸ This practice, known as redlining and now recognized for its inherent racism, effectively made home loans in this portion of the neighborhood unattainable for years afterward, creating a lasting impact on the neighborhood's residents as well as on the built environment. Much of the central portion of the Carlisle Avenue neighborhood was not evaluated at the time as it was simply classified as part of the area's industrial landscape. A smaller, L-shaped segment west of Carlisle Avenue and north of Horlick Athletic Field was identified as being less risky for home loans but generally in a state of declining prosperity (although the two blocks bounded by Carlisle Avenue, High Street, Yout Street, and Blake Street were noted as containing "very fine homes" with no undesirable "foreign infiltration").¹⁹



Residential Security Map created by Home Owners' Loan Corporation, 1937. Carlisle Avenue survey area indicated by dotted line. Source: University of Richmond.

¹⁷ "City and WPA Officials Confer on Racine Program," *Racine Journal Times*, July 20, 1937.

¹⁸ *Residential Security Map: City of Racine*, Home Owners' Loan Corporation, 1937. Mapping Inequality, University of Richmond, <https://dsl.richmond.edu/panorama/redlining/#loc=13/42.721/-87.834&city=racine-wi> (accessed April 7, 2022).

¹⁹ *Residential Security Map: City of Racine*, Home Owners' Loan Corporation, 1937. Mapping Inequality, University of Richmond, <https://dsl.richmond.edu/panorama/redlining/#loc=13/42.721/-87.834&city=racine-wi> (accessed April 7, 2022).

The ill effects of the Great Depression were completely reversed following the United States' entrance into World War II when the majority of Racine's major industries secured government contracts for the manufacture of wartime materials and supplies. The result was an unprecedented growth in employment and production.²⁰ Production goals soon overtook the city's available workforce so that between 1943 and 1945, the federal government declared Racine County to be suffering from an acute labor shortage.²¹ Workers from other parts of the country streamed into Racine to take advantage of the available job opportunities. Many of these were Black men and women from southern states who saw not only economic opportunity in Racine, but also the opportunity to live outside of the restrictions and limitations of the segregated south. When production reverted to pre-war standards, many surplus workers left the city to seek residence and employment elsewhere while others found permanent homes and jobs in Racine. Many of those who stayed – including a large proportion of African Americans – moved into neighborhoods that had been formerly occupied by earlier European immigrants whose descendants were leaving Racine's interior for better housing elsewhere.²²

Post-War Years (1945-1970)

As a result of its expanded wartime workforce as well as the post-war baby boom, Racine experienced a substantial population increase between 1940 (with a population of 67,195) and 1960 (when the city's population had swelled to 89,144). To accommodate this increase, the city annexed new areas from neighboring townships and home construction in portions of the city that had not yet been developed surged. One such area included the four blocks at the northwestern edge of the Carlisle Avenue neighborhood. Construction in this area had been significantly delayed beyond that of the remainder of the neighborhood as Summit Avenue (which defines the neighborhood's western boundary) was not constructed north of Kewaunee Street until the 1950s (work on this street progressed southwards from Rapids drive so that the 1500 block was the last segment of Summit Avenue to be paved – work that wasn't completed until the 1960s).²³ The relatively late completion of this street in relation to others in the neighborhood meant that all of the homes along the northern portion of Summit Avenue (those north of St. Patrick Street) postdate those of the remainder of the neighborhood with the majority built in the early 1950s. The construction of Emaus Lutheran Church in 1954-1955 completed the development of this area; the church and its associated parsonage occupies the entire western half of the block bounded by Summit Avenue, Yout Street, Carlisle Avenue, and English Street.

By 1960, the manufacturing base that had formed the foundation of Racine's economy for the past eighty years had begun to deteriorate. Causes of the decline included the technological obsolescence of some industries, the loss of local control of a number of companies (several of which were sold to or displaced by multinational corporations), the increased automation of many production processes that had previously been performed by hand, and the general transfer of the country's industries from the Great Lakes region to the Sun Belt states.²⁴ Adjacent to the Carlisle Avenue neighborhood, Belle City Malleable Iron Company, which had employed approximately 1,150 men in 1950, employed only 750 in 1960. Similarly, Hamilton-Beach's employment dropped from approximately 1,200 in 1950 to 700 in 1960.²⁵ Other industries within or adjacent to the Carlisle Avenue neighborhood saw comparable declines in production and employment. These included the Standard Foundry Company and Hartman Trunk Company, each of which employed only 150 workers by 1960 (compared with 400 Standard

²⁰ Buenker, *Invention City*, 108.

²¹ Keehn, "Industry and Business," 300.

²² Buenker, *Invention City*, 124.

²³ Sanborn Map Company, City of Racine, WI: 1887-1951, University of Wisconsin-Milwaukee Digital Collections, <http://sanborn.umi.com.ezproxy.lib.uwm.edu/> (accessed February – April 2022).

Wisconsin Aerial Photography Collection: Racine County, 1937-1986. Arthur H. Robinson Map Library, University of Wisconsin-Madison. Accessed February – April 2022.

²⁴ Buenker, *Invention City*, 120-121.

²⁵ Keehn, "Industry and Business," 303-304.

Foundry employees and 200 Hartman employees in 1950), and the Horlick Malted Milk Company which employed a staff of only 100 (compared with its payroll of 200 employees ten years earlier).²⁶ This job loss meant that many families that had migrated to Racine during the prosperous war years in search of economic opportunity “found themselves trapped at the bottom of a deteriorating economy.”²⁷

Economic Decline and Recovery (1970-Present)

The city’s economic decline continued into the 1970s with the loss of a number of the foundries that had once formed a major segment of Racine’s industrial base. Within or adjacent to the Carlisle Avenue neighborhood, the loss included the Standard Foundry Company and the Belle City Malleable Iron Company, both of which closed in 1970.²⁸ Five years later, the Horlick Malted Milk Company ceased operations at its historic Racine plant.²⁹ By December 1982, unemployment in Racine County had reached 19.6 percent – nearly twice the nationwide figure.³⁰ However, by the turn of the twenty-first century, years of concerted efforts by elected officials and a wide range of community groups had begun to show a distinctly positive change in the city’s economy, unemployment rates, and overall quality of life. As a working-class neighborhood that was particularly hard-hit by the loss of the city’s traditional industrial jobs and by the legacy of neighborhood redlining, economic recovery within the Carlisle Avenue neighborhood has been slower than in other parts of the city with property values, monthly rent, and residents’ average annual income remaining especially low at the southernmost portion of the neighborhood and gradually increasing northward. Most recently, the rehabilitation of the city’s iconic 16-acre Horlick Malted Milk Company campus into Belle City Square – a collection of residential apartments with available retail space made possible, in part, through the use of historic preservation tax credits – has revitalized the former industrial area at the western edge of the Carlisle Avenue neighborhood and may prove to be a catalyst for further redevelopment of former industrial sites within and adjacent to the current study area.

²⁶ Keehn, “Industry and Business,” 304.

²⁷ Buenker, *Invention City*, 120.

²⁸ Keehn, “Industry and Business,” 311.

²⁹ Keehn, “Industry and Business,” 311.

³⁰ Buenker, *Invention City*, 121.

Chapter 4

Industry

For much of its history, Racine's economic security was firmly rooted in its position as one of Wisconsin's leading manufacturing centers, and the pace of residential development within the Carlisle Avenue neighborhood largely mirrored that of nearby industrial expansion. The working class housing that defines much of the Carlisle Avenue neighborhood is the result of its proximity to numerous important industries that served as major employers (such as the Chicago Rubber Clothing Company, the Hartman Trunk Company, and Belle City Malleable Iron Company, along the eastern edge of the neighborhood; the Standard Foundry Company within the neighborhood boundary; and Horlick Malted Milk Company at the neighborhood's western edge). Despite the vital importance that neighboring industries played in the development of the Carlisle Avenue neighborhood, only the Ellinger Cloak Company (later known as the Badger Manufacturing Company), the offices of the Belle City Malleable Iron Company, and the Racine Tool & Machinery Company and its descendant Racine Hydraulics Company are located within the survey area (the Standard Foundry Company was historically located within the neighborhood boundary but was razed in 2021).

Clothing and Shoe Manufacture

Ellinger Cloak Company – 1760 State Street

The Ellinger Cloak Company (also referred to as Albert Ellinger & Co.) was established in 1875 as a manufacturer of women's and children's cloaks and suits. By 1887, the Ellinger Cloak Company had constructed the existing building at 1760 State Street. In 1897, the company was reorganized under the name Badger Manufacturing Company with Albert Ellinger remaining as president. The reorganized company continued to specialize in the manufacture of cloaks as well as women's skirts with an almost entirely female workforce (Ellinger's Chicago garment factory had previously drawn criticism for its practice of hiring female workers for very low pay and for allowing poor working conditions).



Ellinger Cloak Company/Badger Manufacturing Company (1875), 1760 State Street

In 1906, the Badger Manufacturing Company secured a \$275,000 contract with the United States War Department to manufacture 100,000 military uniforms. While executing this contract, the company came under criticism when the local garment workers' union sent a child labor complaint to President Theodore Roosevelt, stating that "Hundreds of little girls, mere mites of humanity...who ought to be in a kindergarten if not old enough to go to school, are employed making uniforms for our army."³¹ The company responded to this complaint stating that its workforce consisted of 225 "girls," about 25 of whom were between the ages of 14 and 16 as allowed by law, and none of whom were under the minimum working age of 14.³² The charges leveled against the company were investigated but found to be without cause, and the Badger Manufacturing Company continued to win contracts for the manufacture of United States army uniforms through at least 1909 under the management of plant superintendent Flora Hoffmeister (who would marry Albert Ellinger in 1916).³³

The company's lot along Northwestern Avenue was slightly diminished in size in 1915 when Blake Avenue was extended southward between Prospect and Northwestern Avenue (along the property's eastern edge), encompassing a narrow street formerly known as Clancy Street. Albert Ellinger died in 1918; the following year, the Badger Manufacturing Company was sold to the Davie Shoe Company, and the building was remodeled for use as a shoe factory.³⁴ It functioned in this capacity until 1930 when it was sold to the Racine Tool & Machine Company (see entry below under Machinery Manufacture).

Metalworking

Racine's foundries formed a major segment of the city's industrial base during the period in which the Carlisle Avenue neighborhood developed. Belle City Malleable Iron Company was located immediately adjacent to the neighborhood (outside of the current survey area) and the Standard Foundry Company stood within the current neighborhood boundary. Although these establishments played a key role in providing work to residents of the Carlisle Avenue neighborhood, only the Belle City Malleable Iron Company office building is located within the survey area (Belle City Malleable's foundry was located across N. Memorial Drive, outside of the current study area, and is not extant; the Standard Foundry Company closed in 1970 and its building at the northeast corner of Blake Avenue and Kewaunee Street was demolished in 2021; today this space is a vacant lot).

The office of the Belle City Malleable Iron Company is located at 1442 N. Memorial Drive at the southwest corner of Kewaunee Street and N. Memorial Drive (formerly Forest Street). Historically, this building stood across the street from the company's expansive foundry operations. Constructed in 1923, the office building was expanded to more than twice its original size between 1933 and 1951 through a large addition to its west (rear) elevation. A garage building, located south of this on the same lot, was constructed at approximately the same time as the company's office building (1923) with the capacity for 12 vehicles (this building appears on Sanborn maps as a private garage while city directories include it as part of the Belle City Malleable operations). Although Belle City Malleable ceased its malleable iron operations in 1970, the building continued to serve as the employment office for its subsidiary company Racine Steel Castings (which became Racine Steel Castings Division of Evans Products Company of Portland, Oregon in 1971 after acquisition by this entity). Racine Steel Castings operated through the 1970s, maintaining a workforce of several hundred men at the former Belle City Malleable site.³⁵ The company permanently closed in 2002 by which time its Racine workforce had dwindled to 164 individuals.

³¹ "Protest to President," Racine Journal, June 26, 1906.

³² "Protest to President," Racine Journal, June 26, 1906.

³³ "Badger Co. Gets Contracts," Racine Daily Journal, October 14, 1909.

³⁴ "Davie Shoe Company Buys Property for Factory," Racine Journal News, May 3, 1919.

³⁵ Keehn, "Industry and Business," 317.

Machinery Manufacture

Two resources associated with the manufacture of machinery were historically located and remain within the Carlisle Avenue neighborhood. These include the Racine Tool & Machinery Company which occupied the building at 1760 State Street (formerly the Ellinger Cloak Company/Badger Manufacturing Company/Davie Shoe Company) and the Racine Hydraulics and Machinery Company (descendent of Racine Tool & Machinery) at 1914 Albert Street.

Founded in 1906 as the Racine Gas Engine Company, the Racine Tool and Machinery Company (a name that was established in 1910 when the company began manufacturing cutting tools) operated at its State Street location from 1930 through the early 1950s, during which time additions were made along the south side of the building and a Quonset style storage bay was added to the rear (east) elevation. In 1951, the company again changed its name – this time to Racine Hydraulics – to reflect its new product focus and sold the building at 1760 State Street to Howard Industries, manufacturers of electric motors. Meanwhile, by 1959, the newly organized Racine Hydraulics had begun operations at its more modern Albert Street building. Howard Industries ceased its operations at 1760 State Street in 1972, and Racine Hydraulics merged into Rex Chainbelt of Milwaukee in 1968, vacating its building at 1914 Albert Street.³⁶

Other Industries

One other industrial property was identified in the survey area: the Gallo Manufacturing Company located at 1312 N. Memorial Drive; established c.1955, the Gallo company manufactured and sprayed insecticide products.

Notes on Sources

Primary sources consulted for information related to Industry in the Carlisle Avenue neighborhood included newspaper articles, Sanborn maps, city directories, and manufacturing directories. Additional information regarding the histories of specific industries was found in Nicholas Burckel's *Racine: Growth and Change in a Wisconsin County*.

Industrial properties identified in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1312 N. Memorial Dr.	Gallo Manufacturing Co.	c.1955	Surveyed
1442 N. Memorial Dr.	Belle City Malleable Iron Co./Racine Steel Castings Co. - office	1923, c.1950	Surveyed
1442 N. Memorial Dr.	12-vehicle garage	1923	Surveyed
1760 State St.	Ellinger Cloak Co./Badger Manufacturing Co./Racine Tool & Machinery Co.	c.1885, c.1950	Surveyed
1914 Albert St.	Racine Hydraulics	1959	Surveyed

³⁶ Keehn, "Industry and Business," 312.

Chapter 5

Transportation

In the years before Racine was incorporated as a city, it had already become an important trading center for the surrounding area. Initially, transportation of goods and people in and out of Racine depended heavily on its harbor. The arrival of the railroads in 1855 lessened the city's dependence on its harbor and provided new opportunities for inland trade. Racine's position between Milwaukee and Chicago, each of which emerged as major port cities and railroad centers, meant that it had ready access to markets and materials, but prevented it from becoming a major transportation hub itself. Rail access spurred the city's industrial growth and secured its position as a market center for area agricultural products. In addition, between the 1890s and 1940, the operation of an electric streetcar line – including a route that ran along State Street and Northwestern Avenue as far north as Albert Street – allowed easy travel between the city center and outlying areas in a rapidly expanding city. Racine's reliance on the railroads diminished in the years after World War II as automobile transport – both of goods and passengers – became the dominant form of transportation in Racine. Although no properties directly associated with transportation were identified within the Carlisle Avenue neighborhood, brief outlines of important transportation systems are included in this chapter as these played a major role in the development of the neighborhood.

Rail Lines

The development of Wisconsin's railroad network is generally divided into two distinct periods: the period of early rail lines (1850-1868) and that of later rail development (1868-present). Racine saw the arrival of two early rail lines in 1855: the Chicago & Milwaukee Railroad (which would become the Chicago & Northwestern Railroad in the period of post-1868 rail development) and the Racine & Mississippi Railroad (which would become the Chicago, Milwaukee & St. Paul Railroad). Both were of vital importance to the development of the city of Racine, and the Chicago & Northwestern was of particular importance to the development of the Carlisle Avenue neighborhood as it attracted the large industries that employed many of the neighborhood's working-class residents. However, no resources directly associated with early or later rail lines are located within the Carlisle Avenue neighborhood.³⁷

Early Road Networks

Wisconsin's earliest overland travel routes were Native American trails and portage routes linking villages with waterways and hunting and fishing grounds. Early settlers made ample use of these trails, although wet weather and heavy wagon travel frequently resulted in muddy, rutted roads that impeded travel. In the years leading up to Wisconsin's organization as a state, as well as in the years immediately following statehood, an interest in improving Wisconsin's road networks led to the creation of a series of plank roads between key cities. Paid for and operated by stock companies who collected tolls at locations along the route, plank roads utilized 8-foot long planks nailed at a 90-degree angle to narrow wooden stringers. In Racine, the Racine and Raymond Plank Road was organized in 1850 as one of three such roads that terminated in or passed through the city. The planned route of the Racine and Raymond Plank Road began at the Root River and followed the route of today's State Street and Northwestern Avenue through the community of Franksville (northwest of Racine) to the community of Raymond Center. However, only a nine-mile portion of the road was ever completed due to the financial difficulties of the

³⁷ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin* (Madison, WI: State Historical Society of Wisconsin, 1986), "Transportation."

stock company that controlled the venture. The Racine and Raymond Plank Road was a small operation in comparison with others and any plans for its completion were halted in 1855 when the railroads arrived in Racine.³⁸ No resources associated with the construction or operation of the Racine and Raymond Plank Road were identified in the survey area.

Later Road Networks

Beginning in the 1890s, a movement began throughout the state to improve major roadways, both in terms of roadway surfaces as well as routes and marking. The so-called Good Roads Movement promoted a state-financed highway program to be administered by a state highway commission. Previously, all roadways had been under the jurisdiction of local governments with much of the responsibility for maintaining roads falling to local residents. Although many of the state's rural residents were initially reluctant to support a tax-based system of state roadways, Good Roads proponents were able to win over much of the population through educational campaigns that highlighted the social, educational, economic, and practical benefits that better roadways would bring to farmers throughout the state.

The acceptance of state-financed roadways after the turn of the century coincided with the beginning of widespread use of automobiles in Wisconsin. Beginning in 1916, the federal government began to provide financial assistance to states for the development of state highway networks.³⁹ In 1917, the Wisconsin State Highway Commission outlined a system of 5,000 miles of numbered state highways, and in 1924, State Highway 38 (coinciding with Northwestern Avenue and State Street in Racine) was designated. Although advances in the state highway system and the rise of automobile ownership increased the construction of resources associated with automobile travel, no such properties were identified within the Carlisle Avenue survey area (an early twentieth-century filling station historically located at the intersection of State Street and West Street is no longer extant). A small automobile repair shop located at 1328 N. Memorial Drive was surveyed, but is included in Chapter 10: Commerce.

Later Mass Transportation (1886 – present)

The period of later mass transportation in Wisconsin is differentiated from the early period of mass transportation (1835 – 1900) as the latter was largely defined by the use of horse-drawn omnibuses, horse-drawn street railways, and stage lines. The first electric trolley in Wisconsin began operation in 1886 in the city of Appleton and within twenty-five years, many of the states mid-size and larger cities boasted their own streetcar lines. Electric streetcars were relatively inexpensive to operate, could travel long distances, and were able to provide frequent service. The rise of streetcars meant that new neighborhoods were more accessible to development and commercial districts sprang up along busy streetcar routes. Racine established its local streetcar line in 1892; within two years two streetcar barns had been constructed at the intersection of Northwestern Avenue and West Street to accommodate the streetcar route that ran along the southern end of Northwestern Avenue (the streetcar barns are no longer extant). By the first decade of the twentieth century, Racine was also a stop along the bustling Milwaukee Electric Railway & Light Company's interurban line with another line (the North Shore line) linking Chicago and Milwaukee by way of Racine.⁴⁰ The presence of a streetcar route along the southern edge of the Carlisle Avenue neighborhood undoubtedly allowed neighborhood residents access to the city's larger shopping areas prior to widespread automobile ownership; however, no resources associated with the

³⁸ Eugene Walter Leach Collection, Wisconsin Historical Society Digital Collection, <https://content.wisconsinhistory.org/digital/collection/p15932coll13/id/1741> (accessed February 16, 2022).

³⁹ Wyatt, *Cultural Resource Management*, "Transportation."

⁴⁰ Wyatt, *Cultural Resource Management*, "Transportation."

streetcar or interurban lines were identified within the survey area. Racine's streetcar system was discontinued in October 1940.

Note on Sources

The Wisconsin Cultural Resource Management Plan (CRMP) provides a good overview of sub-themes within the context of Wisconsin's transportation history. In addition to this information, vertical files at the Racine Heritage Museum and a variety of historic maps (many of which are available as part of the Wisconsin Historical Society's digital collection) provided information for this chapter.

Chapter 6

Architecture

Architecture in Racine’s Carlisle Avenue neighborhood represents a wide range of styles that were popular in Wisconsin and throughout the country from the late nineteenth century through about 1960. This chapter provides a brief description of each style identified in the survey area with listings of the representative properties that were surveyed.

Architectural Styles

Italianate (1850-1880)

Italianate architecture originated in England as a style designed to reference rambling, informal Italian farmhouses. The style made its impact in the United States beginning in the mid nineteenth century and was especially popular in the Midwest where towns and cities were undergoing rapid expansion. The Italianate style was applied to both residential and commercial buildings. Italianate buildings are generally boxy, two- or three-story structures that feature wide eaves with numerous decorative brackets; low-pitched hipped or gable roofs (or flat roofs, in commercial examples); and tall, narrow windows that often feature decorative crowns. Additional stylistic features commonly include bay windows, balustraded balconies, and a polygonal or square cupola atop the roof. Wood frame and masonry examples are equally common.⁴¹



House, (c.1890), 916 N. Memorial Drive

Examples of Italianate buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
916 N. Memorial Dr.	House	c.1890	Surveyed

⁴¹ Wyatt, *Cultural Resource Management in Wisconsin*, “Architecture.”

Romanesque Revival (1855-1885)

Although introduced by architects in the eastern United States in the 1840s, the Romanesque Revival style may have been introduced in Wisconsin by German immigrant architects beginning in the mid-1850s. Romanesque Revival buildings are generally of brick or stone construction and feature the style's characteristic rounded arches used in windows, entrances, and corbel tables. Other common features include towers that were often topped with parapets or a pyramidal roof. The style was especially popular for ecclesiastical and commercial buildings.⁴²



First Holland Christian Reformed Church / Second Missionary Baptist Church (1908), 1327 Blake Ave.

Examples of Romanesque Revival buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1327 Blake Ave.	First Holland Christian Reformed Church / Second Missionary Baptist Church	1908	Surveyed
1130 Carlisle Ave.	Lincoln School	1890, 1908	NRHP listed

Queen Anne (1880-1910)

The Queen Anne style originated in England in the 1870s and had reached Wisconsin by the 1880s. The style is characterized by an irregularity of plan and massing as well as a variety of surface textures, most commonly including patterned shingles in addition to other cladding materials; steeply-pitched, often irregularly shaped roofs; cutaway bay windows; “gingerbread” ornamentation; and an asymmetrical façade with partial or full-width front porch that is commonly extended along one or both side elevations. In the grandest examples, towers and turrets are also commonly employed.⁴³ Although most commonly applied to residential buildings, commercial examples are not uncommon and tend to be multi-storied

⁴² Wyatt, *Cultural Resource Management in Wisconsin*, “Architecture.”

⁴³ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 344-370.

Wyatt, *Cultural Resource Management in Wisconsin*, “Architecture.”

with bay windows at the upper levels.⁴⁴ In the Carlisle Avenue neighborhood, Queen Anne houses are generally defined by their roof shape (typically a steeply-pitched hipped roof with off-center prominent gable), cutaway corner windows, and minor decorative detailing; the majority of Queen Anne houses in the survey area have had their original wall materials replaced so that none are especially fine examples of the style. One exception includes the Cristoffer and Henrietta Andal House at 1430 Carlisle Avenue (constructed in 1910) which retains its original clapboard siding and features a steeply-pitched gambrel roof, a Palladian-inspired window under the roof peak, a dentilated cornice, decorative modillions under the eaves, Ionic porch support columns, and projecting bay windows on each side of the front door.



Cristoffer and Henrietta Andal House (1910), 1430 Carlisle Avenue

Examples of Queen Anne buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1108 N. Memorial Dr.	T.W. Thiesen House	c.1898	Surveyed
1113 Carlisle Ave.	Henry Smith House	1894	Surveyed
1121 Carlisle Ave.	Erick Erickson House	1897	Surveyed
1206 Blake Ave.	House	1912	Surveyed
1223 Summit Ave.	Gustave Saberg House	c.1895	Surveyed
1301 Summit Ave.	House	c.1905	Surveyed
1315 Carlisle Ave.	Christ Anderson House	1902	Surveyed
1317 Blake Ave.	2-Flat	c.1911	Surveyed
1319 Carlisle Ave.	Andrew Peterson House	c.1903	Surveyed
1327 Carlisle Ave.	House	c.1915	Surveyed
1412 Carlisle Ave.	House	1907	Surveyed
1418 Carlisle Ave.	Edward and Minnie Jones House	1910	Surveyed
1430 Carlisle Ave.	Cristoffer & Henrietta Andal House	1910	Surveyed
1446 Carlisle Ave.	Nicholas Jolman House	c.1911	Surveyed
1615 Prospect St.	Duplex	c.1895	Surveyed
1712 Hamilton St.	House	c.1910	Surveyed
1903 Carlisle Ave.	House	1913	Surveyed

⁴⁴ Wyatt, *Cultural Resource Management*, "Architecture."

Colonial Revival (1880-1955)

As with other period revival styles, the Colonial Revival style describes a specific motif and style from which architects borrowed during the early twentieth century, most heavily during the 1920s. Most revival styles do not aim to be historically accurate reproductions of previous styles, but rather are creative interpretations of earlier styles. Colonial Revival buildings generally feature a symmetrical façade; double-hung windows with multi-pane sashes; and an accentuated front door, often with a decorative pediment supported by pilasters or extended to form an entry porch with columnar supports. Both masonry and clapboard examples are common.⁴⁵ The Colonial Revival style was the dominant aesthetic in residential American architecture during the first half of the twentieth century, with the peak period of building occurring between about 1910 and 1930. Variations of the style continued to be built through the 1950s and 1960s. Dutch Colonial Revival buildings feature many of the same stylistic elements with the notable addition of a gambrel roof; the style was most common between about 1900 and 1940.



Nels H. and Elsie Peterson House, (1929) 1728 Carlisle Avenue

Examples of Colonial Revival buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1415 Carlisle Ave.	House	1910	Surveyed
1600 Carlisle Ave.	Nels H. and Elsie Peterson House	c.1923	Surveyed
1654 Carlisle Ave.	Frederick Catley House	1924	Surveyed
1728 Carlisle Ave.	Nels H. and Elsie Peterson House	1929	Surveyed
1839 Carlisle Ave.	Mathilda and Anna Ruzicka House	1926	Surveyed
1842 Blake Ave.	Roy and Ruth Kelly House	1926	Surveyed
1908 Carlisle Ave.	J. Menden House	1928	Potentially eligible**
1920 Carlisle Ave.	S. Jeppeson Rental House	1926	Potentially eligible**

***Properties marked with an ** are elements of the proposed Carlisle Avenue Historic District*

⁴⁵ McAlester, *A Field Guide to American Houses*, 408-432.



Samuel Vriesman House (1914), 1502 Carlisle Avenue

Examples of Dutch Colonial Revival buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1305 Carlisle Ave.	Alvin Gere House	c.1910	Surveyed
1323 Carlisle Ave.	Alexander Spangenberg House	1910	Surveyed
1406 Summit Ave.	William Trump House	c.1912	Surveyed
1407 Carlisle Ave.	Henry Hansen House	1910	Surveyed
1411 Carlisle Ave.	Hans Nelsen House	1910	Surveyed
1419 Carlisle Ave.	House	1904	Surveyed
1422 Carlisle Ave.	Henry G. Smieding House	1911	Surveyed
1435 Summit Ave.	Horlick Malted Milk Co. Workers Cottage 11 (Napoleon B. Roque House)	1908	Potentially eligible*
1439 Summit Ave.	Horlick Malted Milk Co. Workers Cottage 12	1908	Potentially eligible*
1443 Summit Ave.	Horlick Malted Milk Co. Workers Cottage 13	1908	Potentially eligible*
1447 Summit Ave.	Horlick Malted Milk Co. Workers Cottage 14	1908	Potentially eligible*
1451 Summit Ave.	Horlick Malted Milk Co. Workers Cottage 15	1908	Potentially eligible*
1502 Carlisle Ave.	Samuel Vriesman House	1914	Surveyed
1729 Hamilton St.	Robert Allan House	c.1925	Surveyed

**Properties marked with an * are elements of the proposed Horlick Malted Milk Company Workers' Cottages Historic District.*

Craftsman (1900-1920)

As the dominant architectural style of the early twentieth century, the Craftsman style originated simultaneously in New York through Gustav Stickley and in California through the work of the Greene brothers. The style promoted a “natural” aesthetic with distinctive, well-crafted, wood houses. Craftsman houses frequently employ a bungalow plan and feature broad gable or hipped roofs; dominant front dormers; decorative brackets or beams under gables; exposed rafter ends; prominent chimneys; and full- or partial-width front porches that feature heavy, often tapered, piers. Brick, stucco, stone, and clapboard examples are common.⁴⁶ Although quintessentially American, the Craftsman style was heavily influenced by the Arts and Crafts Movement that originated in England in the nineteenth century; a number of houses in the Carlisle Avenue survey area exhibit clear Arts and Crafts design elements such as brick or stucco exteriors and multiple banks of multi-pane casement windows. One such example is the Charles and Amanda Mikulesky House (constructed in 1926) at 1830 Carlisle Avenue.



Charles and Amanda Mikulesky House (1926), 1830 Carlisle Avenue

Examples of Craftsman buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1135 Carlisle Ave.	Nels Anderson House	1915	Surveyed
1400 Carlisle Ave.	Frank Morawetz House	c.1913	Surveyed
1527 Carlisle Ave.	Everett Luy House	1930	Surveyed
1629 Rapids Dr.	House	1922	Surveyed
1634 Albert St.	House	1924	Surveyed
1636 Carlisle Ave.	E.L. Mrkvicka House	1924	Surveyed
1714 Blake Ave.	Cornelius and Elizabeth Verwey House	1919	Surveyed
1729 Carlisle Ave.	Henry Welfel House	c.1917	Surveyed
1806 Carlisle Ave.	Grace Levings House	1929	Surveyed
1830 Carlisle Ave.	Charles and Amanda Mikulesky House	1926	Potentially eligible**
1928 Carlisle Ave.	Christ Sorenson House	1925	Potentially eligible**

⁴⁶ Wyatt, *Cultural Resource Management*, “Architecture.” McAlester, *A Field Guide to American Houses*, 566-578.

***Properties marked with an ** are elements of the proposed Carlisle Avenue Historic District*

American Foursquare (1900-1930)

An evolution of the earlier vernacular Two Story Cube style, American Foursquare architecture is characterized by its boxy, two-story form; its hipped roof, often with a dormer centered in the front slope; its double-hung windows; and its typically wide front porch. Both clapboard and masonry examples are common. Although symmetrical facades are typical, variations occur. More elaborate American Foursquare houses often feature modest Prairie School characteristics while others take on Mission or Mediterranean Revival elements.⁴⁷



William Larsen House (1911), 1434 Carlisle Avenue.

Examples of American Foursquare buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1018 N. Memorial Dr.	House	1913	Surveyed
1118 Blake Ave.	House	1920	Surveyed
1128 N. Memorial Dr.	House	1901	Surveyed
1215 Carlisle Ave.	Hans Christopherson House	1900	Surveyed
1311 Blake Ave.	Fred Olson House	1913	Surveyed
1403 Carlisle Ave.	2-Flat	c.1920	Surveyed
1406 Carlisle Ave.	House	1920	Surveyed
1421 Carlisle Ave.	Henry Smith House	c.1913	Surveyed
1431 Carlisle Ave.	House	1924	Surveyed
1434 Carlisle Ave.	William Larsen House	1911	Surveyed
1435 Carlisle Ave.	2-Flat	1915	Surveyed
1437 Carlisle Ave.	William Kennedy House	c.1920	Surveyed
1438 Carlisle Ave.	Louis Schoenleben House	c.1915	Surveyed
1440 Blake Ave.	House	c.1900	Surveyed
1515 Carlisle Ave.	Leslie Peterson House	c.1929	Surveyed

⁴⁷ Wyatt, *Cultural Resource Management*, "Architecture."

1526 Carlisle Ave.	House	1914	Surveyed
1615 Rapids Dr.	Henry and Hulda Eiler House	1916	Surveyed
1623 Prospect St.	House	1910	Surveyed
1630 Carlisle Ave.	House	1919	Surveyed
1630 Hamilton St.	House	1912	Surveyed

Bungalow (1910-1940)

Although technically a housing plan rather than a true architectural style, the bungalow first appeared in the United States around the turn of the century. Derived from the Hindustani word “bangla,” referring to a low house with surrounding veranda, the earliest American bungalows were small houses with wide, overhanging roofs, one or two large porches, and simple woodwork. Most were clad in wood siding, although stucco or masonry veneers were not unusual. As a housing plan, bungalow designs typically included a full- or nearly full-width open front porch with a front door that opened into the living room and floor plans that generally included two parallel rows of rooms with bedrooms and a bath on one side and living room, dining room, and kitchen on the other.⁴⁸ Although a true bungalow contained only one story, many were designed to include a second half-story which was achieved through the use of roof dormers that were often visually subdued so as to give the house a more modest, one-story appearance.⁴⁹



Victor and Gertrude Holden House (1927), 1902 Blake Avenue

Residences that exhibited a bungalow plan, but that lacked distinct Craftsman or other stylistic references were classified as bungalows. Examples of bungalow residences in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1225 Carlisle Ave.	William Kaiser House	c.1911	Surveyed
1428 Blake St.	House	c.1930	Surveyed

⁴⁸ Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors: 1870-1960* (New York: W.W. Norton & Co., 2009), 190-193.

⁴⁹ Wyatt, *Cultural Resource Management*, “Architecture.”

1509 Carlisle Ave.	Joseph Gulyash House	1925	Surveyed
1519 Carlisle Ave.	Pasquale Femine House	1924	Surveyed
1628 Carlisle Ave.	House	1929	Surveyed
1640 Carlisle Ave.	House	1919	Surveyed
1700 Blake Ave.	George Horton House	1918	Surveyed
1703 Rapids Dr.	House	1928	Surveyed
1709 Rapids Dr.	House	1927	Surveyed
1713 Carlisle Ave.	William Derks House	1917	Surveyed
1713 Hagerer St.	House	1926	Surveyed
1717 Hagerer St.	House	1920	Surveyed
1721 Blake Ave.	House	1927	Surveyed
1721 Hagerer St.	House	1925	Surveyed
1805 Carlisle Ave.	House	1918	Surveyed
1810 Blake Ave.	Jonathan Meyer House	c.1920	Surveyed
1811 Carlisle Ave.	Tooley Tolfson House	1917	Surveyed
1815 Carlisle Ave.	Matthew Hinderholtz House	1919	Surveyed
1819 Carlisle Ave.	Elizabeth Mura House	1916	Surveyed
1834 Blake Ave.	Thomas and Hulda O'Keefe House	1918	Surveyed
1844 Blake Ave.	House	1927	Surveyed
1902 Blake Ave.	Victor and Gertrude Holden House	1927	Surveyed
1904 Blake Ave.	House	1928	Surveyed
1904 Carlisle Ave.	Matthew Keefe House	1928	Potentially eligible**
1914 Carlisle Ave.	Louis Valentine House	1927	Potentially eligible**
1918 Carlisle Ave.	S. Casciera House	1926	Potentially eligible**
1924 Carlisle Ave.	S. Jeppeson House	1926	Potentially eligible**

***Properties marked with an ** are elements of the proposed Carlisle Avenue Historic District*

Tudor Revival (1900-1940)

Drawing on English architecture of the sixteenth century, the Tudor Revival style is characterized by steeply-pitched gable roofs with one or more dominant front-facing gables; tall, narrow, multi-pane windows arranged in multiple groups; decorative half-timbering; massive chimneys, often topped with decorative chimney pots; and the use of round or Tudor arches at doors or porch entries. The Tudor Revival style was applied to a large proportion of early twentieth-century suburban houses with the largest number of these constructed during the 1920s.⁵⁰

⁵⁰ Wyatt, *Cultural Resource Management*, "Architecture."
McAlester, *A Field Guide to American Houses*, 448-466.



Dr. Henry and Helen Goebel House (1929), 1842 Carlisle Avenue

Examples of Tudor Revival buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1221 Carlisle Ave.	Louis Nelson House	1900	Surveyed
1505 Carlisle Ave.	House	1929	Surveyed
1801 Blake Ave.	House	1927	Surveyed
1812 Carlisle Ave.	House	1927	Surveyed
1838 Carlisle Ave.	House	1930	Potentially eligible**
1842 Carlisle Ave.	Dr. Henry and Helen Goebel House	1929	Potentially eligible**

***Properties marked with an ** are elements of the proposed Carlisle Avenue Historic District*

Mediterranean Revival (1900-1940)

With references to designs from the Spanish Renaissance, Italian Renaissance, Moorish architecture, and Venetian Gothic architecture, Mediterranean Revival buildings are characterized by rectangular plans; flat wall surfaces (which are frequently stuccoed); arcading; and terra cotta, plaster, or tile ornamentation. Brick walls sometimes remain un-stuccoed; red tile roofs with heavy brackets are common.⁵¹

⁵¹ Wyatt, *Cultural Resource Management*, "Architecture."



Nels H. and Elsie Peterson House (1926), 1700 Carlisle Avenue

Examples of Mediterranean Revival buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1700 Carlisle Ave.	Nels H. and Elsie Peterson House	1926	Surveyed
1835 Carlisle Ave.	Joseph and Josephine Konicek House	1929	Surveyed

Minimal Traditional (c.1935-1950)

A precursor of the ubiquitous Ranch style, Minimal Traditional architecture is characterized by its small scale, low- or intermediate-pitched roof, one- or one-and-a-half story height, roof eaves with little or no overhang, and general lack of ornamentation. The Minimal Traditional house has been referred to as “the little house that could.” Small in size, many Minimal Traditional houses were built with FHA-insured loans during the Great Depression, were built quickly and in large numbers during World War II to accommodate production workers, and were built with equal speed and in even larger numbers in the late 1940s to allow returning servicemen to take advantage of the GI Bill’s promise of homeownership.⁵²

⁵² McAlester, *A Field Guide to American Houses*, 586-595.



Samuel and Christina DeRose House (c.1938), 1513 Carlisle Avenue

Examples of Minimal Traditional buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1407 Summit Ave.	K.W. Ehrlich Spec. House	1949	Surveyed
1421 Summit Ave.	K.W. Ehrlich Spec. House	1949	Surveyed
1503 Carlisle Ave.	Louis Fucilla House	1940	Surveyed
1513 Carlisle Ave.	Samuel and Christina DeRose House	c.1938	Surveyed
1526 Blake Ave.	House	1938	Surveyed
1642 Carlisle Ave.	Geatano Bovi House	1947	Surveyed
1720 Carlisle Ave.	House	1951	Surveyed
1832 Carlisle Ave.	Max E. Wolff House	1925	Surveyed**

***Properties marked with an ** are elements of the proposed Carlisle Avenue Historic District*

Ranch (c.1935-1975)

Originating in California during the 1930s, Ranch style architecture became the dominant style for single-family residences throughout the country during the post-war years. In the 1950s and 1960s, unprecedented numbers of modest Ranch houses were constructed in sprawling, suburban developments designed to meet the country's increased housing needs. Ranch houses are distinguished by their broad, one-story aesthetic; low-pitched hipped or gable roof; off-center front entrance often sheltered under the main roof of the house; large picture window; and asymmetrical façade. Attached garages are also common.⁵³ Surveyed Ranch houses in the Carlisle Avenue neighborhood included those exhibiting three or more distinct mid-century design characteristics.

⁵³ McAlester, *A Field Guide to American Houses*, 596-611.



Marshall and Virginia Vartanian House (1953), 1712 Carlisle Avenue

Examples of Ranch buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1401 Summit Ave.	K.W. Ehrlich Spec. House	1949	Surveyed
1521 Summit Ave.	House	1965	Surveyed
1607 Summit Ave.	William Ruffalo House	1956	Surveyed
1619 Summit Ave.	Rollo Mourning House	1956	Surveyed
1649 Summit Ave.	Kenneth Haley House	1953	Surveyed
1712 Carlisle Ave.	Marshall and Virginia Vartanian House	1953	Surveyed
1716 Carlisle Ave.	Frank Nicotera House	1954	Surveyed
1721 Summit Ave.	Wilbur Fritz House	1955	Surveyed
1730 Carlisle Ave.	Laurence Decker House	1955	Surveyed
1807 Blake Ave.	House	1965	Surveyed
1823 Carlisle Ave.	House	1955	Surveyed
1900 Carlisle Ave.	Norman Martinsen House	1950	Potentially eligible**

***Properties marked with an ** are elements of the proposed Carlisle Avenue Historic District*

Contemporary (1945-1990)

Contemporary architecture developed after World War II. The style focused on the arrangement of interior spaces with less attention on exterior ornamentation. Distinguishing features of Contemporary buildings include low-pitched gable (or flat) roofs with wide overhanging eaves, exposed roof beams, windows in gable ends just below the roofline, use of mixed natural materials (wood, stone, brick, etc.), large expanses of uninterrupted wall surfaces in the primary facades, recessed or otherwise obscured front doors, and an asymmetrical plan.⁵⁴ Of particular note in Racine and within the Carlisle Avenue survey area are the distinct round houses designed and built by Racine architect Anton Kratochvil between 1939

⁵⁴ McAlester, *A Field Guide to American Houses*, 628-646.

and 1969; numerous examples of Kratochvil's work exist in north Racine, two of which are located within the Carlisle Avenue neighborhood (1625 Summit Avenue and 1843 Blake Avenue).



Elmer and Viola Hochgurtel House (1947), 1843 Blake Avenue, designed by Anton Kratochvil

Examples of Contemporary buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1300 N. Memorial Dr.	Roma Lodge No.1196	1950	Surveyed
1442 N. Memorial Dr.	Small office building	c.1965	Surveyed
1613 Summit Ave.	House	1959	Surveyed
1625 Summit Ave.	Glenn Bamberger Duplex	1956	Surveyed
1730 State St.	Commercial building	1970	Surveyed
1814 Carlisle Ave.	Ann Staver House	1962	Surveyed
1843 Blake Ave.	Elmer and Viola Hochgurtel House	1947	Surveyed
1909 Summit Ave.	Emmaus Lutheran Church	1954-1955	Potentially eligible
1909 Summit Ave.	Emmaus Lutheran Church parsonage	1956	Potentially eligible
1914 Albert St.	Racine Hydraulics	1959	Surveyed

Vernacular Forms

Vernacular buildings are distinguished by their simplicity of form and are recognized as keystones in the architectural heritage of Wisconsin and of every community in the state. Vernacular buildings lack the decorative embellishment associated with recognized architectural styles and are generally classified by their exterior massing, roof shape, and number of stories.⁵⁵

⁵⁵ Wyatt, *Cultural Resource Management*, "Architecture."

Front Gable (c.1840-1925)

Front Gabled vernacular buildings are ubiquitous in both urban and rural settings. The form was commonly applied to a variety of building types including houses, commercial buildings, schools, churches, and meeting halls. The form is characterized by its rectangular plan and front-facing gable roof. One, one-and-a-half, two, and two-and-a-half story examples occur in communities throughout the state. Half-story versions of the form may feature dormers on one or both roof slopes. Many examples feature a small entry porch or uncovered stoop, although full-width front porches are not uncommon (in some instances, as in the house at 1614 West Street, the front porch has been removed and the primary entrance relocated to a side elevation). Both clapboard and masonry examples are typical.⁵⁶ A number of the Front Gabled houses surveyed in the Carlisle Avenue neighborhood are elements of the proposed Horlick Malted Milk Company Workers' Cottages Historic District (see Chapter 13: Survey Results for additional information).



Charles Jedeka House (1910), 1506 Carlisle Avenue

Examples of Front Gabled buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1117 Carlisle Ave.	House	c.1890	Surveyed
1126 Blake Ave.	C.J. Brown House	c.1890	Surveyed
1211 Blake Ave.	Charles Jensen House	1903	Surveyed
1215 Blake Ave.	Hans Nelson House	1903	Surveyed
1219 Blake Ave.	Nicholas Julman House	1903	Surveyed
1303 Summit Ave.	House	c.1905	Surveyed
1425 Carlisle Ave.	House	c.1925	Surveyed
1435 Horlick Ave.	Horlick Malted Milk Co. Workers Cottage 1	1901	Potentially eligible*
1436 Summit Ave.	Horlick Malted Milk Co. Workers Cottage 6	1908	Potentially eligible*
1437 Horlick Ave.	Horlick Malted Milk Co. Workers Cottage 2	1901	Potentially eligible*

⁵⁶ Wyatt, *Cultural Resource Management*, "Architecture."

1438 Summit Ave.	Horlick Malted Milk Co. Workers Cottage 7	1908	Potentially eligible*
1439 Horlick Ave.	Horlick Malted Milk Co. Workers Cottage 3	1901	Potentially eligible*
1440 Summit Ave.	Horlick Malted Milk Co. Workers Cottage 8	1908	Potentially eligible*
1441 Horlick Ave.	Horlick Malted Milk Co. Workers Cottage 4	1901	Potentially eligible*
1442 Summit Ave.	Horlick Malted Milk Co. Workers Cottage 9	1908	Potentially eligible*
1443 Horlick Ave.	Horlick Malted Milk Co. Workers Cottage 5	1901	Potentially eligible*
1444 Summit Ave.	Horlick Malted Milk Co. Workers Cottage 10	1908	Potentially eligible*
1506 Carlisle Ave.	Charles Jedeka House	1910	Surveyed
1601 Rapids Dr.	Henry Eiler House	c.1890	Surveyed
1613 Hamilton St.	Hans Johnson House	c.1900	Surveyed
1614 West St.	Christ Svenvig House	c.1895	Surveyed
1615 Albert St.	2-Flat	1911	Surveyed
1617 Woodrow Ave.	House	1910	Surveyed
1621 Hamilton St.	House	c.1900	Surveyed
1628 West St.	House	1869	Surveyed
1634 State St.	House	c.1900	Surveyed
1706 Blake Ave.	House	1905	Surveyed
1821 Carlisle Ave.	Frank Kokes House	c.1915	Surveyed
1831 Carlisle Ave.	Otto and Caroline Saas House	1930	Surveyed

**Properties marked with an * are elements of the proposed Horlick Malted Milk Company Workers' Cottages Historic District*

Gabled Ell (c.1860-1910)

The Gabled Ell form is one of the most ubiquitous vernacular house forms constructed in the latter half of the nineteenth century. The Gabled Ell house likely evolved from the earlier Front or Side Gabled form. Urban lot limitations rendered the Gabled Ell more common in rural or small town settings. The form is distinguished by its L or T-shaped plan with an “upright” mass connecting to a longitudinal wing; the resulting “ell” typically held the front entrance, sheltered by a shed- or hipped-roof entry porch. Most commonly, the longitudinal wing was one-story with the “upright” mass rising to one-and-a-half-stories, although examples can be found with other story combinations. Clapboard versions of the form are more common than brick or stone varieties.⁵⁷

⁵⁷ Wyatt, *Cultural Resource Management*, “Architecture.”



Caroline Erickson House (c.1890), 1617 West Street

Examples of Gabled Ell buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
952 N. Memorial Dr.	J. Olsen House	c.1890	Surveyed
1227 Carlisle Ave.	House	c.1900	Surveyed
1237 Summit Ave.	William Bauman House	c.1895	Surveyed
1308 Blake Ave.	Frank Born House	c.1905	Surveyed
1317 Summit Ave.	George Kamm/George Johnson House	c.1895	Surveyed
1329 Carlisle Ave.	House	c.1910	Surveyed
1400 Blake Ave.	Raffaluso/Paruso/Pardiscalsi House	c.1905	Surveyed
1426 Summit Ave.	Jensen/Nelson/Christensen House	c.1901	Surveyed
1438 Blake Ave.	Anthony Acito House	c.1915	Surveyed
1513 Summit Ave.	House	c.1960	Surveyed
1522 Blake Ave.	Wheeler House	c.1930	Surveyed
1606 Prospect St.	House	c.1890	Surveyed
1613 Albert St.	2-Flat	1909	Surveyed
1617 West St.	Caroline Erickson House	c.1890	Surveyed
1701 Hamilton St.	N. Christopherson/J. Olson House	1893	Surveyed
1707 Hamilton St.	G.A. Seberg House	c.1880	Surveyed
1715 Albert St.	House	c.1900	Surveyed

Other Vernacular (c.1860-1910)

Buildings that do not embody standard, recognized vernacular forms (such as front-gabled, side-gabled, cross-gabled, or one- or two-story cube) and that are not representative of a defined architectural style, are

classified as other vernacular. Like recognized vernacular forms, these buildings lack any overt references to architectural styles. Both masonry and frame examples are common.



Nickolas Prediscalzo House (c.1910), 1434 Blake Avenue

Some of the examples found within the Carlisle Avenue survey area would have almost certainly featured stylistic elements (such as decorative cornices and turned-wood or Classical porch detailing) that have since been lost, resulting in otherwise undefined architectural styles.

Examples of otherwise undefined vernacular buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1225 Blake Ave.	House	1907	Surveyed
1408 Blake Ave.	2-Flat	c.1910	Surveyed
1434 Blake Ave.	Nickolas Prediscalzo House	c.1910	Surveyed

Commercial Vernacular (c.1850-1920)

Commercial Vernacular buildings are simply-designed commercial buildings that feature large retail show windows on the ground story with upper stories featuring simple window openings. The shop windows typically flanked single- or double-doors that opened into the retail space, often with a separate doorway at one side of the façade providing access to the residential upper story. Many examples feature heavy cornices with a degree of decorative embellishment such as brick corbelling, wood moldings, metal friezes, or finials. This and a cornice or I-beam above the storefront are often the only ornamentation on the building. A transom window across the façade often provided light to the retail portion of the building. Typically, Commercial Vernacular buildings share party walls with buildings on either side to form continuous commercial streetscapes.⁵⁸

⁵⁸ Wyatt, *Cultural Resource Management*, “Architecture.”



Roma Lodge No.1196 (c.1910), 1330 N. Memorial Drive

Examples of Commercial Vernacular buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1101 Carlisle Ave.	McAdams Grocery	c.1895	Surveyed
1330 N. Memorial Dr.	Salvatore Filipi Store/American-Italian Club/Roma Lodge No.1196	c.1910	Surveyed
1444 Blake Ave.	Samuel DeRose Grocery	c.1925	Surveyed
1733 Rapids Dr.	Ruzicka Grocery & Meat	c.1915	Surveyed

Twentieth-Century Commercial (c.1900-1950)

The Twentieth Century Commercial style is one of – if not the most – common style applied to commercial buildings during the first decades of the twentieth century. This is likely due to the simplicity of its design as well as its relative ease of construction. The style was utilitarian in design and was applied to both large and small buildings. Twentieth Century Commercial buildings are typically broader than their Commercial Vernacular predecessors with horizontal rather than vertical emphases. The style is defined by restrained ornamentation (usually restrained to patterned brickwork), a two-dimensional façade, large shop windows capped with prismatic glass transoms, and overall broad, rectangular massing. Most examples are of brick construction, although other masonry examples appear. Typical ornamentation is limited to the use of contrasting masonry materials (such as brick and stone) and simple brick detailing below the roofline. This often takes the form of rectangular brick panels outlined by soldier or header brick courses and inset with decorative brickwork in herringbone or basket weave patterns. Secondary accents frequently consist of small inset tiles, stones, or concrete panels in simple geometric shapes.⁵⁹

⁵⁹Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors: 1870-1960* (New York: W.W. Norton & Company, Inc., 2009), 245-247.



Belle City Malleable Iron Company/Racine Steel Casting Company office building, 1442 N. Memorial Dr.

Examples of Twentieth-Century Commercial buildings in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1442 N. Memorial Dr.	Belle City Malleable Iron Co./Racine Steel Castings Co. - office building	1923, c.1950	Surveyed
1442 N. Memorial Dr.	12-vehicle garage	1923	Surveyed
1600 Albert St.	DeMark Grocery	1923	Surveyed

Construction Materials and Methods

Lumber

Due to the availability of wood throughout Wisconsin, it has historically served as the most common construction material in the state with wood studs, joists, rafters, clapboards, shingles, and shakes outfitting a wide variety of architectural styles from the most modest vernacular buildings to elaborate high style residences. Historically, Racine contained a number of lumber yards where milled lumber, wood shingles, and other wood building parts were purchased locally. Their historic presence in the community made the construction of the city's frame houses during the nineteenth and early twentieth centuries both practical and affordable. The majority of the existing housing stock in the Carlisle Avenue survey area is of frame construction, although many houses have had their original wood clapboard siding replaced with aluminum or vinyl.

Brick

Early brick making in Wisconsin was carried out by small, local operations that produced handcrafted bricks; by the mid-1880s, this process had become largely mechanized, though still requiring a substantial amount of labor. The color and finish of the bricks varied widely as these were determined by the

chemical characteristics of the local clay deposits. The most distinctive of Wisconsin's bricks were those produced in Milwaukee and elsewhere along the Lake Michigan shoreline where high proportions of calcium and magnesium deposits resulted in cream colored brick. Milwaukee's cream brick became increasingly popular through the second half of the nineteenth century so that by 1880, the city's largest brickyard manufactured 15 million bricks in a single year. Racine boasted its own cream brick industry, making use of the same lakeshore mineral deposits that gave Milwaukee's brick its characteristic color.⁶⁰ Located on the north side of the city, these brickyards contributed substantially to the character of Racine's built landscape in the nineteenth and early twentieth centuries.

Racine is particularly known for its collection of cream brick workers' cottages that were built in scattered locations throughout the city in the 1870s and 1880s; these are typically small, 1 or 1 ½ storied, front-gabled houses with stone foundations and Italianate-style segmentally-arched windows with or without brick hood moldings (47 of these are NRHP listed as contributing elements of the Northside Historic District of Cream Brick Workers' Cottages). During the first decade of the twentieth century, when development in the Carlisle Avenue neighborhood was increasing, a number of cream brick workers' cottages were built along the 1400 block of Summit Avenue. Identical in plan, these are small, 1 ½ story, front-gabled cottages with segmentally-arched windows and doors and a small, central entry porch. Opposite these, a row of gambrel-roofed cottages were constructed with cream brick first stories and frame upper stories. Some other notable examples of brick construction in the Carlisle Avenue survey area include the Colonial Revival house at 1728 Carlisle Avenue and the Craftsman houses at 1830 Carlisle Avenue and 1806 Carlisle Avenue (the latter of which utilizes a distinct herringbone patterned brickwork in the front gable end), among others.

Stucco

Stucco is a moisture resistant Portland cement plaster that was applied over brick, stone, wood lath, or wire mesh as a method of giving wood frame or masonry buildings a monolithic appearance. Naturally gray in color, stucco could also be tinted with earth tones (brown, tan, green) or stark white being particularly common. Although utilized in all eras of American architecture, the popularity of stucco grew in the early twentieth century due to the rise of architectural styles that promoted its natural appearance and smooth finish. In addition, it was not uncommon for property owners to update the appearance of masonry buildings by applying a stucco finish over the original wall material. A good example of stucco cladding in the Carlisle Avenue survey area is the Craftsman bungalow at 1400 Carlisle Avenue; a number of other Craftsman houses utilize brick first stories and stucco cladding at the upper stories.

Aluminum

Aluminum siding became a popular exterior cladding for residential buildings following World War II. It offered a number of advantages over traditional wood clapboard siding including its fire and water resistance, light weight, and inability to rot (thus deterring termites and other pests). Aluminum siding continued to be commonly used in new construction through the 1970s. Among the numerous buildings utilizing aluminum siding in the Carlisle Avenue survey area are a number of Minimal Traditional houses, as well as older buildings that have had their original wall material covered or replaced with aluminum siding.

⁶⁰ Wyatt, *Cultural Resource Management*, "Architecture."

Architects and Builders

The following architects and builders were identified during the course of the survey. Known buildings associated with these individuals and firms are listed below. It should also be noted that available building permits for properties within the survey area indicate that many homes were constructed by their original owners as many neighborhood residents were employed as builders or carpenters. None of the architects associated with resources in the survey area is recognized in the Wisconsin Cultural Resource Management Plan as a master architect in terms of the criteria outlined by the National Park Service for National Register of Historic Places listing.

Architects

James Gilbert Chandler (Racine)

Lincoln School (1890)

Guilbert & Funston (Racine)

Lincoln School, addition (1909)

Anton Kratochvil (Racine)

Elmer and Viola Hochgurtel House, 1843 Blake Ave. (1947)

Glenn Bamberger Duplex, 1625 Summit Ave. (1956)

Max E. Wolff House, 1832 Carlisle Avenue (1925)

Harry Ollrogge (Milwaukee)

Emmaus Lutheran Church (1954-1955)

Builders

Ace Realty Company (Racine)

K.W. Ehrlich Speculative House, 1401 Summit Ave. (1949)

K.W. Ehrlich Speculative House, 1407 Summit Ave. (1949)

K.W. Ehrlich Speculative House, 1421 Summit Ave. (1949)

P. Clausen (Racine)

1918 Carlisle Ave. (1926)

Sophus Jeppeson (Racine)

S. Jeppeson Rental House, 1920 Carlisle Ave. (1926)

Sophus and Ella Jeppeson House, 1924 Carlisle Ave. (1926)

Christ Sorenson House, 1928 Carlisle Ave. (1926)

Nielson Brothers (Racine)

Geatano Bovi House, 1642 Carlisle Ave. (1947)

Nels H. Peterson (Racine)

Nels H. and Elsie Peterson House, 1600 Carlisle Ave. (c.1923)*

Charles and Amanda Mikulesky House, 1830 Carlisle Ave. (1926)

Nels H. and Elsie Peterson House, 1700 Carlisle Ave. (1926)*

Nels H. and Elsie Peterson House, 1728 Carlisle Ave. (1929)*

*A number of houses constructed by Nels H. Peterson were initially owned and occupied by the builder and his family.

Landscape Architecture

Parks

The Carlisle Avenue survey area contains two public parks: Builders Park and Horlick Athletic Field. Builders Park, a small “pocket park” located at the northeast corner of Blake Avenue and Prospect Street, is a relatively recent addition to the neighborhood (constructed over two former residential/commercial lots) and contains playground equipment and benches with no significant landscape design elements. Horlick Athletic Field covers more than 8 acres between High Street and St. Patrick Street (on the north and south) and Carlisle Avenue and N. Memorial Drive (on the east and west). Because of its historic association with recreation and athletics rather than landscape design, Horlick Athletic Field is discussed in Chapter 11: Recreation and Entertainment.

The survey area also contains a small, irregularly-shaped landscaped lot at the center of the former Hamilton Street-State Street-Summit Avenue intersection (Summit Avenue and Hamilton Street were shortened in about 2016 to prevent these streets from intersecting with State Street). This lot contains decorative brick pavers, concrete sidewalks, decorative plantings, benches, and sculptural granite blocks arranged around a central bronze sculpture of Abraham Lincoln. Entitled, *All Men Created Equal*, the sculpture was created by A.L. Van den Bergen and erected in 1923. All of the existing landscape elements were added following the removal of the Summit Avenue and Hamilton Street intersections in 2016.

Properties associated with Landscape Architecture in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1900 State St.	Lincoln Monument	1923	Surveyed

Note on sources

The Wisconsin Cultural Resource Management Plan (CRMP), Virginia McAlester’s *A Field Guide to American Houses*, Gottfried and Jennings’ *American Vernacular*, and Leland Roth’s *American Architecture: A History* provided information on historic architectural styles and building methods with the CRMP detailing the occurrence of individual styles in Wisconsin. Trade journals such as those published by the Chicago-based Universal Portland Cement Company also served as an important primary source of information regarding building materials in the early twentieth century. Information regarding individual architects and builders was found at the Racine Heritage Museum as well as in local and regional newspaper articles.

Chapter 7

Education

Racine's first public school was constructed in 1842 and its board of education was organized ten years later. The city's first public high school followed in 1853. The following years saw the construction of individual public schools in each of the city's five wards. As the city expanded through the remainder of the nineteenth century, additional schools were constructed to accommodate the growing school-age population. This population had reached 2,321 by 1872 and continued to rise over the next twenty years as the city annexed new areas and as employment opportunities at new industries attracted waves of new residents. By 1925, Racine's school-aged population had swelled to nearly 10,000 with much additional growth over the next ten years. Two of the city's major public high schools were constructed during this period of rapid growth: Horlick High School (constructed in 1928 just west of the Carlisle Avenue neighborhood on Rapids Drive) and Washington Park High School (built between 1927 and 1929 on the city's near south side). In 1959, the Wisconsin legislature ordered school districts without high schools to either join with a district that already contained a high school or to establish one by July 1962. The resulting consolidation created the Racine Unified School District. The newly unified district oversaw the construction of Jerome I. Case High School – the city's third – in 1966 at the far western edge of the city.⁶¹ Today, the Racine Unified School District contains 21 elementary schools, 8 middle schools, and 6 high schools with an enrollment of over 17,000 students making it one of the largest school districts in the state.⁶² Throughout its history, the city of Racine has also been home to a wide range of private and parochial schools, as well as private colleges, all of which met with varying degrees of success and longevity.

The only educational resource located within the Carlisle Avenue neighborhood is the Lincoln School (now Lincoln School Historic Apartments).

Primary Education

Constructed in 1890 with additions in 1908 and 1953, Lincoln School served the student population of the Carlisle Avenue and surrounding neighborhoods for more than 90 years. The property was listed in the National Register of Historic Places in 1994 under *Criterion C* as a good local example of the Romanesque Revival style as applied to a public school and as a good example of the work of Racine architect James Gilbert Chandler. Because Lincoln School is listed in the National Register of Historic Places, it was not surveyed as part of this report.

Note on Sources

Sources consulted for this chapter included Thomas C. Reeves' "Education and Culture" chapter in Burckel's *Racine Growth and Change in a Wisconsin County* and the National Register of Historic Places nomination form for Lincoln School. The Wisconsin Cultural Resource Management Plan provided an overview of the history of education in Wisconsin.

⁶¹ Thomas C. Reeves, "Education and Culture," in *Racine: Growth and Change in a Wisconsin County*, ed. Nicholas C. Burckel (Racine, WI: Racine County Board of Supervisors, 1977), 420-422.

⁶² Racine Unified School District, "Schools," rusd.org/schools (accessed March 3, 2022).

Properties associated with education in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1130 Carlisle Ave.	Lincoln School	1890, 1908	NRHP listed

Chapter 8

Social & Political Movements

Fraternal Organizations and Benevolent Societies

A wide array of fraternal organizations and benevolent societies have existed at various times throughout Racine's history, many of which were formed to provide assistance and social opportunities for the city's varied immigrant groups. The only properties identified within the Carlisle Avenue neighborhood that were found to be historically associated with one or more fraternal organizations or benevolent societies are buildings at 1300 N. Memorial Drive and 1330 N. Memorial Drive, both of which operated, in turn, as Roma Lodge No.1196.

Located within Racine's Northside Italian neighborhood, the building at 1330 N. Memorial Drive was constructed c.1910. From that time through the late 1930s, the building served a variety of functions (notions store, confectionary, billiard hall, soft drink parlor, and restaurant), all of which were operated by members of the Italian community that had formed around the Albert and Forest Street (now N. Memorial Drive) intersection. By 1939, the building had been repurposed to serve as the neighborhood's "American-Italian Club." Although another commercial building briefly served as the organization's meeting space for a period in the early 1920s, this building is no longer extant. By 1947, the club had been organized as Roma Lodge No.1196. Roma Lodge, like Italia Lodge which operated within the city's Lakeside Italian neighborhood, found jobs and housing for Italian immigrants, provided sick and death benefits to members and their families, and taught English and civics lessons to newly arrived Italians. In addition, Roma Lodge preserved Old World customs, language, literature, and culture. Social activities sponsored by the lodge included dances, picnics, and sports teams; allied women's and young people's societies provided additional social opportunities for these groups. In 1950, the organization constructed a new Roma Lodge building at 1300 N. Memorial Drive south of its former lodge building. Following the construction of this building, the older building at 1330 N. Memorial Drive reverted to use as a tavern. Eventually the Lakeside community's Italia Lodge merged with the Northside's more robust Roma Lodge, utilizing the newer building on N. Memorial Drive.⁶³ Unlike a number of other ethnic societies that formed in the late nineteenth or early twentieth centuries, Roma Lodge continued to flourish through the twentieth century. In 1987, the organization constructed a new facility in the Village of Mount Pleasant (just west of Racine's municipal boundary) and continues to provide social opportunities for its members in addition to operating a popular banquet and conference center.⁶⁴ Following construction of the Mount Pleasant facility in 1987, Roma Lodge sold its 1950 lodge building at 1300 N. Memorial Drive; since 2004, this building has served as the home of Racine Amusements, a retail business specializing in indoor recreational games.

Note on Sources

Primary sources for information relating to the properties discussed in this chapter included historic city directories, local newspaper articles, Sanborn maps, and information on file at the Racine Heritage Museum. In addition, Burckel's *Racine: Growth and Change in a Wisconsin County* provided

⁶³ Buenker, "The Immigrant Heritage," 109.

⁶⁴ "History of Roma Lodge," Roma Lodge – Racine Italian Welfare Association, <https://www.romalodge.com/members/history-roma-lodge#:~:text=In%201907%2C%20North%20Side%20Italians,Lakeside%20Italians%20established%20Roma%20H> all (accessed March 14, 2022).

information regarding social and fraternal organizations operating in Racine in the nineteenth and twentieth centuries.

Properties associated with Social and Political Movements in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1300 N. Memorial Dr.	Roma Lodge No.1196	1950	Surveyed
1330 N. Memorial Dr.	Salvatore Filipi Store/American-Italian Club/Roma Lodge No.1196	c.1910	Surveyed

Chapter 9

Religion

Although the City of Racine has historically been home to numerous religious organizations (including those identifying as Lutheran, Presbyterian, Episcopalian, Methodist, Baptist, Universalist, Pentecostal, Christian Scientist, Adventist, Catholic, Greek Orthodox, Serbian Orthodox, Armenian Apostolic, Islamic, and Jewish, among many others), only two religious properties were identified within the Carlisle Avenue survey area: Emmaus Lutheran Church and First Holland Christian Reformed Church/Second Missionary Baptist Church. A third church, the Chiesa Evangelica Italian Church, was historically located within the Italian enclave along Albert Street; this building, however, was razed between 2014 and 2017.

Lutheran

Emmaus Lutheran Church – 1909 Summit Avenue

As an organization, Emmaus Lutheran was established in Racine in 1851 by a small group of Norwegian and Danish residents with the congregation's first church building (known as First Scandinavian Lutheran Church) constructed the following year (this building is no longer extant). This congregation is reported to be the oldest Danish Lutheran congregation in the United States. Conflict over religious doctrine in the 1870s led to a split in the congregation. Continued growth in the remaining congregation necessitated the need for a new, larger church building in 1876. This building, referred to as Emmaus Lutheran Church (though the name was not legally adopted until 1932) was located on Mound Avenue along the northern bank of the Root River (this building is no longer extant). Following the congregation's centennial celebration in 1951, it was decided that the future mission of the church could best be served by constructing a larger building in a more residential area.



Emmaus Lutheran Church (1954), 1909 Summit Avenue

To this end, the congregation purchased 13 lots at the corner of Yout Street and Summit Avenue as this area was not yet served by a Lutheran church and the surrounding area had been reserved for residential development. After accepting a building plan by Milwaukee architect Harry A. Ollrogge, ground-breaking for the new Contemporary-style building occurred on May 30, 1954 with construction completed by the fall of 1955. The completed church was able to seat nearly four times as many congregants as the previous facility and contained a spacious nave, 13 classrooms, church offices, a mothers' room, a fireside room with kitchenette, and a fellowship hall and kitchen in the basement. Construction of a new parsonage began immediately following completion of the church building.⁶⁵ The parsonage was constructed in a Contemporary style in keeping with the design of the adjacent church. Emmaus Lutheran Church (and its adjacent parsonage) is recommended as potentially eligible for National Register listing under *Criterion C* as a fine and well preserved example of Contemporary mid-century church design.

Reformed Church

This branch of Protestantism emerged in the sixteenth century in accordance with the theology of John Calvin. Churches emerging from the Reformation during this period became known as the Reformed Church in Holland, Switzerland, and Germany; the Presbyterian Church in England and Scotland; and as Huguenot in France. The Dutch Reformed Church arrived in North American colonies in the 1600s making it the oldest Reformation organization in the United States. During this period, the Dutch Reformed Church retained strong ties to Holland. In areas with large populations of Dutch immigrants, the church retained strong congregations through the nineteenth and early twentieth centuries with Wisconsin being one of three core areas of Dutch Protestantism in the United States.⁶⁶ The First Holland Christian Reformed Church (commonly known as the Holland Reformed Church) was formed in Racine in 1906.⁶⁷ The congregation constructed the existing building at 1327 Blake Avenue in 1908.⁶⁸ By 1931, the church had organized its own parochial school, known as the Racine Christian School (located elsewhere in the city), which had the distinction of being the only parochial school in Racine that was not affiliated with the Catholic or Lutheran churches.⁶⁹ By this time, the church had dropped its ethnic name and had become known simply as the Christian Reformed Church. The group held services at its Blake Avenue church through the 1950s. In 1960, the congregation sold the building to the Second Missionary Baptist Church.⁷⁰ For further information, see entry for Second Missionary Baptist Church below.

Baptist

Second Missionary Baptist Church – 1327 Blake Avenue

Racine's Second Missionary Baptist congregation was formed in 1958 with a seven-member congregation, becoming one of over a dozen predominantly Black churches in the City of Racine.⁷¹ For the first two years of its existence, the group held services at temporary locations, including an old

⁶⁵ "Emmaus Lutheran Church Announces Building Plans," *Racine Journal Times*, November 19, 1953.

"Oldest Danish Church Moves to New Home," *Racine Journal Times Bulletin*, October 9, 1955.

Grassroots History of Racine County (Racine, WI: Racine County Historical Museum, 1978), 156-157.

⁶⁶ Wyatt, *Cultural Resource Management*, "Religion."

⁶⁷ Lawrence N. Crumb, "Religion," in *Racine: Growth and Change in a Wisconsin County*, ed. Nicholas C. Burckel (Racine, WI: Racine County Board of Supervisors, 1977), 497.

⁶⁸ "City Happenings," *Racine Daily Journal*, May 27, 1908.

Wright's Racine City Directory: 1950 (Milwaukee: Wright Directory Co., 1950).

⁶⁹ "Christian Students to Present Program," *Racine Journal News*, November 25, 1931.

⁷⁰ "2d Baptists in Fund Drive," *Racine Journal Times*, December 27, 1960.

⁷¹ "History of Second Missionary Baptist Given," *Racine Star*, September 25, 1971.

YMCA building. By 1960, the Second Missionary Baptist congregation had grown to approximately 80 members. In October 1960 the group purchased the former First Holland Christian Reformed Church at 1327 Blake Avenue for \$15,000.⁷²

In April of 1967, the church hosted an Equal Opportunity Jobs Program that promoted federal government jobs (primarily through the post office) among the city's African American population and provided an explanation of the employment protections granted as part of the 1964 Civil Rights Act (prohibiting employment discrimination based on race, sex, color, religion, or national origin).⁷³ It was assisted in this endeavor by 16 other churches in the city that served Racine's African American population. By 1971, membership at Second Missionary Baptist Church had grown to 550.⁷⁴ The property continues to serve Racine's African American community today as the United Faith Missionary Baptist Church.

Notes on Sources

In addition to general information in the Wisconsin Cultural Resource Management Plan regarding the arrival and advancement of various religions in Wisconsin, information for this chapter was found in local newspaper articles, in Burckel's *Racine: Growth and Change in a Wisconsin County*, and in archival materials housed at the Racine Heritage Museum.

Surveyed properties associated with religion in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1909 Summit Ave.	Emmaus Lutheran Church	1954-1955	Potentially eligible
1909 Summit Ave.	Emmaus Lutheran Church – parsonage	1956	Potentially eligible
1327 Blake Ave.	First Holland Christian Reformed Church/Second Missionary Baptist Church	1908	Surveyed

⁷² “2d Baptists in Fund Drive,” *Racine Journal Times*, December 27, 1960.

⁷³ “Discuss Job Opportunities,” *Racine Journal Times*, April 30, 1967.

“Equal Opportunity Jobs in U.S. Agencies to be Told,” *Racine Journal Times Sunday Bulletin*, April 23, 1967.

⁷⁴ “History of Second Missionary Baptist Given,” *Racine Star*, September 25, 1971.

Chapter 10

Commerce

Historically, the commercial center of Racine was located within the original village plat, along and radiating outwards from Main Street. As the city expanded and annexed new areas in the late nineteenth and early twentieth centuries, secondary commercial districts developed along important through streets such as Washington Avenue on the south side and High Street and Douglas Avenue on the north side. By the 1890s, streetcar lines connected the Carlisle Avenue neighborhood (via State Street and Northwestern Avenue) to these commercial districts. Although the Carlisle Avenue neighborhood is primarily residential, a few modest commercial buildings were constructed within its boundaries.

Retail

The most common historic retail establishments within the Carlisle Avenue neighborhood are small neighborhood grocery stores, four of which were identified within the survey area. These include McAdams Grocery at 1101 Carlisle Avenue, Samuel DeRose Grocery at 1444 Blake Avenue, Ruzicka Grocery & Meat at 1733 Rapids Road, and DeMark Grocery at 1600 Albert Street. The latter of these (utilizing an Americanized form of the Italian surname “DeMarco”) was located within the Italian neighborhood that formed around Albert Street at the eastern edge of the survey area and served as one of the many ethnically-based groceries, dry-goods stores, bakeries, butcher shops, and restaurants that had sprung up in the city by 1920.⁷⁵

Across Albert Street from the DeMark Grocery, the building at 1330 N. Memorial Drive (which would serve as the meeting hall for the local American-Italian Club/Roma Lodge in the 1930s and 1940s) initially served a variety of retail and other commercial functions under the management of Salvatore Filipi; these included a notions store, a confectionary, and a billiard hall (shortly after this building’s construction, one of the upstairs residents, Josie Campagna, also served as a midwife to the surrounding Italian community).

Automobile and Other Services

Other commercial buildings surveyed in the Carlisle Avenue neighborhood include an early twentieth-century commercial garage located at 1328 N. Memorial Drive and a c.1970 laundromat located at 1730 State Street.

Note on Sources

Information related to the historic commercial buildings in the Carlisle Avenue survey area was gathered from city directories, newspaper articles and advertisements, and archived information at the Racine Heritage Museum, Wisconsin Historical Society Archives, and Racine Public Library.

Properties associated with commerce in the Carlisle Avenue survey area include the following:

⁷⁵ Buenker, *Invention City*, 85.

Address	Historic Name	Construction Date	Classification
1101 Carlisle Ave.	McAdams Grocery	c.1895	Surveyed
1328 N. Memorial Dr.	State Motor Service/Haas Motor Service	c.1920	Surveyed
1330 N. Memorial Dr.	Salvatore Filipi Store/ American-Italian Club/Roma Lodge No.1196	c.1910	Surveyed
1444 Blake Ave.	Samuel DeRose Grocery	1926	Surveyed
1600 Albert St.	DeMark Grocery	1923	Surveyed
1733 Rapids Rd.	Ruzicka Grocery & Meat	c.1918	Surveyed
1730 State St.	Laundromat	1970	Surveyed

Chapter 11

Recreation & Entertainment

Although Racine retains numerous historic resources associated with recreation and entertainment throughout the city, the only such resource located in the largely residential Carlisle Avenue survey area is Horlick Athletic Field.

Horlick Athletic Field – 1648 N. Memorial Dr.

Wisconsin-Illinois League Park was established in 1906 immediately north of the Chicago & Northwestern railroad siding on the eastern half of a block bounded by Carlisle Avenue, High Street, Forest Street (now Memorial Drive), and St. Patrick Street. The field initially contained a baseball field with a 30-foot-tall grandstand at the north end of the lot and two 20-foot-tall bleachers at angles on either side of this; the space was surrounded by a 10-foot-tall board fence and served as the home field for the Racine Baseball Association.

In 1919, William Horlick purchased the Wisconsin-Illinois League Park as well as the open space that comprised the western half of the block. During this period, many cities boasted “factory league” football and baseball teams sponsored by their leading industries; in Racine, Horlick’s Malted Milk Company sponsored football and baseball teams that played against teams from other Racine industries as well as those of nearby cities. Under Horlick’s direction, a football field was laid out in this open space in order to provide a dedicated playing field for the Horlick football team. Meanwhile, the eastern half of the block would continue to function as a baseball field for a variety of local games, including those played by the Horlick baseball team. The whole park was dedicated as Horlick Athletic Field in October of 1919.⁷⁶

During this period, nationwide attendance at local sporting events, particularly baseball and football, increased dramatically due, in part, to a general decrease in the length of the average work week (in the United States, average hours worked per week dropped from 57 hours in 1899 to 47 hours by 1920) as well as an increase in working-class wages.⁷⁷ The resulting increase in discretionary time and money meant that many working-class residents of cities like Racine were able to attend or participate in local sporting events as a form of recreation and entertainment. Not surprisingly, the same period saw the construction of many of the country’s first permanent sports facilities.⁷⁸ In addition to hosting early National Football League games in the 1920s, Horlick Athletic Field hosted regular drum and bugle corps shows, high school and local league baseball games, local softball games, and other outdoor sports events. As attendance at Horlick Athletic Field increased and as the space became an increasingly popular venue for a range of outdoor events, a stone wall was built along the perimeter of the baseball field (replacing the original board fence), with a stone ticket booth and entry gates at its northeast corner. Construction of the ticket booth as well as the northern stone wall and a portion of the eastern wall took place in 1936. The construction of the remainder of the eastern wall and all of the southern wall was completed as part of a Works Progress Administration (WPA) project in the summer of 1937. The WPA work at Horlick

⁷⁶ “W.I. League Park is Bought by Horlick,” *Racine Journal News*, October 18, 1919.

⁷⁷ Chad Seifried and Donna Pastore, “Analyzing the First Permanent Professional Baseball and Football Structures in the United States,” *Sport History Review*, Vol.40, Iss.2 (2009), 167-196.

⁷⁸ Chad Seifried and Donna Pastore, “Analyzing the First Permanent Professional Baseball and Football Structures in the United States,” *Sport History Review*, Vol.40, Iss.2 (2009), 167-196.

Athletic field also included the construction of a stone shed to protect the electrical equipment that powered the flood lights.⁷⁹



Horlick Athletic Field (1906, 1936-37), 1648 N. Memorial Drive

From 1943 to 1950, the field was home to the Racine Belles, one of four original teams that formed the All-American Girls Professional Baseball League (1943-1954). The League was formed in 1943 by Philip Wrigley and other major league baseball executives as a means of offsetting the impact that the United States' participation in World War II had on Major League Baseball. With Horlick Athletic Field at the ready and attendance at local sporting events at an all-time high, the city of Racine put in a winning bid to host one of the founding AAGPBL teams. In 1943, the Racine Belles won the first AAGPBL world championship against the Kenosha Comets. In the early 1960s, the field was expanded west to Carlisle Avenue to accommodate a second playing field, a distinctive Contemporary style concession stand with a folded plate roof, and additional bleacher seating. The expansion required the removal of a large portion of the park's western wall.⁸⁰ Following the expansion, the baseball field was shifted westward with the football field occupying the eastern portion of the park. Today, Horlick Athletic Field hosts the Racine Raiders, a minor league team in the Mid-States Football League.

Horlick Athletic Field is Wisconsin's only ballpark from the founding years of the AAGPBL and one of two remaining in the United States (Wisconsin's other AAGPBL ballpark was located in Kenosha and was home to the Kenosha Comets; this park was demolished in 1980). In Rockford, Illinois, the original playing field that was home to the Rockford Peaches remains, although the field's only remaining element from its historic period is a small brick ticket booth (the field's historic grandstand is no longer extant and its existing baseball diamond is a 2010 reconstruction as the site was not maintained as a baseball field following the end of the AAGPBL era). The Indiana ballpark that was home to the AAGPBL's fourth original team, the South Bend Blue Sox, is no longer extant.

Although Horlick Athletic Field's original freestanding wood grandstand has been replaced with modern steel bleacher seating and the location of the baseball diamond has been shifted to the western half of the

⁷⁹ "City and WPA Officials Confer on Racine Program," *Racine Journal Times*, July 20, 1937.

⁸⁰ "Proposed New Horlick Athletic Field Football Field," *Racine Journal Times*, June 19, 1960.

field, Horlick Athletic Field retains its historic stone walls along the northern, eastern, and southern edges of the park as well as its historic entrance and ticket booth at the northeast corner. Of the two remaining ball parks associated with the founding years of the AAGPBL in the United States, Horlick Athletic Field is by far the more substantial of the two. Horlick Athletic Field also has a long association with the history of both sports and recreation in Racine and stands as the city's oldest continuously operated outdoor athletic field with distinct elements from the early twentieth century through the 1960s. As such, Horlick Athletic Field is recommended as potentially eligible for NRHP listing under *Criterion A: History* for its significant association with the history of sports and recreation in the City of Racine as well as for its more specific association with the formative years of the All-American Girls Professional Baseball League. The facility is also notable for its association with the Works Progress Administration in Racine.

Properties associated with Recreation & Entertainment in the Carlisle Avenue survey area include the following:

Address	Historic Name	Construction Date	Classification
1648 N. Memorial Dr.	Horlick Athletic Field	1906, 1936-37	Potentially eligible

Chapter 12

Underrepresented Communities

Since its annexation by the City of Racine in the 1870s and 1880s, the Carlisle Avenue neighborhood has been home to people of diverse ethnicities and nationalities. Beginning in the late nineteenth century and continuing through the years leading up to World War II, the neighborhood was largely comprised of residents identifying as Armenian, Italian, Bohemian (Czech), English, Norwegian, Austrian, Polish, Danish, Turkish, Hungarian, and German by birth, as well as American-born residents, including a small number of African Americans. Beginning in the 1960s, the neighborhood's African American population increased as families from the city's older Black neighborhoods began relocating to homes in the southern portion of the Carlisle Avenue neighborhood. By the 1970s, Latino Americans had begun to relocate to homes in the neighborhood as well.

African Americans

Throughout their experience in Wisconsin, African Americans tended to concentrate in urban areas. Although Milwaukee has historically been home to the largest concentration of African Americans, Racine (along with Beloit and, later, Madison) has also had a considerable number of Black residents for much of its history. Small numbers of Black people were identified in Racine's early city demographic data with 10 individuals identified in the city's 1838 directory and 71 identified in the 1860 census. The years during and immediately following World War I saw a marked increase in Racine's African American population. During this period, European immigration to the city declined and migration from other parts of the United States increased due to the availability of jobs in Racine's expanding industrial sector which was in the midst of a manpower shortage. By 1920, the city's African American population had increased to approximately 300, the majority of which lived on the south side of town (outside of the current study area).⁸¹

The Great Migration – the movement of approximately six million African Americans from southern states to urban areas in midwestern, western, and northern states – brought increasing numbers of Black Americans to Racine in search of economic opportunities and basic civil liberties over the following decades. Although some of these new arrivals found work in Racine's foundries and manufacturing plants in the years before World War II, evidence suggests that some of the largest industrial companies hired very few African Americans during this period as employment discrimination and other forms of inequity were not uncommon.⁸² The majority of Black workers during this period operated their own small businesses or worked as janitors, domestics, cooks, watchmen, porters, ushers, and tailors.⁸³

The largest increase in Racine's African American population occurred during World War II when several thousand Black workers – including those migrating from southern states as well as those arriving from the Caribbean – found work in Racine's defense plants. Although a number of the Black workers

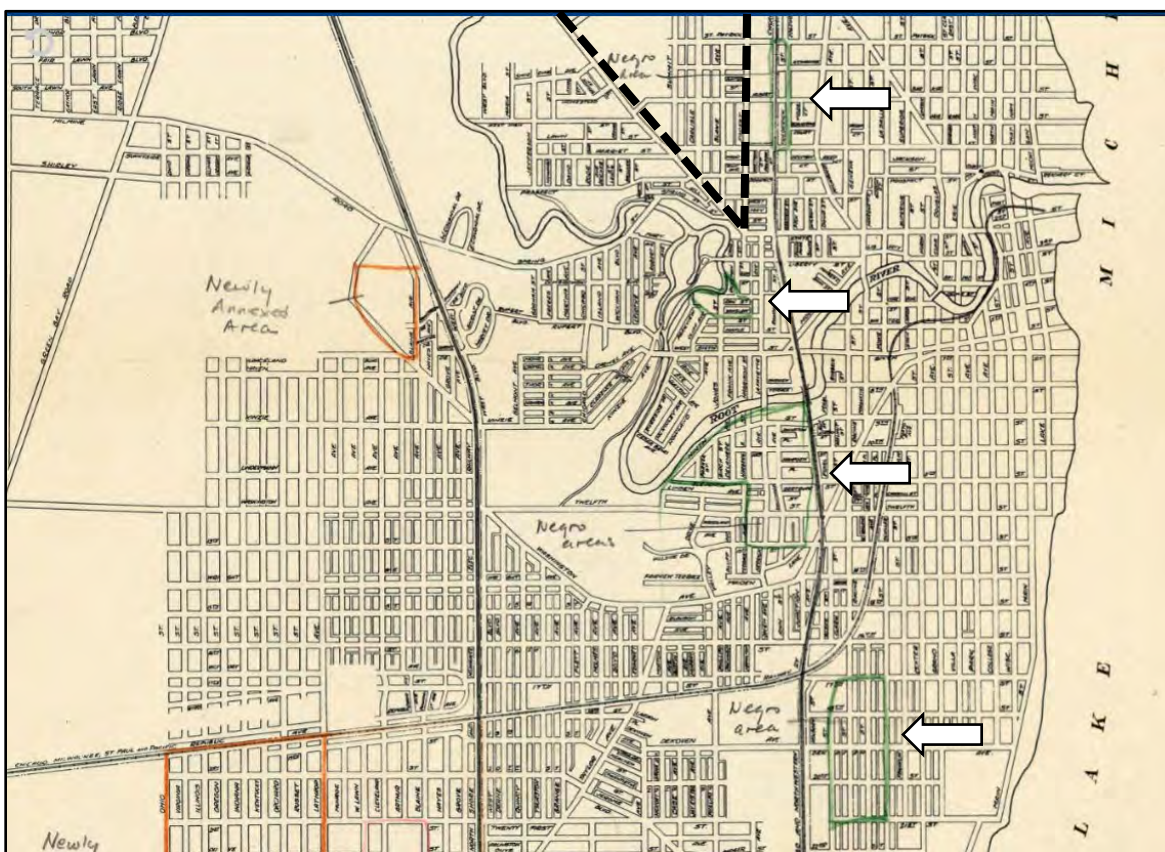
⁸¹ Buenker, "The Immigrant Heritage," 73.

"Interview with William 'Blue' Jenkins," January 3, 1974, Racine, Wisconsin. Wisconsin Sound Archive, Wisconsin Historical Society, https://whs.aviaryplatform.com/collections/1093/collection_resources/18938/transcript (accessed April 7, 2022).

⁸² "Interview with William 'Blue' Jenkins," January 3, 1974, Racine, Wisconsin. Wisconsin Sound Archive, Wisconsin Historical Society, https://whs.aviaryplatform.com/collections/1093/collection_resources/18938/transcript (accessed April 7, 2022).

⁸³ Buenker, "The Immigrant Heritage," 84.

who migrated to Racine during the war years never established permanent residency in the city after the war ended, many others did, so that by 1950, Racine County recorded an African American population of 2,500, the vast majority of whom lived in Racine.⁸⁴ The majority of these families settled in Black neighborhoods scattered throughout the city including a narrow strip along the eastern edge of the Chicago & North Western tracks, immediately opposite the current Carlisle Avenue survey area; a small area across the Root River from Horlick Park, less than one quarter mile south of the Carlisle Avenue neighborhood; and in two larger areas in the southern part of the city that extended outward from centers at Memorial Drive/11th Street and Mead Street/De Koven Avenue.⁸⁵



1947 map of the City of Racine (detail), annotated with locations of the city's four African American neighborhoods outlined in green (2022 Carlisle Avenue survey area indicated by dotted line).

Source: WHS Maps and Atlases Collection.

Although the city's African American population was a growing part of the labor force at almost every major factory in the city, discrimination remained a fact of life for Racine's Black families during the post-war years.⁸⁶ Although some of the more overt forms of racism (such as parades involving the Racine chapter of the Ku Klux Klan) may have faded from view by the 1950s, Black residents faced innumerable challenges including de facto segregation of the city's schools, a lack of investment in Black neighborhoods, and limited job opportunities. Housing segregation in the city was particularly onerous due to restrictions placed on Black homebuyers that left many who could not find homes in established

⁸⁴ Buenker, *Invention City*, 112.

⁸⁵ Charles B. Cape, *Racine, Wisconsin* (map), c.1947. Wisconsin Historical Society Maps and Atlases Collection.

⁸⁶ Buenker, "The Immigrant Heritage," 84.

black neighborhoods living in unsanitary and substandard trailer camps authorized by the Racine Housing Administration.⁸⁷

As a means of correcting these inequities, a local chapter of the National Association for the Advancement of Colored People (NAACP) was established in Racine in 1951 with an initial membership of 370. The organization worked for open housing, equal employment opportunities, school desegregation, and improved police-community relations.⁸⁸ The community was active in public demonstrations during the Civil Rights Era, including a 600-person march to protest the construction of a new recreation center in one of the city's predominantly white neighborhoods at a time when the African American community was desperately in need of such resources.⁸⁹ By 1970, the southern tip of the Carlisle Avenue survey area had become a predominantly Black neighborhood (not coincidentally, this area had been "redlined" by the Home Owners' Loan Corporation in 1937, resulting in stagnating property values and a legacy of racial disparity).⁹⁰ This period also saw grassroots efforts to increase employment within the Black community, including a government job fair hosted by the Second Missionary Baptist Church at 1327 Blake Avenue.

By 1990, African Americans comprised nearly one-fifth of Racine's total population. Despite some prior successes in school desegregation and fair housing legislation, the city's Black community continued to suffer from the loss of middle-class industrial jobs and the low-paying service jobs that replaced them.⁹¹

One property individually associated with Black history was identified in the Carlisle Avenue neighborhood: the Second Missionary Baptist Church at 1327 Blake Avenue. Although a number of prominent Black leaders arose prior to and during the civil rights era in Racine (including Corinne Reid-Owens, William "Blue" Jenkins, George Bray, and others), none of these individuals are identified with properties located in the Carlisle Avenue neighborhood.

Latino Americans

Although small numbers of Mexican and Mexican-American migrant workers traveled to areas of Racine County in the 1890s and early twentieth century as farm or railroad workers, they remained a very small segment of the population of the City of Racine until the 1950s and 1960s. Many of the Mexicans who settled in Racine during these decades had come to Wisconsin as part of the Federal "Bracero" program (1951-1964) that brought agricultural workers from Mexico to farms in the United States. At the program's end, many of these families found diverse and better-paying jobs in Racine and other urban centers in southeastern Wisconsin.⁹² During the 1960s, many newly arrived Mexicans in Racine were aided in their transition to urban, industrial life by the Merrill Labor Project. Established in the early 1960s through the combined efforts of the Merrill Trust Fund, the Episcopal Church, and the National Catholic Rural Life Conference, the Merrill Labor Project helped to resettle migrants in Racine and neighboring Kenosha through counseling, job placement, housing relocation, and vocational education.⁹³ In the 1960s and 1970s, Racine's Mexican-American community formed a wide range of civic, social, cultural, and political groups aimed at preserving and celebrating Mexican culture and promoting social

⁸⁷ *Racine Heritage Preservation Plan*, Lakota Group (adopted by Racine Common Council February 2019), 54.

⁸⁸ National Association for the Advancement of Colored People. Racine Branch: Records, 1954-1984 (finding aid). Wisconsin Historical Society Archives, <https://digicoll.library.wisc.edu/cgi/f/findaid/findaid-idx?c=wiarchives;cc=wiarchives;view=text;rgn=main;didno=uw-whs-pks0066> (accessed April 7, 2022).

⁸⁹ *Racine Heritage Preservation Plan*, 54.

⁹⁰ Buenker, "The Immigrant Heritage," 94.

⁹¹ Buenker, *Invention City*, 112.

⁹² "Mexicans in Wisconsin," Wisconsin Historical Society, <https://www.wisconsinhistory.org/Records/Article/CS1791> (accessed April 27, 2022).

⁹³ Buenker, "The Immigrant Heritage," 79.

justice; these included Cuatremore Club, the Spanish American Civic Club, the Latin American Women's Club, LaRaza Unida, League of United Latin American citizens, the Racine Spanish Center, and the Mexican-American Political Education Committee.⁹⁴

Generally arriving in Racine later than their Mexican American counterparts, Puerto Ricans became a significant demographic in the city beginning in the mid-to-late 1960s and 1970s. Prior to this, small groups of Puerto Ricans had arrived in Racine, but many of these stayed only temporarily while working to earn enough money to follow family to larger cities.⁹⁵ By the early 1950s, a substantial number of Puerto Ricans – more than 2,500 – had settled in Milwaukee. Many of these came to Wisconsin by way of Michigan where they had worked as agricultural laborers and relocated to Chicago and Milwaukee to find work following the harvest. Other Puerto Ricans migrated to southeastern Wisconsin from the industrial city of Loraine, Ohio which had boasted one of the oldest Puerto Rican communities in the Midwest.⁹⁶ In any case, the proximity of Milwaukee's growing Puerto Rican community (which had grown to more than 18,000 by 1980) undoubtedly played a part in the establishment of a permanent Puerto Rican presence in Racine during this period. Like their Mexican-American counterparts, Racine's Puerto Rican community faced a range of civic, educational, and employment barriers, and in 1971 formed the Puerto Rican Society to “promote economic and social betterment, preserve culture, cooperate with other Latin American Peoples, and defend civil rights.”⁹⁷

By 1990, Racine was home to 2,952 individuals identifying as Latino (about 4.5 percent of the city's population).⁹⁸ By 2000, the city's Latino population was comprised of approximately 77 percent Mexicans, 7 percent Puerto Ricans, with Cubans, Central Americans, and South Americans making up less than one percent each.⁹⁹

While a number of individual properties in the Carlisle Avenue survey area have been and are owned or occupied by Latino Americans, none were identified as being of individual or collective significance to the history of Racine's Mexican-American, Puerto Rican-American or other Latino communities.

Note on Sources

Sources consulted for information regarding underrepresented communities in the Carlisle Avenue neighborhood include information published by the Wisconsin Historical Society, Burckel's *Growth and Change in a Wisconsin County*, Buenker and Ammann's *Invention City: A Sesquicentennial History of Racine*, local and state government publications, and demographic data collected and published by Princeton University as part of its Eviction Lab project.

⁹⁴ Buenker, “The Immigrant Heritage,” 113.

⁹⁵ Buekner, “The Immigrant Heritage,” 74.

⁹⁶ “Puerto Ricans in Wisconsin,” Wisconsin Historical Society, <https://www.wisconsinhistory.org/Records/Article/CS1883> (accessed April 27, 2022).

⁹⁷ Buekner, “The Immigrant Heritage,” 113.

⁹⁸ “Community Forum on Race Relations in Racine County, Wisconsin,” U.S. Commission on Civil Rights, <https://www.usccr.gov/files/pubs/sac/wi0301/ch3.htm> (accessed April 7, 2022).

⁹⁹ Eviction Lab: Interactive Map of the City of Racine, Princeton University, <https://evictionlab.org/map/#/2016?geography=block-groups&bounds=-87.842,42.729,-87.765,42.755&type=er&locations=551010012023,-87.804,42.739> (accessed April 7, 2022).

Chapter 13

Survey Results

The architectural and historical survey of the Carlisle Avenue neighborhood identified a total of 195 properties of architectural and/or historical interest. Taken together, the surveyed properties represent the development of one of Racine's working-class neighborhoods between the late nineteenth century and the mid-twentieth century. The survey identified two proposed historic districts and two individual resources that are potentially eligible for listing in the National Register of Historic Places. These properties are discussed in previous chapters within the context of relevant architectural and/or historic themes.

The remainder of this chapter provides five lists including (1) an inventory of resources currently listed in the National Register of Historic Places as of Spring 2022; (2) a list of resources considered potentially eligible for individual National Register listing; (3) a list of properties included in the proposed Horlick Malted Milk Company Workers' Cottages Historic District as well as a brief description of the proposed historic district; (4) a list of properties included in the proposed Carlisle Avenue Historic District as well as a brief description of the proposed historic district; and (5) a full inventory of all resources surveyed within the Carlisle Avenue survey area. Survey maps showing the locations of all properties included in this report are located in the Appendix.

The following lists were compiled according to conditions observed at the time of survey and may not reflect future conditions should demolition, remodeling, or restoration work occur in relation to any historic properties. In addition, further historical research may reveal the significance of properties not identified at the present time. Properties that have been evaluated as potentially eligible for listing in the National Register of Historic Places have been reviewed by the State Historic Preservation Office based on research conducted as part of this intensive survey project. Properties that have not been identified as potentially eligible can be further reviewed for National Register eligibility by completing the National Register of Historic Places Questionnaire located at the Wisconsin Historical Society's website (www.wisconsinhistory.org) and submitting the required documentation to the National Register Coordinator at the Wisconsin State Historic Preservation Office.

Resources currently listed in the National Register of Historic Places

Address	Historic Name	Construction Date	NRHP Listing Date
1130 Carlisle Ave.	Lincoln School	1890, 1908	1994

Resources potentially eligible for individual listing in the National Register of Historic Places

Address	Historic Name	Construction Date	Style	NRHP Criteria
1648 N. Memorial Dr.	Horlick Athletic Field	1906, 1936-37	N/A	Criterion A
1909 Summit Ave.	Emmaus Lutheran Church and Parsonage	1954-1955, 1956	Contemporary	Criterion C

Proposed Horlick Malted Milk Company Workers' Cottages Historic District

Address	AHI #	Historic Name	Construction Date	Status
1435 Horlick Ave.	244238	Horlick Malted Milk Company Workers' Cottage 1	1901	Contributing
1437 Horlick Ave.	244254	Horlick Malted Milk Company Workers' Cottage 2	1901	Contributing
1439 Horlick Ave.	244270	Horlick Malted Milk Company Workers' Cottage 3	1901	Contributing
1441 Horlick Ave.	244096	Horlick Malted Milk Company Workers' Cottage 4	1901	Contributing
1443 Horlick Ave.	244112	Horlick Malted Milk Company Workers' Cottage 5	1901	Contributing
1436 Summit Ave.	11380	Horlick Malted Milk Company Workers' Cottage 6	1908	Contributing
1438 Summit Ave.	244262	Horlick Malted Milk Company Workers' Cottage 7	1908	Contributing
1440 Summit Ave.	244278	Horlick Malted Milk Company Workers' Cottage 8	1908	Contributing
1442 Summit Ave.	244104	Horlick Malted Milk Company Workers' Cottage 9	1908	Contributing
1444 Summit Ave.	244120	Horlick Malted Milk Company Workers' Cottage 10	1908	Contributing

1435 Summit Ave.	11379	Horlick Malted Milk Company Workers' Cottage 11 (Napoleon B. Roque House)	1908	Contributing
1439 Summit Ave.	244173	Horlick Malted Milk Company Workers' Cottage 12	1908	Contributing
1443 Summit Ave.	244181	Horlick Malted Milk Company Workers' Cottage 13	1908	Contributing
1447 Summit Ave.	244189	Horlick Malted Milk Company Workers' Cottage 14	1908	Contributing
1451 Summit Ave.	244197	Horlick Malted Milk Company Workers' Cottage 15	1908	Contributing

Narrative Description

The proposed Horlick Malted Milk Company Workers' Cottages Historic District is located immediately east of the former Horlick Malted Milk Company complex, along the west side of Horlick Avenue and both sides of Summit Avenue, immediately south of Kewaunee Street. The proposed district is comprised of 15 individual resources arranged in rows of 5 with each row consisting of buildings identical in plan. All of the proposed district's 15 buildings are considered to be contributing and were constructed between 1901 and 1908. Buildings along Horlick Avenue are small, 1-story, front-gabled frame houses that were constructed in 1901. Buildings along the west side of Summit Avenue are 1 ½ story front-gabled cottages of cream brick construction. Buildings along the east side of Summit Avenue are 2-story Dutch Colonial Revival cottages with cream brick first stories and frame upper stories. All buildings along Summit Avenue were constructed in 1908. Although many of the buildings in the district have had alterations to their original entry porches, and the Horlick Avenue houses and the upper levels of the 2-story buildings have been re clad in vinyl and aluminum siding, all of the buildings in the proposed district retain their original diminutive footprints and all of the Summit Avenue houses retain their original cream brick walls and as well as their original fenestration patterns. In addition, the 15 buildings in the proposed district comprise the complete block of buildings constructed by the Horlick Malted Milk Company in the first decade of the twentieth century to house members of its workforce.

Statement of Significance

The 15 houses located within the proposed Horlick Malted Milk Company Workers' Cottages Historic District were constructed in 1901 and 1908 by the Horlick company to house its workers, many of whom were recently arrived immigrants from England, Germany, Denmark, and Norway. The proposed district is locally significant under *Criterion A* and *Criterion C* as a collection of early twentieth century worker's cottages constructed by one of Racine's leading industries to provide housing for its workers at a time when working-class family housing within walking distance of the Horlick Malted Milk complex was particularly scarce. The 15 small, vernacular cottages comprising the proposed district served as homes for 15 families who rented the properties from the Horlick company. A review of city directories and censuses from the first decades of the twentieth century suggests that the turnover rate for tenants in these properties was high, with the exception of the house at 1435 Summit Avenue. This building was occupied by Napoleon Rocque, an assistant superintendent at the Horlick company, from its construction in 1908 to Rocque's death in 1939. All other houses were rented by an ever changing list of Horlick employees that held non-managerial positions with the company (factory hands, machinists, stock keepers, etc.). Additional research is needed to determine the nature of the rent expected of Horlick's tenants (i.e., whether renters paid a regular monthly rent or whether this housing was provided in partial exchange for labor in the Horlick's factory). In any case, whether due to the financial arrangement involved in renting the properties or to the small size of the houses (which would have been especially confining given that the majority of Horlick's renters were families with multiple children, some of whom

also took in boarders), most families who rented these houses did not stay for more than a year. As production at Horlick's Racine plant came to an end, the Horlick company sold the houses to private owners between 1949 and 1958.



Proposed Horlick Malted Milk Company Workers' Cottages Historic District: 1435-1451 Summit Avenue, built 1908 (top left); 1436-1444 Summit Avenue, built 1908 (top right), 1435 Horlick Avenue, built 1901 (bottom)

Boundary Description

The historic boundary of the proposed district consists of a rectangle that encompasses its 15 contributing resources. Beginning at the northwestern corner of 1443 Horlick Avenue, the boundary runs east for approximately 413 feet along the northern property lines of 1443 Horlick Avenue, 1444 Summit Avenue, and 1451 Summit Avenue; from there the boundary runs south for approximately 198 feet along the rear (eastern) property lines of 1451 Summit Avenue, 1447 Summit Avenue, 1443 Summit Avenue, 1439 Summit Avenue, and 1435 Summit Avenue; at that point, the boundary runs west for approximately 410 feet along the southern property lines of 1435 Summit Avenue, 1436 Summit Avenue, and 1435 Horlick Avenue; from there, the boundary runs north for approximately 180 feet along the western property lines of 1435 Horlick Avenue, 1437 Horlick Avenue, 1439 Horlick Avenue, 1441 Horlick Avenue, and 1443 Horlick Avenue to the point of beginning. Historic boundary lines coincide with existing legal tax parcel lines of buildings within the proposed district.

Boundary Justification

The historic boundary has been delineated to encompass the proposed district's 15 contributing buildings, including 5 houses along Horlick Avenue, 5 houses along the west side of Summit Avenue, and 5 houses along the east side of Summit Avenue. The historic boundary coincides with existing and historic parcel lines and excludes neighboring properties that were not historically associated with the Horlick company or with the rental units of the proposed district.

Proposed District Map



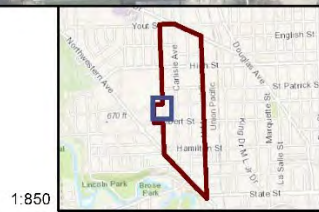
Legend

- Surveyed Properties (Contributing)
- ▭ Survey Boundary
- ▭ Horlick Malted Milk Company Workers' Cottages Historic District (Proposed)

Service: Esri, HERE, Garmin, OpenStreetMap contributors, Swatch Communications
 Sources: Esri, DeLorme, Garmin, Intermap, INCREMENT P, Corp., GEBCO, USGS, FAO, NPS, NRCAN, CAGI, Swatch, IGN, Kadaster NL, Ordnance Survey, Esri, DTT, METI, Esri, Swatch Communications, Swatch Communications, and the Community Contributor (OpenStreetMap contributors, and the Contributors)

Map Details: UWM-CRM 2021-0717
 Coordinate System: NAD 1983 HARN Transverse Mercator
 Projection: Transverse Mercator
 Datum: North American 1983 HARN
 Created by: UWM-CRM 5/3/2022

Horlick Malted Milk Company Workers' Cottages Historic District
 Racine Intensive Survey - Carlisle Avenue Neighborhood
 City of Racine, Racine County, Wisconsin
 T3N R23E Sections 5 and 8



1:850

Proposed Carlisle Avenue Historic District

Address	AHI #	Historic Name	Const. Date	Style	Status
1928 Carlisle Ave.	244107	Christ Sorenson House	1925	Craftsman	Contributing
1924 Carlisle Ave.	244233	S. Jeppeson House	1926	Bungalow	Contributing
1920 Carlisle Ave.	244109	S. Jeppeson Rental House	1926	Colonial Revival	Contributing
1918 Carlisle Ave.	244100	S. Casciera House	1926	Bungalow	Contributing
1914 Carlisle Ave.	244092	Louis Valentine House	1927	Bungalow	Contributing
1908 Carlisle Ave.	244225	J. Menden House	1928	Colonial Revival	Contributing
1904 Carlisle Ave.	244271	Matthew Keefe House	1928	Bungalow	Contributing
1900 Carlisle Ave.	244118	Goodwin B. Nelson House	1950	Ranch	Noncontributing
1842 Carlisle Ave.	244148	Dr. Henry and Helen Goebel House	1929	Tudor Revival	Contributing
1838 Carlisle Ave.	244140	Walter Vogel House	1930	Tudor Revival	Contributing
1832 Carlisle Ave.	244217	Max E. Wolff House	1925	Minimal Traditional	Contributing
1830 Carlisle Ave.	244099	Charles and Amanda Mikulesky House	1926	Craftsman	Contributing

Narrative Description

The proposed Carlisle Avenue Historic District is located along the west side of a single block of Carlisle Avenue between Yout Street to the north and English Street to the south. This portion of Carlisle Avenue contains a raised center median (containing mown grass and decorative streetlights) with tree-lined grass terraces and concrete sidewalks along both sides of the street. Houses within the proposed district are set back approximately 40 feet from the sidewalk with concrete walkways providing access from the public sidewalk to the buildings' front entrances (the exception includes the Mikulesky House at 1830 Carlisle Avenue which faces English Street rather than Carlisle Avenue). Located at the northern end of the Carlisle Avenue neighborhood – a working class neighborhood that developed between the last decades of the nineteenth century and the mid-twentieth century – the proposed district is visually distinct from the remainder of the neighborhood due to its lack of mid-century infill construction, its concentration of “high style” houses built between 1925 and 1930, and its relatively high degree of overall integrity.

The proposed district is comprised of 12 individual houses; of these, 11 are considered to be contributing resources while 1 is considered to be noncontributing as its construction significantly postdates that of the other buildings in the district. All contributing buildings within the proposed district were constructed between 1925 and 1930 and represent popular architectural styles and building forms of the 1920s. Styles include Craftsman, Colonial Revival, and Tudor Revival, as well as bungalow and minimal traditional building forms. Seven of the 11 contributing buildings feature brick exteriors while the remaining 4 originally featured clapboard or shingle siding and have been reclad in aluminum or vinyl. Despite

alterations to the wall materials of these 4 buildings, each retains a sufficient number of original design elements to reflect the historic architectural style in which it was constructed. All houses within the district are in good condition and the majority retain high degrees of integrity.



1842 Carlisle Avenue (top left), 1904 Carlisle Avenue (top right), 1830 Carlisle Avenue (bottom left), 1908 Carlisle Avenue (bottom right)

Statement of Significance

The 11 contributing houses located within the proposed Carlisle Avenue Historic District were constructed between 1925 and 1930 in architectural styles and forms that represented popular trends in residential design of the late 1920s. Many of the original homeowners of properties within the proposed district were employed in managerial positions in Racine's industries or utility companies and their homes are some of the best representatives of these styles within the working-class Carlisle Avenue neighborhood. Builders of houses within the district included prolific local builder Nels Peterson; real estate entrepreneur and builder Sophus Jeppeson; local builder and architect Anton Kratochvil (who would later be known for his distinctive round house designs); and local contractors P. Clausen, J.H. Menden & Sons, F. Miller, Charles Lorence, and C. Klingberg. The proposed district is locally significant and potentially eligible for National Register listing under *Criterion C* as a cohesive collection of houses representing popular architectural styles of the late 1920s as applied to relatively modest homes in one of Racine's working-class neighborhoods.

Boundary Description

The historic boundary of the proposed district consists of a rectangle that encompasses its 11 contributing resources and 1 noncontributing resource. Beginning at the northeastern corner of 1928 Carlisle Avenue, the boundary runs south for approximately 530 feet along the eastern (front) property lines of the 12 buildings within the proposed district (1830-1928 Carlisle Avenue). From there, the boundary runs west

for approximately 150 feet along the southern property line of 1830 Carlisle Avenue. At that point, the boundary runs north for approximately 526 feet along the western (rear) property lines of the 12 buildings within the proposed district (1830-1928 Carlisle Avenue). From there, the boundary runs east for approximately 150 feet along the northern property line of 1928 Carlisle Avenue to the point of beginning. Historic boundary lines coincide with existing and historic legal tax parcel lines of buildings within the proposed district.

Boundary Justification

The historic boundary has been delineated to encompass the proposed district's 11 contributing buildings, all of which are located along the west side of a single block of Carlisle Avenue. The historic boundary coincides with existing and historic parcel lines and excludes properties on the east side of Carlisle Avenue and on neighboring blocks that do not retain a comparable level of cohesiveness in terms of buildings' construction dates, architectural styles, and integrity.

Proposed District Map



Source layer: Esri, HERE, Garmin, ...
 Sources: Esri, HERE, Garmin, ...
 Map Details: UWM-CRM 2021-0717
 Coordinate System: NAD 1983 HARN Transverse Mercator
 Projection: Transverse Mercator
 Datum: North American 1983 HARN
 Created by: UWM-CRM 8/10/2022

Proposed Carlisle Avenue Historic District
 Racine Intensive Survey - Carlisle Avenue Neighborhood
 City of Racine, Racine County, Wisconsin
 T3N R23E Sections 5 and 8



Resources identified in this survey

AHI	Historic Name	Address	Construction Date	Style
244193	DeMark Grocery	1600 Albert St.	1923	Twentieth Century Commercial
244097	2-Flat	1613 Albert St.	1909	Gabled Ell
244136	2-Flat	1615 Albert St.	1911	Front Gabled
244253	House	1634 Albert St.	1924	Craftsman
244129	House	1715 Albert St.	c.1900	Gabled Ell
204741	Racine Hydraulics	1914 Albert St.	1959	Contemporary
244123	House	1118 Blake Ave.	1920	American Foursquare
244190	C.J. Brown House	1126 Blake Ave.	c.1890	Front Gabled
244138	House	1206 Blake Ave.	1912	Queen Anne
244198	Charles Jensen House	1211 Blake Ave.	1903	Front Gabled
244206	Hans Nelson House	1215 Blake Ave.	1903	Front Gabled
244214	Nicholas Julman House	1219 Blake Ave.	1903	Front Gabled
244137	House	1225 Blake Ave.	1907	Other Vernacular
244216	Frank Born House	1308 Blake Ave.	c.1905	Gabled Ell
244147	Fred Olson House	1311 Blake Ave.	1913	American Foursquare
244170	2-flat	1317 Blake Ave.	c.1911	Queen Anne
244114	First Holland Christian Reformed Church	1327 Blake Ave.	1908	Romanesque Revival
244240	Raffaluso/Paruso/Pardiscalsi House	1400 Blake Ave.	c.1905	Gabled Ell
244145	2-Flat	1408 Blake Ave.	c.1910	Other Vernacular
244095	House	1428 Blake St.	c.1930	Bungalow
244153	Nickolas Prediscalzo House	1434 Blake Ave.	c.1910	Other Vernacular
244256	Anthony Acito House	1438 Blake Ave.	c.1915	Gabled Ell
244219	House	1440 Blake Ave.	c.1900	American Foursquare
244177	Samuel DeRose Grocery	1444 Blake Ave.	c.1925	Commercial Vernacular
244272	Wheeler House	1522 Blake Ave.	c.1930	Gabled Ell
244196	House	1526 Blake Ave.	1938	Contemporary
244135	George Horton House	1700 Blake Ave.	1918	Bungalow
244168	House	1706 Blake Ave.	1905	Front Gabled
244269	Cornelius and Elizabeth Verwey House	1714 Blake Ave.	1919	Craftsman
244183	House	1721 Blake Ave.	1927	Bungalow
244124	House	1801 Blake Ave.	1927	Tudor Revival
244102	House	1807 Blake Ave.	1965	Ranch
244207	Jonathan Meyer House	1810 Blake Ave.	c.1920	Bungalow
244239	Thomas and Hulda O'Keefe House	1834 Blake Ave.	1918	Bungalow

244101	Roy and Ruth Kelly House	1842 Blake Ave.	1926	Colonial Revival
10734	Elmer and Viola Hochgurtel House	1843 Blake Ave.	1947	Contemporary
244247	House	1844 Blake Ave.	1927	Bungalow
244255	Victor and Gertrude Holden House	1902 Blake Ave.	1927	Bungalow
244263	House	1904 Blake Ave.	1928	Bungalow
244161	McAdams Grocery	1101 Carlisle Ave.	c.1895	Commercial Vernacular
187282	House	1113 Carlisle Ave.	1894	Queen Anne
244182	House	1117 Carlisle Ave.	c.1890	Front Gabled
244130	Erick Erickson House	1121 Carlisle Ave.	1897	Queen Anne
244221	Nels Anderson House	1135 Carlisle Ave.	1915	Craftsman
244139	Hans Cristopherson House	1215 Carlisle Ave.	1900	American Foursquare
244108	Louis Nelson House	1221 Carlisle Ave.	1900	Tudor Revival
244275	William Kaiser House	1225 Carlisle Ave.	c.1911	Bungalow
244200	House	1227 Carlisle Ave.	c.1900	Gabled Ell
244117	Alvin Gere House	1305 Carlisle Ave.	c.1910	Dutch Colonial Revival
244241	Christ Anderson House	1315 Carlisle Ave.	1902	Queen Anne
244178	Andrew Peterson House	1319 Carlisle Ave.	c.1903	Queen Anne
244125	Alexander Spangenberg House	1323 Carlisle Ave.	1910	Dutch Colonial Revival
244186	House	1327 Carlisle Ave.	c.1915	Queen Anne
244232	House	1329 Carlisle Ave.	c.1910	Gabled Ell
244229	Frank Morawetz House	1400 Carlisle Ave.	c.1913	Craftsman
244155	2-Flat	1403 Carlisle Ave.	c.1920	American Foursquare
244163	House	1406 Carlisle Ave.	1920	American Foursquare
244141	Henry Hansen House	1407 Carlisle Ave.	1910	Dutch Colonial Revival
244149	Hans Nelsen House	1411 Carlisle Ave.	1910	Dutch Colonial Revival
244194	House	1412 Carlisle Ave.	1907	Queen Anne
244250	House	1415 Carlisle Ave.	1910	Colonial Revival
244202	Edward and Minnie Jones House	1418 Carlisle Ave.	1910	Queen Anne
244157	House	1419 Carlisle Ave.	1904	Dutch Colonial Revival
244171	Henry Smith House	1421 Carlisle Ave.	c.1913	American Foursquare
244165	Henry G. Smieding House	1422 Carlisle Ave.	1911	Dutch Colonial Revival
244230	House	1425 Carlisle Ave.	c.1925	Front Gabled
244210	Cristoffer and Henrietta Andal House	1430 Carlisle Ave.	1910	Queen Anne

244179	House	1431 Carlisle Ave.	1924	American Foursquare
244187	William Larsen House	1434 Carlisle Ave.	1911	American Foursquare
244195	2-Flat	1435 Carlisle Ave.	1915	American Foursquare
244203	William Kennedy House	1437 Carlisle Ave.	c.1920	American Foursquare
244211	Louis Schoenleben House	1438 Carlisle Ave.	c.1915	American Foursquare
244218	Nicholas Jolman House	1446 Carlisle Ave.	c.1911	Queen Anne
244205	Samuel Vriesman House	1502 Carlisle Ave.	1914	Dutch Colonial Revival
244180	Louis Fucilla House	1503 Carlisle Ave.	1940	Contemporary
244116	House	1505 Carlisle Ave.	1927	Tudor Revival
244128	Charles Jedeka House	1506 Carlisle Ave.	1910	Front Gabled
244103	Joseph Gulyash House	1509 Carlisle Ave.	1925	Bungalow
244188	Samuel and Christina DeRose House	1513 Carlisle Ave.	c.1938	Contemporary
244227	Leslie Peterson House	1515 Carlisle Ave.	c.1929	American Foursquare
244111	Pasquale Femine	1519 Carlisle Ave.	1924	Bungalow
244235	House	1526 Carlisle Ave.	1914	American Foursquare
244237	Everett Luy House	1527 Carlisle Ave.	1930	Craftsman
244258	Nels H. and Elsie Peterson House	1600 Carlisle Ave.	c.1923	Colonial Revival
244119	House	1628 Carlisle Ave.	1929	Bungalow
244259	House	1630 Carlisle Ave.	1919	American Foursquare
244261	E.L. Mrkvicka House	1636 Carlisle Ave.	1924	Craftsman
244127	House	1640 Carlisle Ave.	1919	Bungalow
244204	Geatano Bovi House	1642 Carlisle Ave.	1947	Contemporary
244266	Frederick Catley House	1654 Carlisle Ave.	1924	Colonial Revival
10743	Nels H. and Elsie Peterson House	1700 Carlisle Ave	1926	Mediterranean Revival
244260	Marshall and Virginia Vartanian House	1712 Carlisle Ave.	1953	Ranch
244159	William Derks House	1713 Carlisle Ave.	1917	Bungalow
244268	Frank Nicotera House	1716 Carlisle Ave.	1954	Ranch
244212	House	1720 Carlisle Ave.	1951	Contemporary
244274	Nels H. and Elsie Peterson House	1728 Carlisle Ave.	1929	Colonial Revival
244277	Henry Welfel House	1729 Carlisle Ave.	c.1917	Craftsman
244094	Laurence Decker House	1730 Carlisle Ave.	1955	Ranch
244199	House	1805 Carlisle Ave.	1918	Bungalow
244091	Grace Levings House	1806 Carlisle Ave.	1929	Craftsman
244215	Tooley Tolfson House	1811 Carlisle Ave.	1917	Bungalow

244132	House	1812 Carlisle Ave.	c.1930	Tudor Revival
244158	Ann Staver House	1814 Carlisle Ave.	1962	Contemporary
244223	Matthew Hinderholtz House	1815 Carlisle Ave.	1919	Bungalow
244231	Elizabeth Mura House	1819 Carlisle Ave.	1916	Bungalow
244176	Frank Kokes House	1821 Carlisle Ave.	c.1915	Front Gabled
244110	House	1823 Carlisle Ave.	1955	Ranch
244099	Charles and Amanda Mikulesky House	1830 Carlisle Ave.	1926	Craftsman
244184	Otto and Caroline Saas House	1831 Carlisle Ave.	1930	Front Gabled
244217	Max E. Wolff House	1832 Carlisle Ave.	1925	Side Gabled
244156	Joseph and Josephine Konicek House	1835 Carlisle Ave.	1929	Mediterranean Revival
244140	House	1838 Carlisle Ave.	1930	Tudor Revival
244093	Mathilda and Anna Ruzicka House	1839 Carlisle Ave.	1926	Colonial Revival
244148	Dr. Henry and Helen Goebel House	1842 Carlisle Ave.	1929	Tudor Revival
244118	Norman Martinsen House	1900 Carlisle Ave.	1950	Ranch
244242	House	1903 Carlisle Ave.	1913	Queen Anne
244271	Matthew Keefe House	1904 Carlisle Ave.	1928	Bungalow
244225	J. Menden House	1908 Carlisle Ave.	1928	Colonial Revival
244092	Louis Valentine House	1914 Carlisle Ave.	1927	Bungalow
244100	S. Casciera House	1918 Carlisle Ave.	1926	Bungalow
244109	S. Jeppeson Rental House	1920 Carlisle Ave.	1926	Colonial Revival
244233	S. Jeppeson House	1924 Carlisle Ave.	1926	Bungalow
244107	Christ Sorenson House	1928 Carlisle Ave.	1925	Craftsman
244167	House	1713 Hagerer St.	1926	Bungalow
244175	House	1717 Hagerer St.	1920	Bungalow
244191	House	1721 Hagerer St.	1925	Bungalow
10980	House	1613 Hamilton St		Front Gabled
244152	House	1621 Hamilton St.	c.1900	Front Gabled
244267	House	1630 Hamilton St.	1912	American Foursquare
244113	N. Christopherson/J. Olson House	1701 Hamilton St.	1893	Gabled Ell
244121	G.A. Seberg House	1707 Hamilton St.	c.1880	Gabled Ell
244234	House	1712 Hamilton St.	c.1910	Queen Anne
244213	Robert Allan House	1729 Hamilton St.	c.1925	Dutch Colonial Revival
244238	Horlick Malted Milk Co. Workers' Cottage 1	1435 Horlick Ave.	1901	Front Gabled
244254	Horlick Malted Milk Co. Workers' Cottage 2	1437 Horlick Ave.	1901	Front Gabled
244270	Horlick Malted Milk Co. Workers' Cottage 3	1439 Horlick Ave.	1901	Front Gabled
244096	Horlick Malted Milk Co. Workers' Cottage 4	1441 Horlick Ave.	1901	Front Gabled

244112	Horlick Malted Milk Co. Workers' Cottage 5	1443 Horlick Ave.	1901	Front Gabled
244115	House	1018 N. Memorial Dr.	1913	American Foursquare
244122	T.W. Thiesen House	1108 N. Memorial Dr.	c.1898	Queen Anne
244131	House	1128 N. Memorial Dr.	1901	American Foursquare
244126	Roma Lodge No.1196	1300 N. Memorial Dr.	1950	Contemporary
244090	Gallo Manufacturing Co.	1312 N. Memorial Dr.	c.1955	Astylistic Utilitarian
244201	State Motor Service	1328 N. Memorial Dr.	c.1920	Astylistic Utilitarian
244169	Salvatore Filipi Store/American-Italian Club	1330 N. Memorial Dr.	c.1910	Commercial Vernacular
244098	Belle City Malleable Iron Co. Office	1442 N. Memorial Dr.	1923	Twentieth Century Commercial
244106	12-vehicle garage	1442 N. Memorial Dr.	1923	Twentieth Century Commercial
244134	Small office building	1442 N. Memorial Dr.	c.1965	Contemporary
244209	Horlick Athletic Field	1648 N. Memorial Dr.	1906	N/A
11172	House	916 N. Memorial Dr.	c.1890	Italianate
244192	J. Olsen House	952 N. Memorial Dr.	c.1890	Gabled Ell
244089	House	1606 Prospect St.	c.1890	Gabled Ell
244226	House	1615 Prospect St.	c.1895	Queen Anne
244251	House	1623 Prospect St.	1910	American Foursquare
11275	Henry Eiler House	1601 Rapids Dr.	c.1890	Front Gabled
244243	Henry and Hulda Eiler House	1615 Rapids Dr.	1916	American Foursquare
244245	House	1629 Rapids Dr.	1922	Craftsman
244143	House	1703 Rapids Dr.	1928	Bungalow
244151	House	1709 Rapids Dr.	1927	Bungalow
244185	Ruzicka Grocery and Meat	1733 Rapids Dr.	c.1915	Commercial Vernacular
187422	House	1634 State St.	1900	Cross Gabled
186461	Laundromat	1730 State St.	1970	Contemporary
10744	Ellinger Cloak Co.	1760 State St.	c.1885	Astylistic Utilitarian Building
11381	Lincoln Monument	1900 State St.	1923	N/A
244146	Gustave Saberg House	1223 Summit Ave.	c.1895	Queen Anne
244208	William Bauman House	1237 Summit Ave.	c.1895	Gabled Ell
244154	House	1301 Summit Ave.	c.1905	Queen Anne
244222	House	1303 Summit Ave.	c.1905	Front Gabled

244162	Christ Anderson House	1315 Summit Ave.	1902	Queen Anne
244224	George Kamm/George Johnson House	1317 Summit Ave.	c.1895	Gabled Ell
244220	House	1401 Summit Ave.	1949	Ranch
244133	William Trump House	1406 Summit Ave.	c.1912	Dutch Colonial Revival
244164	K.W. Ehrlich Speculative House	1407 Summit Ave.	1949	Contemporary
244172	K.W. Ehrlich Speculative House	1421 Summit Ave.	1949	Contemporary
244248	Jensen/Nelson/Christensen House	1426 Summit Ave.	c.1901	Gabled Ell
11379	Horlick Malted Milk Co. Workers' Cottage 11	1435 Summit Ave.	1908	Dutch Colonial Revival
11380	Horlick Malted Milk Co. Workers' Cottage 6	1436 Summit Ave	1908	Front Gabled
244262	Horlick Malted Milk Co. Workers' Cottage 7	1438 Summit Ave.	1908	Front Gabled
244173	Horlick Malted Milk Co. Workers' Cottage 12	1439 Summit Ave.	1908	Dutch Colonial Revival
244278	Horlick Malted Milk Co. Workers' Cottage 8	1440 Summit Ave.	1908	Front Gabled
244104	Horlick Malted Milk Co. Workers' Cottage 9	1442 Summit Ave.	1908	Front Gabled
244181	Horlick Malted Milk Co. Workers' Cottage 13	1443 Summit Ave.	1908	Dutch Colonial Revival
244120	Horlick Malted Milk Co. Workers' Cottage 10	1444 Summit Ave.	1908	Front Gabled
244189	Horlick Malted Milk Co. Workers' Cottage 14	1447 Summit Ave.	1908	Dutch Colonial Revival
244197	Horlick Malted Milk Co. Workers' Cottage 15	1451 Summit Ave.	1908	Dutch Colonial Revival
244264	House	1513 Summit Ave.	c.1960	Gabled Ell
244228	House	1521 Summit Ave.	1965	Ranch
244236	William Ruffalo House	1607 Summit Ave.	1956	Ranch
244142	House	1613 Summit Ave.	1959	Contemporary
244244	Rollo Mourning House	1619 Summit Ave.	1956	Ranch
244150	Glenn Bamberger Duplex	1625 Summit Ave.	1956	Contemporary
244252	Kenneth Haley House	1649 Summit Ave.	1953	Ranch
244276	Wilbur Fritz House	1721 Summit Ave.	1955	Ranch
244166	Emmaus Lutheran Church	1909 Summit Ave.	1954-1955	Contemporary
244174	Emmaus Lutheran Church Parsonage	1909 Summit Ave.	1956	Contemporary
11503	Christ Svenvig House	1614 West St.	c.1895	Front Gabled
244105	Caroline Erickson House	1617 West St.	c.1890	Gabled Ell
244160	House	1628 West St.	1869	Front Gabled
244144	House	1617 Woodrow Ave.	1910	Front Gabled

Chapter 14

Recommendations

Introduction

Historic Preservation offers a number of social and economic benefits to individual property owners as well as municipalities. Historic preservation strengthens community identity, protects significant historic assets for future generations, enhances the quality of life in the community, and encourages economic revitalization. In addition, historic preservation at the local level has also been shown to be an increasingly effective approach to enhancing a community's image throughout the region, attracting new business investment as well as new residents. The following recommendations are proposed to enhance historic preservation within the Carlisle Avenue neighborhood.

Recommendations for the Registration and Protection of Resources

The City of Racine has already established a historic preservation ordinance with the purpose of allowing the city to “engage in a comprehensive program of historic preservation to promote the use and conservation of historic properties for education, welfare, inspiration, pleasure, and enrichment of the people and foster civic pride in the beauty and accomplishments of the past.”¹⁰⁰ Through its historic preservation ordinance, the city's seven-member Landmarks Preservation Commission was established (now, the Planning, Heritage, and Design Commission). In addition to developing public support for historic preservation, the Commission also identifies properties eligible for local landmarking status or National Register listing via studies and surveys of historic and architectural resources in the community; advises the common council, planning commission, and other departments regarding historic landmarks and historic preservation; and reviews proposed construction work associated with locally landmarked buildings in reference to established design guidelines.

According to the city's historic preservation ordinance, resources eligible for local landmark status include those properties which

- exemplify or reflect the city's cultural, archaeological, political, economic, social or religious history
- are identified with personages, events, or periods of history
- embody distinguishing characteristics of architecture, an architect or architectural materials, craftsmanship or works of nature
- in their inherent historical nature provide the citizenry with educational or aesthetic enrichment
- contribute to the character or understanding of a district and is one property, or a multiple of properties or structures, that helps form the basis of a district

Due to its location immediately adjacent to the current redevelopment of the Horlick Malted Milk Company industrial complex, the proposed Horlick Malted Milk Company Workers' Cottages Historic District (1435-1443 Horlick Avenue and 1435-1451 Summit Avenue) should be considered and prioritized for local landmark status. Horlick Athletic Field (1648 N. Memorial Drive) should also be prioritized for local landmark status so that any future alterations to the property will require review and

¹⁰⁰ *Racine Heritage Preservation Plan*, Lakota Group (adopted by Racine Common Council, February 2019), 118.

approval by the city’s landmark commission to ensure that any such alterations will not diminish the property’s historic integrity.

Threats to Resources

Within the Carlisle Avenue neighborhood, the most tangible threats to historic resources consist of property development resulting in building demolition (as has already occurred relative to a number of former industrial properties within and adjacent to the current survey area) and the deferred maintenance (frequently the result of a lack of available financial resources) or improper alterations of individual resources resulting in potentially irreversible damage to or loss of historic materials. Particularly endangered properties are those in which relatively low property values may render them prime locations for the expansion of adjacent commercial/residential development (this includes those buildings comprising the proposed Horlick Malted Milk Company Workers’ Cottages Historic District which is immediately adjacent to the recent redevelopment of the former Horlick Malted Milk Company complex).

National Register Priorities

In addition to honorific recognition, benefits of National Register listing include consideration of listed properties in the planning for federal, federally licensed, or federally assisted projects; qualification of listed properties for federal or state grants for historic preservation when funds are available; and eligibility of listed properties for state and federal historic preservation tax credit programs. Listing historic districts in the National Register may also bring broader financial benefits to property owners. The National Trust for Historic Preservation reports that properties within local historic districts appreciate at rates greater than the local market overall and faster than similar, non-designated neighborhoods – findings that are consistent across the country.¹⁰¹ Furthermore, The National Trust notes that “an aesthetically cohesive and well-promoted district can be a community’s most important attraction” both in terms of enhancing existing community-building efforts as well as attracting new investment in the neighborhood.

In consultation with the Wisconsin SHPO, the following historic resources have been identified as priorities for National Register listing:

1. *Horlick Malted Milk Company Workers’ Cottages Historic District (1435-1443 Horlick Avenue and 1435-1451 Summit Avenue)*
2. *Carlisle Avenue Historic District (1830-1928 Carlisle Avenue)*
3. *Horlick Athletic Field (1648 N. Memorial Drive)*
4. *Emmaus Lutheran Church and Parsonage (1909 Summit Avenue)*

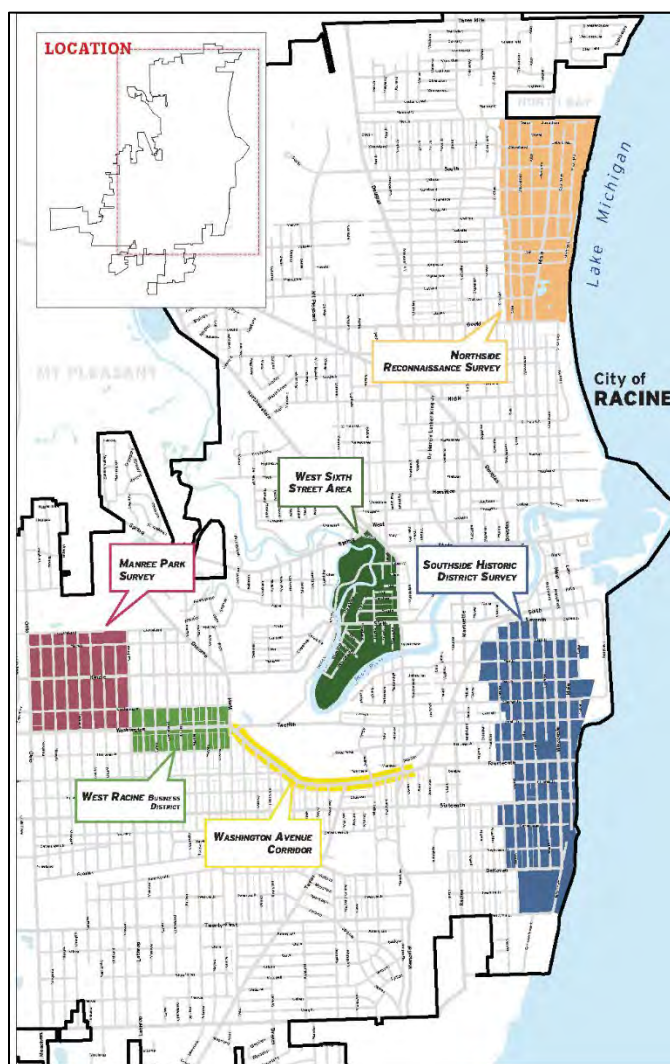
¹⁰¹ “10 Benefits of Establishing a Local Historic District,” National Trust for Historic Preservation, <https://savingplaces.org/stories/10-on-tuesday-10-benefits-of-establishing-a-local-historic-district#.XLOyF1VKjIU> (accessed April 12, 2019).

Properties identified as potentially eligible for National Register listing are described in Chapter 13: Survey Results and in relevant thematic chapters.

Community Strategies for Historic Preservation

The City of Racine has done and is doing much to advance historic preservation efforts throughout the city. Racine has operated as a Certified Local Government (CLG) for many years and has utilized available grant funding from the Wisconsin Historical Society and National Park Service to complete a number of intensive surveys of historic resources throughout the city beginning with the earliest city-wide survey in 1982 to the current Carlisle Avenue neighborhood survey completed in 2022 (see map below for survey coverage between 2008 and 2018).

Additional preservation work in Racine has included the listing of 7 historic districts (comprising 1,084 individual resources) and 53 individual properties in the National Register of Historic Places (including the 16 resources comprising the Horlick Malted Milk Company Industrial Complex).



*Intensive surveys completed between 2008 and 2018.
Source: Racine Heritage Preservation Plan, 2018.*

In 2018, the city sponsored a comprehensive Heritage Preservation Plan that was designed to serve as the City of Racine's primary policy document for historic preservation planning and as a standing element of the city's 2035 Comprehensive Plan. The Heritage Preservation Plan was approved by Racine's Landmarks Preservation Commission (today's Planning, Heritage, and Design Commission) in October 2018 and by the Common Council in February 2019. Key recommendations included in the Plan included the following:

1. An ongoing program of survey and documentation
2. An update to the city's Historic Preservation Ordinance to strengthen the Landmarks Preservation Commission's role in design review matters for historic districts and to provide more clarity to landmark and historic district designation procedures; and increased commissioner training and long-term Commission staffing needs
3. Historic preservation-based economic development to spur community revitalization
4. Education and advocacy with a focus on strengthening existing relationships with community groups (including Preservation Racine, the Racine Heritage Museum, and the Downtown Racine Corporation) and fostering new relationships with local neighborhood groups and communities that have not participated in past preservation initiatives

The intensive survey of the Carlisle Avenue neighborhood is in keeping with the Heritage Preservation Plan's goal of maintaining an ongoing program of survey and documentation, particularly of areas within the city that may be the focus of future redevelopment activities. This report should also serve as a foundation for promoting historic preservation within the Carlisle Avenue neighborhood as a means of revitalizing a historically working-class neighborhood.

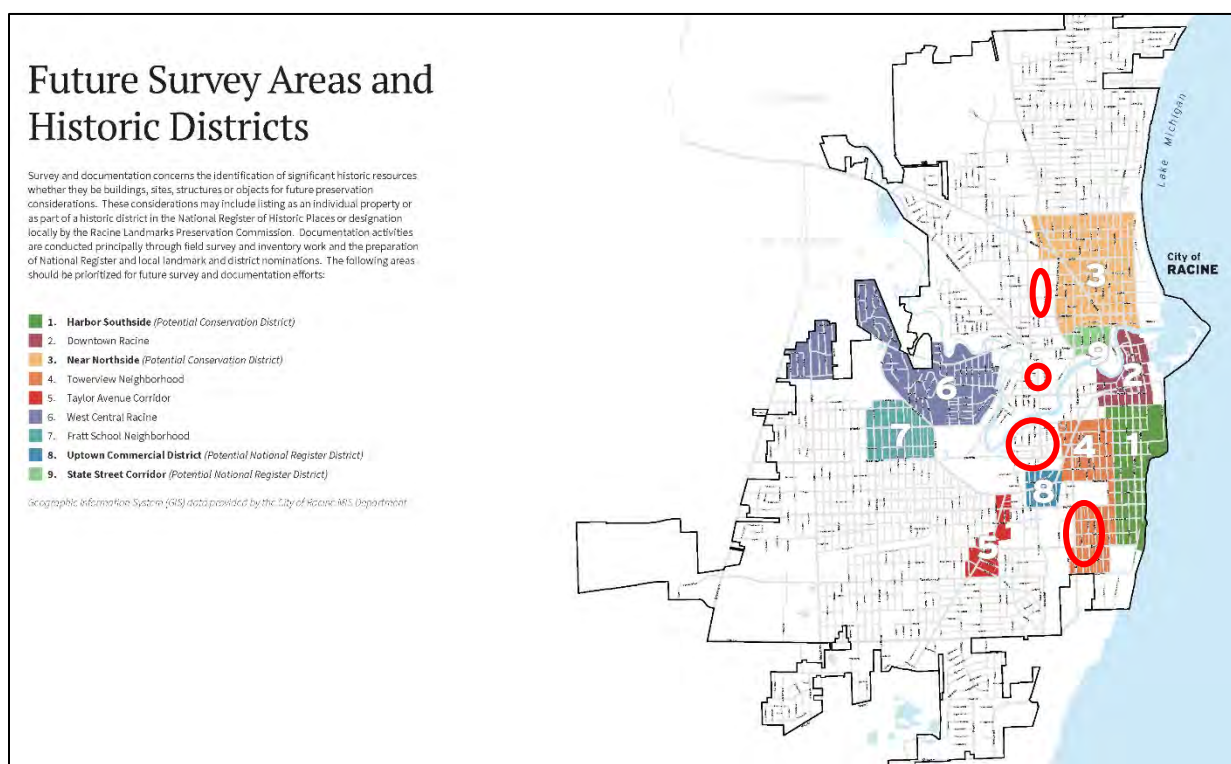
Future Survey and Research Needs

Carlisle Avenue Neighborhood Intensive Survey Report is intended to serve as the foundation for future historic preservation efforts in the area and should be periodically updated as new research is conducted. Future research may uncover information relating to historic properties included in this survey; such information may result in the need to re-evaluate properties for National Register eligibility. Specifically, additional research is needed to provide a more complete understanding of the Carlisle Avenue neighborhood's demographic makeup in the years following World War II. Existing demographic and property ownership data indicate that the neighborhood has been and is home to a substantial population of Latino American residents; however, the specific cultural and national origins with which these residents identify is not well documented. Additional research in this area will help to inform future research on settlement patterns of Racine's Latino American population in the latter half of the twentieth century.

Within the broader context of the City of Racine, the city's Heritage Preservation Plan outlined several geographical areas within the city for future survey prioritization (see map below). It is worth noting that several of the city's historically Black neighborhoods are not located within the geographic areas identified for survey prioritization; however, the Preservation Plan does emphasize that properties associated with the city's historically underrepresented communities (including its African American community) should be prioritized for future survey and documentation efforts. Based on research conducted for the Carlisle Avenue intensive survey, in the years immediately following World War II, the city boasted at least four areas with substantial populations of Black residents. In addition to being home

to some of Racine's most significant Black leaders prior to and during the Civil Rights era, these neighborhoods may have also contained cultural institutions significant in the history of Racine's African American community. For these reasons, a thematic survey of the city's historically Black neighborhoods is recommended in order to identify significant resources associated with African American history in Racine as well as to provide a historic context for the evaluation of other resources throughout the city that share this association.

Finally, the Carlisle Avenue survey identified two previously undocumented buildings designed by Racine architect Anton Kratochvil. Known for his distinctive round house designs, Kratochvil designed around 20 such buildings in Racine between 1939 and 1969 (and a lesser number of others in suburban Milwaukee). Several of these are located on the city's north side within a block of the Carlisle Avenue study area. A future thematic survey of buildings designed by Kratochvil within the City of Racine would provide a better context in which to evaluate the properties' eligibility for National Register listing (including a possible multiple property NRHP submission).



Priorities for future intensive survey investigations as provided by Racine Heritage Preservation Plan. Historically Black neighborhoods indicated by red circles.

In addition to the survey priorities described above, as newer neighborhoods throughout the city age and begin to meet the 50-year threshold for National Register eligibility, additional intensive surveys of the city's post-war neighborhoods should be undertaken and older survey reports should be updated to include these properties. Such surveys may include an identification of new historic themes, architectural styles, and property types as scholarship in these areas advances. Should the City of Racine annex additional lands, these areas should be surveyed as well in order to identify properties of potential historic and/or architectural significance.

Chapter 15

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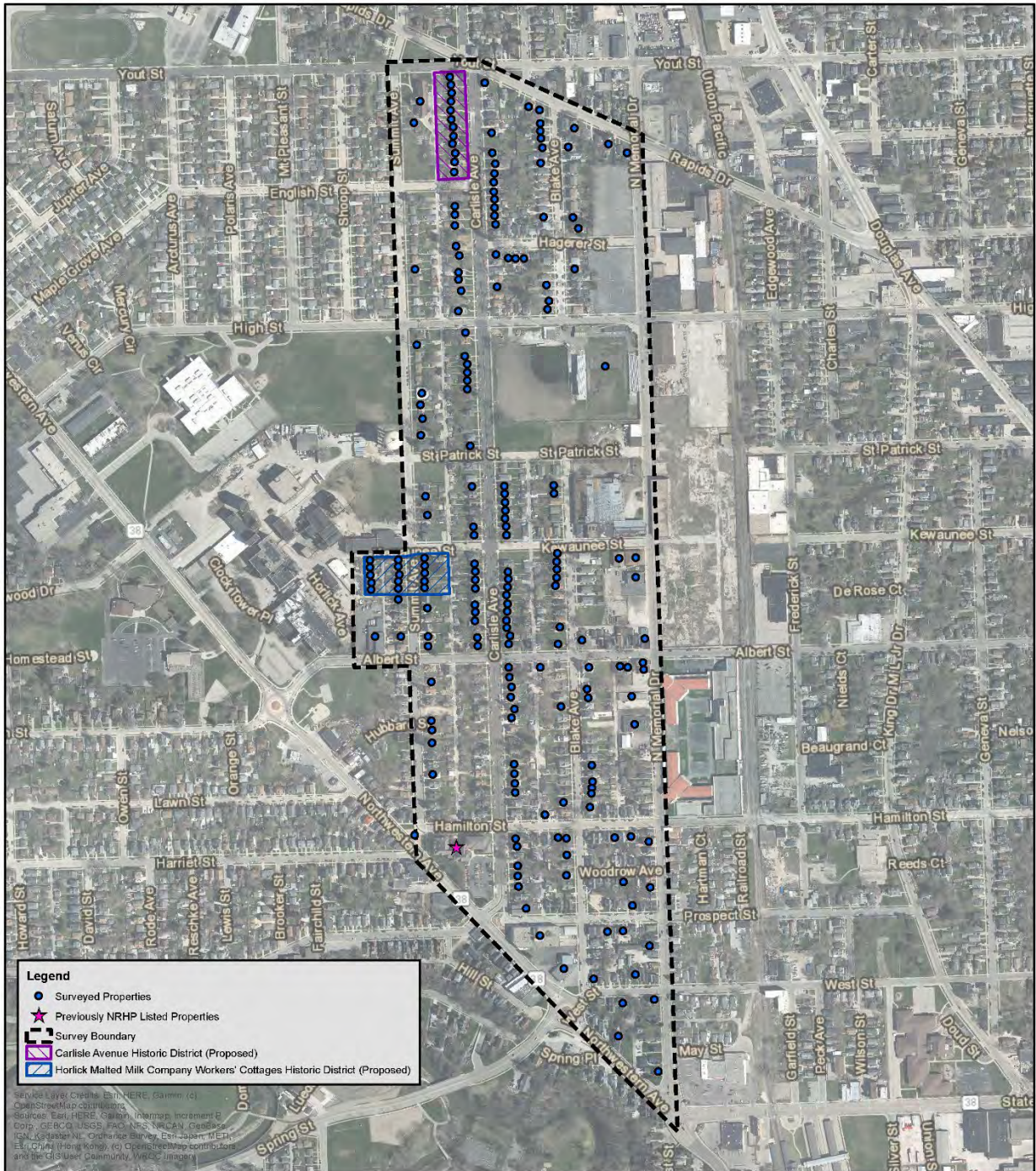
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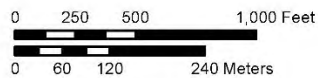
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Appendix

Survey Maps



Surveyed Properties
 Racine Intensive Survey - Carlisle Avenue Neighborhood
 City of Racine, Racine County, Wisconsin
 T3N R23E Sections 5 and 8



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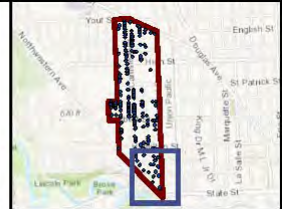




Surveyed Properties
 Racine Intensive Survey - Carlisle Avenue Neighborhood
 City of Racine, Racine County, Wisconsin
 T3N R23E Sections 5 and 8



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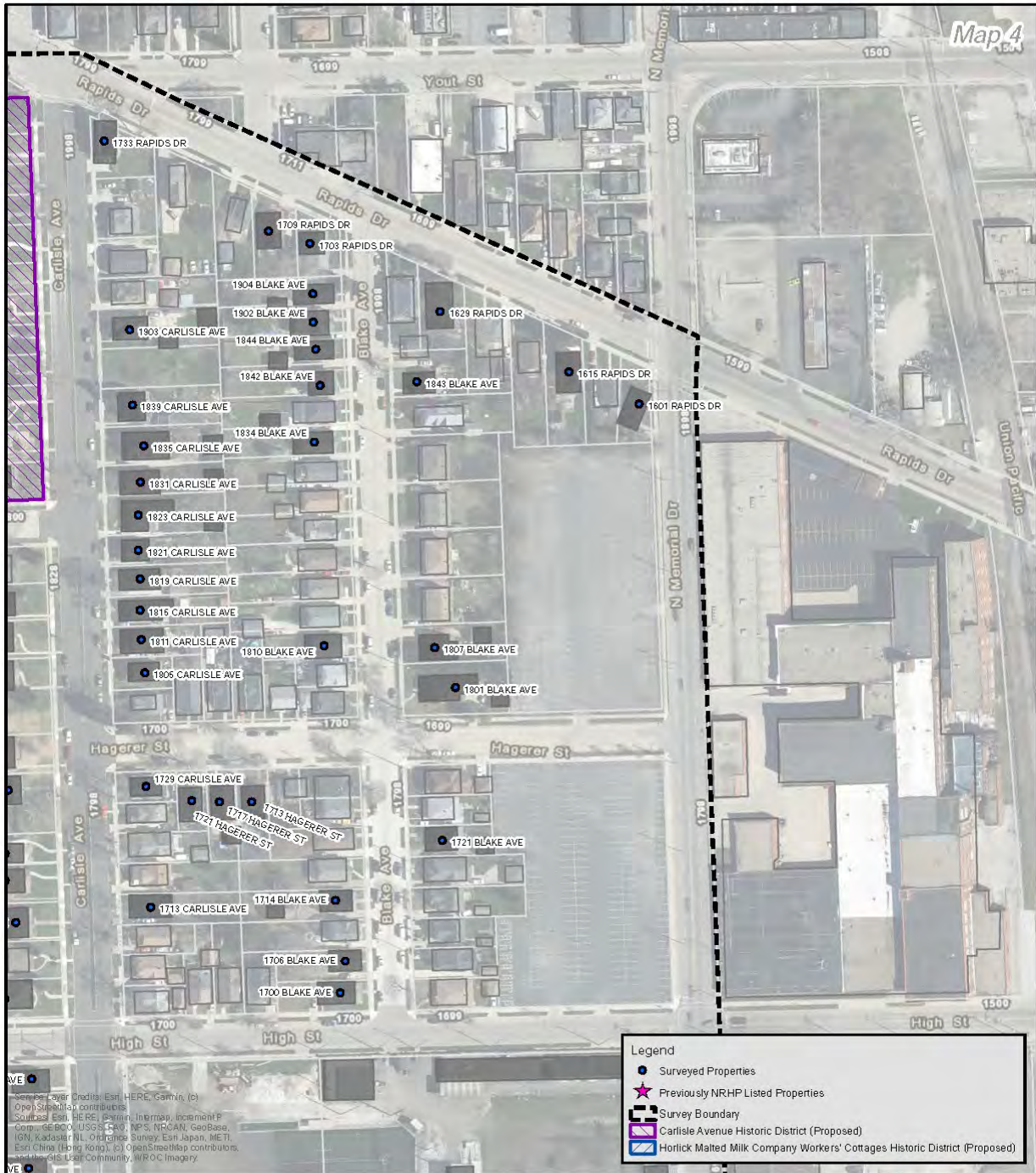


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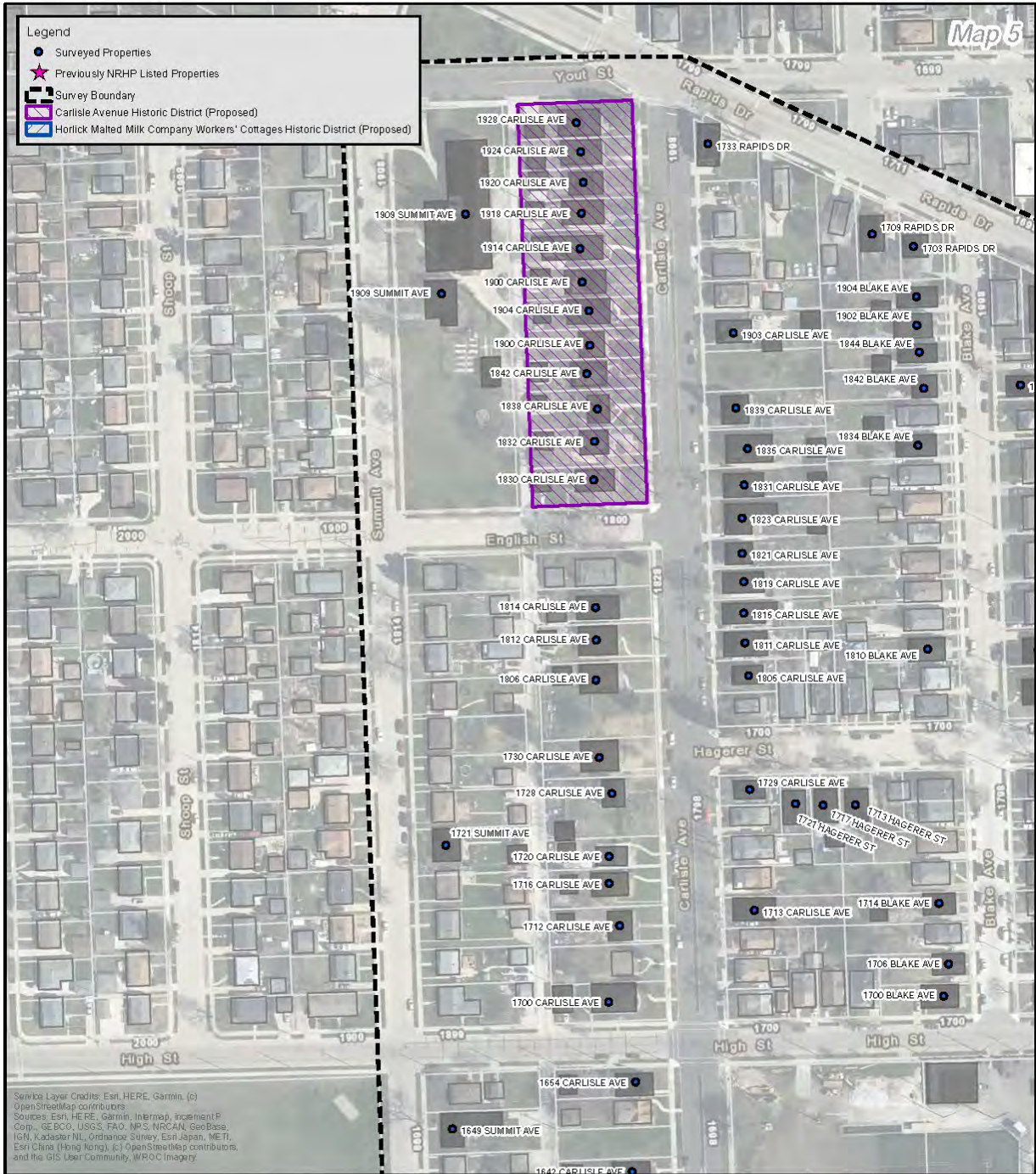
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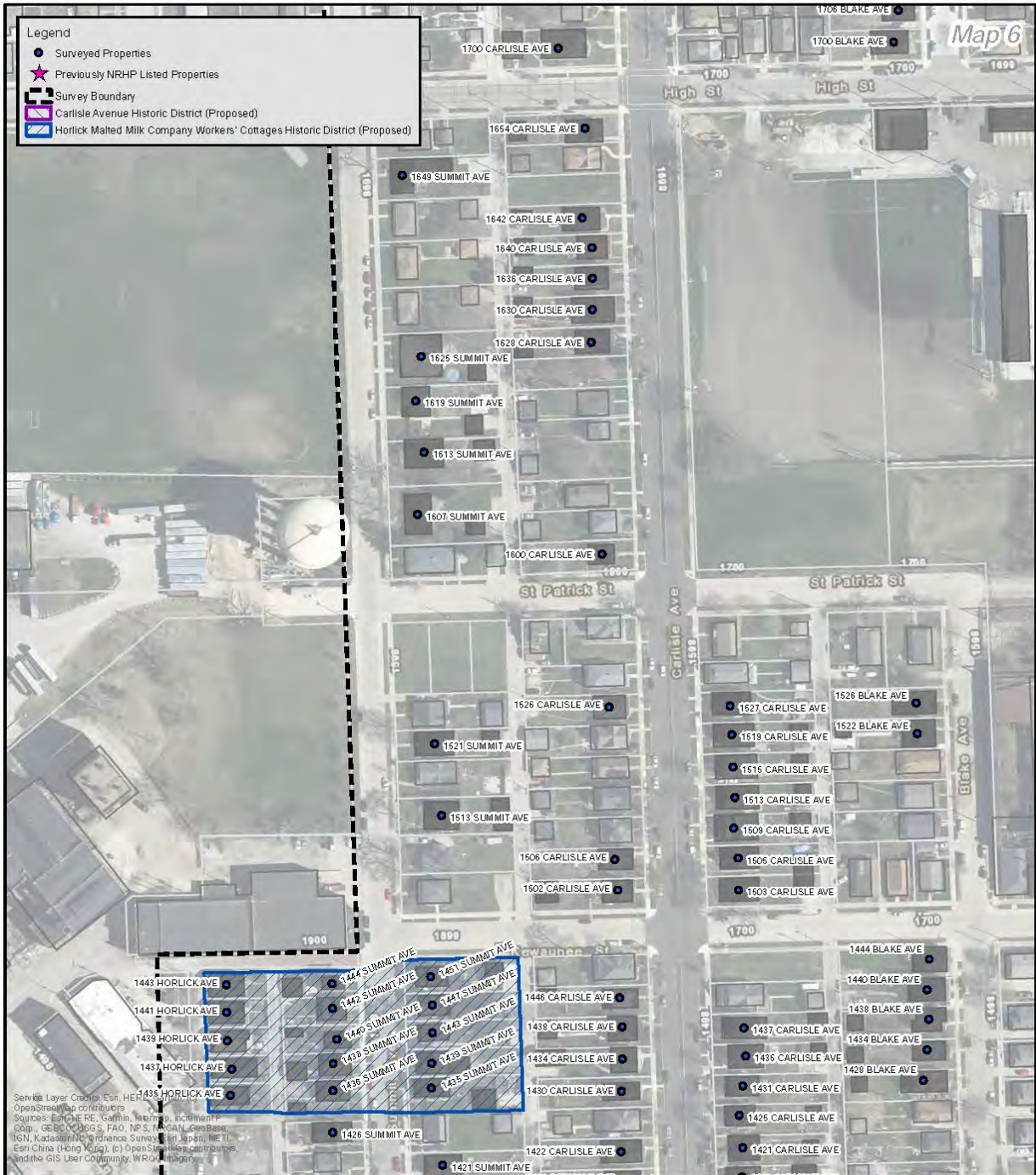


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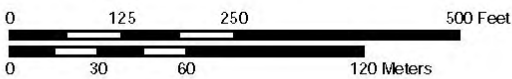
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 City of Racine, Racine County, Wisconsin
 T3N R23E Sections 5 and 8





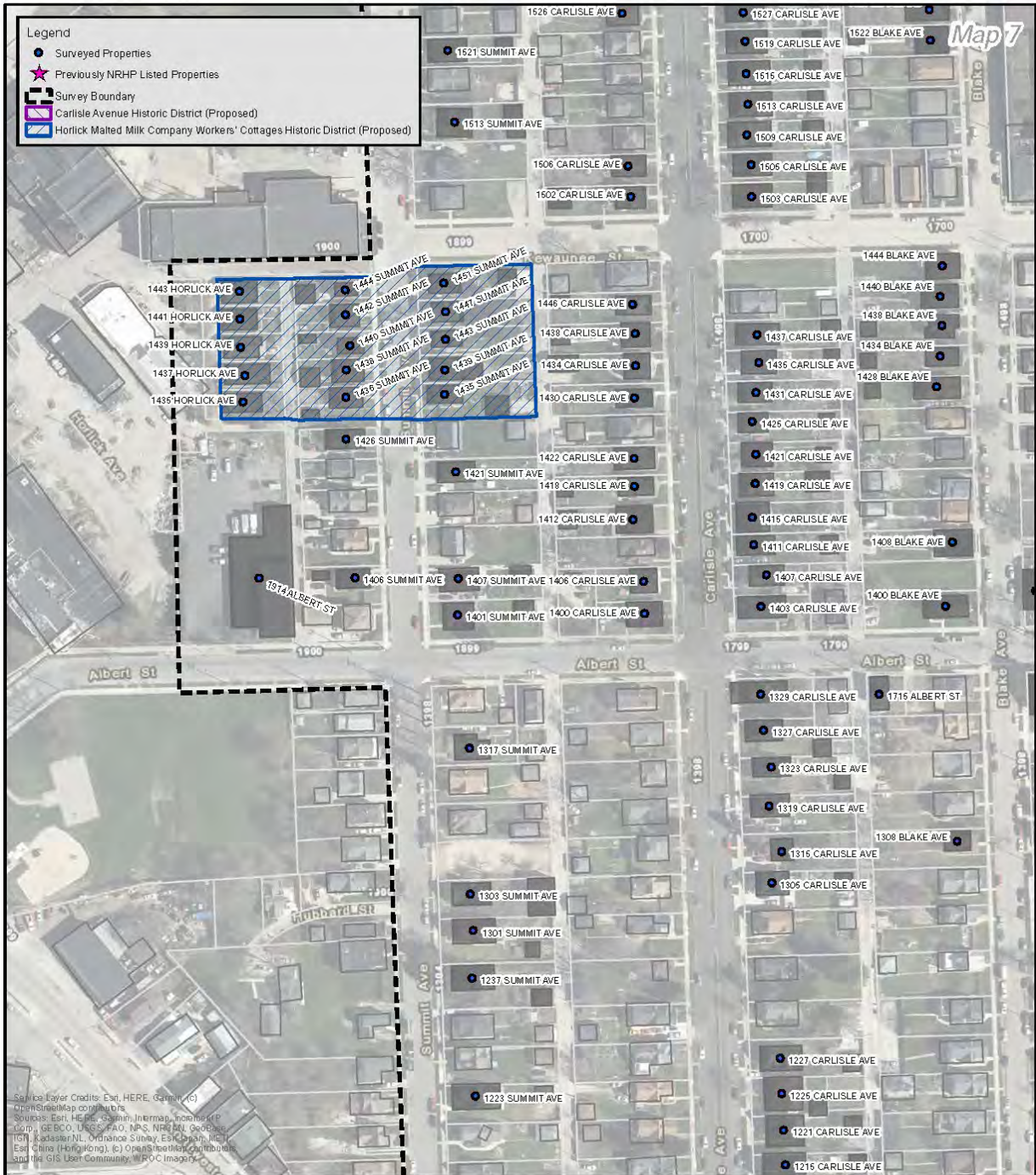
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Surveyed Properties
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 City of Racine, Racine County, Wisconsin
 T3N R23E Sections 5 and 8



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Source Layer Credits: Esri, HERE, Garmin, (c) Mapbox, (c) Swatch by Mapbox, (c) Mapbox, (c) OpenStreetMap contributors, (c) GEBCO, USGS, FAO, NPS, NRI, NRC, GEBCO, IGN, Kadaster NL, Ordnance Survey, Esri, DeLorme, Swatch, (c) Swatch by Mapbox, (c) Swatch by Mapbox, (c) Swatch by Mapbox, and the GIS User Community, WPOC Imagery

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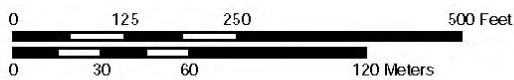
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Surveyed Properties
 Racine Intensive Survey - Carlisle Avenue Neighborhood
 City of Racine, Racine County, Wisconsin
 T3N R23E Sections 5 and 8



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Map 8

Carlisle Avenue Neighborhood Survey Scope of Work

SECTION 1.0 – SCOPE OF SERVICES – City of Racine Architectural and Historical Survey

1.1 Background

The City of Racine is unofficially known as “Invention City” a title meant to reinforce the connection between the City and the industry which was created here. Headquarters for JI Case (farming equipment), S.C. Johnson and Son (cleaning products) Twin Disc, Modine, Dremel and InSink Erator all call Racine home. With steady development of commercial, industrial, professional and medical facilities in neighboring communities, the City of Racine seeks to be the residential, cultural and leisure community of choice for this workforce and the next generation, while continuing help foster and grow existing business and industry, yet encouraging entrepreneurial spirit. The City of Racine’s downtown essentially functions as the downtown for all communities east of the interstate in Racine County. Racine is home to an award winning beach and has bluffs overlooking Lake Michigan which provide the most scenic neighborhood backdrop in the entire County.

Racine is a community which has a storied history and telling that story is of great importance, this survey will help in recognizing what we have which is of historical value and importance in this area.

In concert with Wisconsin State Statutes The purpose of the Comprehensive Plan Update is to consolidate recommendations of previous planning initiatives, as well as to develop new recommendations that will provide a policy framework to guide how the City will continue to develop and provide services. The update also needs to account and plan to include requirements of State Statutes and administrative code for a Comprehensive Plan.

1.2 Community Summary

Racine is a vital community of 76,760 residents (US Census Bureau 2019 estimate) located in Southeast Wisconsin along the shores of Lake Michigan, 25 miles south of Milwaukee and 75 miles north of Chicago. The community is served by State Highways 11, 20, 31, 32, and 38; Interstate 90/94 is located 5 miles (9 miles from Racine’s downtown central business district) to the west of the City and is the primary highway for automobile traffic between Milwaukee and Chicago. Batten International Airport is within the City limits and is one of three airports in Wisconsin with customs intake capabilities. We invite you to visit our website at <https://www.cityofracine.org/Home/> and at Department of City Development web page <https://www.buildupracine.org/> Racine’s largest employers include Ascension Healthcare with 2,661 employees, S.C Johnson and Son with 2,600 employees, CNH America LLC. with 2,500 employees, and Racine Unified School District with 2,500 employees.

1.3 Scope of Services

The framework for a process for the Architectural and Historical Survey is described in this section. The selected firm will coordinate with City staff and complete this survey while meeting all state requirements as this project is Wisconsin SHPO grant funded. The ideal firm will be adaptive and responsive to the requests by City staff and have experience in problem solving, with history and evidence of completing this type of project in the past. The anticipated budget amount for the Contract resulting from this RFP is \$13,500.

The successful firm will carry out field work and research for the survey while complying with all requirements and guidance outlined here: <https://www.wisconsinhistory.org/Records/Article/CS4120>

The successful firm must also comply with all standards and requirements in the Historic Preservation subgrant Manual here: <https://www.wisconsinhistory.org/pdfs/hp/HPR-subgrants-manual.pdf>

The selected firm shall be a qualified principal investigator and meet the qualifications outlined here: https://www.nps.gov/history/local-law/arch_stnds_9.htm

The following is a list of responsibilities of the selected planning firm:

- 1.3.1 Coordinate with City staff to develop a plan and strategy so all work is completed, while meeting the following deadlines:

Oct. 15, 2021 – First Progress Report to SHPO is due

Jan. 14, 2022 – Second Progress Report to SHPO is due (if project has not been completed)

April 15, 2022 – Third Progress Report to SHPO is due (if project has not been completed)

July 29, 2022 – All deliverables in the Scope of Work are due

1.3.2 Develop a strategy for neighborhood engagement/meetings (at least two) one of which serves as an introduction to the project, the second which will share the results of the survey with property owners. Progress report(s) shall also be made to the City's Planning, Heritage, and Design Commission as requested throughout the contract period. Public engagement to be flexible based on Covid-19 and safety protocols at the time of the meeting.

1.3.3 Develop a Survey Report based on findings from a survey of the area below:



- 1.3.4 A final version of the Survey Report shall be presented to the City Planning, Heritage, and Design Commission.
- 1.3.5 Upon completion and acceptance by the City's Planning, Heritage, and Design Commission, the final report shall be submitted to the SHPO in PDF format as well as three copies printed on acid-free paper: one unbound and two spiral-bound.
- 1.3.8 Be available for weekly meetings (over the phone, or virtually) to discuss progress as needed.

1.4 Timeline

The Consultant's work on the Project is anticipated to begin in September 2021, with the project to be completed by July 29, 2022.

----- End of Section 1.0 -----

SECTION 2.0 - PROPOSAL EVALUATION AND AWARD – Architectural and Historical Survey

2.1 Award

2.1.1 Award shall be made to the responsible consultant submitting the most responsive proposal which offers the greatest value to the City with regard to the criteria detailed and the specifications set forth herein. The City reserves the right to accept or reject any or all proposals.

2.2 Proposal Evaluation Criteria

In general, the proposals will be evaluated based on, but not limited to, the general evaluation criteria stated below and the completeness, clarity and content of the proposal.

2.2.1 Qualifications and Experience

- a) Project Team Organization (25% of evaluation score)
- Organization chart indicating key personnel assignments and the overall organization of the work effort
 - Specific qualifications of key individuals proposed for this project
 - Geographic location and current major assignments of key individuals; personnel should not be proposed unless they will be available to fulfill proposed project commitments
 - If the proposal includes the use of multiple firms, relationship between firms must be clearly identified
- b) Capabilities and Experience of Firm (30% of evaluation score)
- Provide specific information regarding firm's experience and capabilities with a focus on past or present experience with other comprehensive plan development in Wisconsin or updates and implementation projects similar in scope to this project, especially concerning neighborhood and corridor planning, and historic preservation.
 - Provide documentation of successful similar projects with specific examples and explanation of why they are applicable to this project.
- c) References (5% of evaluation score)
- Provide references for projects similar in scope that best demonstrate firm's ability to complete the proposed project successfully according to the project schedule.
 - For each reference, provide a brief description of the project, the client name, year completed, estimated and actual cost, and the portion of work for which your firm was responsible. Responsibilities of any personnel on referenced projects who are proposed for work on this project should be specified. A summary of implementation progress since the adoption of the plan or program should be provided.
- d) Project Management (25% of evaluation score)
- Demonstrate approach to the proposed project, including how your firm would resolve problems, quality control measures, cost control, public engagement techniques, City staff involvement, and general resource management.
- e) Financial responsibility/stability of firm

2.2.2 Company Responsiveness to RFP (15% of evaluation score)

- a) Demonstrated understanding of the project.
- b) Responses to overall proposal and compliance with submission guidelines.
- c) Proposal presentation (completeness, organization, appearance, etc.).

2.2.3 Cost Effectiveness

Sealed financial proposals will be opened and evaluated after the evaluation committee has short-listed the most qualified firms for this project. The anticipated budget for the Contract resulting from this RFP is \$13,500.

- 2.3 The City of Racine reserves the right to use both primary and secondary suppliers or to otherwise use multiple sources to protect the City's overall interests.
- 2.4 The selected consultant must not have any unresolved performance issues with the City of Racine. The consultant's performance as a prime Consultant or subcontractor in previous City contracts shall be taken into account when evaluating the Company's submittal for this Request for Proposal. The City may survey other local agencies during the proposal evaluation period to make sure the consultant does not have any unresolved or unsatisfactory performance issues. The City reserves the right to reject the consultant's submittal based on its assessment of the Company's prior performance.
- 2.5 Financial terms will not be the sole determining factor in the award. To determine the award the City will use a proposal evaluation method that will enable them to award a contract to the consultant offering services and experience that represents the best overall value to the City.

2.6 **Proposal Evaluation Procedures**

Proposals will be evaluated individually by a proposal evaluation team (hereinafter referred to as Team) using the Proposal Evaluation Criteria as listed above.

- 2.6.1 Team members will evaluate each proposal based on their experience and judgment of how well the proposal addresses the City's requirements. Each prospective consultant is assured that any proposal submitted will be evaluated independently using the best available information and without any forgone conclusions.
- 2.6.2 Consideration will also be given to written clarification provided during the evaluation process and input from staff or other persons judged to have useful expertise that should be considered in a responsible, fair assessment of the relative merits of each proposal.
- 2.6.3 The team may arrange demonstrations, conference calls, or virtual meetings with representatives of the consultants whose proposals are deemed to be within the "competitive range". The purpose shall be the clarification of any aspect of the proposal that is deemed to have a material bearing on arriving at a fair determination of which proposal represents the best overall value.
- a) If presentations, conference calls, or virtual meetings have been conducted, representatives for each proposal deemed to be within the competitive range will be given a written clarification of any aspect of the solicitation that was requested by one or more evaluators. Clarifications may also be issued if an evaluation team member regards such as being necessary to make a fair and reasonable determination of the proposal to accept. In addition, each Proposer deemed to be within the competitive range may be invited to submit a "best and final offer" if such seems appropriate under the clarifications issued to the provisions and specifications of this solicitation. Please note that guidance would also permit procurement participants to determine that only one proposal is within the "competitive range." If such were to be determined, the City of Racine would then enter into negotiations with the consultant offering the greatest value proposal in efforts to arrive at a purchase price that is deemed fair and reasonable based on price or cost analysis.
- 2.7 A consultant's submission of a proposal constitutes its acceptance of this evaluation technique and its recognition and acceptance that subjective judgments will be used by the evaluators in the evaluation.

----- End of Section 2.0 -----

SECTION 3.0 – PROPOSAL FORMAT AND SUBMITTAL INSTRUCTIONS – Architectural and Historical Survey

3.1 Financial Proposal

This portion of the proposal shall include ONLY the proposed cost and shall be submitted in a separate sealed envelope that is clearly marked "Financial Proposal". **The financial proposal shall NOT be included in the same envelope with the non-financial proposal.** Financial proposals will not be opened until after the evaluation committee has short-listed the most qualified firms for this project.

Pricing is requested as one (1) firm fixed price for the completed Project, inclusive of all expenses. The financial proposal shall include an estimated payment schedule with each payment attached to a specific deliverable within the Project.

3.2 Non-Financial Proposal

3.2.1 In order to facilitate the analysis of responses to this RFP, Consultants are required to prepare their proposals in accordance with the instructions outlined in this section. Consultants whose proposals deviate from these instructions may be considered non-responsive and may be disqualified at the discretion of the City of Racine.

3.2.2 Proposals shall be prepared as simply as possible and provide a straightforward, concise description of the Consultant's capabilities to satisfy the requirements of the RFP. Expensive bindings, color displays, promotional materials, etc., are not necessary or desired. Emphasis shall be concentrated on accuracy, completeness, and clarity of content. **There shall be no cost information included in the non-financial proposal.**

- a) Each of the seven (7) sections listed below shall be identified with a page heading.
- b) The proposal shall be organized as follows:

Proposal Tab Section	Title
1.0	Cover letter
2.0	Executive summary
3.0	Company background
4.0	Company prior experience
5.0	Responses to scope of services
6.0	Sample report documents
7.0	Submittal forms

3.2.3 Tab 1.0 - The Consultant shall provide a Cover Letter on corporate letterhead, signed by an authorized representative of the company. The Consultant's name, address, and signature shall be clear and legible.

3.2.4 Tab 2.0 - Consultants shall provide an Executive Summary which will be limited to a brief narrative highlighting the Consultant's proposal. The Executive Summary should not include cost quotations.

3.2.5 Tab 3.0 - Consultants shall provide information about their company so the City of Racine can evaluate the Consultant's stability and ability to support the commitments set forth in the RFP. The City of Racine, at its option, may require a Consultant to provide additional documentation and/or clarify requested information.

- a) Brief description of the company.
- b) Company size and organization.

3.2.6 Tab 4.0 - Consultants shall provide information about the organization and the individuals assigned to perform the work.

- a) Location and description of company office designated to perform services requested in the RFP.
- b) Indicate the number of people by level located within the office that will be assigned to this contract and the organization of the office.
- c) Provide the name of the principal or project manager in your firm who will have direct and continued responsibility for the services provided to the City. This person will serve as the firm's first point-of-contact on all matters dealing with services and the handling of day-to-day activities through the duration of the project.

d) Describe the professional experience of each individual proposed to be assigned to this project and provide a detailed listing of the projects they have worked on for other clients.

e) Demonstration the individuals assigned to this project have knowledge and experience preparing plans compliant with requirements outlined for this grant (see scope of work).

3.2.8 Tab 5.0 - Consultants shall provide an outline for project management and task implementation. The work plan must detail the firm's services to be performed and a schedule the firm proposes for completing the project. Please note that timely completion of this project is critical.

3.2.8 Tab 6.0 - Provide draft sample documents of similar projects you/your firm has completed.

3.2.9 Tab 7.0 – Submittal Forms

3.2.10 All offers and other work products submitted in response to this Solicitation shall become the property of the City of Racine.

----- End of Section 3.0 -----

State and Federal Preservation Programs

WHAT IS THE HISTORIC HOMEOWNERS TAX CREDIT PROGRAM?

Homeowners who invest in the preservation of their houses may be eligible for Wisconsin income tax credits of 25% of approved costs.

ANNUAL STATE-WIDE AVERAGE

\$6.4M IN TOTAL PROJECT COSTS
\$1.28M RETURNED TO HOMEOWNERS IN TAX CREDITS



WISCONSIN HISTORICAL SOCIETY



Contact the tax credit reviewer for your community.

Western District

Eastern District

Claire Bushemi
(608) 264-6490
claire.bushemi@wisconsinhistory.org

Paul Porter
(608) 264-6491
paul.porter@wisconsinhistory.org

SAVE MONEY THROUGH TAX CREDITS TO PRESERVE

YOUR HOME

wisconsinhistory.org/taxcredits

HOW DO I APPLY?

- 1 Make sure your house is historic by visiting the Property Record Search at wisconsinhistory.org
- 2 Mail the application to WHS before you start work. Applications can be found at wisconsinhistory.org/taxcredits
- 3 After you receive approval from WHS – start your work.
- 4 Notify WHS when the work is complete.

Have a question about how to care for a historic house?

Visit our website at wisconsinhistory.org/preserve-your-building to browse over 100 articles.



Additional information can be found online at wisconsinhistory.org/taxcredits



WHY SHOULD I PRESERVE MY HOUSE?

Historic Preservation is intrinsically important for its ability to enhance community pride and to create a sense of rootedness and belonging. Through a connection with history, preservation can improve the quality of life and livability of communities. It also stimulates reinvestment and contributes to our economy, creating jobs in construction, architecture, interior design, engineering, real estate, accounting, tourism and more.

WHAT WORK QUALIFIES FOR TAX CREDITS?

What type of work is eligible?

- Exterior Painting
- Roof Replacement
- Exterior Brick & Stone Repairs
- Window & Door Repairs
- Porch Repairs
- Replace HVAC
- Replace Electrical
- Replace Plumbing
- Structural Elements



wisconsinhistory.org



WISCONSIN
HISTORICAL
SOCIETY

Contractor Standards for Typical Tax Credit Projects

HISTORIC HOMEOWNERS INCOME TAX CREDIT PROGRAM

All work, including work that may not qualify for tax credits, must meet the Secretary of the Interior's Standards for Rehabilitation (or, simply, the Standards). The following describes common tax credit projects with recommendations on appropriate ways in which to carry out the work. Please refer to the Application Instructions for additional information on project eligibility.

REPAIR OF ORIGINAL FEATURES

The Standards state: *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials.* Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence. Sound, original materials are part of the history of the house and should be left in-place while the deteriorated sections are repaired or replicated.

EXTERIOR



A primary facade is one that is visible from public rights-of-way and, in most cases, has significant architectural detailing. A secondary facade is one that is generally visible from public rights-of-way, but may not contain as many distinguishing architectural features. A rear facade is one that is usually not seen by the public and contains little architectural detailing. As a rule, primary facades should be left intact, while rear facades may sometimes be altered more substantially.

REPLACEMENT SIDING

Removal of the original siding and replacing the material with new siding on a historic house is not appropriate. Examples of replacement include aluminum, vinyl, cement board and steel siding, and may also include synthetic stucco (EIFS). Repair and partial replacement of damaged siding is the proper treatment.

EXTERIOR PAINTING

Painting the building's exterior is appropriate when the building was historically painted. Painting unpainted brick or masonry does not meet the Standards. Usually the proposed color or colors is not a factor in determining the appropriateness as paint is looked upon as temporary. Several paint removal methods are usually acceptable, including wet or dry scraping, chemical paint removal, and use of a high pressure water spray, if the water pressure is carefully controlled so that it does not damage the wood. Sandblasting and similar abrasive blasting techniques, wet or dry, are not acceptable. Please note that, because premature paint failure is usually the result of poor preparation or use of improper paint, we suggest that you hire experienced contractors or consult with a paint dealer or specialist before undertaking the job.



ROOF REPLACEMENT



If a roof was originally wood shingled (typical if constructed prior to 1920), the shingles may be replaced with wood shingles,

standard 3-tab shingles or architectural shingles in a shade of gray or brown that resembles weathered wood. Architectural shingles with heavy, fake shadow lines or un-even bottom edges are not appropriate. Wood shakes are usually not appropriate due to their thick, irregular appearance.



Above, left is a good example of an architectural shingle. Above middle and right are examples of shingles that would not be approved. Slate or tile roofs should be repaired, if possible rather than replaced. If the slate or tile roofs are deteriorated beyond repair, ideally these roofs be replaced in-kind; however, because of the economic feasibility, architectural shingles may be an appropriate substitute. In finding a suitable match, it is important to find shingles that convey the original shape, dimensions and color. If you propose to use substitute materials, you should discuss your plans with Society staff before placing any order.

Using shingle-over ridge vents is an appropriate way to vent the roof as long as the ridge vent continues all the way to the roof edge. Soffit vents are another appropriate means of venting the roof. Mushroom vents can be used if installed to portions of the roof not visible from public rights-of-way. These vents should be painted to match the roof color.

EXTERIOR MASONRY CLEANING

Removal of dirt or paint from exterior brick or stone is appropriate as long as it does not harm the building materials. (Because every method of exterior cleaning carries with it some risk of damage to masonry materials, you should consider carefully whether to clean the building at all.) In most cases, removal of dirt or paint is unnecessary in order to preserve a building; in fact, the dirt may serve as a protective layer that shields the surfaces of a building from the elements.

The Standards specifically prohibit sandblasting in any form (except to clean cast iron, as discussed below). Other forms of blasting are equally damaging and therefore also prohibited such as soda blasting, corn cob blasting and nut shell blasting. Equally damaging is high-pressure water blasting. Water pressures above 1000 psi can be damaging to most building materials. Water pressure can be used safely at 1,000 psi with the spray wand a minimum of 12" away from the surface.

Building materials vary widely in composition. Chemicals that may be applied safely to one building can result in severe damage to another. It is a requirement that a cleaning test patch be applied to an inconspicuous part of the building prior to cleaning the entire building. The owner should inspect the test patch for possible damage to the building materials, including mortar joints in masonry walls. The test area should be used as a standard by which the rest of the cleaning is evaluated.



In cleaning metal elements, you should determine whether the metals are ferric or non-ferric. If exterior metal elements are ferric (iron-based) it should be determined whether those elements are cast iron or coated metal. Generally, cast iron is used in storefront columns and trim; otherwise, metal trim is likely to be terne or zinc coated steel. Cast iron may be sandblasted to remove dirt or paint but coated steel should be hand-scraped. Sandblasting coated steel will remove the protective coating and will ultimately lead to severe rusting. We recommend strongly that non-ferric metals not be cleaned.

TUCKPOINTING

Tuckpointing (also referred to as "repointing") refers to the replacement of deteriorated mortar in brick and stone walls. Only deteriorated mortar joints should be repointed. If done properly, the repointed joints will closely match the existing joints.



To remove deteriorated mortar properly, hand chiseling is the method least likely to cause damage to the

brick or stone. Removing mortar with saws, grinders, or power chisels must be done carefully and by an experienced mason. It is important when using mechanical removal methods that the bricks or stones not be cut into or corners chipped away.

The composition of the new mortar must match the existing mortar. New mortar should contain enough hydrated lime to make it softer than the bricks. Unless examination reveals that the original mortar is unusually hard, the building should be repointed using mortar that is no harder than ASTM, Type N, which consists of 1 part Portland cement, 1 part hydrated lime and 6 parts sand. ASTM, Type O, is a slightly softer mortar consisting of 1 part Portland cement, 2 parts hydrated lime and 9 parts sand.

The appearance of the new joints should match those of the rest of



the building. Mismatched mortar joints can result in the building taking on a "patchwork quilt" appearance. (Above is an example of unacceptable tuckpointing.) The primary concerns are the color of the replacement mortar and the tooling. With respect to color, white Portland cement can be used along with appropriate coloring agents. (Using standard, gray Portland cement usually results in joints that do not match the original color.) In addition, if the tooling of the new mortar joints does not match the original, they may appear to be wider than the rest.

We recommend that the mason complete a test patch (a sample area of repointed joints). Once the test patch is inspected to determine that the masonry has

not been damaged and the mortar matches the appearance of the existing; the remainder of the house can be repointed. The repointing contract should specify that all of the repointed joints will match the appearance of the approved test patch.

STORM WINDOWS

Exterior storm windows can be made of wood or metal. Aluminum combination windows are acceptable as long as 1) the line dividing the upper and lower panes of movable sash lines up with the meeting rails of the original windows 2) the frames are painted or factory finished and 3) the storm window has a flush mount. Flush mount storms have an expander that goes around the window, bringing the outside surface of the storm window flush with the prime window casing. Storm window glass should be clear with a Visual Light Transmittance of 72 or higher.

SKYLIGHTS

The addition of a skylight is viewed as a new addition to the historic house. For this reason, skylights should be installed on parts of a roof not visible from the public right-of-way. Skylights should always be kept to a minimum and should be flat, rather than domed. Their curbs should also be low.

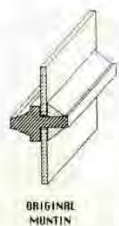
CLOSING WINDOW OPENINGS

Original window patterns should not be changed on primary facades. On secondary facades, minor changes may be made, but these must be in keeping with the overall window patterns of those sides of the building. On rear facades with limited public visibility, more significant changes can usually be made; however, they must be in character with the rest of the building. On masonry buildings, when original windows are closed-in, the infill material should match those of the wall and should be inset from the face of the wall at least two inches. Non-original windows can usually be closed flush to the wall surfaces with matching materials.

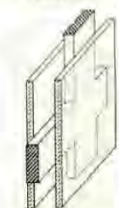


WINDOW REPLACEMENT

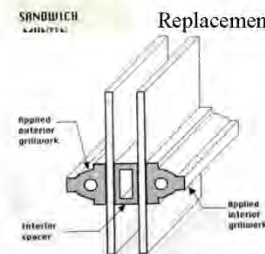
The Standards state that historic features (such as windows) must be repaired when possible. Where the feature is deteriorated beyond repair it must be replaced to match the original in design and material. You must obtain pre-approval before proceeding with window replacement.



If windows require replacement, the replacements must duplicate the appearance of the original windows, including the muntins (dividing bars), the proportions of the original windows, the thickness of the sash elements, the window material and finishes.



Accurately recreating the muntins (window dividers) is an important detail with replacement windows. Muntins that are sandwiched between the glass; placed on just one side or the other or that don't match the historic profile are unacceptable.



Replacement windows that incorporate true muntins (that actually divide the panes of glass) are acceptable if the appearances of the new muntins substantially replicate those of the original windows. The new muntins must accurately replicate the originals and must be permanent parts of the windows.

The use of tinted and reflective glass is not allowed. Low-E glass is allowable as long as the Visual Light Transmittance or VLT is 72 or higher.

It is acceptable to have wood replacement windows with metal clad at the exterior as long as the metal conforms in shape to the existing window moldings. The metal clad cannot have an anodized finish but rather a powder coated paint or a baked on finish.

NEW ADDITIONS

New additions should be designed and constructed so that the character-defining features of the historic building are not changed, obscured, damaged, or destroyed. The appropriateness of a new addition to a historic building is determined largely by its size and location. An addition should be constructed on the least visible side, such that the historic building remains the most prominent element from the public right-of-way.

New design should always be clearly differentiated so that the addition does not appear to be part of the historic



building. New additions should be sympathetic to the historic house but not mimic the original design. The addition may incorporate existing materials and detailing for example, but the new design should also stand as a contemporary design.

The physical connection between the historic building and the addition should be made as small and least physically disruptive as possible. This creates a visual break between the historic building and the addition. The original massing of the historic house should be retained; meaning any addition should be offset at the corner. Both the link and offsetting the addition makes the process reversible. If, at some point, a future owner wanted to remove the addition, it would allow them to do so with minimal damage to the historic building.

BUILDING DEMOLITION

Buildings attached, or adjacent to a historic building may be demolished if they do not contribute to the significance of the historic building or its context. On the other hand if a building or addition is not original to a property doesn't mean that it can be removed; it may still be historically significant. You must contact Society staff for a determination of significance of any feature proposed for removal.

INTERIOR FEATURES & FINISHES



Significant interior features should be respected and preserved. This is especially true in primary spaces. Those spaces are important to the character of a building and should always be preserved. Generally, walls should not be inserted in, or removed from, primary spaces. Secondary spaces may usually be altered. In single family houses, primary spaces usually include living rooms, dining rooms, foyers, main stairways, corridors, and parlors. Secondary spaces may include bathrooms, bedrooms, kitchens, rear stairways, basements, and other spaces normally used only by family members. The Standards do not allow total gutting of a building unless the interior has been completely altered in the past and possesses no significant features or spaces.

Whether interior trim or features can be removed depends on the significance of those features. The Standards consider both highly-decorated features (such as grand staircases) and characteristic



features (such as original window trim) to be significant and these should remain intact. If original features have to be replaced during construction, they should be re-installed (or, if this is impossible, reproduced) in their original locations. Avoid moving original decorative elements to new locations. Creating a new, "historic" interior – that is, an interior that looks to be original, but is actually a collection of building artifacts applied in non-original locations over new construction is not appropriate. Likewise, interior trim for new walls

should generally be the same type and proportion as the original trim, but should not duplicate it exactly, unless the original trim is relatively plain.

Most types of wall treatments are acceptable. In primary spaces it is not appropriate to cover original painted decoration (such as stenciling), remove plaster or decorative features (such as cornices or wainscoting), install wood paneling, or apply texture wall paints on original plaster. Avoid removing or permanently damaging decorative flooring or hardwood floors in good condition. Suspended ceilings are unacceptable.

STRUCTURAL

If features of the structural system were historically visible, such as loadbearing brick walls, cast iron columns, roof trusses, posts and beams, or stone foundation walls, they may be important in defining the building's overall historic character. Any repairs, sistering or partial replacements must be planned carefully on these exposed structural members so that there is no adverse effect. Unexposed structural features that are not character-defining may be altered.



INSULATION

Blowing insulation into cavity walls is discouraged because it can lead to moisture damage (in the absence of a vapor barrier). Insulation applied to the inside surfaces of exterior walls is not appropriate as any significant interior trim, plaster and finish would be lost. Application of insulation over exterior wall surfaces does not meet the Standards except in cases such as installation below ground. Installing insulation on flat roofs is acceptable if it does not substantially change the dimensions of the cornice. Typically, rigid roof-top insulation is tapered at the cornice to avoid any changes in dimensions. Roof-top insulation on sloped roofs is also acceptable as long as it does not increase the dimensions of the cornice, particularly at the roof gable ends.

MECHANICAL, ELECTRICAL & PLUMBING



The visible features of historic heating, lighting, air conditioning and plumbing systems may sometimes help define the overall historic character of the building and should be retained and repaired whenever possible. The systems themselves (the compressors, boilers, generators and their ductwork, wiring and pipes) will generally either need to be upgraded, augmented, or entirely replaced in order to accommodate the new use and to meet code requirements. In most cases furnace or boiler replacement will have no adverse effect on the historic integrity. However, if for example, the house is switching from radiant heat to a forced air system – duct work will be needed. When this is the case care must be taken to integrate the ductwork within existing walls or chases without disrupting primary spaces and historic detailing and finishes.

Any new exterior equipment (such as a condenser or vent piping) must not be visible from the public right-of-way. Locating these new additions at the rear of the house is preferred. If a side elevation is required, the equipment or venting must be screened with landscaping or another element.

The Standards do not allow sleeve holes to be cut into walls for unit air conditioners. Similarly, windows on visible facades may not be blocked in to receive air conditioner sleeves.



Wisconsin Tax Credit Districts

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District

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Eastern
District

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SITE WORK

The relationship between a historic building or buildings and landscape features within a property's boundaries – or the building site – helps to define the historic character and should be considered when planning for rehabilitation project work. Drastically changing the ground level near your house (except smaller changes to promote better drainage) is inappropriate. Regrading away from the house is usually allowed unless it: 1) changes the historic character of the site; or 2) creates chronic water drainage problems that may affect other buildings.

Removal of plantings is not a problem unless the historic character of the site will be affected. (e.g., clear-cutting a historically wooded site.)

New parking areas are usually acceptable if they are located at the rear of the site and out of public view. In most cases, parking areas should not abut historic buildings, for reasons of historical integrity and to prevent potential water drainage problems. Where driveways exist and are important site features, they should be maintained in their original locations.

Sidewalks and walkways in visible locations, such as the front of a house, should maintain traditional shapes and paving materials. For example, a curving, brick-paved front walkway would likely not be appropriate for a Prairie-style house. A greater variety of non-traditional paving materials and designs can usually be used at the rear of a property.

FOR FURTHER INFORMATION

For additional information regarding the appropriate treatments for historic materials, the National Park Service has published a series called Preservation Briefs. Each of these briefs is available at the following website:

[nps.gov/tps/how-to-preserve/briefs.htm](https://www.nps.gov/tps/how-to-preserve/briefs.htm)

The Wisconsin State Historic Preservation Office has over 100 articles written by preservation professionals with recommendations for how to preserve and restore historic buildings on our website:

[wisconsinhistory.org/preserve-your-building](https://www.wisconsinhistory.org/preserve-your-building)

For questions about the Homeowner Income Tax Credit Program, contact the tax credit reviewer for your community and visit our website:

[wisconsinhistory.org/taxcredits](https://www.wisconsinhistory.org/taxcredits)



**Guidelines for Planning Historic Preservation
Tax Credit Projects in Wisconsin**
INCOME-PRODUCING TAX CREDIT PROGRAM

INTRODUCTION



State and federal programs require that all tax-credit related work must meet the Secretary of the Interior's Standards for Rehabilitation (or, simply, the Standards). This pamphlet is designed to provide you with guidance about how the Standards are interpreted for various types of preservation work; however, because

there are a wide variety of historic properties, it is impossible to provide a complete set of guidelines to address every situation. This pamphlet is directed to the most common preservation projects. If after reviewing this document you have additional questions about the proposed project, please feel free to contact one of the WHS preservation architects listed below: (by region)

WISCONSIN TAX CREDIT DISTRICTS	
	<p>WESTERN DISTRICT Jen Davel (608) 264-6490 jen.davel@wisconsinhistory.org</p>
	<p>EASTERN DISTRICT Mark Buechel (608) 264-6491 mark.buechel@wisconsinhistory.org</p>

SITE WORK

Most types of site work are allowable, as long as: the work does not destroy significant archeological remains or landscape features; does not encroach on any historic buildings; and does not introduce incompatible new features to the site.

Regrading should be limited to areas away from the historic property or at the rear of the historic building. You should avoid changes in the ground level near the historic building. New plantings and sidewalks are usually not a problem as long as the character of the site is not changed. Parking areas should be located at the rear of a site and in most cases should not abut the historic building.



Archeological remains refers to any prehistoric or historic archeological deposits or features that may exist. Significant archeological resources affected by a project must be protected and preserved. If such resources must be disturbed, mitigation measures must be undertaken. If human remains are discovered, cease work at that location and contact Sherman Banker at the Wisconsin Historical Society at 608-264-6507.

BUILDING EXTERIOR

A primary facade is one that is visible from public rights-of-way and, in most cases, has significant architectural detailing. A secondary facade is one that is generally visible from public view, but may not contain as many distinguishing architectural features. A rear facade is one that is usually not seen by the public and contains little architectural detailing. As a rule, primary facades should be left intact, while rear facades may sometimes be altered more substantially.



REPAIR OF ORIGINAL FEATURES

Repair, rather than replacement, of any feature, such as railings, storefronts, column capitols, a dormer or a parapet, is always strongly encouraged. If replacement is necessary, documentation of the deteriorated condition of the feature should be submitted. Only those portions of any feature that are deteriorated should be replaced.



EXTERIOR BUILDING CLEANING

Removal of dirt or paint from exterior brick or stone is appropriate as long as it does not harm the building materials. (Because every method of exterior cleaning carries with it some risk of damage to masonry materials, you should consider carefully whether to clean the building at all.) In most cases, removal of dirt or paint is unnecessary in order to preserve a building.

The Standards specifically prohibit sandblasting in any form (except to clean cast iron, as discussed below). Other forms of blasting are equally damaging and therefore also prohibited such as soda blasting, corn cob blasting and nut shell blasting. High pressure water blasting is equally damaging. Water pressures above 1000 psi can damage most building materials. Water pressure can be used safely at 1,000 psi with the spray wand a minimum of 12" away from the surface.



Building materials vary widely in composition. Chemicals that may be applied safely to one building can result in severe damage to another. NPS requires that a cleaning test panel be applied to an inconspicuous part of the building prior to cleaning the entire building. The owner and/or architect should inspect the test panel for possible damage to the building materials, including mortar joints in masonry walls. The approved test area should be used as a standard by which the rest of the cleaning is evaluated.

Before cleaning metal elements, you need to determine if the metals are ferric or non-ferric. If exterior metal elements are ferric (iron-based) you need to determine if those elements are cast iron or coated metal. Generally, cast iron is used in storefront columns and trim; otherwise, metal trim is likely to be terne or zinc coated steel. Cast iron may be sandblasted to remove dirt or paint but coated steel should be hand-scraped. Sandblasting coated steel will remove the protective coating and will ultimately lead to severe rusting. We recommend that non-ferric metals simply be repainted.

TUCKPOINTING

Tuckpointing (also referred to as "repointing") refers to the replacement of deteriorated mortar in brick and stone walls. Only deteriorated mortar joints should be repointed. If done properly, the repointed joints will closely match the existing joints and should last for 30 years.



Hand chiseling is the method least likely to cause damage to the brick or stone.

Removing mortar with saws, grinders,

or power chisels must be done carefully and by an experienced mason. For example, if the mason is not experienced using a circular saw, it is quite easy to cut into the brick/stone at the head joint. Damaging the brick/stone during the repointing is not acceptable.

The composition of the new mortar must match the existing mortar. New mortar should contain enough hydrated lime to make it softer than the brick/stone. Unless examination reveals that the original mortar is unusually hard, the building should be repointed using mortar that is no harder than ASTM Type N, which consists of 1 part Portland cement, 1 part hydrated lime and 6 parts sand. ASTM Type O, is a slightly softer mortar consisting of 1 part Portland cement, 2 parts hydrated lime and 9 parts sand.

The appearance of the new joints should match those of the rest of the building. Mismatched



mortar joints can result in the building taking on a "patchwork quilt" appearance. (Above is an example of unacceptable repointing.) The primary concerns are the color of the replacement mortar and the tooling. White Portland cement can be used along with appropriate coloring agents to match existing mortar color. Using standard, gray Portland cement usually results in joints that do not match the original color. In addition, if the tooling of the new mortar joints does not match the original, they may appear to be wider than the rest.

We recommend that the mason complete a test panel (a sample area of repointed joints). Once the test panel is inspected to determine that the masonry has not been damaged and the mortar matches the appearance of the existing, the remainder of the building can be repointed.

REMOVAL OF BUILDING ADDITIONS

Demolition of existing buildings on/or adjacent to, the site of a historic building may be demolished if they do not contribute to the significance of the historic building or its context. On the other hand, just because a building or addition is not original to a property does not always mean that it can be demolished; it may be historically significant.

Evidence of whether a building is considered to be significant is often found in the National Register or State Register nomination for the property or district. Contact Joe DeRose, staff historian, at joe.derose@wisconsinhistory.org or 608/264-6512 for a determination of significance on any building proposed for demolition.

CONSTRUCTION OF NEW ADDITIONS

Building additions should be designed so that the character-defining features of the historic building are not changed, obscured, damaged, or destroyed. The appropriateness of a new addition to a historic building is determined largely by its size and location. An addition should be constructed on the least visible side, such that the historic building remains the most prominent element from the public view.

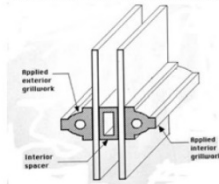
New design should always be clearly differentiated, so that the addition does not appear to match the historic building. Existing materials and detailing may inspire the new design but the addition should also stand as a contemporary design.

The physical connection between the historic building and the addition should be made as small and least physically disruptive as possible. The original massing of the historic building should be retained; meaning any addition should be offset at the corner. Both the link and offsetting the addition makes the process reversible. If, at some point, a future owner wanted to remove the addition, it would allow them to do so with minimal damage to the historic building.

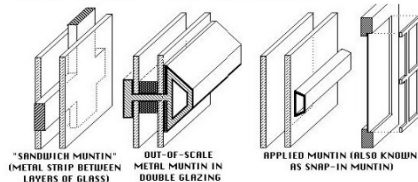
WINDOW REPLACEMENT

Historic features, such as windows, must be repaired before replaced whenever possible. If you desire replacement windows, you must demonstrate that the existing windows have deteriorated beyond repair. This means photographing all windows of a small commercial building or a representative grouping for each building elevation of a large commercial building. Both the interior and exterior conditions must be photographed. These photos should then be keyed to building elevation drawings.

If windows are in fact deteriorated beyond repair, their replacements must duplicate the appearance of the original windows, including the muntins (dividing bars), the proportions of the original windows, the thickness of the sash elements, the window material and finishes.



ACCEPTABLE REPLACEMENT MUNTIN



UNACCEPTABLE REPLACEMENT MUNTIN

Accurately recreating the muntins (window dividers) is an important detail of replacement windows. Muntins that are sandwiched between the glass, placed on just one side or the other, or that don't match the historic profile are unacceptable. Muntins must be permanently attached to the exterior, the interior and also have a spacer bar between the 2 panes of glass. In doing so, the depth of the original shadow lines is recreated.

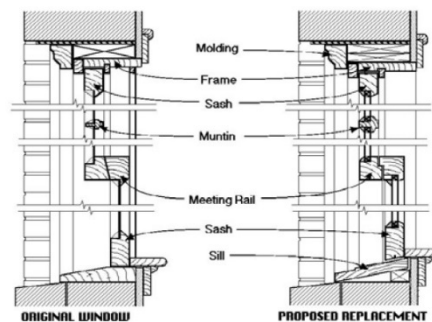
The use of tinted and reflective glass is not allowed. Low-E glass is allowable as long as the Visual Light Transmittance or VLT is 72 or higher.

Generally speaking, buildings 3-stories and less in height, wood windows are required to be replaced with wood windows. Buildings taller than 3-stories that have windows deteriorated beyond repair can replace the wood windows with wood or aluminum. It is acceptable to have wood replacement windows with metal clad at the exterior as long as the metal conforms in shape to the existing window moldings. The metal clad or aluminum cannot have an anodized finish but rather must have a powder-coated paint or baked on finish.

When aluminum windows are used as substitutes for wooden windows, the glass must be set back from the faces of the frames by approximately the same distance as in wooden windows which, typically, would have a putty line. To illustrate this concept, the glazing in wooden windows is held in place with either putty or wooden stops which set the glass approximately 1/2" back from the face of the window frame. On the other hand, the glazing in many aluminum windows is held in place by a metal flange. The result is that the glass is set back from the frame by only about 1/8" which causes the window sashes to look "flat" and out-of-character with most historic buildings.

To change window materials, you must be able to demonstrate that using the historic material would be technically or financially infeasible.

To demonstrate that the new windows match the old, you must submit comparative window section drawings, showing the head, sill, jamb, and muntin sections of the old and the new windows.



COMPARATIVE WINDOW SECTIONS

STORM WINDOWS

To improve the energy efficiency of the historic windows, you may wish to install interior or exterior storm windows. New storm windows can be either wood or aluminum. Aluminum combination windows are acceptable as long as the window tracks are mounted flush with the face of window openings and the proportions of the storm windows match those of the original windows. Aluminum storm windows must also have a painted or baked-on finish, rather than an anodized finish.

CHANGES TO WINDOWS

Original window patterns should not be changed on primary facades. On secondary facades, minor changes may be made, but these must be in keeping with the overall window patterns of those sides of the building. On rear facades with limited public visibility, more significant changes can usually be made; however, they must be in character with the rest of the building.



On masonry buildings, when original windows are closed-in, the infill material should match that of the wall and should be inset from the face of the wall at least two inches. Non-original windows can usually be closed flush to the wall surfaces with materials to match the adjacent wall.

For new windows, the application should contain drawings similar to those specified in the window replacement section.

ROOF REPLACEMENT

Generally flat roofs that are not visible from the street can be replaced with modern roofing materials.

MECHANICAL, ELECTRICAL & PLUMBING SYSTEMS

In most cases, mechanical, electrical and plumbing work will have no effect on the historic qualities of a rehabilitated building; however, these items must be addressed in the application. Installation of new mechanical systems should be described in the most detail, since it is likely to affect significant spaces.

STOREFRONT RESTORATION

Rehabilitation of storefronts, either historic storefronts or those that have been altered requires careful consideration. The first step is to uncover features of the storefront that still exist. Often times when storefronts were altered, original features were simply covered rather than removed.



In doing so, you may find enough of the original storefront design to continue its restoration. If, after selective demolition, little or no original features exist, the next step is to locate any historic photos of the building.

Historic photos similar to the one above can be very helpful in recreating a lost storefront. If historic photos do not exist of the building, a new design will be needed. While considering the age and style of the building is important, there are common elements found on many commercial buildings such as sign boards, transom windows, and recessed entries. Storefront designs that vary from this traditional storefront design should be avoided unless you have historical documentation that supports the design.



INTERIOR TRIM ALTERATIONS

The Standards consider both highly decorated features (such as grand staircases) and characteristic features (such as original window trim) to be significant and these should remain intact. If original features have to be removed during construction, they should be reinstalled (or, if this is impossible, reproduced) in their original locations. Avoid moving original decorative elements to new locations as this can create an interior that looks to be original, but is actually a collection of original building artifacts applied in non-original locations over new construction. Likewise, interior trim for new walls should be generally of the same type and proportion as the original trim, but should not duplicate it exactly.

INTERIOR WALL ALTERATIONS

Significant interior spaces must be preserved. The Standards do not allow total gutting of a building, unless the interior has been completely altered in the past and possesses no significant features or spaces. Significant interior spaces include both those that are highly decorated and original (such as hotel lobbies) and those that are characteristic of the buildings in which they are contained (such as school auditoriums and corridors).

In evaluating which spaces can be changed on an interior, you should determine which spaces are primary and which are secondary. Primary spaces are those that are important to the character of a building and should always be preserved. Because there are a wide variety of historic buildings, each with its own type of significance, there are no absolute rules for identifying primary spaces.

In general, public spaces are primary spaces and should be preserved largely intact whereas non-public spaces may be more altered. For example, the public spaces in a school building would include the



corridors, entrance lobbies, stairwells, and auditoriums.

These should be left intact. On the other hand, the non-public spaces, such as classrooms and offices, can be altered, provided that there are no highly significant features present. In office buildings, the public spaces would include the hallways, lobbies, and any decorative stairways. Public spaces in churches would include most of the interior features. On the other hand, there may be few or no public spaces in many warehouses and factories.

When interior walls are proposed to be changed, you will be required to submit both an existing and proposed floor plan. The existing floor plan should also illustrate what walls are planned to be removed as part of the project.

CHANGES IN ROOM FINISHES

Covering over of original finishes (such as stenciling), the removal of plaster or wooden elements (such as cornices or



wainscoting), or the application of textured wall paints on original plaster is not appropriate and should be avoided. Similarly, the removal of plaster to expose brick or stone is not appropriate. Historically, brick would be left exposed only in utilitarian structures such as mills, factories, or warehouses. Typical commercial buildings and residences would have had finished walls; usually plaster.

Avoid removing or permanently damaging decorative flooring; such as tile, marble or wood.

Lowering ceilings, particularly those in public spaces should be avoided. If you propose to lower ceilings, they should not be dropped below the level of the tops of the windows unless they are revealed upward at the windows for a distance of at least five feet from the outside walls. Installing plywood panels, spandrel panels, or opaque glazing in the upper portions of windows to hide suspended ceilings is not allowed. In spaces where the ceilings are to be lowered or repaired, and the original ceiling was plastered, you should install suspended gypsum drywall (or plaster) in lieu of suspended acoustical tile.

FOR FURTHER INFORMATION

Additional information regarding common historic building projects can be found within the Preservation Briefs published by the National Park Service. Copies of the both the Standards and Preservation Briefs are available on request from the Division of Historic Preservation.

The Standards are available on-line at: <http://www.nps.gov/hps/tps/standguide/>

The Preservation Briefs are available on-line at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>