

**RACINE LANDMARKS PRESERVATION COMMISSION
HISTORIC ARTIFACTS NOMINATION FORM
Page 1 of 2**

NAME OF ARTIFACT:				
Common: College Avenue				
And/or Historic:				
LOCATION:				
Street and Number: 1400, 1500, 1600, 1700, and 1800 blocks of College Avenue				
City or Town: Racine				
State: WI		Racine		
CLASSIFICATION:				
Category (check one)	Ownership		Status (check all that apply)	Public Access (check all that apply)
<input checked="" type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> Building <input type="checkbox"/> Detail <input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input type="checkbox"/> In Litigation	<input checked="" type="checkbox"/> Displayed <input type="checkbox"/> In storage <input type="checkbox"/> Preservation work in progress <input type="checkbox"/> Unknown	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
Situation (check all that apply)				
<input type="checkbox"/> Hanging <input type="checkbox"/> Boxed <input type="checkbox"/> Wrapped <input type="checkbox"/> Showcase <input type="checkbox"/> Indoor <input checked="" type="checkbox"/> Outdoor <input checked="" type="checkbox"/> Touchable <input type="checkbox"/> Buried <input type="checkbox"/> Mounted				
<input type="checkbox"/> Cold Storage <input type="checkbox"/> Climate Controlled <input checked="" type="checkbox"/> Direct Sun <input type="checkbox"/> Under Water <input checked="" type="checkbox"/> Ground Contact <input type="checkbox"/> Elevated				
Present Use: City Street				
OWNER OF ARTIFACT:				
Owner's Name: City of Racine				
Street and Number:				
City or Town: Racine			State: WI	
LOCATION OF LEGAL DESCRIPTION:				
Courthouse, Register of Deeds, etc.:				
Street and Number:				
City or Town:			State:	
FORM PREPARED BY:				
Name and Title: Donald Schumacher				
Organization: Landmarks Preservation Commission			Date:	
Street and Number: 304 16th St				
City or Town: Racine			State: WI	
DATE OF PRODUCTION OF ARTIFACT & SPECIFIC SOURCE OF DATA:				
1897 http://www.vindustries.com/racinehistory/features/brick-street				
MANUFACTURE AND ARTIST/ DESIGNER INFORMATION:				
Manufacturer and Artist/Designer (if known)			Style:	

HISTORIC ARTIFACTS NOMINATION FORM
Page 2 of 2

DESCRIPTIVE MATERIAL:

CONDITION	(Check one)				
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Remnants	<input type="checkbox"/> Unexposed
	(Check one)		(Check one)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The original appearance of College Avenue was a vitrified brick street that ran the entire length of the Avenue. The road way was lined with stone curb.

The present appearance is a vitrified brick street that runs from 14th street to DeKoven Avenue, with each cross street covered with blacktop. Most of the stone curb is still in place, but some has been replaced with concrete. There are some depressions in the street that were not there when the street was originally built 119 years ago.

STATEMENT OF SIGNIFICANCE

College Avenue is a significant part of the Southside Historic District, which is the largest Historic District in the State. The street is lined with many spectacular homes that have been restored and refurbished and are excellent examples of the quality of years gone by. The setting is a retreat to the past glory of Racine. People come to Racine to drive down College Avenue to see the brick street and the magnificent houses. There is a walking tour of the Southside Historic District that includes 13 stops along College Avenue.

SOURCES OF INFORMATION

<http://www.vindustries.com/racinehistory>
the Racine Journal Times

PHOTO

Attach photos and describe view, direction, etc.

ARTIFACT LOCATION AND SITE MAPS (If applicable)

- Attach location map showing location with relation to current City limits of neighborhood boundaries. Location map scale should not be more than 1 inch = 4,000 feet.
- Attach site map showing current position of artifact in relation to adjacent streets, structures, natural resources, property lines, etc. Site map scale should not be more than 1 inch = 100 feet.

Please return completed form to:

RACINE LANDMARKS PRESERVATION COMMISSION
730 Washington Avenue, Racine, WI 53403

Racine History

All about Racine, Wisconsin's long and interesting history

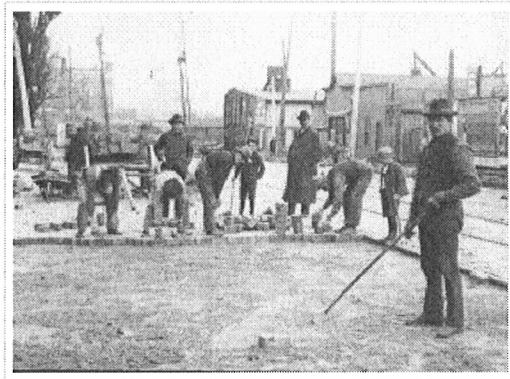
[Home](#) [Features](#) [Future projects](#) [Facebook](#) [Contact](#)

Brick Streets

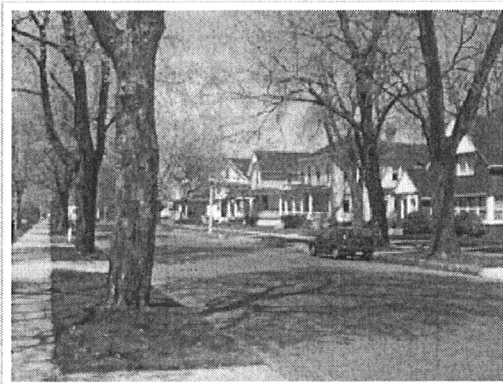
[Tweet](#)

[Share](#)³

I always liked this picture because I know exactly where it is, having driven and ridden my bike past this spot probably hundreds of times. I knew that when I saw the Dr. Shoop building in the distance, I was close to crossing the river into downtown. From the caption: "Vitrified paving brick was first tried in 1893 on a single block at the foot of Main Street. In 1897, College Avenue was paved with brick from one end to the other. Five blocks of this pavement are still in use. North Main Street, from Dodge to Goid streets, became the second major brick thoroughfare in 1901. This view is looking south from near Hamilton Street. The Dr. Shoop building is in the distance. The man facing the camera at left with his hands in his pockets is William McIlrath, the inspector; to his right in the long overcoat is the contractor, Richard Birdsall."



Looking south from Hamilton Street and North Main Street, 1901

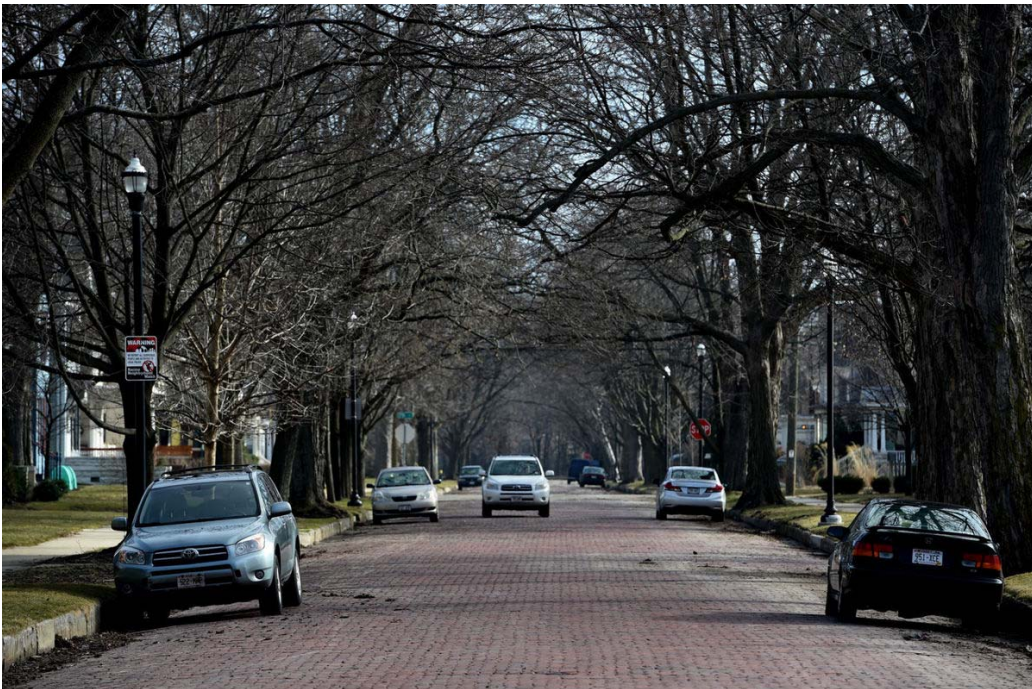


1500 block of College Avenue

[Share](#)³



File photo by GREGORY SHAVER, gregory.shaver@journaltimes.com
The 1800 block of College Avenue is



GREGORY SHAVER, gregory.shaver@journaltimes.com
College Avenue

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INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

AND/OR COMMON

Southside Historic District

2 LOCATION

STREET & NUMBER

NOT FOR PUBLICATION

CITY, TOWN

Racine

VICINITY OF

CONGRESSIONAL DISTRICT

First

STATE

Wisconsin 53403

CODE

55

COUNTY

Racine

CODE

101

3 CLASSIFICATION

CATEGORY

DISTRICT

BUILDING(S)

STRUCTURE

SITE

OBJECT

OWNERSHIP

PUBLIC

PRIVATE

BOTH

PUBLIC ACQUISITION

IN PROCESS

BEING CONSIDERED

STATUS

OCCUPIED

UNOCCUPIED

WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED

YES: UNRESTRICTED

NO

PRESENT USE

AGRICULTURE

COMMERCIAL

EDUCATIONAL

ENTERTAINMENT

GOVERNMENT

INDUSTRIAL

MILITARY

MUSEUM

PARK

PRIVATE RESIDENCE

RELIGIOUS

SCIENTIFIC

TRANSPORTATION

OTHER:

4 OWNER OF PROPERTY

NAME

multiple ownership--see continuation sheets

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Racine County Courthouse

STREET & NUMBER

730 Wisconsin Avenue

CITY, TOWN

Racine

STATE

Wisconsin 53403

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Wisconsin Inventory of Historic Places

DATE

1976

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

State Historical Society of Wisconsin

CITY, TOWN

Madison

STATE

Wisconsin 53706

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CONTINUATION SHEET

ITEM NUMBER 6 PAGE 1

Johnson, Johnson, and Roy, Inc. Racine Architectural Survey
1974
Urban Aesthetics Commission Local
Racine, Wisconsin 53401

For other representation, please see list of sites in description section.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

GENERAL CHARACTER

The Southside Racine historic district is a 42-block residential neighborhood bordering Lake Michigan just south of the downtown business section. The district is composed of long residential streets lined with trees and stately houses built generally between 1840 and 1900 and representing nearly every Victorian style. Topographically, the district lies on flat land above a low bluff overlooking Lake Michigan. Scattered among the Victorian homes are two block-sized city parks, numerous small private green areas, two large school-houses, a massive 19th- and 20th-century hospital, and six churches (buildings are discussed individually below). Major intrusions, which occur mostly at the north end of the district, consist mainly of modern apartment buildings and broad expanses of unconcealed parking lots.

BOUNDARIES

The northern boundary is formed by Eighth Street. It was determined by a visual division between the commercial character of the downtown section north of Eighth Street and the residential character of the district to the south.

On the east, the boundary turns south from Eighth Street along Lake Avenue. The west side of Lake Avenue between Eighth and Ninth Streets is out of character with the district, consisting of parking lots and modern buildings, but it has been included as a buffer zone. From Lake Avenue the boundary turns east again to exclude an empty lot to the north and to include several Victorian houses to the south, which are threatened by expansion of the Gateway Technical Institute. The boundary returns to Lake Avenue at Ninth Street and continues in a southerly direction to the intersection of Eleventh Street and Lake Avenue. To the east of the boundary is the Gateway Technical Institute mentioned previously, a group of several contemporary buildings in a park-like setting. This area was excluded because of the change in character and usage which has occurred here. The boundary cuts across the Institute's property to include an historic park dating to 1842, which is now owned by the Institute and which is also threatened by expansion. From the intersection of Eleventh and Lake, the boundary proceeds easterly to include the property at the southeast corner and thence southerly along the Lake Michigan shoreline to DeKoven Boulevard. The three blocks on the west side of Main between 14th and 17th Streets consist mostly of large, middle class homes built in the twentieth-century. The residential character of the district is preserved here and this area has been included as another buffer zone.

DeKoven Avenue is an effective southern boundary. South of this narrow boulevard are the wide lawns of the DeKoven Foundation for Churchwork, which is a NRHP site (12-12-76). The western boundary turns north from DeKoven Avenue at Park Avenue and proceeds to the back lot line of 416 DeKoven Avenue. It jogs along this line to include the house on this property which is significant as the home of an early professor of Racine College and as one of the better examples of Pre-Civil War architecture remaining in the district.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

The boundary extends north along the center line of the blocks between Park and College to 15th Street, thence west to the back lot lines of the houses fronting Park Avenue, thence north to 13th Street, thence westward one-half block to include the property of the architecturally-significant St. Catherine's School and then north again along the back lot lines of the properties on the West side of Park back to Eighth Street. Although the blocks directly west of the boundary are similar in character with pleasant residential streets lined with trees, the number of architecturally and historically significant buildings drops off drastically west of the boundary. According to plat maps, a greater percentage of the buildings west of the boundary line were constructed in the twentieth century. When it began to be developed toward the end of the nineteenth century, Villa Street, the first north-south street west of the boundary, grew into a mixed commercial and residential street. In 1894, interspersed among the mostly one and 1-1/2 story houses were a meat market, a confectionery and cake store, a sausage factory, and a milk and cheese store. There were also a fanning mill factory and a cigar factory. The 1908 map reveals the addition of a Colored Methodist Church, a tin shop, a drug store, a bowling alley and a green house. The usage in 1933 was similar with the addition of a couple of gas stations. Therefore, because of the change in visual character today, and the difference in usage in the past, the boundary line was drawn between Park and Villa. The southern blocks of Park Avenue were excluded also because they were developed mainly in the twentieth century with smaller, vernacular framehousing.

The boundaries represent an agreement between two local groups, Preservation-Racine and the Racine Landmarks Preservation Commission, and the State Historic Preservation Office. The Racine City Plan Commission also approved the concept and the boundaries on March 31, 1976 except for the area east of Lake Avenue and north of Ninth Street.

STREETS AND SITES

Each of the four major north-south streets is discussed separately below, after which is a list of sites of primary significance on each street with a brief description of the site. The known historical information is included here for the sake of clarity and brevity (bibliographic references specific to each site are noted after the discussion of the site).

299

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INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

SOUTH MAIN STREET

South Main Street was in the Victorian era and is again Racine's prestige address. In the early 1920's one writer, under the caption "None Better Than South Main," boasted:

One day in mid-summer of 1919 the writer had the pleasure of entertaining a friend from California, who was in Racine for the first time, with an auto ride about the city. As we passed through South Main Street he remarked that "you will not see anywhere a pleasanter or more beautiful residence street than this." I thought him extravagant and flattering and so expressed myself, but he said, "I have been all over this country and much of the world beside, and have seen most of the fine streets, and what I have said is the truth." You may take his judgment for what it may be thought worth, but the gentleman's sincerity was unquestioned, and there is cause for home appreciation of and self-congratulation in the beauty of our streets, with their generous endowment of shade and shrubbery and flowers, the full and free enjoyment of which is the privilege of all.¹

Even though it is now a moderately-busy thoroughfare, the graceful trees and mansions set back from the street contribute to the retention of South Main Street's Victorian atmosphere.

The homes of the north end of the district on Main Street are the most threatened by expansion of the downtown commercial core. Several homes have been demolished, including the Sinclair House at 817 South Main (now a grocery store), the J. I. Case House at 826 South Main (now a 32-unit apartment building), the William T. Lewis House (1002 South Main, now a parking lot), the Frank Mitchell House (1116 South Main, now a modern apartment building), and the Frank Bull House (1121 South Main, now a condominium). Some houses have been converted into multiple-family residences (for example, 920, 927, 936, and 1100 South Main), funeral homes (e.g. - 803 South Main), and clubhouses (e.g. - 820 South Main and 1012 South Main). As mentioned above, Main Street south of Fourteenth and across from Simonsen Beach consists of later twentieth-century houses of less architectural and historical significance.

Houses of primary significance on South Main include:

803 South Main Street, original section before 1890, remodeled and enlarged in 1902, Neo-Classical Revival. Built for Julian Sims, a physician, this house was sold in 1901 to Dr. Clarendon I. Shoop, president of the Dr. Shoop Family Medicine Co., one of the country's leading patent medicine companies at the turn of the century. Dr. Shoop remodelled and enlarged the home to its present

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INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

opulence. A two-story, gambrel-roofed house covered with stucco, it features a giant Ionic tetrastyle portico with sculpted decoration, a shield-shaped window in the pediment and a lacy wrought-iron balcony on the second floor. Now the Maresh - Meredith Funeral Home (information from City Assessor's Records and the Register of Deeds).

820 South Main Street, original house ca. 1851, remodelled in 1895, Greek Revival, designated Racine landmark. Built for Isaac Taylor, a lumber merchant, this house was acquired in 1854 by Alexander McClurg, who was president of the City Bank of Racine, a railroad entrepreneur, and the builder of the McClurg Building at 245 Main. McClurg died in 1887. His father-in-law, Gilbert Knapp, who founded Racine, also lived in the house. In 1887 the house was sold to Jerome I. Case who gave the house to his daughter and her husband, Henry M. Wallis, who was made president of the J. I. Case Plow Works in 1892. It is assumed that the house was extensively remodelled in 1895 since assessment records show an almost doubled increase in valuation for that year. Exterior remodelling consisted essentially of raising the side wings to two-story heights, stuccoing the brick walls, and adding bay windows on the sides. In 1938 the house was purchased by the Veterans of Foreign Wars to serve as a clubhouse. A central two-story block with full pediment is flanked by symmetrical, two-story side wings with one story porches. The unusual and precisely-designed decoration employs archeologically-correct Greek motifs (Register of Deeds).

905 South Main Street, 1894, Colonial Revival. Built for Henry G. Mitchell, son of Scottish immigrant Henry Mitchell whose wagon and carriage company, the Mitchell-Lewis Co., was one of the largest in the country, later becoming the Mitchell Motor Car Company (in business until 1921). Henry G. Mitchell was a vice-president of Mitchell-Lewis. The house is a curious composition vaguely reminiscent of the style of Bruce Price and the other east coast Colonial Revivalists, but handled more awkwardly. A heavy gambrel roof with dormers of varying design crowns a stone first-story. Semi-circular pavilions project from the main structure. A large stable behind the house also has a gambrel roof and echoes the design of the house (Register of Deeds; Mrs. D. H. Flett, "Landmarks and Early History of Racine, Wisconsin"; and, Eugene W. Leach, History of the First Methodist Episcopal Church, Racine, Wisconsin Racine: Western Printing & Lithography Co., 1912).

920 South Main Street, 1885, High Victorian. Now an apartment building, this two-story brick mansion was built for George Q. Erskine, a vice-president of the J. I. Case Plow Works, and son of one of the original partners of the J. I. Case Threshing Machine Company. The eclectic design of the house features carved stone lintels and a center-front four-story tower flanked by a two-story bay. A delicate Victorian veranda has been replaced by a heavy twentieth-century porch (Register of Deeds and City Assessors' Records).

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INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 4

927 South Main Street, ca. 1890, Queen Anne. Two-and-one-half story frame house with a gable roof is unusual in that it retains its original woodwork, which includes a variety of surface decorations (e. g., reticulation, shingles, dentils), a porch on delicate spindles, and a massive round corner tower. Past occupants have been Alfred J. Lunt, mayor of Racine in 1921-1922 and uncle of famed actor Alfred Lunt, and John Armstrong, of the Hurlbut-Armstrong Iron Co. and the Armstrong Foundry Co. (Register of Deeds, City Assessors' Records).

936 South Main Street, 1868, Italianate. Two-story gable-roofed brick house has a Tuscan tower tucked in the corner of the gables, arched windows decorated with molded brick, eave brackets, and a delicate frame side bay. It was built for George Bull, a dry goods merchant. From 1873 to 1890 it was occupied by Lucius Blake, the "fanning mill king." Blake was a Vermont native who came to Racine in 1835 and became involved in a wide variety of manufacturing enterprises, including fanning mills, rubber clothing, trunks, farm implements, stoves, nails and tacks, woolen mills, real estate and banking. Some historians credit Blake with giving industry its start in Racine. The house has been altered by the introduction of a large picture window of contemporary construction (Register of Deeds, City Assessors' Records, City Directories for 1872-73 and 1875-76).

East Park, east side of South Main Street between Tenth and Eleventh Streets, 1842. This historic open space is being encroached upon by the buildings of the Gateway Technical Institute. In this park is a statue of Abraham and Mary Todd Lincoln, portrayed as they appeared in 1861. Dedicated in 1943, it is said to have been the first statue in the country to memorialize Mary Todd Lincoln as well as her husband. The statue was sculpted by F. H. Hibbard of Chicago and is a designated Racine landmark.

1012 South Main Street, 1856, Italianate. One of the showplaces of the city, this two-story, cream brick Italianate villa was built for Henry Durand. A native of Connecticut, he came to Racine in 1843 and became involved in banking, insurance, lumbering, transportation and city planning. Zimmerman calls this home "Racine's most important Italianate mansion."² It features the asymmetrical facade of Downing's Italian villas, large eave brackets with tiny eave windows between the brackets, a large frame cupola and frame bays and verandas. In 1920 the Masonic Orders purchased the house for a clubhouse. In 1922 they commissioned Edmund Funston of Racine to design an Egyptian-style temple of cream brick to be built behind the house (the address of the temple is properly 1015 South Wisconsin Avenue). (City Assessors' Records and signed and dated blueprints in possession of contractor, Nelson, Inc. of Wisconsin).

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 5

1100 South Main Street, 1893, Late Picturesque. Three-story cream brick mansion with stone window lintels, a large round corner tower in the French manner and decorative frame gables, was built for Joseph Miller. Miller, who came to Racine in 1847 from Prussia, was the founder in 1857 of the J. Miller Shoe Co. He was also president at various times of Racine Knitting Co., Turner Stove Co., Belle City Railway Co., and the Racine Nail and Tack Co. He served as mayor of Racine in 1885 (Register of Deeds and information provided by Mrs. Noel Miller, widow of J. Miller's grandson).

1110 South Main Street, 1898, Neo-Classical Revival. Built for Henry Miller, son of Joseph Miller and partner in the J. Miller Shoe Co., and designed by Crane and Barkhausen of Milwaukee, this two-and-one-half story house is brick on the first floor with corner quoins, and frame above. It features a giant portico with elaborate carving in the pediment supported by two Roman Ionic columns. Interwoven with the two-story portico is a one story veranda on smaller Roman Ionic columns with a semi-circular entrance porch. Complementing the house is a handsome stable at the rear, designed by Racine architect, A. A. Guilbert (signed and dated blueprints in possession of Mrs. Noel Miller, owner).

1135 South Main Street, 1851-1854, Greek Revival, NRHP, HABS and designated Racine landmark. Considered one of the finest surviving Greek Revival houses in the state, this frame temple-with wings house was built for Eli R. Cooley, a hardware merchant, village president and the city's first mayor. The house was designed by Lucas Bradley, Racine's foremost pioneer architect and builder (Register of Deeds and file in Racine County Historical Museum entitled "Identified Homes").

1144 South Main Street, 1868, Italianate, designated Racine landmark. Impressive cream brick Italianate house features brick pilasters on an implied central pavilion, a tall frame cupola, eave brackets, and frame bays and verandas of excellent design. The house was built by Lucas Bradley for Thomas Jones, officer of the Racine lumber firm of Jones, Knapp and Co.; later occupied by Daniel Olin, a railroad executive and the mayor of Racine from 1886-1887 (Clipping from the Racine Advocate, June 30, 1868).

1228 South Main Street, ca. 1875, Neo-Classical Revival. The history of this small, frame, two-story house with long and narrow proportions is still unknown. Zimmerman contends that it was probably built by Thomas D. Pushee, who sold groceries, wall-paper, gas fixtures and paint.³ Th house was altered around the turn of the century by the addition of the Tuscan portico and balconies on the second story windows (City Assessors' Records, Register of Deeds, City Directory for 1878).

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 6

1235 South Main Street, ca. 1849, Gothic Revival, HABS, NRHP and designated Racine landmark. The earliest surviving Gothic Revival house in Racine and one of the earliest in Wisconsin, this house was built for Chauncey Hall, a Racine taylor, from bricks given in trade for a number of suits he made. Hall later became a banker. Occupied after Hall by Dr. Rosewell Park, first president of Racine College. Since 1901 it has been owned by members of the Knight family, descendants of Racine pioneer settlers ("Design unique in Knight House on Main Street, Racine," Racine Journal-Times and Sunday Bulletin. July 28, 1926, and Register of Deeds).

1242 South Main Street, rear section ca. 1856, enlarged ca. 1890, Queen Anne. Built as a simple Greek Revival style house for George B. Judd, a lawyer who came to Racine from Connecticut in 1856, this house was enlarged with an extensive front addition in an excellent adaptation of the Queen Anne style for Charles Freeman, president of S. Freeman and Sons Manufacturing Co., manufacturer of boilers. The house features a studied juxtaposition of areas adorned with much decorative wood detail and smooth clapboard surfaces (Register of Deeds and City Assessors' Records).

1247 South Main Street, ca. 1844-1848, Greek Revival, HABS. This well-proportioned, frame, Greek Revival house with an Ionic tetraprostyle portico flanked by one-story wings originally stood at the corner of Ninth and Main Streets, and was the home of William Hunt. Henry G. Mitchell occupied it later and moved it in 1894 to Ninth and Lake to make way for his new house (905 South Main Street). Mrs. J. W. Knight had the house moved to its present location in 1912 (HABS survey information).

1302 South Main Street, 1868, Greek Revival-Italianate transition. Two-story, frame house with cross-gable roof has a full pediment, eave brackets, segmentally-arched windows and a later Federal-style doorway. Some of the more well-known owners include Alfred Lewis, a prominent Racine hotel manager, and D. E. Callender, head of the local gas and electric company (City Assessors' Records and Register of Deeds).

1319 South Main Street, 1905, Prairie School, NRHP. Designed by Frank Lloyd Wright, this Prairie School house is placed against the bluff overlooking Lake Michigan. It was built for Racine attorney, Thomas P. Hardy (Register of Deeds and House Beautiful, June 1906).

1324 South Main Street, 1896, Neo-Classical Revival. Two-story, frame house with giant Roman Ionic tetrastyle portico and a lacy wrought-iron balcony at the second floor level was built for Charles Carpenter, cashier of the Commercial Savings Bank. It now houses part of the Taylor Children's Home (City Assessors' Records).

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 7

SOUTH WISCONSIN AVENUE

The houses on South Wisconsin Avenue are much smaller and closer to the street than their neighbors on Main, and the trees are young and small. The block between Eighth and Ninth has completely lost its residential integrity, and has been included as a buffer zone. On the east side of Wisconsin Avenue between Ninth and Twelfth are several homes which were converted around the turn of the century from stables belonging to the elegant Main Street houses (e.g. - 923 and 927 South Wisconsin Avenue). At the southeast corner of Wisconsin and Eighth (801 Wisconsin Avenue) is the First Baptist Church, a Gothic Revival structure built in 1876 and featuring an unusual rose window on the north end.

Sites of primary significance on South Wisconsin include:

914 South Wisconsin Avenue, ca. 1878, Stick Style. Nothing of the history is known for this 2-1/2 story, frame, Stick Style house which is distinctive because it retains most of its decorative woodwork, including a two-story front bay with reticulated panels and half-timbering, and a decorative porch with carved soffit. The design is unusual for such an early date in Wisconsin (City Assessors' Records).

1015 South Wisconsin Avenue, Masonic Temple, see listing under 1012 South Main Street.

1737 South Wisconsin Avenue, 1903, Late Picturesque Gothic Cottage. The importance of this home is largely historical. It was built for Samuel Curtis Johnson, founder of S. C. Johnson and Son, who came to Racine from Ohio in 1880. He became associated with Racine Hardware Co., and established an ornamental floor business in 1887, which later became the well-known floor wax and household products business. The house, which Johnson designed for himself, is a rather small, brick cottage with steeply sloping, intersecting-gable roofs, bargeboards and lacy woodwork on the front porch. The interior features parquet floors laid by Johnson. An attractive formal garden to the south of the house was created in 1935 and was restored in 1968 (City Assessors' Office, Register of Deeds, City Directories for 1904).

1844 South Wisconsin Avenue, ca. 1860, Italianate. This two-story, cream brick, Italianate house set back from the street is believed to have been built for Rev. J. J. Elmendorf, a professor at Racine College, because of its similarity to 416 DeKoven which was built for another professor at Racine College. Later

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 8

the house was occupied by H. H. Hurlbut, secretary-treasurer of Hurlbut Manufacturing Co., maker of locks for wagon brakes, and later associated with Hurlbut-Armstrong Iron Co.

COLLEGE AVENUE

Shaded by large trees, the houses on College Avenue are more stately and include some houses which could, indeed, be called mansions. The street pavement between Fourteenth and DeKoven is red brick with granite curbs. It dates to 1897 and is one of two remaining brick pavements left in a city which once boasted of many brick streets.⁴

Most of the east side of the block between Eighth and Ninth Streets is insignificant but is included as a buffer for 800, 840 and 847 College.

Buildings of primary importance include:

847 College Avenue, 1878. Italianate. Two-story cream brick house occupied from 1889-1930 by Dr. Walter Haven, a well-known and beloved Racine physician who was at one time president of the U. S. Pension Board. It was built by a Welsh carpenter, Owen Williams (Register of Deeds, City Directory for 1878 and information supplied by Jessie Jensen, granddaughter of Owen Williams).

West Park, block between College and Park and Ninth and Tenth. East and West Parks were the first city parks, having been established in 1842. West Park was originally called the "public square." It is now a large playground with bungalow-style pergolas at each corner of the park.

1143 College Avenue, 1912, Neo-Classical Revival. Plymouth Congregational Church was designed in 1912 by Chandler and Park of Racine. The brown brick church trimmed with Bedford stone features an octagonal nave.

1301 College Avenue, 1876, Victorian Gothic. Built in 1876 from a plan supplied by W. H. Amos, curator and bookkeeper at Racine College, this cream brick building is an excellent example of Victorian Gothic, with red brick polychromy and spiky parapet gables. It was built as St. Luke's Hospital, which has since grown up around it in a massive conglomeration of twentieth-century buildings that forms the major intrusion in the historic district. The original hospital building

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 9

now houses the offices of the school of nursing. In front of the school of nursing building is a Collegiate Gothic chapel of 1931 (Eugene Leach, unpublished manuscript for St. Luke's and St. Mary's Hospitals in collections of County Historical Museums, n.d.).

1436 College Avenue, 1889, Queen Anne, designated Racine landmark. This pristine, frame, Queen Anne cottage was built for a widow named Margaret Shurr, who moved to Racine from Milwaukee following the death of her husband. It represents the smaller, less aristocratic residences in the district, but is outstanding in its retention of its original fancy woodwork trim, which includes a lattice-work bargeboard, shingles, and a delicate veranda with a balustrade of cut tracery (City Assessors' Records and City Directory, 1890).

1520 College Avenue, 1895, Queen Anne. One of the most massive houses in the district, this 2-1/2 story, frame Queen Anne house was built for August Frank. Frank had been a partner with his father-in-law Ernst Hueffner (who lived next door at 1526 College, see below) in the leather business. In 1895 Frank was with the Racine Hardware Manufacturing Co.; by 1898 he was president of Racine Boat Manufacturing Co. The house, which features corner towers topped by metal finials and two large Flemish gables, served as a tea room from 1939 to 1950 (City Assessors' Records and City Directories for 1894 and 1895).

1526 College Avenue, 1878, High Victorian Italianate. Large, two-story, cream brick house has exceptional, ornate trim in the Eastlake style, including decorative wood bays, verandas, and bargeboards, and carved stone window arches. The house was built for Thomas Jones, an officer of a Racine lumber firm who also built the house at 1144 Main Street. In 1886 the house was sold to Ernst J. Hueffner, who came to Racine in 1849 from Germany. Hueffner was vice-president of the Manufacturers National Bank and a partner with his son-in-law in Hueffner and Frank, Leather and Findings. Hueffner served as mayor of Racine in 1879 (City Assessors' Records).

1610 College Avenue, rear section 1857, sections added in 1867-1869, Italianate, local landmark. The brick rear wing of this house is Greek Revival in style and was built for James Langlois, a Guernsey islander who was partner in the firm of Langlois and Robilliard, ship chandlers. In 1867 the house was extensively remodelled to its present massing with a two-story, three-bay central pavilion flanked symmetrically by one-story wings. The owner at that time was Randall Smith, who was born in Maine and came to Racine in 1852. He was originally in the drug business but quickly became interested in several railroad enterprises.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 10

In 1870 he was stricken with paralysis of his right side and was forced to sell his railroad charters. He died in 1890. The house became a boarding house and had fallen into severe disrepair when it was bought in 1939 by A. Devere Harnett, president of Devere Paint Co. Harnett remodelled the exterior extensively but the interior retains almost all of its exceptionally fine plaster cornices and rosettes (City Assessors' Records, and City Directories, 1858-59 and 1868).

1611 College Avenue, 1872, Tuscan Villa. Built for a Western Union Railroad superintendent-of-purchases, R. M. Boyd, this frame house is a smaller, more vernacular version of the grand Italianate mansions on Main Street. It features frame bays and a tall, rectangular entrance tower tucked between the intersecting gables (City Assessors' Records and Register of Deeds).

1643 College Avenue, 1878, Italianate. This two-story, frame house with much of its original trim, including veranda, eave brackets, carved window lintels, and a two-story polygonal bay, was built for Anna T. Cooley, widow of Eli R. Cooley, who built the house now located at 1135 South Main Street (City Assessors' Records and Register of Deeds).

1702 College Avenue, 1881, Italianate. Another frame Italianate house which retains much of its original character, this two-story, hipped-roof house features bracketed window hoods, eave brackets and a veranda which wraps around two sides of the house. It was built for John Wentworth, judge of the First Judicial Circuit of Wisconsin (City Assessors' Records, Register of Deeds and City Directory for 1882).

PARK AVENUE

The north end of Park Avenue, the last north-south street within the district, has also suffered a loss of integrity and is included as a buffer zone. Although many of the houses on Park are smaller and less architecturally significant than the houses on the other streets in the district, several fine Victorian houses remain and the character of the quiet, shady street is essentially the same as that of the other streets within the district.

Sites of primary significance include:

822 Park Avenue, rear section ca. 1858, front section ca. 1873, Italianate. Two-story, cream brick High Victorian house features a projecting central entrance pavilion, a frame porch with spindled soffits, balustrade and iron cresting.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 11

It also features carved stone window lintels and a two-story side bay. One of the early owners of the house (from 1873 to 1937) was John Wadewitz, president of Racine Trunk Co. (City Assessors' Records, City Directories for 1858-59, 1862 and 1875 and information provided by Donald Wadewitz, grandson of John Wadewitz).

1108 Park Avenue, 1893, Queen Anne. Large, brick, 2-1/2 story Queen Anne house with a round corner turret was built for Albert B. Augustine, principal of the Third Ward (Winslow) School from 1888-1909 (City Assessors' Records).

1119 Park Avenue, 1892-94, Queen Anne. Frame, 2-1/2 story house is unusually proportioned with a large Palladian window over the entrance, a highly decorated second floor balcony with a woodwork arcade, and an interlaced design on a frieze between the second and third stories. It was built for Charles Knoblock, president of Racine Malleable Iron Co. (City Assessors' Records, City Directory for 1894).

1200 Park Avenue, 1924. Art Deco version of the Gothic carried out in orange brick with terra cotta trim, St. Catherine's High School was built to the designs of Barry Byrne of Chicago. The coed school is an outgrowth of the original St. Catherine's Female Academy (founded in 1867), which was housed in a massive Gothic Revival structure located in what is now a mere expanse of green lawn surrounded by a tall fence (H. Allen Brooks, The Prairie School: Frank Lloyd Wright and His Midwest Contemporaries, Toronto: University of Toronto Press, 1972).

1308 Park Avenue, 1885. Queen Anne. Frame house with scroll work in the pediment of an Ionic porch, and an unusually conceived stairhall window of colored glass on the north side of the house. The original owners were John and Joanna Cummings (City Assessors' Records and information provided by owner).

1325 Park Avenue, 1856; additions in 1897. One of three original schools in Racine, known originally as the Third Ward School, the old section was built by Racine's noted architect/builder, Lucas Bradley. When James G. Chandler rebuilt it in 1897 he added large, cream brick wings decorated with tall, unusual parapet gables. The school was renamed the Winslow School (Racine Board of Education, Official Proceedings, June 22, 1855).

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 12

OTHER STREETS

Lake Street, for a long time, rivaled Main Street in its claim as the prestige address of Racine. Included in the officers of important early industries who chose to live on Lake Avenue were R. B. Bates, of Bates and Hoag Lumber Co., L. J. Elliot of Blake and Co. Woolen Mills and later of the Racine Shoe Manufacturing Co., Charles S. Beebe and Byron B. Blake of the Blake-Beebe Co., F. Robinson and later Leon R. Clausen of the J. I. Case Threshing Machine Co., and Harry McClaren, president of both the Mitchell-Lewis Co. and the Racine Rubber Co. The once majestic residences of these men have been severely encroached upon by modern development. Two blocks of residences between Ninth and Eleventh Streets have been demolished to make way for the Gateway Technical Institute. But a small pocket of Victorian houses, which now are only shadows of their former magnificence, remains. None of these houses were considered to be of primary significance because of loss of individual integrity. There are also two houses in the Prairie School style which are of some interest.

Very few buildings were located with their addresses on the connecting cross streets of the district. One church, the First Church of Christ Scientist at 402 Ninth Street, was built facing West Park. The distinguished Neo-Classical Revival building was built in 1920 to the designs of Solomon S. Beman of Chicago. Two large houses were built on Tenth Street between Lake and Main and are considered to be of primary significance:

102 Tenth Street, 1891, Late Picturesque. Frame, 2-1/2 story house with spindled balustrades and soffits on first and second floor porches and shingle style gable ends with curved surfaces. The house was originally the home of Byron Blake, son of Lucius Blake (who built the house at 936 South Main Street). Besides his involvement in the manufacture of fanning mills, Byron Blake was also traffic superintendent at the J. I. Case Threshing Machine Co., and was later connected with Blake and Elliot, manufacturers and jobbers of agricultural implements. The building is now used as Edward Jordan Hall, a dormitory for male student nurses at St. Luke's Hospital School of Nursing (Register of Deeds and City Directory for 1892).

116 Tenth Street, 1893, Colonial Revival. Very large, frame house featuring intersecting gambrel roofs, Palladian windows, Doric porches, modillions and decorative dormers, was built for Charles H. Baker, one of the principal owners of the J. I. Case Threshing Machine Co. Purchased in 1908 by Alexander Horlick, son of the founder of the Horlick Malted Milk Co., and mayor of Racine from 1907-1911; the house is now used as Henrietta Beustead Hall, a dormitory for women students attending St. Luke's Hospital School of Nursing (Register of Deeds and City Directories for 1892 and 1894).

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 13

On DeKoven Avenue, a narrow boulevard which forms the southern boundary of the district, is another building of primary importance:

416 DeKoven Avenue, ca. 1859. Early Picturesque. Two-story cream brick house with molded segmentally-arched windows was built for Rev. F. W. A. Falk, a professor at Racine College. It was sold in the 1880's to Joseph Carroll, a coal and wood merchant, whose descendants have lived in the house ever since (owner's abstract).

1. Eugene W. Leach, Racine: An Historical Narrative, Racine: 1920, p. 84.
2. H. Russell Zimmermann, The Heritage Guidebook, Milwaukee: Heritage Banks, 1976, p. 375.
3. Ibid., p. 376.
4. The other brick pavement extends for two blocks on Yout Street, on the north side of town. Records of the city engineer state that most of the brick streets were resurfaced as early as 1910-1917.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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RECEIVED
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

The concentration of fine houses in this area can be attributed at least in part to the desirability of living near Lake Michigan. A 1911 promotional publication stated:

The city's location on Lake Michigan at the extremity of a point of land extending some three miles into the lakes gives it a climate as healthful as that of any city in the north, and during the summer it is delightful, possessing every element of a summer resort. The heated terms here are exceedingly brief alleviated by cooling currents from the great lake.²

HISTORICAL SIGNIFICANCE

As the prestige neighborhood of Racine, the southside historic district naturally has been the home of the social and economic leaders of the city and of industrial leaders whose influence has reached far beyond the city limits.

BACKGROUND HISTORY

Racine has always been characterized as a manufacturing community. Its geographic location between Milwaukee and Chicago on Lake Michigan and the agricultural prosperity of the lands to the west encouraged early development of manufacturing in Racine and manufacturing has been dominant ever since. Industry in Racine got its start with the development of agricultural regions to the west and of Racine's advantage as a Lake Michigan port. J. I. Case started one of the first major enterprises, a threshing machine company established in Racine in 1844. Lucius Blake followed shortly thereafter with a fanning mill manufactory. Over the next few years, other implement companies were formed, and related businesses were organized to provide services and materials to them. By 1860, Racine had a "surprisingly well-developed manufacturing sector considering its recent settlement," and was characterized by an also "surprising diversity in its economic base."³

In the next decade, carriages and wagons, hardware, lumber, lime and stone were major operations, in addition to agricultural implements. The years of rapid growth within the district, 1875-1900, saw Racine emerge as a major manufacturing center with increasing production for regional and national markets. By 1900 Racine ranked third in the country in production of farm machinery and fourth in wagons, carriages and foundry products, and was solidly the second leading manufacturing city in Wisconsin.⁴

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

The final developmental stage of the area within the historic district lasted from 1900-1920. This was a major period of growth for Racine, in which many new and important industries were established (most notably: autos, auto parts, and electrical machinery). Some industries changed their focus to meet twentieth-century needs; foundry and machine-shop products became increasingly important, and production of agricultural implements continued to grow.

Growth and development in Racine since 1920 have been built upon this industrial foundation. Manufacturing has continued to dominate, making Racine today, with a population of roughly 100,000 a true "factory town."

RESIDENTS OF THE SOUTHSIDE HISTORIC DISTRICT

More than seventy-five per cent of the early settlers of Racine came from New England and New York.⁵ The only European nationality to immigrate to the area and settle within the historic district were the Welsh, who came to Racine as early as 1840. They built tiny frame cottages at first and had established two Welsh churches in the area by 1850. Many of the early Welsh settlers worked for Welsh contractors at the J. I. Case Company. Others, such as Owen Williams and L. S. Jones became carpenters and builders and constructed many of the homes in the historic district. Houses built by L. S. Jones which still remain are 1526 College, 102 Tenth St. and its barn, and the porch on 847 College. According to his granddaughter, Owen Jones built the house at 847 College Avenue.⁶

As the Welsh began to prosper in the community, many of them tore down their tiny first homes and built more substantial houses on the same lots. Of these later houses, some which remain include houses connected with the Pugh family at 827 S. Main, 818 Park, 836 Park, and 840 College; Howell family houses at 901, 905, 909, and 913 College; and the D. P. Wigley house at 908 Park.

Not until late in the nineteenth century did members of other nationality groups move into the district. Men like Joseph Miller, a native of Prussia, and Ernst Hueffner of Germany bought homes in the southside neighborhood after they had established themselves and become well-to-do.

PHYSICAL DEVELOPMENT

Racine was settled by Captain Gilbert Knapp, who came to the west from New York and staked a claim in 1834 at the mouth of the Root River, building a cabin on the south side of the river. His claim, made jointly with three other persons, was for 141 acres, roughly half on each side of the river, and was named, appropriately, "Port Gilbert." The village developed quickly in the next few years, with settlers arriving by boat from the east and by foot and wagon from Chicago.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

By 1842 the population was 800, clustered mostly on the south side of the Root River, in the area now covered by Racine's downtown business district. East Park and West Park were set aside in that year for a public park and a public square respectively. A map hand-drawn in 1843 shows that the city extended only to Eighth Street.⁸ Main Street, known as "Southport Road," was the only street extending to the south. Lake Street was called "Chatham," Wisconsin already had its current name. College was "Barnstable," and Park was "Chippeway."

Racine was incorporated as a city in 1848; its population in that year was 3000. Most of the Southside historic district was included in the boundaries of the original city, which had its southern limit at a line half-way between 16th and 17th Streets. By the late 1840's and 1850's the city had pushed out both north and south along the lakeshore, and the first houses in the historic district had been built along Lake Avenue and South Main Street.

By 1858, South Main was known by its present name, and the name of Barnstable had been changed to "Pearl."⁹ All of the streets within the district had been platted except for the area south of 17th Street, which was platted in a different configuration from what finally was built. South Main was built up north of 14th with sparse settlement south of that street. Many houses had been built on the west side of Wisconsin north of 13th, but few had been built on the east side of the street. The east side of College had been partially developed but the west side of the street south of 12th was sparsely settled. No houses had been built on Chippeway (later Park) south of 14th and settlement north of there was thin.

From 1861 until the end of the Civil War, the lakeshore area from 16th Street south to Racine College was known as Camp Utley, a military training camp. As many as 1500 men were quartered there in the winter of 1861-1862. The kitchen, dining room, commissary and quartermaster's buildings were said to have been plain wooden structures with the soldiers quartered in tents. Nothing remains today of Camp Utley.

In 1871 the remainder of the district was annexed by the city. A comparison of the officers of the twenty-two major manufacturing employers and their addresses in that year reveals that of the thirty-two officers that could be found in the directory, ten (31%) lived within the boundaries of the Southside district, and five lived in the area just north of the district, which today is commercial and institutional.¹⁰ Seven lived at their place of business and one was boarding at the Racine House Hotel, leaving nine men who chose to live outside of the district. A map dated three years later shows that development in the district had extended to the south somewhat with settlement along Wisconsin and College not becoming sparse until 16th Street along Chippeway south of 13th. Many larger lots in the more settled areas had been broken up into smaller ones and older homes were already receiving extensive alterations and additions. This infill pattern has contributed to the character of

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 4

stylistic diversity in the district. Queen Anne, Greek Revival and Prairie School houses sit side-by-side.

An 1883 map shows that all of the street names had been changed to their current names by that time. Comparing the addresses of the officers of the ten incorporated companies with the greatest capital for the year 1885 reveals that the district was now quite fashionable for Racine's industrial leaders.¹¹ Of the forty officers, five lived out-of-town (Chicago, Kenosha, Des Moines, Cincinnati). Excluding these five men, fifty-two percent (eighteen) of the men studied now lived within the district and four lived just north of it. Three, the Horlicks, still lived at their place of work, which was in the rural outskirts, two lived in the country by choice, and seven lived outside of the district, five of which chose to live on Washington Avenue, closer to the factories where they worked.

The officers of the ten major manufacturing employers were studied for the year 1900.¹² Excluding J. Horlick, who lived in London, England, and three who were not listed, seventeen (55%) of the thirty-one officers lived within the district (two lived just west of the district, two boarded, and nine chose to live elsewhere in town). Even one of the Horlicks, Alexander, finally moved into the district from their home in the country. By 1906 most of the district north of 15th Street was entirely filled up. Most of the large lots had been broken up into smaller ones.

For the year 1916, the officers of the top nineteen manufacturing employers and their addresses were studied.¹³ Six of the officers lived out-of-town (Mr. J. Horlick in London, three in Chicago, and two in Milwaukee). Of the fifty-six remaining, sixty-three per cent (thirty-five) lived within the district! Three lived just outside the district (five lived on Washington Avenue, four on North-western, eight elsewhere and one boarded).

After 1920 the area underwent typical twentieth-century urban changes. As outlying areas attracted new residents, and as family house requirements and tastes changed, many of the old families gradually left the district. Downtown areas so close to the commercial core were no longer considered fashionable. Some of the largest houses became apartment buildings or were demolished simply because they were too expensive to maintain during the Depression. A 1933 map reveals that several of the old homes had already succumbed to the wrecker's ball to accommodate large apartment buildings, and the spread of the commercial core.

A centennial history written in 1948 listed the important industries. By that year most of the officers of those companies lived outside of the district.¹⁴ Only thirty-five per cent (twenty-seven) of those individuals still lived within the district, with two just outside. Four who lived within the district rented in the fashionable Bull Manor Apartments. Two of the officers boarded and forty-seven

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER

8 PAGE 5

lived elsewhere in Racine, many of whom selected the countryside and the suburbs for their residences.

By the 1960's some believed that the decaying neighborhood was destined to become an area of urban blight. But in the early 1970's housing shortages, a nationwide interest in preservation, reasonable costs of purchase of the rundown houses, and three local community development organizations (the Southside Revitalization Corporation, the Central City Committee, and the West Park Neighborhood Association) encouraged a significant revitalization of the district. The area is once again fashionable. It is believed that the designation of the district by the National Register will encourage the continued physical rehabilitation of the houses in the area and help to alleviate the looming threat of incompatible commercial and institutional concerns demolishing historic structures and destroying the cohesiveness of the residential neighborhood.

1. Zimmermann, p. 345.
2. Greater Racine: The "Belle City of the Lakes," Racine: Racine Club, 1911.
3. Richard H. Keehn, "Industry and Business," manuscript chapter for Racine County: A Topical History, p. 7.
4. Keehn, p. 15.
5. Eugene W. Leach, Racine: An Historical Narrative, Racine, 1920, p. 5.
6. Information supplied by Jessie Jensen, Racine.
7. Information from city directories, Merrill Jones, and Mary Pugh, Racine.
8. Henry Durand, letter of December 19, 1843, with hand-drawn map.
9. McCabe, P., Map of the City of Racine, Philadelphia: George Harrison, 1858.
10. Information from Keehn, p. 10, and city directory for 1872-1973.
11. City directory for 1885.
12. Keehn, p. 17, and 1901-02 city directory.
13. Keehn, and city directory for 1916.
14. Racine Centennial, 1848-1948, Racine: Centennial Book Committee, 1949, and city directory for 1948.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

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CONTINUATION SHEET

ITEM NUMBER 10 PAGE 1

BOUNDARY DESCRIPTION

Starting at the northeastern corner of the district, which is the intersection of the center lines of Eighth Street and Lake Avenue, the boundary line proceeds in a southerly direction to the northern property line of 823 Lake Avenue, thence easterly to the back property line, thence southerly along the back property lines of 823, 827, 829, and 837 Lake Avenue, and 42 Ninth Street. It then turns westerly along the southern property lines of 42 Ninth Street and 845 Lake Avenue and returns to the center line of Lake Avenue, thence southerly to the center of Tenth Street, thence westerly to an imaginary line formed five feet in front of the west facade of the main building of Gateway Technical Institute which is currently the westernmost building on the Gateway campus.

It then turns south along this line until it meets the center of Eleventh Street, thence easterly to the rear property line of 1121 Lake Avenue, thence southerly along the back property line of 1121 Lake Avenue to the shore of Lake Michigan, thence southerly along the shoreline to the south property line of 1845 South Main Street, thence west-north-westerly along this property line to the center of S. Main Street, thence north-north-easterly along the center of Main to the center of DeKoven Avenue. The line then proceeds westward to the center of Park Avenue, abutting the boundary line of the Racine College site, listed on the NRHP on 12-12-76, thence northerly to the back property line of 416 DeKoven Ave., thence easterly along that property line to the rear property line of 1842 College Avenue, thence northerly along the rear property lines of the buildings on the west side of College Avenue to the center of Fifteenth Street. The boundary then turns westerly to the rear property lines of the buildings on the west side of Park Avenue and then proceeds northerly along those rear property lines to the center of Thirteenth Street, thence westerly to the center of Villa, thence northerly to the center of Twelfth Street, and thence easterly to the rear property lines of the structures on the west side of Park Avenue. The boundary then proceeds northerly to the center of Eighth Street, thence easterly to the starting point at the corner of Eighth Street and Lake Avenue.

UTM REFERENCES

E	16	435550	4729530
	Zone	Easting	Northing
F	16	435590	4730310
	Zone	Easting	Northing

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CONTINUATION SHEET

ITEM NUMBER 11 PAGE 1

Katherine E. Hundt, Architectural Historian

State Historical Society of Wisconsin

816 State Street

608/262-2970

Madison, Wisconsin 53706

David R. Black, Researcher

Architectural Conservation Program

City Hall, 730 Washington Avenue

414/636-9280

Racine, Wisconsin 53403

HOUSES OF PRIMARY SIGNIFICANCE IN THE RACINE SOUTH MAIN ST. HISTORIC DISTRICT

(Entered on the National Register of Historic Places)

- | | |
|----------------------------|-------------------------|
| 1. 803 South Main Street | 27. 1301 College Avenue |
| 2. 820 South Main Street | 28. 1436 College Avenue |
| 3. 905 South Main Street | 29. 1520 College Avenue |
| 4. 920 South Main Street | 30. 1526 College Avenue |
| 5. 927 South Main Street | 31. 1610 College Avenue |
| 6. 936 South Main Street | 32. 1611 College Avenue |
| 7. East Park | 33. 1643 College Avenue |
| 8. 1012 South Main Street | 34. 1702 College Avenue |
| 9. 1100 South Main Street | 35. 822 Park Avenue |
| 10. 1110 South Main Street | 36. 1108 Park Avenue |
| 11. 1135 South Main Street | 37. 1119 Park Avenue |
| 12. 1144 South Main Street | 38. 1200 Park Avenue |
| 13. 1228 South Main Street | 39. 1308 Park Avenue |
| 14. 1235 South Main Street | 40. 1325 Park Avenue |
| 15. 1242 South Main Street | 41. 102 Tenth Street |
| 16. 1247 South Main Street | 42. 116 Tenth Street |
| 17. 1302 South Main Street | 43. 416 DeKoven Avenue |
| 18. 1319 South Main Street | |
| 19. 1324 South Main Street | |
| 20. 914 South Wisconsin | |
| 21. 1015 South Wisconsin | |
| 22. 1737 South Wisconsin | |
| 23. 1844 South Wisconsin | |
| 24. 847 College | |
| 25. West Park | |
| 26. 1143 College Avenue | |

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY) Association with his- torically important personages.
<input type="checkbox"/> INVENTION				

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Southside Historic District is significant both architecturally and historically.

ARCHITECTURAL SIGNIFICANCE

The historic district in Racine, which takes pride in its title "Belle City of the Lakes," has been called by Zimmermann "one of the richest concentrations of landmark buildings in the Midwest."¹ This statement may perhaps be a bit strong, but at least in the state of Wisconsin such a concentration of well-executed Victorian houses is highly unusual. Many Victorian residential areas like the Southside district once existed, but few remain. Not only are the buildings of fine quality, they also represent nearly every domestic style of Victorian architecture, from Greek Revival (for example, the Cooley House at 1135 S. Main Street), through Gothic Cottage (Hall House, 1235 S. Main), Italianate (Jones House, 1144 S. Main), High Victorian Eclectic (Erskine House, 920 S. Main), Stick (Harvey House, 929 S. Main), Queen Anne (Freeman House, 1242 S. Main), Shingle (1336 S. Main), Richardsonian Romanesque (1216 S. Main), Colonial Revival (Mitchell House, 905 S. Main), and Neo-Classical Revival (Shoop House, 803 S. Main), into the twentieth century Eclectic Resurgence (324 DeKoven Ave.) and Prairie School styles (Hardy House, 1319 S. Main). Besides outstanding examples of several of the styles, the vernacular versions of each style also appear in well-executed designs, showing not only the high-style favored by the well-to-do, but also the growing interest of the 19th-century middle classes in architectural style (e.g., the Shurr House, a small Queen Anne cottage at 1436 College, the Greek Revival Billings House, 1201 College, with its full pediment and corner pilasters, and the Neo-Classical Revival Pushee House at 1228 S. Main, which imitates the grandeur of the large turn-of-the-century mansions on a tiny scale).

The district features rarer forms, too, such as the once-grand William Dingee house at 827 Lake Ave., in the French Second Empire style. Even the dependencies, which include an oriental-style garage behind 926 S. Main St., received careful attention to detail.

The quality and wealth of architectural styles in the area is a result of several factors. An early development of industry and commerce in Racine created families desirous of expressing their new prosperity in the design of their houses, thereby resulting in outstanding examples of mid- as well as late-nineteenth century styles. Quality building materials were brought to Racine from the East by boat, and a ready supply of high-quality bricks was available from several local brickyards. A high level of craftsmanship was displayed by Racine tradesmen, many of whom brought Old World traditions to Racine, such as the Welsh, who lived in a community within the district, and other European groups who settled in other parts of the city. And, finally, a reinterest and renewal of much of the area has encouraged pride, preservation and restoration of many of the Victorian houses.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY about 190 acres

UTM REFERENCES

A	1,6	4,3,6	0,8,0	4,7	3,0	3,1,0	B	1,6	4,3,6	1,0,0	4,7	2,9	8,1,0
	ZONE	EASTING		NORTHING				ZONE	EASTING		NORTHING		
C	1,6	4,3,5	9,3,0	4,7	2,8	4,0,0	D	1,6	4,3,5	6,4,0	4,7	2,8	4,4,0

VERBAL BOUNDARY DESCRIPTION

See continuation sheet.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Mary Schuchmann, Chairman, Historic District Committee

ORGANIZATION

Preservation - Racine

DATE

1-7-77

STREET & NUMBER

1708 S. Wisconsin Avenue

TELEPHONE

414/632-7775

CITY OR TOWN

Racine

STATE

Wisconsin 53403

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Acting Director, State Historic Preservation Officer DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER

PROPERTY RECORD

COLLEGE AVE FROM 1400 TO DEKOVEN
 Architecture and History Inventory

PRINT EMAIL A FRIEND FACEBOOK TWITTER MORE...



NAMES ↕

Historic Name: **College Avenue**
 Other Name: **College Avenue**
 Contributing: **Yes**
 Reference Number: **10860**

PROPERTY LOCATION ▶

Location (Address): **COLLEGE AVE FROM 1400 TO DEKOVEN**
 County: **Racine**
 City: **Racine**
 Township/Village:
 Unincorporated Community:
 Town:
 Range:
 Direction:
 Section:
 Quarter Section:
 Quarter/Quarter Section:

PROPERTY FEATURES ▶

Year Built: **1896**
 Additions:
 Survey Date: **1975**
 Historic Use: **road/trail**
 Architectural Style: **NA (unknown or not a building)**
 Property Type: **Site**
 Structural System:
 Wall Material:
 Architect: **JAMES CAPE & SONS**
 Other Buildings On Site:
 Demolished?: **No**
 Demolished Date:

DESIGNATIONS ▶

National/State Register Listing Name: **SOUTHSIDE HISTORIC DISTRICT**
 National Register Listing Date: **1977-10-18**
 State Register Listing Date: **1989-01-01**
 National Register Multiple Property Name:

NOTES ▶

Additional Information: A 'site file' exists for this property. It contains additional information such as correspondence, newspaper clippings, or historical information. It is a public record and may be viewed in

RESOURCE DESCRIPTIONS

About the National Register and State Register of Historic Places

All Wisconsin National Register of Historic Places listings are searchable on our website.

About Our Wisconsin Architecture and History Inventory (AHI)

Search digital records on more than 140,000 historic buildings, structures and objects throughout Wisconsin.

RELATED ARTICLES

Is Your Property Eligible for the National Register or State Register of Historic Places?

Eligible properties must retain the essential physical appearance of the period in which they were important, and meet one of four criteria.

person at the Wisconsin Historical Society, Division of Historic Preservation. BRICK STREET. BRICK ALLEGEDLY FROM OHIO.

Bibliographic References: Racine Journal Times 6/25/2003.

RECORD LOCATION ▶

**Wisconsin Architecture and History Inventory, Division of Historic Preservation-Public History,
Wisconsin Historical Society, Madison, Wisconsin**

Have Questions?

If you didn't find the record you were looking for or have other questions about historic preservation, please email us and we can help:

joe.derose@wisconsinhistory.org

If you have an update, correction or addition to a record, please include this in your message:

- AHI number
- Information to be added or changed
- Source information

Note: When providing a historical fact, such as the story of a historic event or the name of an architect, be sure to list your sources. We will only create or update a property record if we can verify a submission is factual and accurate.

How to Cite

For the purposes of a bibliography entry or footnote, follow this model:

Wisconsin Architecture and History Inventory Citation

Wisconsin Historical Society, Wisconsin Architecture and History Inventory, "Historic Name", "Town", "County", "State", "Reference Number".