Manree Park 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 Manree Park Neighborhood of the City of Racine, Wisconsin, defined for the purposes of this project as bounded by Graceland Boulevard to the north, S. Ohio Street to the west, Washington Avenue to the south, and Lathrop Avenue to the east. A reconnaissance survey of this area was conducted by the principal investigators as the first part of the survey. After which, a research effort was conducted to ascertain the architectural and historical significance of the resources identified during the reconnaissance survey. The resulting products of the project were produced according to standards set by the Wisconsin Historical Society's Division of Historic Preservation and include the following:

Intensive Survey Report

The intensive survey report includes a summary of the research and a brief history of the community. It provides an historical context for the evaluation of historic resources and serves as a means for identifying significant properties, complexes, and districts eligible for listing in the National Register of Historic Places. It 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. These maps are included in the Survey Results Chapter in this intensive survey report.

Electronic Documents

The Wisconsin Historical Society's website contains an electronic database, called the Architecture and Historic Inventory (AHI), for all inventoried properties. Also, an electronic copy of this report is saved on compact disc and held at the Wisconsin Historical Society and the Racine County Courthouse.

Table of Contents

Contents Page

	Abstract	1
	Table of Contents	2
Chapter 1	Introduction	4
Chapter 2	Survey Methodology	6
Chapter 3	Historical Overview	10
Chapter 4	Settlement	16
Chapter 5	Industry	18
Chapter 6	Transportation	22
Chapter 7	Architecture	24
Chapter 8	Education	48
Chapter 9	Religion	50
Chapter 10	Arts & Literature	52
Chapter 11	Commerce	54
Chapter 12	Planning & Landscape Architecture	56
Chapter 13	Notable People	60
Chapter 14	Bibliography	70
Chapter 15	Survey Results	74
Chapter 16	Recommendations	84
Chapter 17	Notes	88
Chapter 18	Appendix	92

Building Support for Local Historic Preservation
Incentives for Historic Preservation
Economic Benefits of Historic Preservation in Wisconsin
Creating a Preservation Ethic in Your Community
Planning a Local Historic Preservation Program
Historic Preservation Ordinances and Commissions in Wisconsin
How to Gain Commission Credibility
Benefits of Local Historic Preservation Ordinances
Certified Local Government
Historic Preservation Tax Incentive for Income-Producing Historic Buildings
Wisconsin Historic Homeowners Tax Credit Program
Guidelines for Planning Historic Preservation Tax Credit Projects

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1

Introduction

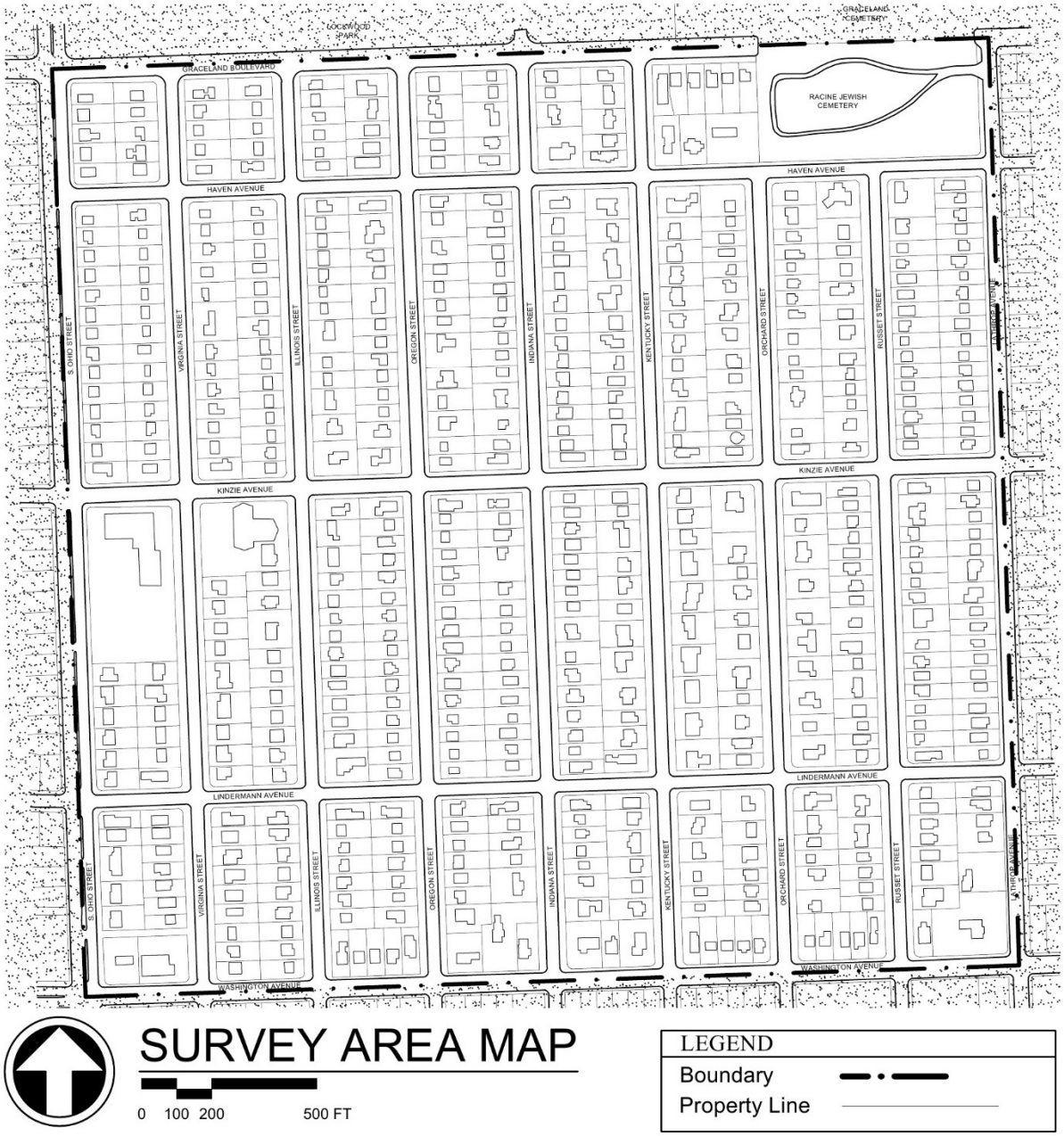
The Wisconsin Historical Society received a Historic Preservation grant-in-aid from the National Park Service, U.S. Department of the Interior to hire Legacy Architecture, Inc., an architectural and historic preservation consulting firm based in Sheboygan, Wisconsin, to conduct an intensive survey of architecturally and historically significant resources within the Manree Park Neighborhood of the City of Racine, Wisconsin, defined for the purposes of this project as being bounded by Graceland Boulevard to the north, S. Ohio Street to the west, Washington Avenue to the south, and Lathrop Avenue to the east. The major objective of the project was to identify structures, complexes, and districts of architectural or historical significance that are potentially eligible for listing in the National Register of Historic Places.

The survey was executed during the period from September 2014 to November 2014 by principal investigators Robert Short and Rowan Davidson with editorial assistance by Jennifer L. Lehrke, all of Legacy Architecture, Inc. It consisted of several major work elements: completing a reconnaissance survey, conducting research, evaluating resources, and preparing an intensive survey report. The boundaries of the survey were delineated as shown on the accompanying Survey Boundaries Map. The survey identified approximately 182 resources of architectural and historical interest as well as one potential historic district. Although the resources include a small quantity of public buildings such as a school, a church, and a commercial building; the majority of the surveyed resources are single-family houses.

The purpose of this survey report was not to write a definitive history of the neighborhood or the City of Racine, but rather to provide an overview of the history of the neighborhood in relation to a series of themes or study units and to provide basic information on the resources that were identified during the reconnaissance survey, which can be used in future planning decisions and increasing public awareness of the history and architecture of the community.

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

Survey Area Map



2

Survey Methodology

Introduction

The Architectural and Historical Intensive Survey was conducted in the City of Racine over a period of several months, beginning in September of 2014 and concluding in November of 2014. The architectural firm of Legacy Architecture, Inc. of Sheboygan, Wisconsin, executed the survey. The principal investigators, Rowan Davidson and Robert Short, conducted the reconnaissance survey fieldwork, prepared the survey maps, performed historical research, and authored the intensive survey report. Jennifer L. Lehrke and Robert Short edited the intensive survey report and generally oversaw the survey. The Manree Park Neighborhood Architectural and Historical Survey consisted of four major work tasks: (1) reconnaissance survey, (2) architectural and historical research, (3) evaluation of significant resources for inclusion in the intensive survey report, and (4) preparation and presentation of the intensive survey report.

Reconnaissance Survey

In September 2014, a windshield survey of the Manree Park Neighborhood of the City of Racine was conducted that resulted in the identification of approximately 182 resources of architectural and historical interest. During this time, an entry was made for each resource, including the location, name, architectural style, and other key pieces of information in a spreadsheet, and a digital photograph was taken. The portions of the City of Racine within the delineated boundary area as described in Chapter 1 were surveyed street-by-street and structure-by-structure for resources of architectural and historical significance.

Approximately 6 previously surveyed resources were updated. Information contained in the Wisconsin Historical Society's online Architecture and Historic Inventory (AHI), particularly the address, was confirmed and corrected if needed, and field observations were recorded if any alterations, additions, or demolition work had been done to the structure since last surveyed. A new digital photograph of each property was taken to be added to the AHI. There was 1 resource that was previously surveyed that now lacks integrity and is no longer survey worthy. As would be customary, any resources already listed in the National Register of Historic Places were excluded from the survey; however, there were no previously listed properties in the survey area.

In addition to updating the 6 previously surveyed resources, approximately 177 new resources of interest were observed and documented. Information such as address, name, and architectural style were noted, and field observations were recorded which were later entered into the AHI. A digital photograph of each property was also taken for inclusion in the AHI. In areas where a potential historic district was identified, all buildings within its boundaries were observed and

documented. In addition, all of the existing and newly surveyed properties were identified by AHI number on maps which are included in Chapter 15 Survey Results.

Architectural and Historical Research

Architectural and historical research of the City of Racine was conducted by the principal investigators throughout the course of the project in an effort to provide a historical context to evaluate resources. Secondary information was also found at the Wisconsin Historical Society, Racine Historical Society, the Racine County Courthouse, City of Racine Building Department, and the Racine Public Library.

Summaries of the neighborhood's history are included in this report and arranged in themes according to guidelines set forth by the Historic Preservation Division of the Wisconsin Historical Society. Areas of research include settlement, industry, transportation, architecture, education, religion, art and literature, commerce, planning and landscape architecture, and notable people. Resources deemed eligible for listing in the National Register were evaluated based on their association with these themes.

Evaluation of Significant Resources

After the reconnaissance survey and research were completed, the data was analyzed to determine which individual properties and districts were potentially eligible for listing in the National Register of Historic Places. The evaluation of individual historic resources and districts were also reviewed with the Historic Preservation Division of the Wisconsin Historical Society prior to inclusion in this report. The evaluation was performed according to the National Register's Criteria for Evaluation and Criteria Considerations which are used to assist local, state, and federal agencies in evaluating nominations to the National Register of Historic Places. The Criteria for Evaluation and Criteria Considerations are described in several National Register publications as follows:

> The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:
>
> A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
> B. that are associated with the lives of persons significant in our past; or
> C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
> D. that have yielded, or may be likely to yield, information important in prehistory or history.
>
> Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions, or used for religious purposes, 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 significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic period or event; or
C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
G. a property achieving significant within the past 50 years is it is of exceptional importance.

As noted above, a historic district is placed in the National Register of Historic Places in a manner similar to individual propertied; using essentially the same criteria. A historic district is comprised of resource; that is, building, structures, sites, or objects located in a geographically definable area. The historic district is united by historical factors and a sense of cohesive architectural integrity. District resources are individually classified as contributing or non-contributing.

A. A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because (a.) it was presented during the period of significance and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or (b.) it independently or individually meet the National Register criteria.
B. A non-contributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property or district is significant because (a.) it was not present during the period of significance [less than 50 years old or moved to the site], (b.) due to alterations, disturbances, addition, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or (c.) it does not independently meet the National Register criteria.

Preparation and Presentation of the Intensive Survey Report

This survey report describes the project and survey methodology, gives an overview of the history of the Manree Park Neighborhood of the City of Racine, summarizes the thematic research and survey results, and gives recommendations for the Racine Landmarks Preservation Commission. This report does not include a definitive history of the neighborhood or city; rather, it provides a broad historical overview of many themes in one publication. It is intended to be a work in progress which can lead to future research and can be updated over time as new information is collected.

Copies of the final survey report were issued to the Historic Preservation Division of the Wisconsin Historical Society and the Racine Landmarks Preservation Commission.

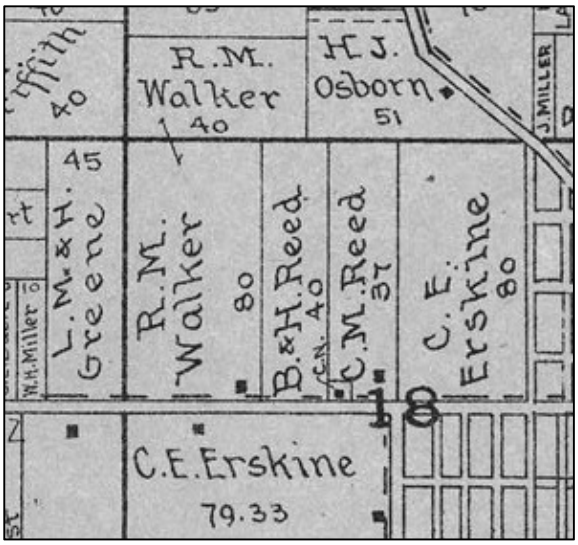
Legacy Architecture, the Racine Landmarks Preservation Commission, and the Historic Preservation Division of the Wisconsin Historical Society conducted two public information meetings regarding the survey. The first meeting was held on September 24, 2014, to introduce the survey team and the project process to the community. A second meeting, held on January 6, 2015, presented the results of the project including the survey report, potentially eligible properties and historic districts, and information on the National Register to the City of Racine and to the Landmarks Preservation Commission.

3

Historical Overview

The City of Racine was first settled in 1836 and incorporated as a village in 1843. When Wisconsin received statehood in 1848, Racine was one of the first communities to incorporate as a City that year. Racine experienced rapid growth during much of the nineteenth century due to its prominence as a milling, industrial, and transportation hub in support of the plentiful farms in southeast Wisconsin.[1] The Western Historical Company published *The History of Racine and Kenosha Counties, Wisconsin*, a comprehensive history of the County and City of Racine, in 1879.[2] This 700-page, illustrated and indexed history contains not only an extensive chronological history of the County, but also histories of its pioneers, immigrants, government, transportation, churches, schools, professions, press, politics, towns, and biographies of individuals, and it is an invaluable resource that goes far beyond the possible scope of this survey in describing the history of the City and County. Likewise, John Buenker and Richard Ammann work *Invention City: The Sesquicentennial History of Racine* provides an excellent history of the City during the twentieth century.[3] Consequently, no attempt was made here to cover ground that has been expertly covered by others. Instead, the history that follows will deal primarily with the history of the Manree Park Neighborhood.

The Manree Park Neighborhood was originally within the Town of Mount Pleasant. The Town of Mount Pleasant was organized in 1842 with a population of 312 settlers.[4] Two farming families, the Walkers and the Reeds, settled in this portion of the Town of Mount Pleasant along a toll plank road that would become Washington Avenue that ran between the City of Racine and the small settlement of Wygatt's Corner.[5] Plat maps from 1858 show the Walker family settled on 160 acres. By 1893, the Reed family occupied adjacent land. Dairy farming was the dominant economic pattern in the Town of Mount Pleasant in the late nineteenth and early twentieth century, and the Walker and Reed farms were no exception. Plat maps from 1899 through 1915 show the continued occupation of the Reed and Walker family farmsteads, with their houses and agricultural buildings situated at the southern edge of their properties along Washington Avenue. Until the early twentieth century these farms comprised the entire survey area.

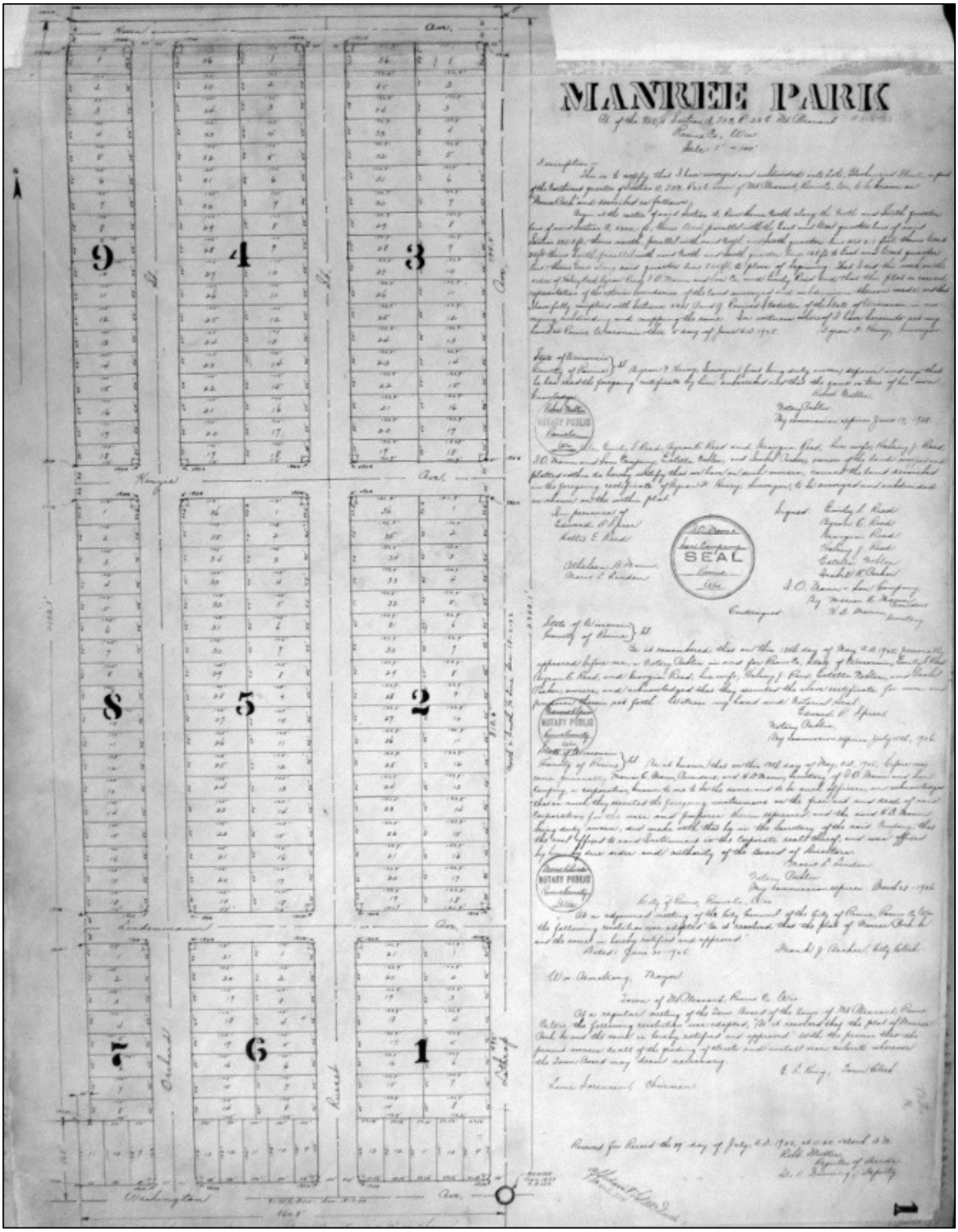


Detail of the NW Quarter of Section 18 in the Town of Mt. Pleasant, Racine County. Plat Book of Racine and Kenosha Counties, 1908.

Meanwhile, the population of the City of Racine had reached 23,840 by 1890 and showed no sign of slowing down.[6] New and existing industries expanded Racine's industrial base after the turn of the twentieth century. The demand for productivity during World War I further boosted the city's economy as major foundries, machine shops, and automotive and farm implement manufacturing establishments converted to military production. During the last half of the 1910s, the number of manufacturers in Racine County increased by more than 20%, wage earners increased by 50%, and the value of their output nearly tripled. At the same time, the county's agricultural output boomed, peaking in 1919. The growth of these industries, accompanied by a severe manpower shortage, led to continued growth in Racine's population.[7] By the end of the 1920s, Racine County ranked second to Milwaukee in value of industrial products and manufacturing employment in the State of Wisconsin.

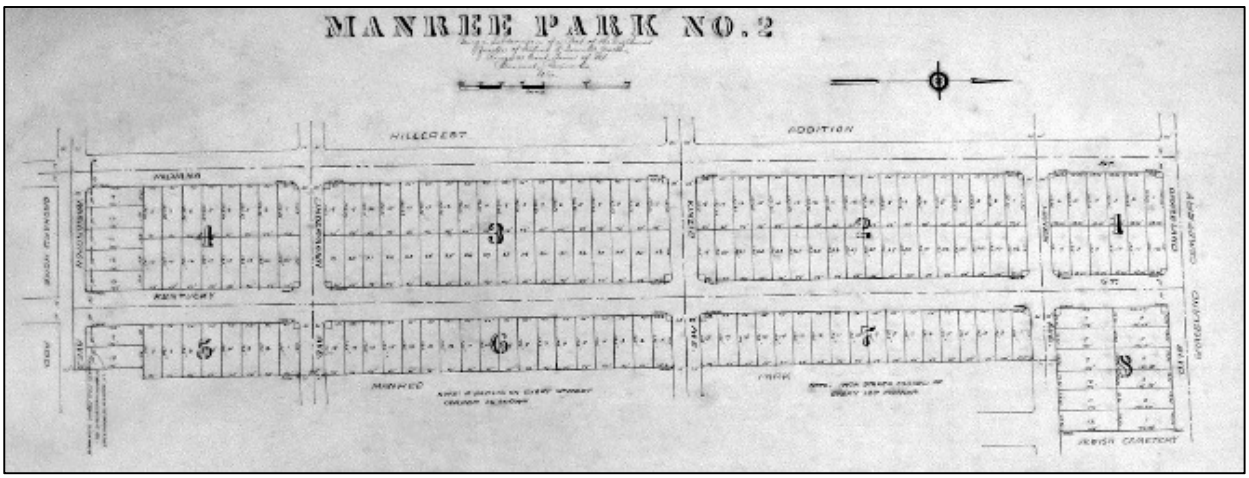
The resulting population growth spurred Racine's largest growth in area due to annexation during the 1910s and 1920s.[8] A combination of declining profits from dairy farming combined with growing land values encouraged many farmers to sell farmland on the outskirts of urban areas for development.[9] The fall of the agricultural industry accompanied by the upgrading and consolidation of rural schools, the installation of electricity and telephones, the proliferation of automobiles, and the resulting improvement of roads led to further expansion into rural areas through the 1920s and 1930s.

By the early 1920s, a number of small residential lots began to develop on the western Racine city limits at Lathrop Avenue and into the Town of Mount Pleasant along Washington Avenue. In 1925, members of the Reed family platted a portion of their property northwest of the intersection of Washington and Lathrop Avenues in collaboration with the surveying and development firm L.O. Mann & Son Company. The subdivision was named Manree Park, likely an amalgamation of the two names Mann and Reed.[10] Lot sales and construction of homes began soon afterward and continued through the following three decades.[11] In 1926, the Reeds platted another subdivision with a dozen other smaller landowners from the western portion of their property and small portions from a dozen other landowners as the Hillcrest Addition.[12] However, development of this subdivision failed to take off.[13] The same year the portion of the Town of Mount Pleasant west of Lathrop Avenue to Kentucky Street made up of the original Walker and Reed farms, was annexed into the City of Racine in anticipation of residential development. The remaining portion of the survey area, from Kentucky Avenue to S. Ohio Street, was annexed into the City of Racine in 1929.[14]



Manree Park Addition Plat Map, 1925. On file at the Racine County Register of Deeds, Racine County Courthouse.

In collaboration with L.O. Mann & Son again in 1929, the Reeds platted the Manree Park No. 2 subdivision as an extension of and immediately west of Manree Park, between it and Hillcrest.[15] While slow to take off, lot sales and construction of homes eventually steadied in the coming decades.[16] An advertisement in the *Racine Review* from 1929 announces the opening of Manree Park #2 with "163 lots, 22 solid, restricted city blocks."[17] Slow development of Manree Park No. 2 and Hillcrest Addition subdivisions coincided with the nationwide trend and Racine's stagnation during the decade long economic depression during the 1930s. During that time, the city's manufacturing output was cut in half and overall employment declined by forty percent. In 1933, forty percent of the Racine County's population was behind in their property taxes and twenty percent were on some sort of relief.



Manree Park No. 2 Addition Plat Map, 1929. On file at the Racine County Register of Deeds, Racine County Courthouse.

Companies such as Johnson Wax, Twin Disc, and Western Printing made conscientious efforts to maintain employment of their workers on maintenance tasks such as painting and repairs during this time. Innovations by several companies prevented matters from worsening in Racine and aided the painfully gradual recovery into the 1940s. The unionizing of the Racine's workforce during this time, increased the average weekly wage in the city to second highest in the state by the end of the decade, created better working conditions with generous benefits, and ultimately led to a disproportionately high number of blue collar homeowners.[18] Notable companies that were established and flourishing during the early twentieth century in Racine included Oster Manufacturing, J.I. Case, Massey-Harris, Hamilton-Beach, Dumore, Twin Disc Clutch, Modine Manufacturing, Andis Clippers, Western Printing and Lithographing, Horlick Co., and S.C. Johnson. Many of the residents in the Manree Park Neighborhood were involved with these companies, as owners, managers, or workers.[19] Due to the steadier condition of these companies than others in the state and country, the Manree Park Neighborhood continued to develop during the 1930s and early 1940s. Homes were built in almost every year from 1929 to 1945 in the Manree Park, Manree Park No. 2, and Hillcrest Addition subdivisions.[20]

By 1940, the population of Racine reached 67,195, and the city tripled in area due to annexation.[21] Areas on the outer fringes of the city became new suburban enclaves to the city's more prosperous residents. The Manree Park Neighborhood was no different, with its earliest development along Lathrop Avenue, Russet Street, and Orchard Street being one of Racine's

premiere residential neighborhoods from the mid-1920s through the mid-1940s, largely populated by business owners, managers, and professionals.[22]

The outbreak of World War II and the subsequent economic boom successfully brought Racine along with the rest of the nation out of the Depression. War contracts spurred unprecedented gains in production and employment in the manufacturing sector. Employment doubled from 1939 to 1945. Thousands of women, African Americans, and even prisoners of war were put to work in the effort to produce war materials. The industrial economy of Racine boomed, with its companies and inventors producing more patents than all but one other county in the United States.[23] However, the demand for employees became so great by 1943 that the federal government recognized Racine County as having an acute labor shortage. Incomes became high and plentiful. A resulting population jump, caused by the influx of new residents attracted to Racine by its expanding economy, created a critical housing shortage.[24]

A second phase of residential subdivision development took place in the Manree Park Neighborhood as post-war suburban development west of Illinois Street began with the Irving Manor subdivision platted by local prolific home builder Irving Halverson in 1950 on the west half of the neighborhood along South Ohio Street. Halverson and partner Peil, platted an addition to the east between their successful subdivision and Hillcrest the following year as Irving Manor No. 2. Despite being platted far earlier, it wasn't until the post-war period and development of the neighboring subdivisions to its west that development of the Hillcrest subdivision took off.[25]

The small Belaire Subdivision was platted on the west side of Illinois Street across from Hillcrest in 1953.[26] That same year, the neighborhood's first and only school, Racine Christian School, was constructed at the intersection of Kinzie Avenue and Virginia Street.[27] In 1954, the Sampe Subdivision No. 2 was platted at the southwest corner of the neighborhood at the intersection of Washington Avenue and South Ohio Street. North of which, the Virginia Subdivision was platted in 1955.[28] The neighborhood's first and only church, the Racine Christian Reformed Church, was constructed in 1959.[29]

Development occurring in the Manree Park Neighborhood during this second period of growth after the end of World War II was generally more humble in scale and design than the neighborhood's earlier development and was occupied by middle class and blue-collar families, often employed in the same manufacturing companies established by the earlier residents.[30] The neighborhood's newest subdivisions developed quickly during the late 1950s, and together with the earlier subdivisions became fully developed in the 1960s.[31]

After completion of neighborhoods such as Manree Park, Racine continued to expand outward, primarily with tracts of suburban-style ranch houses to the west and south during the post-World War II baby boom years, reaching its present spatial boundaries in the early-1960s and a peak population of 94,580 inhabitants by 1978.[32] As of 2010, the City of Racine has had a population of 78,860. While other neighborhoods in Racine have seen signs of the city's decline in population and a greater occurrence of unsympathetic remodeling of its historic building stock, the Manree Park Neighborhood has been relatively stable, with its historic building stock largely intact, and remains one of the city's most beloved middle class neighborhoods.

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4

Settlement

General

The period of the Manree Park Neighborhood's development spans from the 1920s to the 1960s, after most of the traditional waves of ethnic immigration to and settlement in the City of Racine. While ethnic identity was consciously maintained to some degree during this time, most notably through churches and social organizations, most of those who built homes in Manree Park had already been acclimated to life in Racine and Wisconsin and only a few were immigrants themselves, rather the sons the and daughters of immigrants. However, the ancestry of those who have lived in the Manree Park neighborhood aligns closely with the broader population of the City of Racine including Norwegian, Swedish, Danish, German, Austrian, English, Welsh, Irish, Jewish, Hungarian, Lithuanian, and Yankees from the northeastern United States. The notable exception to this pattern being African Americans; while many African Americans settled in Racine during the mid-twentieth century, very few initially resided in the Manree Park Neighborhood at the time of its development.

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Industry

Introduction

While no industrial properties are located within the Manree Park Neighborhood, the successful manufacturing and industrial companies had a great influence on the neighborhood. Since the period of its early development, the neighborhood attracted the entrepreneurs, businessmen, and industrialists that founded several of the city's most prominent companies. Later development filling out the neighborhood with more modest houses, attracted large numbers of white-collar employees of these companies. What follows is a brief history of several companies that are associated with resources located within the Manree Park Neighborhood.

Andis Clipper Company

The Andis Clipper Company has its origins when Matthew Andis, Sr. joined with John Oster and Henry Meltzer to form Andis O. M. Manufacturing, a tool and die company, in Racine in 1920. They began producing clipper blades, but dissolved within two years with each partner moving on to start new companies. Meltzer started the MAMCO Company and Oster the John Oster Manufacturing Company. After developing a hand-held electric clipper, Andis started the Andis Clipper Company in 1922. The Andis Clipper Company initially operated out of an existing factory located in the center of Racine. This facility was not included in the survey as it is located outside of the survey boundaries.

In 1927, Matthew Andis had a house constructed in the Manree Park Neighborhood. The Matthew and Anna Andis House, located at 3908 Washington Avenue, was included in the survey is individually eligible for listing in the National Register of Historic Places with local significant under Criterion B for its association with Matthew Andis and under Criterion C as a locally significant example of Prairie School architecture.[33]

Matthew Andis, Sr. retired to Florida for health reasons in 1938 and was replaced as president by his son, Matthew G. Andis, Jr. The Andis Clipper Company eventually relocated to the nearby Village of Sturtevant and remains in operation to this day managed by the fourth generation of the Andis family.[34]

Wisconsin Electric Company and the Dumore Company

In 1913, Louis Hamilton and Chester Beach left the Hamilton Beach Manufacturing Company and started the Wisconsin Electric Company, producing precision tools, grinders, and electric motors. The Wisconsin Electric Company constructed a large manufacturing plant on the near south side of Racine in 1915. These facilities were not included in the survey as they are located

outside the survey boundaries. The name of the company was changed to the Dumore Company in 1929 after the popular line of 'Dumore' fractional horsepower motors that the company produced. After the retirement of the company president, Louis Hamilton, the business incorporated and is presently active manufacturing industrial motors instead of household machinery.[35]

After his retirement from Dumore Co., Hamilton had two houses constructed in the Manree Park Neighborhood, the first in 1936 and the second in 1949. The first Louis H. & Marie Hamilton House, located at 737 Orchard Street, was include in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Orchard Street Residential Historic District. The second Louis H. & Marie Hamilton House, located at 4001 Haven Avenue, was included in the survey and is individually eligible for listing in the National Register of Historic Places as a locally significant example of Wrightian architecture.[36]

Hamilton Beach Manufacturing Company

The Hamilton Beach Manufacturing Company was established by businessman Louis Hamilton, engineer Chester Beach, and established mechanical entrepreneur Fred Osius in 1910 in Racine. The company designed and manufactured electrical devices and small motors. Both Louis Hamilton and Chester Beach left the company in 1913 to establish the Wisconsin Electric Company.[37] In 1915, under the sole management of Fred Osius, the company constructed a large manufacturing plant and began producing food mixers, juice extractors, fans, meat grinders, and other home kitchen appliances.

Hamilton Beach was sold to Scovill Manufacturing in 1923, but continued to operate in Racine under its familiar name. The company relocated out of Racine in 1968.[38] In 1990, the company was purchased by NACCO Industries and, in combination with the Proctor-Silex brand, is presently the largest manufacturer of small kitchen appliances in the United States. Since that time, the company has been head-quartered in Richmond, Virginia.[39]

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Motor Specialty Corporation

In 1947, Henry Lund founded Motor Specialty Inc. on Lathrop Avenue on the south side of Racine. The company's facilities were not included in the survey as they are located outside the survey boundaries. The company continues to produce sub-fractional horsepower motors and armatures for small electric devices for medical industries to this day.[41]

In 1958, Henry Lund had a house constructed in the Manree Park Neighborhood. The Henry E. and Florence Lund House, located at 4420 Lindermann Avenue, was included in the survey but is not eligible for listing in the National Register of Historic Places.[42]

Motoresearch Manufacturing Company

Martin Christensen founded the Motoresearch Manufacturing Company after working as an influential designer of electric motors at Jacobsen Manufacturing in 1945. The company was successful in the 1950s and 1960s producing sub-fractional horsepower electric motors for the automotive industry in the United States and Europe, as well as for the United States Air Force.[43]

In 1953, Christensen had a house constructed in the Manree Park Neighborhood. The Martin P. and Elizabeth Christensen House, located at 4100 Haven Avenue, was included in the survey and is eligible for listing the National Register of Historic Places with local significance under Criterion C as an example of Contemporary architecture. The company closed in 1980.[44]

John Oster Manufacturing Company

The John Oster Manufacturing Company was founded by John Oster, Sr. in Racine in 1924. The company manufactured products for the barber and beauty supply market, specifically electric clippers. The company expanded through the 1920s and 1930s. John Oster, Sr. had a home constructed in the Manree Park Neighborhood in 1933. The John Sr. and Katie Oster House, located at 928 Orchard Street was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resources to the proposed Orchard Street Residential Historic District.[45]

During World War II, the company produced small electric motors for military aviation. In 1946, the John Oster Manufacturing Company purchased the Stevens Electric Company, which held a patent for a liquefying blender. Oster renamed the blender the Osterizer, and it became a very popular home product in the 1950s and 1960s. John Oster, Sr.'s son, John Oster, Jr., took over the management of the company in 1953, seven years after he had a house constructed on the Manree Park Neighborhood in 1946.[46] The John Jr. and Eleanor Oster House, located at 904 Orchard Street was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Orchard Street Residential Historic District. The Oster brand was sold to Sunbeam Inc. in 1960 when John Oster, Sr. retired. John Oster, Jr. continued in a management position at the new company.[47]

Twin Disc Clutch Corporation

In 1918, P.H. Batten co-founded Twin Disc Clutch Inc. with Arthur Modine and Thomas Fawick to produce power clutches for tractors and construction equipment. The company operated from a manufacturing plant on Racine Street on the city's near south side. The company grew rapidly in the 1920s and 1930s.

Soren Sorenson was made Vice President of the company in 1936. Three years later, Sorenson had a house constructed in the Manree Park Neighborhood. The Soren & Ruth Sorenson House,

located at 1005 Russet Street, was included in the survey but is not eligible for listing the in National Register of Historic Places.[48]

Management of the company was taken over by P.H. Batten's son, John H. Batten, in 1948. Twin Disc Clutch continues to specialize in producing power transmissions for automobiles, motorboats, and large industrial machinery to this day, becoming an international business in the 1970s.[49]

6

Transportation

Early Road Networks

Racine and Rock River Plank Road

A plank road, measuring eight feet wide, two inches thick, and laid on stringers, was constructed in 1853 and 1854 from the western edge of the City of Racine to Janesville. The plank road, common in Wisconsin from the 1840s to 1870s, was constructed as a private turnpike chartered by the state as a profitable venture. However, plank roads in general did not prove as profitable or as successful as originally envisioned.[50] The introduction of Railroads contributed to the demise of the plank road, and the State of Wisconsin directed local governments to maintain the road network without plank roads by the 1870s.[51]

In 1868, the Racine and Rock River Plank Road was renamed Washington Avenue and linked the City of Racine with the rest of Racine County directly to the west. As a state highway, it continued westward to Janesville. The wide road was improved and lined with gravel, the first such road in Racine County in the late nineteenth century. A non-extant toll house was constructed approximately at the corner of Washington Avenue and Lathrop Avenue, near the Reed family farm.[52] For more information on Halsey Reed refer to Chapter 13 Notable People. While a number of surveyed resources have addresses along Washington Avenue, no historic resources were found directly associated with Washington Avenue.

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7

Architecture

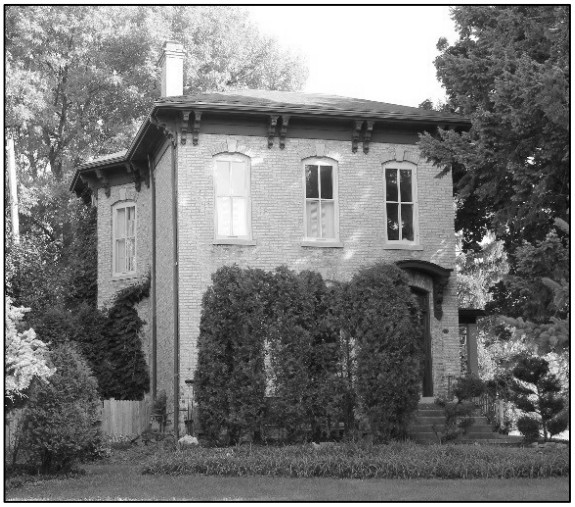
Introduction

Architecture in Wisconsin has mirrored the trends and fashions that were evident in the rest of the United States. The Manree Park Neighborhood's historic architecture stock is no different. This chapter includes a brief description of the major architectural styles evident in the neighborhood followed by examples of buildings of that particular style which were included in the survey. A discussion of the prevalent building materials in the neighborhood is also included with examples of buildings constructed of those materials. Lastly, a brief history of many of the architects, engineers, and contractors who worked in the area is included along with listings of buildings which were included in the survey associated with those persons or firms.

Architectural Styles

Italianate

The Italianate style was popular in Wisconsin from approximately 1850 to 1880, the period of time during which Racine County experienced its fastest growth. These buildings are square or rectangular in plan and, at two stories in height, are often cubic in mass. Its main elements include a low sloped hipped roof with wide soffits that is seemingly supported by a series of decorative oversized wooden brackets. The roof may be topped with a cupola. The fenestration arrangement is regular and balanced with tall thin windows that are topped with decorative window heads or hood moldings. The windows may also be arched. Italianate buildings are often adorned with a decorative full porch or a smaller central porch that is supported by thin wooden columns and decorative brackets.[53]



Robert Moseley & Minerva Walker House, 1868
4310 Washington Avenue

One Italianate style resource was included in the survey. An example of an Italianate style building in the Manree Park Neighborhood includes the following:

Address	*Historic Name*	*Date*	*Class*
4310 Washington Avenue	Robert Mosely & Minerva Walker House	1868	Eligible

Prairie

The Prairie style is influenced by the architecture of Frank Lloyd Wright and other architects in the Chicago-based Prairie School. It was popular in Wisconsin from 1895 to 1925 and is still used today. It is primarily a residential style which features a certain horizontal quality. This is evident in the low sloped roofs with wide soffits, horizontal banding of casement windows, and horizontal trim of accent materials in the façade. These buildings may be clad in brick with stone trim or stucco with dark wood trim. They have a large, low chimney or hearth which seemingly anchors the building to the ground.[54]

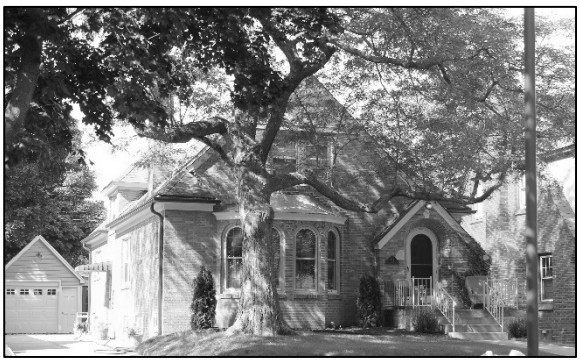
Matthew & Anna Andis House, 1927
3908 Washington Avenue

One Prairie style resource was included in the survey. An example of a Prairie style building in the Manree Park Neighborhood includes the following:

Address	*Historic Name*	*Date*	*Class*
3908 Washington Avenue	Matthew & Anna Andis House	1927	Eligible

Bungalow

Allie G. & Ellie Markisen House, 1928
1026 Lathrop Avenue



Arthur D. & Angeline Clauson House, 1935
712 Orchard Street

From 1910 to 1940, the Bungalow style was a popular residential style in Wisconsin. Houses are classified in this style because of their plan, not because of their aesthetics. These buildings can appear in several variants. It can be one story or two stories. The roofs can be gabled or hipped and may have decorative, exposed rafter ends. If the house is one story, the roof is generally low sloped. If the house is two stories, the roof often starts above the first floor and is more steeply pitched to allow for the second floor. Features of Bungalow style buildings include dominant fireplaces and chimney, exposed and exaggerated structural elements, and porches supported by massive piers. The exterior design is adaptable to many different stylistic interpretations and can be seen with Colonial, Craftsman, Tudor, Japanese, and Spanish influences. Buildings of this style are clad in natural materials such as wood clapboards, shingles, brick, stone, stucco, or a combination thereof in order to achieve the desired stylistic interpretation.[55]

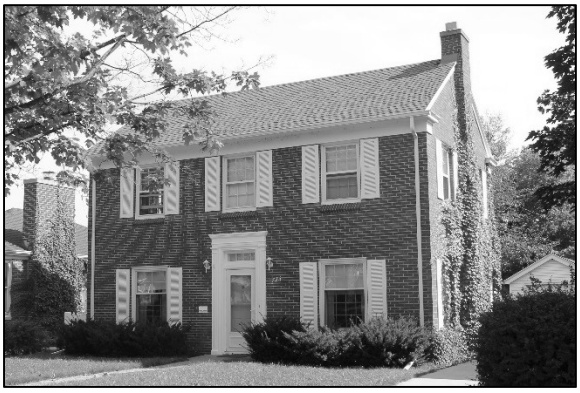
Five Bungalow style resources were included in the survey. Examples of Bungalow style buildings in the Manree Park Neighborhood include the following:

Address	*Historic Name*	*Date*	*Class*
1002 Lathrop Avenue	John & Helen Herchen House	1927	Surveyed
1026 Lathrop Avenue	Allie G. & Ellie Markisen House	1928	Surveyed
712 Orchard Street	Arthur D. & Angeline Clauson House	1935	Surveyed
1032 Russet Street	Nels Matson House	1930	Surveyed
4010 Washington Avenue	Cecil W. Hobbs House	1924	Surveyed

Period Revival

The term Period Revival is used to describe a variety of past styles that experienced renewed popularity in Wisconsin especially between 1900 and the 1940s. Architects of the period designed creative interpretations of the styles; however, wide availability of photographs through architectural journals allowed for a high degree of historical accuracy.[56]

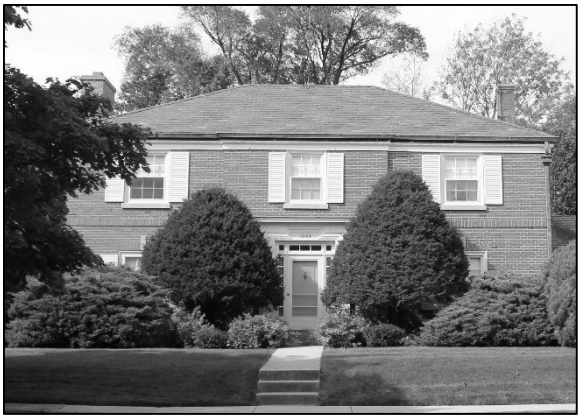
Colonial Revival



Leonard J. & Frances Wellnitz House, 1937
733 Orchard Street

Harold E. & Evelyn Cripe House, 1939
1010 Russet Street

Edward J. & Claire McCarr House, 1939
807 Russet Street



Russell T. & Charlotte Johnson House, 1950
1004 Orchard Street

The Colonial Revival style became especially popular due to the restoration of Williamsburg, Virginia, in the early twentieth century. The style is characterized by gable roofs, dormers, simple columns and pilasters, denticulated cornices, and shutters. Residences are typically two stories in height and faced with clapboards. Most commonly rectangular in plan, later examples may assume an L-shaped form to accommodate a breezeway and garage. The simple and regular style lent itself well to standardization, extending its popularity into the 1950s.[57]

Thirty-Four Colonial Revival style resources were included in the survey. Examples of Colonial Revival style buildings in the Manree Park Neighborhood include the following:

Address	*Historic Name*	*Date*	*Class*
3920 Kinzie Avenue	Louis H. & Florence Andrews House	1941	Surveyed
736 Lathrop Avenue	David Westrich House	1949	Surveyed
4320 Lindermann Avenue	Edward L. & Mary Speer House	1947	Surveyed
733 Orchard Street	Leonard J. & Frances Wellnitz House	1937	Surveyed
811 Orchard Street	George E. & Helen Cooke House	1936	Surveyed
1004 Orchard Street	Russell T. & Charlotte Johnson House	1950	Surveyed
807 Russet Street	Edward J. & Claire McCarr House	1939	Surveyed
830 Russet Street	Arthur C. Frederickson House	1941	Surveyed
914 Russet Street	Royal F. & Ruth Gunther House	1937	Surveyed
1010 Russet Street	Harold E. & Evelyn Cripe House	1939	Surveyed

Georgian Revival

Because of their reference to early American Georgian architecture, some forms of the Colonial Revival style are more properly referred to as Georgian Revival. These tend to be structures larger in scale and more richly finished than typical Colonial Revival buildings. Characteristic of the Georgian Revival style are formal symmetrical facades, rectangular plans, hipped roofs, and classical embellishments including denticulated cornices, elliptical fanlights, sidelights flanking doorways, Palladian windows, broken pediments, and classical columns.[58]

George W. & Alice Carnell House, 1946
825 Orchard Street

One Georgian Revival style resource was included in the survey. An example of a Georgian Revival style building in the Manree Park Neighborhood includes the following:

Address	*Historic Name*	*Date*	*Class*
825 Orchard Street	George W. & Alice Carnell House	1946	Surveyed

Regency

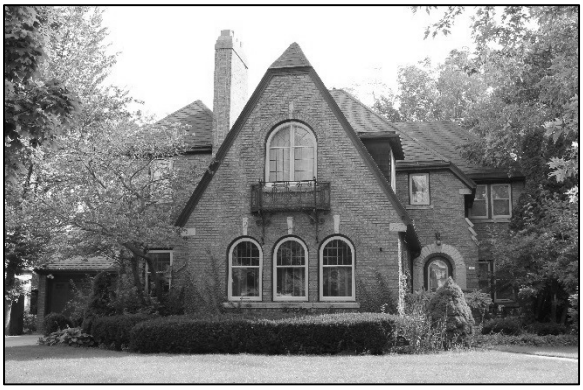
Some forms of the Colonial Revival style are more properly referred to as Regency style, as they are more closely based on the style of English architecture. The Regency style, as a more simplified version of Colonial Revival, relies on classical proportions and lines rather than decorative embellishments. Simplified colonial door surrounds, quoins, plain roof-wall junctures, and octagonal accent windows are typical. Some examples feature a delicate ironwork entry porch covered by a minimal canopy roof. The exterior of Regency style houses are commonly of stucco or painted plaster.[59]

Erwin & Thelma Wall House, 1946
726 Orchard Street

One Regency style resource was surveyed in the Manree Park neighborhood. An example of a Regency style building in the Manree Park Neighborhood includes the following:

Address	*Historic Name*	*Date*	*Class*
726 Orchard Street	Erwin & Thelma Wall House	1946	Surveyed

Tudor Revival



Adolph R. & Gertrude Janecky House, 1930
1003 Orchard Street

N. Frederick & Lenore Adamson House, 1941
1019 Orchard Street

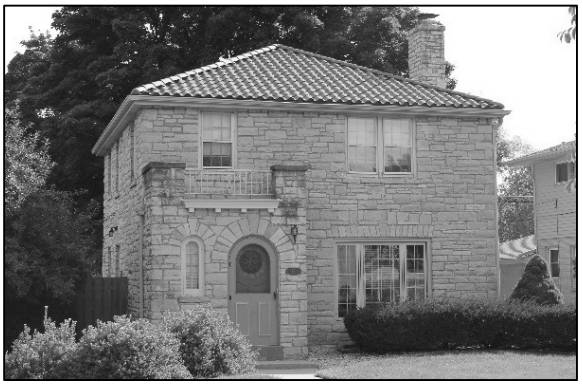
The Tudor Revival style, based on English building traditions, is typified by a steeply pitched roof dominated by one or more prominent cross gables, an irregular plan, and the style's hallmark decorative half timbering, generally on the second floor or gable ends, infilled with stucco or brick. Characteristic elements also include tall, narrow, and multi-paned windows in multiple groups, oriel windows, one- or two-story semi-hexagonal bay windows, massive chimneys commonly crowned by decorative chimney pots, and decorative strapwork. Exterior wall materials are typically a combination of brick, stone, clapboard, wood shingles, and stucco. Rare examples attempt to mimic the picturesque thatch roofs of rural England by rolling roofing materials around the building's eaves and rakes.[60]

Sixteen Tudor Revival style resources were included in the survey. Examples of Tudor Revival style buildings in the Manree Park Neighborhood include the following:

Address	*Historic Name*	*Date*	*Class*
4001 Kinzie Avenue	Cornelius M. & Lucy Colbert House	1931	Surveyed
804 Lathrop Avenue	Harry A. & Bertha Zahn House	1931	Surveyed
704 Orchard Street	Leonard C. & Bertha Tagatz House	1930	Surveyed
936 Orchard Street	Albert O. & Mary Falkenrath House	1937	Surveyed
1003 Orchard Street	Adoph R. & Gertrude Janecky House	1930	Surveyed
1019 Orchard Street	N. Frederick & Lenore Adamson House	1941	Surveyed
712 Russet Street	Alois A. & Lila Ritter House	1930	Surveyed
1005 Russet Street	Soren & Ruth Sorenson House	1939	Surveyed
1028 Russet Street	Louis Larson House	1938	Surveyed
1101 Russet Street	F.J. Barns House	1929	Surveyed

Mediterranean Revival

The Mediterranean Revival style is relatively rare in Wisconsin. Homes in this style are often architect designed and constructed of brick with stone trim. They may feature straight or arched openings, columns, stone balconies and porch railings, and low sloped, red clay tile, hipped roofs. The Mediterranean Revival style is often planned around a courtyard and exhibits flat wall surfaces, broken by arcading, terra cotta, plaster, or tile ornamentation, sometimes drawing on classical motifs. This style is often used for both residential and commercial buildings.[61]



Victor L. & Elsie Anderson House, 1936
831 Orchard Street

Three Mediterranean Revival style resources were included in the survey. Examples of Mediterranean Revival style buildings in the Manree Park Neighborhood include the following:

Address	*Historic Name*	*Date*	*Class*
831 Orchard Street	Victor L. & Elsie Anderson House	1936	Surveyed
928 Orchard Street	John Sr. & Katie Oster House	1933	Surveyed
1018 Orchard Street	Frederick P. & Lillian Nelson House	1936	Surveyed

French Provincial

The style of medieval French country houses became popular during the early twentieth century for suburban American houses. While great variety in form and detailing can be found in examples, the style is typified by tall, steeply pitched hipped roofs which commonly feature an upward flare at the roof's juncture with the walls. Homes of this style are often large and are often composed of central hall and two identical, or at least compositionally balanced, wings. Common are circular towers, shuttered windows, second story windows that interrupt the cornice and rise above the eaves, and rectangular doors in arched openings. [62]

The French provincial style shares several common elements with the Tudor Revival style, most notably the use of a variety of different wall materials, including brick, stone, stucco, and half-timbering, and roof materials, such as tile, slate, stone, or thatch. As a result, many French provincial style houses resemble this other style; however, they are most often distinguishable by the style's lack of dominant front-facing gables characteristic of the Tudor Revival style.[63]

Arthur L. & Clara Larson House, 1928
836 Lathrop Avenue

One French provincial style resource was included in the survey. An example of a French provincial style building in the Manree Park Neighborhood includes the following:

Address	*Historic Name*	*Date*	*Class*
836 Lathrop Avenue	Arthur L. & Clara Larson House	1928	Surveyed

Wrightian

Louis H. & Marie Hamilton House, 1949
4001 Haven Avenue

The Wrightian style, inspired by the work of architect Frank Lloyd Wright during his years at Taliesin beginning in 1914, was popular between 1930 and 1960. While related to the Prairie School and Modernist designs, the Wrightian style is marked by a concern with pure and organic geometric forms. Wrightian buildings are often predominately horizontal with unique forms, often found in the roof as a character-giving feature. Angled walls, tapering structural elements, contrasting textures, and natural materials, such as weathered wood boards, limestone, and brick, are frequently employed. Plans are often imitated in the design of elevations. The Wrightian style is most commonly found in residential architecture, though there are exceptions.[64]

Two Wrightian style resources were included in the survey. Examples of Wrightian style buildings in the Manree Park Neighborhood include the following:

Address	*Historic Name*	*Date*	*Class*
4001 Haven Avenue	Louis H. & Marie Hamilton House	1949	Eligible
730 Russet Street	Alex S. & Reeva Dorman House	1952	Surveyed

Ranch

John R. & Ardessa Anderson House, 1947
913 Orchard Street

Donald C. & Lois Ahlswede House, 1953
819 Illinois Avenue

Henry E. & Florence Lund House, 1958
4420 Lindermann Avenue

Joseph L. Ritchey House, 1959
1131 S. Ohio Street

The Ranch style originated in California during the mid-1930s, designed to reflect a more informal lifestyle. It became the dominant style for suburban, single family residences throughout the United States during the 1950s and 1960s, especially in large, sprawling, affordable suburban tract developments. It is the most pervasive residential style found in Racine. Ranch homes are typically single story. Examples may feature hipped or gabled roofs with a moderate or wide eave overhang. They are generally rectangular, L-, or U-shaped in plan with horizontal and asymmetrical façades. Attached garages, sliding glass doors, and large picture windows are common Ranch features. Wooden or aluminum siding and brick are the most typical wall claddings, often used in combination. Examples of the Ranch style may incorporate modest elements of other styles. These may include decorative iron or wooden porch supports and decorative shutters of Spanish or English Colonial influence or ribbon or wrapped corner windows of the International Style.[65]

Seventy-nine Ranch style resources were included in the survey. Examples of Ranch style buildings in the Manree Park Neighborhood include the following:

Address	*Historic Name*	*Date*	*Class*
819 Illinois Street	Donald C. & Lois Ahlswede House	1953	Surveyed
914 Illinois Street	Racine Christian Reformed Church Parsonage	1953	Surveyed
700 Kentucky Avenue	John C. & Alida Juras House	1950	Surveyed
931 Kentucky Avenue	Verna M. Frizelle House	1956	Surveyed
1017 Kentucky Avenue	Charles A. & Emma Tree House	1955	Surveyed
4420 Lindermann Avenue	Henry E. & Florence Lund House	1958	Surveyed
1131 S. Ohio Street	Joseph L. Ritchey House	1959	Surveyed
913 Orchard Street	John R. & Ardessa Anderson House	1947	Surveyed
1140 Oregon Street	Milton Petersen House	1954	Surveyed
1009 Virginia Street	John A. Neumann House	1960	Surveyed

Split-Level

Bert F. & Pauline Mortenson House, 1950
719 Kentucky Avenue

Harold Jorgensen House, 1956
606 Kentucky Avenue

The Split-Level style was popular between 1955 and 1975. A multi-story variation of the one-story Ranch style, Split-Levels retain the horizontal lines, low-pitched roof, and overhanging eaves of the Ranch but take a two-story form and intersect at mid-height by a one-story wing to give the interior three different floor levels. These three levels are generally divided into three functions: quiet living areas, noisy living and service areas, and sleeping areas. The lowest level generally houses the garage and a family room, the mid-level wing the quiet living areas, and the upper level the bedrooms. The style can feature a wide variety of exterior wall materials, often multiple materials in combination. Colonial-inspired decorative detailing is more common on Split-level than Ranch homes.[66]

Four Split-Level style resources were included in the survey. Examples of Split-Level style buildings in the Manree Park Neighborhood include the following:

Address	*Historic Name*	*Date*	*Class*
606 Kentucky Avenue	Harold Jorgensen House	1956	Surveyed
719 Kentucky Avenue	Bert F. & Pauline Mortenson House	1950	Surveyed
1007 S. Ohio Street	Donald J. & Jacqueline Schweitzer House	1957	Surveyed

Neo-Eclectic Styles

While some pre-1940 Period Revival styles continued to be built into the early 1950s, architecture during the period from 1950 to 1970 was dominated by modern forms and contemporary styles. However, by the late-1960s a new period of reviving the popularity of traditional forms and detailing for residential architecture was introduced. The following Neo-Eclectic Styles can be considered more free adaptations of historic precedents that grew from the preceding, and generally more historically precise, Period Revival styles. While most American architectural styles began with high-fashion architect-designed landmark houses or public buildings that inspired designs for more modest houses, the Neo-Eclectic Styles appear to have been first introduced by builders of modest houses who sensed the growing popularity for traditional designs. As a result, individually designed Neo-Eclectic houses are relatively uncommon.[67]

Neo-Colonial

The Neo-Colonial style, popular from the early 1950s to the present, differs from the Colonial Revival style by less precisely copying Colonial precedents. For example, non-traditional forms, widely overhanging eaves, and metal windows are commonly used. Roof pitches tend to be either lower or steeper than original examples. Facades commonly lack the regularity spaced window placement. Very free interpretations of Colonial door surrounds, colonnaded entry porches, and dentiled cornices are heavily utilized in place of Georgian and Adam detailing.[68]

Thomas McNeil House, 1951
4219 Haven Avenue

Two Neo-Colonial style resources were included in the survey. Examples of Neo-Colonial style buildings in the Manree Park Neighborhood include the following:

Address	*Historic Name*	*Date*	*Class*
4219 Haven Avenue	Thomas McNeil House	1951	Surveyed
4020 Kinzie Avenue	William B. & Jean Danford House	1958	Surveyed

Contemporary

John Randal & Josephine McDonald House, 1952
1001 Russet Street

Martin P. & Elizabeth Christensen House, 1953
4100 Haven Avenue

Owen's Dairy-O Dairy Bar, 1953
4606 Washington Avenue

Racine Christian Reformed Church, 1959
900 Illinois Street

The term Contemporary is used to describe mid- and late twentieth century buildings that cannot be ascribed to styles detailed previously in this chapter. Architectural historians and architects have identified names for many contemporary theories of architecture; however, buildings of these genres are now first reaching sufficient age to be evaluated for significance per National Register criterion.[69]

Eleven Contemporary style resources were included in the survey. Examples of Contemporary style buildings in the Manree Park Neighborhood include the following:

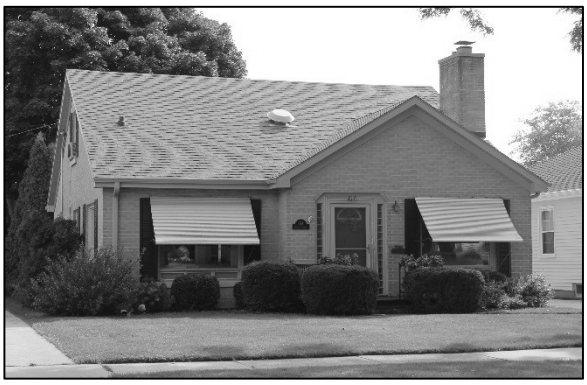
Address	*Historic Name*	*Date*	*Class*
4100 Haven Avenue	Martin P. & Elizabeth Christensen House	1953	Eligible
900 Illinois Street	Racine Christian Reformed Church	1959	Surveyed
1129 Indiana Street	Kai O. & Betty Jensen House	1952	Surveyed
601 Kentucky Avenue	Harland N. & Margaret Cisney House	1953	Surveyed
830 Orchard Street	Arthur M. & Frances Olson House	1941	Surveyed
805 Oregon Street	Anker & Helen Christensen House	1951	Surveyed
1133 Oregon Street	Axel H. & Mildred Johnson House	1949	Surveyed
1001 Russet Street	John Randal & Josephine McDonald House	1952	Eligible
912 Virginia Street	Racine Christian School	1955	Surveyed
4606 Washington Avenue	Owen's Dairy-O Dairy Bar	1953	Surveyed

Vernacular Forms

Vernacular architecture is a term for buildings easily described as a "backdrop" to others that can be attributed to the previously described styles. These common buildings, whose distinguishing characteristic is their simplicity, are generally classified by their exterior massing, roof shape, and number of stories.[70]

Minimal Traditional

Frank Grannoni House*, 1941*
1012 Lathrop Avenue



Arthur G. & Rose Seitz House, 1950
817 Russet Street

The term Minimal Traditional style covers a wide variety of homes constructed in the 1930s, 1940s, and 1950s in an attempt to construct affordable and simplified houses that maintained the form of traditional eclectic styles, but lack the decorative detailing found in their precedents. Minimal Traditional buildings commonly refer to the Colonial, Tudor, and Mediterranean Revival styles with low roof pitches, shallow eaves, simple L- and T-Shaped plans, a prominent

chimney and entry, and a lack of ornament. Common in most communities of the period, the style uses a wide variety of building materials in one and one and a half story construction.[71]

Nineteen Minimal Traditional style resources were included in the survey. Examples of Minimal Traditional style buildings in the Manree Park Neighborhood include the following:

Address	*Historic Name*	*Date*	*Class*
4521 Haven Avenue	Newell A. & Jeanette Sherwood House	1952	Surveyed
800 Lathrop Avenue	Ralph M. & Margaret Francis House	1951	Surveyed
930 Lathrop Avenue	C. Roy & Olga Haggard House	1951	Surveyed
1012 Lathrop Avenue	Frank Grannoni House	1941	Surveyed
725 S. Ohio Street	Earl C. & Shirley Burgan House	1953	Surveyed
820 Oregon Street	Thomas A. & Irma Andersen House	1951	Surveyed
817 Russet Street	Arthur G. & Rose Seitz House	1950	Surveyed
901 Russet Street	Clarence Gustafson House	1951	Surveyed
923 Russet Street	Walter M. & Clara Hougard House	1949	Surveyed
1036 Russet Street	Robert Sorenson House	1946	Surveyed

Construction Materials and Methods

Wood

Because of its abundance in the area, wood has historically been the primary material for construction in Wisconsin. Wood has been used for residential construction in the form of studs, rafters, clapboards, shingles, and shakes. Many of Racine's historic buildings were originally sided with wood clapboard.

Harland N. & Margaret Cisney House, 1953
601 Kentucky Avenue

Examples of historic wood framed and sided buildings in the Manree Park Neighborhood include the following:

Address	*Historic Name*	*Date*	*Class*
4100 Haven Avenue	Martin P. & Elizabeth Christensen House	1953	Eligible
4219 Haven Avenue	Thomas McNeil House	1951	Surveyed
601 Kentucky Avenue	Harland N. & Margaret Cisney House	1953	Surveyed
606 Kentucky Avenue	Harold Jorgensen House	1956	Surveyed
719 Kentucky Avenue	Bert F. & Pauline Mortenson House	1950	Surveyed
1002 Lathrop Avenue	John & Helen Herchen House	1927	Surveyed
1026 Lathrop Avenue	Allie G. & Ellie Markisen House	1928	Surveyed
825 Orchard Street	George W. & Alice Carnell House	1946	Surveyed
805 Oregon Street	Anker & Helen Christensen House	1951	Surveyed
1133 Oregon Street	Axel H. & Mildred Johnson House	1949	Surveyed

Stone

Stone was a popular construction material historically due to its fire resistive properties and aesthetic qualities. It was used in churches, schools, and high end houses. Stone applications in the Manree Park Neighborhood employ a variety of different masonry patterns, including uncoursed fieldstone, uncoursed ledgerock, uncoursed roughly square, coursed ashlar, and random coursed ashlar. While there are a few examples of more refined, smooth cut stone facades, the overwhelming majority of stone buildings in the neighborhood have rusticated stone facades, with rectangular or square building stones having a rough or rock face.
Examples of historic stone buildings in the Manree Park Neighborhood include the following:

George E. & Helen Cooke House, 1936
811 Orchard Street

Address	*Historic Name*	*Date*	*Class*
700 Kentucky Avenue	John C. & Alida Juras House	1950	Surveyed
719 Kentucky Avenue	Bert F. & Pauline Mortenson House	1950	Surveyed
737 Orchard Street	Louis H. & Marie Hamilton House	1936	Surveyed
811 Orchard Street	George E. & Helen Cooke House	1936	Surveyed
831 Orchard Street	Victor L. & Elsie Anderson House	1936	Surveyed
1102 Orchard Street	Elmer H. & Mertyl Bohn House	1937	Surveyed
1130 Oregon Street	Louis A. & Gertrude Nielsen House	1948	Surveyed
1001 Russet Street	John Randal & Josephine McDonald House	1952	Eligible
1020 Russet Street	George W. & Vivian Walter House	1949	Surveyed
1035 Russet Street	Elmer S. & Margaret Christiansen House	1947	Surveyed

Concrete

An experimental building material during the early twentieth century. Historically, poured concrete, pre-cast concrete, and concrete blocks were rarely used as an exterior finish material in Wisconsin.

Edward L. & Mary Speer House, 1947
4320 Lindermann Avenue

Examples of concrete historic buildings in the Manree Park Neighborhood include the following:

Address	*Historic Name*	*Date*	*Class*
4320 Lindermann Avenue	Edward L. & Mary Speer House	1947	Surveyed

Brick

Historically, brick was a very popular building material in Wisconsin. Due to the fear of fire, it became widely used in commercial buildings as a replacement for earlier wood framed buildings. Its use was also prevalent on churches, schools, and as a veneer on wood-framed houses. Typical bonding techniques found in the Manree Park Neighborhood include common bond, herringbone, and basket weave patterns and colors range from cream, tan, and red to brown.

Ansgar E. & Marjorie Hansen House, 1936
922 Orchard Street

Examples of historic brick buildings in the Manree Park Neighborhood include the following:

Address	*Historic Name*	*Date*	*Class*
4001 Haven Avenue	Louis H. & Marie Hamilton House	1949	Eligible
4100 Haven Avenue	Martin P. & Elizabeth Christensen House	1953	Eligible
1017 Kentucky Avenue	Charles A. & Emma Tree House	1955	Surveyed
836 Lathrop Avenue	Arthur L. & Clara Larson House	1928	Surveyed
830 Orchard Street	Arthur M. & Frances Olson House	1941	Surveyed
913 Orchard Street	John R. & Ardessa Anderson House	1947	Surveyed
922 Orchard Street	Ansgar E. & Marjorie Hansen House	1936	Surveyed
1003 Orchard Street	Adoph R. & Gertrude Janecky House	1930	Surveyed
3908 Washington Avenue	Matthew & Anna Andis House	1927	Eligible
4310 Washington Avenue	Robert Mosely & Minerva Walker House	1868	Surveyed

Stucco

Stucco was used commonly as an alternative exterior finish to brick veneer, clapboard, or wood shingles on many vernacular, period revival, bungalow, and international style residences. It was commonly coupled with half-timber on Tudor Revival style buildings.

Cecil W. Hobbs House, 1924
4010 Washington Avenue

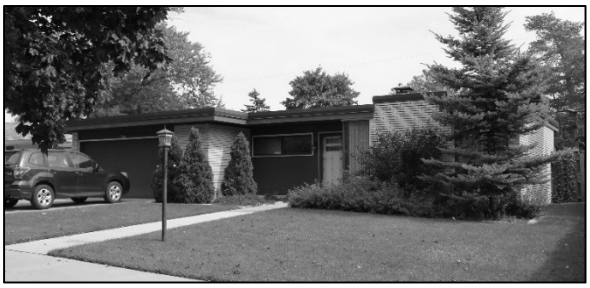
Examples of historic stucco buildings in the Manree Park Neighborhood include the following:

Address	*Historic Name*	*Date*	*Class*
1019 Orchard Street	N. Frederick & Lenore Adamson House	1941	Surveyed
1028 Russet Street	Louis Larson House	1938	Surveyed
4010 Washington Avenue	Cecil W. Hobbs House	1924	Surveyed

Architects and Designers

Racine attracted professional architects nearly since its founding as a city with several architects operating at any one time. Many of these were one man firms who practiced for decades until their retirement, many gaining local and regional favor within the state.

Hans M. Geyer



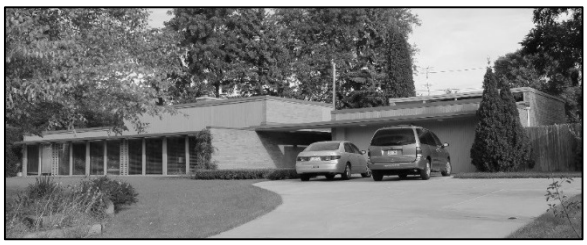
Kai O. & Betty Jensen House, 1952
1129 Indiana Street

Hans M. Geyer was born in Peshtigo, Wisconsin in 1920. He served in the Navy during World War II and graduated from the University of Michigan in the late 1940s. Geyer then settled in Racine with his wife Estelle and their five children. During his short career, he designed over a dozen residential projects in the City of Racine along with twenty-three other projects including banks, office building, shopping centers, churches, and a police station in the city. His work was generally modern is style and responsive to constraints. Hans M. Geyer died in 1978 at the age of fifty-eight.[72]

Buildings that are attributed to Hans M. Geyer in the survey include the following:

Address	*Historic Name*	*Date*	*Class*
1129 Indiana Street	Kai O. & Betty Jensen House	1952	Surveyed
912 Virginia Street	Racine Christian School	1955	Surveyed

Keck & Keck



Martin P. & Elizabeth Christensen House, 1953
4100 Haven Avenue

George Fred Keck, born in 1895 in Watertown, Wisconsin, studied architectural engineering at the University of Wisconsin before graduating from the University of Illinois in Champaign, Illinois, in 1917. After working in the firms of D. H. Burnham & Company and Schmidt, Garden and Martin, he established an architecture firm in Chicago in 1926, and was later joined in practice by his younger brother, William Keck. Starting out designing buildings in the popular Period Revival Styles of the early twentieth century, the firm eventually became known for their modern style designs. The firm of Keck & Keck were pioneers in passive solar design,

designing a key structure called the "House of Tomorrow" for Chicago's 1933 Century of Progress Exhibition. George Fred Keck was an architecture professor at the New Bauhaus School, now the Illinois Institute of Design, eventually serving as the architect department head. George Fred Keck died in 1980.[73]

A building that is attributed to Keck & Keck in the survey includes the following:

Address	*Historic Name*	*Date*	*Class*
4100 Haven Avenue	Martin P. & Elizabeth Christensen House	1953	Eligible

Anton Kratochvil

Anton Kratochvil was born in Manitowoc, Wisconsin, around 1886. His family relocated to Racine in 1901, where he soon began working as a carpenter. In his early 20s, he traveled the country as a vaudeville entertainer, contortionist, and juggler. He was proclaimed to be the only man in the world at the time that could ride a unicycle across a slack wire and was billed as "the Marvelous Kradwell." Around 1912, he began a design and construction company with his brother August, who owned a local lumber mill. He constructed numerous buildings in Racine independently during the 1920s, most of which were Bungalow and Period Revival style houses. In 1935, Kratochvil ran an unsuccessful campaign for mayor.[74]

During the late 1930s, he became fascinated by his nephew Ernest's igloo-shaped ice cream stand. He recognizing that a round, octagonal, or oval shaped building possessed more square footage than a square or rectangular shaped building with the same perimeter and could be constructed for ten to twenty percent less. He also claimed that centric-designed houses would cost less to heat and be more structurally stable to high wind. In 1939, Kratochvil copyrighted his design for a circular house and erected a small, one-story circular house at 2012 Rapids Drive on Racine's northwest side. This round house and his ideas on affordable housing construction received press coverage in the *Milwaukee Sentinel*. Kratochvil constructed four more round houses in Racine by 1941. That same year, he constructed a round house on Orchard Street in the City of Racine's Manree Park Subdivision. He was joined in business by his son, Clyde, and Earl Burgess to form Circular Homes, Inc. The company advertised a number of models, including "The Royde," "The Convertible," "The Champion", "The Leader", and "The Challenger." They constructed on to build at least 15 circular houses in Racine and sold plans to builders across Wisconsin and the Midwest.[75]

Arthur M. & Frances Olson House, 1941
830 Orchard Street

From around 1957 through 1961, Anton's son, LeRoy, joined him in business under the name Anton Kratochvil & Son. An advertisement in the Racine Journal Times for Anton Kratochvil & Son dated November 4, 1956 states that "its sound if its round" and lists the advantages of round building as more "pride, space, convenience and health." The advertisement makes it clear that

Kratochvil also sells plans in addition to working as a builder.[76] Anton carried on alone from 1962 to 1967, when he retired. He died in 1969 at the age of 83.

A building that is attributed to Anton Kratochvil in the survey includes the following:[77]

Address	*Historic Name*	*Date*	*Class*
830 Orchard Street	Arthur M. & Frances Olson House	1941	Surveyed

J. Mandor Matson

J. Mandor Matson was born in Norway in 1890 and immigrated the United States with his family as a child, settling in Racine, Wisconsin. Matson designed dozens of public buildings, apartments, houses, churches, and especially movie theaters from the 1920s to the 1950s including notable examples in Racine such as City Hall, Park and Horlick High Schools, and the Union Tabernacle Church. Matson was also originally hired to design the S.C. Johnson building in 1934, however, his work did not meet expectations, and the Johnson family hired Frank Lloyd Wright to replace him. J. Mandor Matson died in 1963.[78]

Axel H. & Mildred Johnson House, 1949
1133 Oregon Street

A building that is attributed to J. Mandor Matson in the survey includes the following:[79]

Address	*Historic Name*	*Date*	*Class*
1133 Oregon Street	Axel H. & Mildred Johnson House	1949	Surveyed

John Randal McDonald

John Randal McDonald was born in 1922 in Wauwatosa, Wisconsin. After serving in the Navy during World War II, he spent a short time the fine arts program at the State Teacher's College in Wisconsin, followed by an architectural degree from Yale University. In 1949, McDonald moved into a house along Lathrop Avenue in Racine that he designed, just outside of the survey area. Three years later, he designed and built another home at 1001 Russet for his wife, Josephine, and his three daughters. Most his work was private homes during the 1950s, but as he became more successful, he did institutional work by the 1960s. In 1963, McDonald moved to Florida and began designing hotels, banks, churches, and marinas all around the world along with house designs for celebrities including Bjorn Born, Mickey Mantle, Perry Como, James Garner, and Maureen O'Hara. McDonald's architecture has been compared

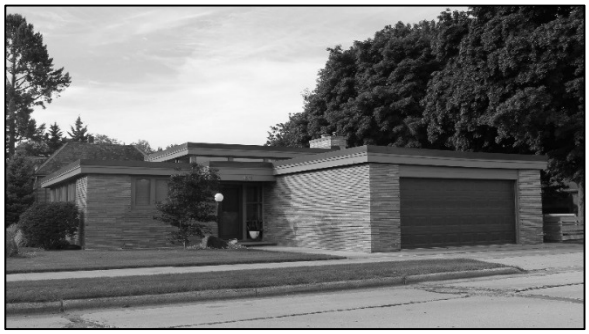
John Randal & Josephine McDonald House, 1952
1001 Russet Street

to Frank Lloyd Wright in its emphasis on organic modernism. John Randal McDonald died in 2003.[80]

A building that is attributed to John Randal McDonald in the survey includes the following:[81]

Address	*Historic Name*	*Date*	*Class*
1001 Russet Street	John Randal & Josephine McDonald House	1952	Eligible

Edgar Tafel



Louis H. & Marie Hamilton House, 1949
4001 Haven Avenue

Edgar Tafel was born in New York City in 1912. After attending New York University, he travelled to Spring Green, Wisconsin to work as an apprentice with the architect Frank Lloyd Wright and was one of the original members of the Taliesin Fellowship that convened in 1932. Tafel was married and divorced in the 1930s. Tafel worked extensively on a number of Wright's projects, notably managing the construction of the S.C. Johnson Building in Racine, Wisconsin from 1936 to 1939 along with Wingspread, the home of Herbert F. Johnson, outside Racine. Tafel left Taliesin abruptly in 1941 and remarried. His second wife died in 1951, and he had no children. He was frequently referred to as a post-modernist in the 1960s and 1970s, though he rejected the label. Later in life Tafel wrote the books *Apprentice to Genius: Years with Frank Lloyd Wright* in 1979 and *About Wright: An Album of Recollections by Those Who Knew Frank Lloyd Wright* in 1993. During his career, Edgar Tafel designed 80 houses, 35 religious buildings, and 3 college campus master plans. Edgar Tafel died in 2011 at the age of 98.[82]

A building that is attributed to Edgar Tafel in the survey includes the following:

Address	*Historic Name*	*Date*	*Class*
4001 Haven Avenue	Louis H. & Marie Hamilton House	1949	Eligible

Contractors and Masons

Racine had numerous carpenters, builders, contractors, and masons operating at any one time since its founding. Of the builders known to have constructed buildings within the neighborhood, none of them achieved national reputations, although many gained local and regional favor within southeastern Wisconsin.

Able Home Builders

Little is known at the present time about the Able Home Builders.

Buildings that are attributed to Able Home Builders in the survey include the following:[83]

Address	*Historic Name*	*Date*	*Class*
807 Illinois Street	Henry & Henrietta Bykirk House	1952	Surveyed
919 Indiana Street	Clarence J. & Stella Janca House	1952	Surveyed
601 Kentucky Avenue	Harland N. & Margaret Cisney House	1953	Surveyed
833 Kentucky Avenue	Donald E. & Virginia LaFave House	1953	Surveyed

Peter Kristian Clausen

Peter Kristian Clausen was born in Denmark in 1889. He is believed to have started working as a carpenter in Racine during the 1910s. From around 1927 to 1930, Clausen partnered with Louis G. Henriksen to form Clausen & Henriksen Well Built Homes, a residential design and construction firm. The partnership ended by 1931, and Clausen continued his business under the Well Built Homes name. At some point in time, his sons joined his business. An advertisement from 1956 for Peter Clausen & Sons highlights "45 years of work."[84] From 1961 to 1992, Leonard, Kenneth, George, and Harry Clausen continued the company under the name Peter Clausen and Sons, Inc. Peter died in 1982 at the age of 93.

Edward J. & Winnie Ritter House, 1929
932 Russet Street

Buildings that are attributed to Peter Kristian Clausen in the survey include the following:[85]

Address	*Historic Name*	*Date*	*Class*
620 Kentucky Avenue	Anthony J. & Ruth Hudec House	1955	Surveyed
931 Kentucky Avenue	Verna M. Frizelle House	1956	Surveyed
1025 Kentucky Avenue	Thomas Millet Jr. House	1952	Surveyed
3920 Kinzie Avenue	Louis H. & Florence Andrews House	1941	Surveyed
730 Russet Street	Alex S. & Reeva Dorman House	1952	Surveyed
932 Russet Street	Edward J. & Winnie Ritter House	1929	Surveyed
4606 Washington Avenue	Owen's Dairy-O Dairy Bar	1953	Surveyed
3908 Washington Avenue	Matthew & Anna Andis House	1927	Eligible

Irving P. Halverson

Fred Jr. & Carlyn Sawisky House, 1953
619 S. Ohio Street

Irving P. Halverson was born in Racine in 1907 and married Frances Marie Beetcher in 1928. After working as a clerk at a local hardware store and an apprentice mason, he began work as a building contractor around 1928, under the name Halverson Home Builders. He advertised himself as the designer and builder of homes of distinction and started constructing houses on the city's north and west sides. During WWII, Halverson worked in Washington, D.C., supervising the construction of federal workers housing. After the war and upon returning to Racine, he grew Halverson Home Builders into Racine's most prolific home builder, eventually developing a large portion of the city in the 1940s and 1950s, including the subdivisions of Irving Manor and Irving Manor #2 in the Manree Park Neighborhood. Halverson was named a national director of the National Association of Home Builders in 1951, eventually being named a life director.

A Halverson Home Builder's advertisement from 1956 mentions "Over 900 homes constructed in the last 29 years…" and "sprawling ranch" houses in all sizes, locations, and types.[86] From the late 1960s onward, Halverson was also involved in other building and construction related ventures including his wife's business, Frances Land Development Co., Inc., and his son's business, Saveway Lumber Co., Inc. While the name Halverson Home Builders ceased after 1978, Halverson continued on in his home building ventures under the name of Esquire Home Builders through 1982. From 1983 to approximately 1992, he focused his efforts at Frances Land Development. During his career, it is estimated that his companies constructed around 3,000 homes and developed 25 subdivisions. He died in 1996 at the age of 88.

Buildings that are attributed to Irving P. Halverson in the survey include the following:[87]

Address	*Historic Name*	*Date*	*Class*
4501 Graceland Boulevard	John Henry House	1951	Surveyed
4418 Haven Avenue	Dale W. & Eleanor Earnest House	1951	Surveyed
4521 Haven Avenue	Newell A. & Jeanette Sherwood House	1952	Surveyed
4600 Haven Avenue	Joseph W. & Catherine Haarsma House	1953	Surveyed
736 Illinois Street	Edward W. Eugenia Garbarek House	1951	Surveyed
726 Indiana Street	John L. & Doris Hisey House	1950	Surveyed
613 S. Ohio Street	Mary A. George House	1953	Surveyed
619 S. Ohio Street	Fred Jr. & Carlyn Sawisky House	1953	Surveyed
725 S. Ohio Street	Earl C. & Shirley Burgan House	1953	Surveyed
813 S. Ohio Street	Dean J. & Jane Miller House	1953	Surveyed
731 Oregon Street	Stanley F. & Lauryl Nelson House	1950	Surveyed
618 Virginia Street	Earl Eben House	1953	Surveyed
706 Virginia Street	Victor C. & Forestine Ludtke House	1952	Surveyed
719 Virginia Street	Raymond S. & Lois Slaasted House	1952	Surveyed
736 Virginia Street	Howard Jr. & Dorothy Rodgers House	1952	Surveyed

800 Indiana Street	Samuel & Lydia Kovara House	1950	Surveyed

Louis G. Henriksen

Arthur C. Frederickson House, 1941
830 Russet Street

Louis G. Henriksen began work as a carpenter in Racine around 1925. By 1927, Henriksen partnered with Peter Clausen to form Clausen & Henriksen Well Built Homes, a residential design and construction firm. In 1930, co-sponsored by the *Racine Journal-News*, Henriksen built a model home to demonstrate modern construction methods and showcase new materials and furnishings, documented by a special 23-week special column in the Journal Times. The Tudor Revival style house is located on the north side of Racine at 3617 North Main Street in the then newly developing outskirts of the city. The Clausen and Henriksen partnership ended by 1931, when Henriksen went out on his own under the name Certified Home Builders & Finance Company, advertising himself as a Designer, Contractor, and Builder of Dependable Homes. By 1933, Henriksen was listed as an architect and continued working as an architect and builder in the City of Racine through 1955.[88]

Buildings that are attributed to Louis G. Henriksen in the survey include the following:[89]

Address	*Historic Name*	*Date*	*Class*
4000 Kinzie Avenue	Steph A. Regas House	1940	Surveyed
704 Orchard Street	Leonard C. & Bertha Tagatz House	1930	Surveyed
708 Orchard Street	Louis & Helen Luker House	1931	Surveyed
712 Orchard Street	Arthur D. & Angeline Clauson House	1935	Surveyed
800 Orchard Street	Robert L. & Marjorie McQueen House	1942	Surveyed
1011 Orchard Street	Peter E. & Emily Mogensen House	1938	Surveyed
1102 Orchard Street	Elmer H. & Mertyl Bohn House	1937	Surveyed
814 Russet Street	Rudolph B. Jensen House	1937	Surveyed
830 Russet Street	Arthur C. Frederickson House	1941	Surveyed
936 Russet Street	William M. & Martha Ballentyne House	1942	Surveyed
3908 Washington Avenue	Matthew & Anna Andis House	1927	Eligible

A. Hyneck & Sons Co.

The A. Hyneck & Sons company operated as general contractors in Racine for over forty years from the 1910s to at least the 1950s on a wide variety of projects from residential and commercial to industrial work.[90] Little more is known at the present time about the career of A. Hyneck and his company.

Buildings that are attributed to the A. Hyneck & Sons Co. in the survey include the following:[91]

Address	*Historic Name*	*Date*	*Class*
4218 Haven Avenue	Clifton A. & Iola Stegman House	1952	Surveyed

727 Orchard Street	Richard D. & Hazel Cory House	1947	Surveyed
807 Russet Street	Edward J. & Claire McCarr House	1939	Surveyed

Otto Jensen

Little is known at the present time about the career of Otto Jensen.

Buildings that are attributed to Otto Jensen in the survey include the following:[92]

Address	*Historic Name*	*Date*	*Class*
1026 Lathrop Avenue	Allie G. & Ellie Markisen House	1928	Surveyed
733 Orchard Street	Leonard J. & Frances Wellnitz House	1937	Surveyed
928 Orchard Street	John Sr. & Katie Oster House	1933	Surveyed
1005 Russet Street	Soren & Ruth Sorenson House	1939	Surveyed
1123 Russet Street	Richard C. & Elva Due House	1954	Surveyed

Carl Klingberg

Little is known at the present time about the career of Carl Klingberg.

Buildings that are attributed to Carl Klingberg in the survey include the following:[93]

Address	*Historic Name*	*Date*	*Class*
4219 Haven Avenue	Thomas McNeil House	1951	Surveyed
826 Lathrop Avenue	Reuben W. & Irene Bolander House	1948	Surveyed
722 Orchard Street	Bryon Longenfeldt House	1941	Surveyed
1124 Russet Street	John Thompson House	1950	Surveyed

Carl Korndoerfer

In 1926, Carl Korndoerfer completed his first house in Racine, Wisconsin. Korndoerfer would continue as a builder, specializing in masonry designs, through the 1950s. In 1954, Carl Korndoerfer's son, C.W. Korndoerfer, took over the business as the Korndoerfer Corporation, which expanded to larger projects across the state. By the 1970s, Korndoerfer Corporation was a large contracting company conducting work on resorts, hotels, and multi-unit housing across the state of Wisconsin and was listed as the 303rd largest builder in the nation in 1978. C.W. Korndoerfer sold the company to sixteen employees in 1986, and the business is still in operation.[94]

Royal F. & Ruth Gunther House, 1937
914 Russet Street

Buildings that are attributed to Carl Korndoerfer in the survey include the following:[95]

Address	*Historic Name*	*Date*	*Class*
4001 Haven Avenue	Louis H. & Marie Hamilton House	1949	Eligible
1004 Orchard Street	Russell T. & Charlotte Johnson House	1950	Surveyed
811 Russet Street	Nell & Elizabeth Ashley House	1949	Surveyed
831 Russet Street	John & Lima Kappus House	1941	Surveyed
914 Russet Street	Royal F. & Ruth Gunther House	1937	Surveyed
1028 Russet Street	Louis Larson House	1938	Surveyed
1032 Russet Street	Nels Matson House	1930	Surveyed

Martin Nelson

Little is known at the present time about the career of Martin Nelson.

Buildings that are attributed to Martin Nelson in the survey include the following:[96]

Address	*Historic Name*	*Date*	*Class*
811 Orchard Street	George E. & Helen Cooke House	1936	Surveyed
831 Orchard Street	Victor L. & Elsie Anderson House	1936	Surveyed
1018 Orchard Street	Frederick P. & Lillian Nelson House	1936	Surveyed

Nielsen Bros.

The Nielsen Brothers, Louis and Nels, constructed a large number of single family homes on the west side of Racine from the 1940s through the 1960s. A number of advertisements stress the affordability of their work and designs. Louis Nielsen and his wife, Gertrude, lived in the survey area in a Nielsen Brothers built home at 1130 Oregon Street.[97] Little more is known at the present time about the Nielsen Brothers.

Milton Petersen House, 1954
1140 Oregon Street

Buildings that are attributed to the Nielsen Bros. in the survey include the following:[98]

Address	*Historic Name*	*Date*	*Class*
4100 Haven Avenue	Martin P. & Elizabeth Christensen House	1953	Eligible
914 Illinois Street	Racine Christian Reformed Church Parsonage	1953	Surveyed
920 Illinois Street	William Rassman House	1953	Surveyed
1108 Illinois Street	Marshall P. & Olga Berner House	1955	Surveyed
1130 Illinois Street	Alvin H. & Olga Wolff House	1954	Surveyed
1134 Illinois Street	Robert B. Bernice Kortum House	1954	Surveyed
933 Oregon Street	Marion & Delphia Wyszynski House	1957	Surveyed
1008 Oregon Street	Frank J. & Mary Koneske House	1952	Surveyed
1036 Oregon Street	Robert E. & Gertrude Dahlquist House	1951	Surveyed
1130 Oregon Street	Louis A. & Gertrude Nielsen House	1948	Surveyed
1140 Oregon Street	Milton Petersen House	1954	Surveyed
912 Virginia Street	Racine Christian School	1955	Surveyed
929 Virginia Street	Ralph Davis House	1956	Surveyed
1009 Virginia Street	John A. Neumann House	1960	Surveyed

1116 Virginia Street	J.H. Pfeffer House	1960	Surveyed
4410 Washington Avenue	Karl E. Christensen House	1954	Surveyed
4520 Washington Avenue	Chester H. & Elizabeth Anderson House	1955	Surveyed

Peter Olson

Little is known at the present time about the career of Peter Olson.

Buildings that are attributed to Peter Olson in the survey include the following:[99]

Address	*Historic Name*	*Date*	*Class*
805 Orchard Street	Eleanor P. Goepfert House	1949	Surveyed
815 Orchard Street	Norval C. & Merelda Johnson House	1945	Surveyed
825 Orchard Street	George W. & Alice Carnell House	1946	Surveyed
1029 Orchard Street	Ralph W. & Leone Strand House	1941	Surveyed
800 Russet Street	Lawrence F. & Irminne Brehm House	1946	Surveyed
1020 Russet Street	George W. & Vivian Walter House	1949	Surveyed
1036 Russet Street	Robert Sorenson House	1946	Surveyed

8

Education

Primary Education

Racine Christian School

Racine Christian School, 1955
912 Virginia Street

The Racine Christian School was established in 1930 by the Racine Christian Reformed Church. Racine Christian School, now Racine Christian Elementary School, was constructed in 1955. The first school building, operated by the Racine Society for Christian Instruction associated with the Racine Christian Reformed Church, was a small brick building containing four classrooms, a few offices, and a kitchen. The Racine Christian School, located at 912 Virginia Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. A Principal's House was constructed in 1957 for the first school principal, Steven Hoekman. The Racine Christian School Principal's House, located at 1006 Virginia Street adjacent to the school property, was included in the survey but is not eligible for listing in the National Register of Historic Places.

The Racine Christian School remains affiliated with the neighboring Racine Christian Reformed Church and more than fifty percent of the attending students have also been members of the church since the two were constructed in the 1950s.[100] For more information on the Racine Christian Reformed Church refer to Chapter 9 Religion.

An addition, designed by local architect, Hans Geyer, was constructed in 1969 and included more classrooms, a library, and a lounge.[101] For more information on Hans Geyer refer to Chapter 7 Architecture. Another addition consisting of a large activity building was added in 1973, when the school was expanded to serve kindergarten through ninth grade.[102] A playground, constructed by parents and teachers, was added to the school grounds in 1988.[103]

List of Surveyed Historic Resources Mentioned in the Text

Address	*Historic Name*	*Date*	*Class*
Racine Christian School	912 Virginia Street	1955	Surveyed

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9

Religion

Lutheran

Immanuel Lutheran Church

Immanuel Lutheran Church was established in 1889 by Danish immigrants to Racine. A non-extant church was constructed on Memorial Drive on the near north side of the city the following year.[104] The congregation constructed a parsonage in the Manree Park Neighborhood in 1954. The Immanuel Lutheran Church Parsonage, located at 1001 Oregon Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. It was originally occupied by Reverend Hanson.[105]

The congregation merged with Bethesda Lutheran Church in 1961 to form the Lutheran Church of the Resurrection. The merged congregation constructed a new church immediately northwest of the Manree Park Neighborhood and continued utilizing the former Immanuel parsonage on Oregon Street. The Lutheran Church of the Resurrection, located at 322 S. Ohio Street, was not included in the survey as it is outside of the survey area.[106] Eventually, the congregation sold the parsonage. It continues to serve as a privately owned residence.

Reformed Churches

Racine Christian Reformed Church

The Racine Christian Reformed Church, often referred to simply as the Dutch Church, was established by several Dutch immigrant families in 1906. In 1907, the congregation purchased land on the city's north side on which to construct a church. Meanwhile, services were held in Dutch at the non-extant, original St. John's Lutheran School. By 1913, the congregation grew to 40 families. Construction of the church was completed in 1914. The Old Racine Christian Reformed Church, located at 1327 Blake Avenue, was not included in the survey as it is outside the survey area.[107]

Racine Christian Reformed Church, 1959
900 Illinois Street

The congregation founded the Racine Christian School in 1930. For more information on the Racine Christian School, refer to Chapter 8 Education. Also in 1930, occasional services began to be held in English; individual English and Dutch services were held by 1941. Dutch services were eventually reduced to just once per month, before being discontinued entirely. The church broadened their outreach through missions and street evangelism and expanded to 94 families by 1958, at which time the existing church became too small.[108]

With an eye to continued growth, the congregation purchased land in the Manree Park Neighborhood during the early 1950s, where it had a parsonage constructed by the Nielsen Brothers at a cost of $21,500 in 1953. The Racine Christian Reformed Church Parsonage, located at 914 Illinois Street, was included in the survey but is not eligible for listing in the National Register of Historic Places.

Racine Christian Reformed Parsonage, 1953
914 Illinois Street

In 1959, a new church was constructed north of the parsonage by the Welling Construction Company at the cost $124,000.[109] The Racine Christian Reformed Church, located at 914 Illinois Street, was included in the survey but is not eligible for listing in the National Register of Historic Places.

Jewish

The first Jewish congregation in the City of Racine was established in 1899. In 1919, five acres of land on what was then the outskirts of the City of Racine were purchased for the establishment of the Racine Jewish Memorial Cemetery. For more information on the Racine Jewish Memorial Cemetery, refer to Chapter 12 Planning & Landscape Architecture. In 1921, two new Jewish congregations were formed, Beth Israel and Beth Sinai. These two merged to become the Beth Israel Sinai congregation by the 1930s, at which point the congregation numbered over three hundred families. The synagogues and meeting places of Racine's Jewish community have always been located elsewhere in the city. Therefore, they were not included in this survey. Nonetheless, the west side of Racine, including the Manree Park Neighborhood, has been the home of a significant Jewish community for most of the twentieth century. However, no resources within the survey boundaries were identified for significant cultural association to the Jewish community.[110]

List of Surveyed Historic Resources Mentioned in the Text

Address	*Historic Name*	*Date*	*Class*
900 Illinois Street	Racine Christian Reformed Church	1959	Surveyed
914 Illinois Street	Racine Christian Reformed Church Parsonage	1953	Surveyed
1001 Oregon Street	Immanuel Lutheran Church Parsonage	1954	Surveyed

10

Art & Literature

Painting and Sculpture

Reeva Dorman

Reeva 'Areeva' Dorman was born in Racine in 1919. She married her husband, Alex Dorman, in 1940 and in 1952, the couple had a home constructed in the Manree Park neighborhood by Peter Clausen for $15,000. The Alex S. & Reeva Dorman House, located at 730 Russet Street and constructed in 1952, was included in the survey but is not eligible for listing in the National Register of Historic Places. Reeva Dorman began creating three dimensional collages, called assemblages, from found objects and mementos, in her home during the early 1950s.

Her work started as a hobby, filling old typographer's type-cases, heavy wooden boxes, with found objects with glue, screws, and staples. Dorman's work evolved into a wider variety of collages. Her work was shown regionally on a regular basis at the YWCA in Racine as well as the Milwaukee Performing Arts Center, the Museum of Contemporary Art in Chicago, and the Walker Art Center in Minneapolis in one-person shows. Her most prolific period was in the 1970s, by which time she would produce work on commission to commemorate events and people's lives, often in playful and endearing ways.[111] During her career, Reeva Dorman was also an art teacher in Racine public schools and occasionally lectured at a wide range of art schools and the University of Wisconsin, Madison.

Reeva Dorman's assemblages were influenced by the work of Dadaist artists of the 1930s, including some of the collage work of Pablo Picasso and Georges Braque, and intentionally engages the viewer using familiar cultural cues, whimsical titles, and tactile qualities. She stated that the viewer's interpretation of the assemblage was a large part of her work.[112]

List of Surveyed Historic Resources Mentioned in the Text

Address	*Historic Name*	*Date*	*Class*
730 Russet Street	Alex S. & Reeva Dorman House	1952	Surveyed

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11

Commerce

Goods and Services

Retail Businesses

John A. Owens, a Racine confectioner, opened an ice cream parlor, Owens' Dairy-O Dairy Bar, on Washington Avenue in 1953. The building, located at 4606 Washington Avenue, was included in the survey, but is not eligible for listing in the National Register of Historic Places. The Owen's Dairy-O Dairy Bar remained at this location until 1970, when it was replaced with a branch store of One-Hour Martinizing Cleaners. The original signage of the Martinizing Cleaners is still in place and the building is still operated as a dry cleaners.

Owen's Dairy-O Dairy Bar, 1953
4606 Washington Avenue

List of Surveyed Historic Resources Mentioned in the Text

Address	*Historic Name*	*Date*	*Class*
4606 Washington Avenue	Owen's Dairy-O Dairy Bar	1953	Surveyed

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12

Planning & Landscape Architecture

Patterns of Community Development

The Manree Park Neighborhood is comprised of several individually platted subdivisions that were developed as a continuation of the city's regularized, orthogonal street grid and rectangular blocks, generally with long sides along north-south running streets and short sides along east-west streets. House numbers follow the city's formal convention, increasing as they continue south from a line that lies north of the neighborhood approximating the center of the city coinciding with the mouth of the Root River on Lake Michigan. Even house numbers are located on the north and west sides of streets, with odd house numbers on the south and east sides. The neighborhood is bounded on the south by the city's major east-west arterial Washington Avenue, and on the west by a major neighborhood arterial, Ohio Street. The neighborhood is bounded to the north by the large, city-owned Lockwood Park, which falls outside of the boundaries of this survey.

Belaire Subdivision

The Belaire Subdivision was platted in 1953 on land owned by Jeanette Smith. Made up of five lots, the subdivision consists of a portion of the west side of the 1000 block of Illinois Street at the intersection with Lindermann Avenue.[113] It was fully developed by the late 1950s, largely of Ranch style residences. One resource located within the subdivision was included in the survey; refer to Chapter 15 Survey Results for further information.

Hillcrest Addition

The Hillcrest Addition subdivision was platted on land owned by Halsey, Byron, and Emily Reed along with over a dozen other owners including the Walker, Wilson, Happe, Buse, Olson, and Palmer families in 1926. Made up from 170 lots on eight blocks, the subdivision consists of the north side of the 4300-4400 blocks of Washington Avenue, 4300-4400 blocks of Lindermann Avenue, Kinzie Avenue, Haven Avenue, the south side of the 4300-4400 blocks of Graceland Boulevard, the west side of the 600-1100 blocks of Indiana Street, the 600-1100 block of Oregon Street, and the east side of the 600-1100 blocks of Illinois Street.[114] It was fully developed by the early 1950s, largely of Colonial Revival, Ranch, and Minimal Traditional style residences. 30 resources located within the subdivision were included in the survey; refer to Chapter 15 Survey Results for further information.

Irving Manor Subdivision

The Irving Manor Subdivision was platted by local home builder Irving Halverson in 1950. Made up from 20 lots on two blocks, the subdivision consists of the north side of the 4500 block of Kinzie Avenue, the 4500 block of Haven Avenue, the south side of the 4500 block of Graceland Boulevard, and the 600-800 blocks of Illinois Street.[115] It was fully developed by the early 1960s, largely of Ranch and Minimal Traditional style residences. Two resources located within the subdivision were included in the survey; refer to Chapter 15 Survey Results for further information.

Irving Manor No. 2 Subdivision

The Irving Manor #2 Subdivision was platted by local home builder Irving Halverson in 1951 as an extension of his Irving Manor subdivision platted the previous year. Made up from 56 lots on four blocks, the subdivision consists of the north side of the 4500-4600 blocks of Kinzie Avenue, the 4500-4600 blocks of Haven Avenue, the south side of the 4500-4600 of Graceland Boulevard, the east side of the 600-800 blocks of S. Ohio Street, and the 600-800 blocks of Virginia Street.[116] It was fully developed by the early 1960s, largely of Ranch and Minimal Traditional style residences. 11 resources located within the subdivision were included in the survey; refer to Chapter 15 Survey Results for further information.

Manree Park Addition

The Manree Park Addition subdivision was platted by the L.O. Mann and Son Company on land owned by Halsey, Byron, and Emily Reed along with Estella Nobles and Isabel Parker in 1925. Made up from of 185 lots on nine blocks, the subdivision consists of the north side of the 3900-4100 blocks of Washington Avenue, the 3900-4100 blocks of Lindermann Avenue, the 3900-4100 blocks of Kinzie Avenue, the south side of the 3900-4100 blocks of Haven Avenue, the 700-1100 blocks of Orchard Street, the 700-1100 blocks of Russet Street, and the west side of the 700-1100 of Lathrop Avenue.[117] It was fully developed by the early 1940s, largely of Colonial Revival and Tudor Revival style residences. 94 resources located within the subdivision were included in the survey; refer to Chapter 15 Survey Results for further information.

Manree Park No. 2 Addition

The Manree Park No. 2 Addition was platted by the L.O. Mann and Son Company on land owned by Halsey, Byron, and Emily Reed in 1929. Made up from 120 lots on eight blocks, the subdivision consists of the north side of the 4100-4200 blocks of Washington Avenue, the 4100-4200 blocks of Lindermann Avenue, the 4100-4200 blocks of Kinzie Avenue, the 4100-4200 blocks of Haven Avenue, the south side of the 4100-4200 blocks of Graceland Boulevard, the east side of the 600-1100 blocks of Indiana Street, and the 600-1100 blocks of Kentucky Street.[118] It was fully developed by the early 1940s, largely of Colonial Revival, Tudor Revival, and Ranch style residences. 24 resources located within the subdivision were included in the survey; refer to Chapter 15 Survey Results for further information.

Sampe No. 2 Subdivision

The Sampe #2 Subdivision was platted on land owned by the Sampe, Speer, and Owens families in 1954. Made up from 32 lots on two blocks, the subdivision consists of the north side of the 4500-4600 blocks of Washington Avenue, the south side of the 4500-4600 blocks of Lindermann Avenue, the east side of the 1100 block of S. Ohio Street, the 1100 block of Virginia Street, and the west side of the 1100 block of Illinois Street.[119] It was fully developed by the late 1950s, largely of Ranch and Minimal Traditional style residences. 6 resources located within the subdivision were included in the survey; refer to Chapter 15 Survey Results for further information.

Virginia Subdivision

The Virginia Subdivision was established on land owned by the Racine Christian Reformed Church in 1955. Made up from 21 lots on two blocks, the subdivision consists of the north side of the 4500-4600 blocks of Lindermann Avenue, the east side of the 1000 block of S. Ohio Street, and the 1000 block of Virginia Street.[120] It was fully developed by the late 1950s, largely of Ranch and Minimal Traditional style residences. 10 resources located within the subdivision were included in the survey; refer to Chapter 15 Survey Results for further information.

Parks

Graceland Park/Lockwood Park

Graceland Park, located at 4500 Graceland Boulevard, was established in 1950 as a City of Racine public park and is adjacent to, but not included in, the survey area north of Graceland Boulevard. James E. Lockwood Jr., a native of Racine, established a trust fund of $500,000 in 1985 to benefit the City of Racine Parks and Recreation Department. At this time, the city renamed Graceland Park in honor of Lockwood. After the donation, the park was significantly improved with a man-made pond, tennis courts, park shelters, playgrounds, and playing fields.[121] As it is located outside of the boundaries of the project, neither the park nor any of the resources located within it were included in the survey.

Cemeteries

Graceland Cemetery

Graceland Cemetery, located at 1147 West Boulevard, was established in 1910 on what was then the western edge of the City of Racine. In 1912, the Cemetery was laid out in blocks by the landscape architects Hare & Hare of Kansas City, Missouri, for the City of Racine. Today, the 50 acre cemetery has 2,600 burials.[122] As it is located outside of the boundaries of the project, neither the cemetery nor any of the resources located within it were included in the survey.

Racine Jewish Memorial Cemetery

In 1919, five acres on what was then the outskirts of the City of Racine were purchased for the establishment of the Racine Jewish Memorial Cemetery. For more information about the neighborhood's Jewish community, refer to Chapter 9 Religion. Since the 1930s, the cemetery has largely been managed by the Beth Israel Sinai congregation, which is located elsewhere in the city.[123]

The Racine Jewish Memorial Cemetery, located at 612 Lathrop Avenue, was not included in the survey as cemeteries are not considered eligible for listing in the National Register of Historic Places unless one of the following categories is met. The Cemetery is not an integral part of an eligible historic district; it does not derive significance from architectural or artistic distinction or historical importance as defined by the National Park Service; it does not contain the grave of a historical figure of outstanding importance for which there is no appropriate site or building directly associated with his or her productive life that can be considered for National Register eligibility; and it does not derive significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events. The Racine Jewish Memorial Cemetery does not meet any of these categories.

13

Notable People

Introduction

The list of "notable people" includes people who have helped to shape the Manree Park Neighborhood and the City of Racine. These people range from entrepreneurs, industrialists, craftsmen, clerks, artists, and professionals. Most of these people can be connected with a historic event or building. Any historic resources associated with these persons are listed after their short biographies. More research may unearth additional resources.

Matthew Andis

Matthew Andis was born in Hungary in 1883 and immigrated to the United States in 1906. He married his wife Anna that same year and worked for a number of years as a hardware trade apprentice in Chicago. The Andis' settled in Racine in 1912, where he began a successful tool and die manufacturing business. In 1918, he partnered with John Oster Sr. and Henry Meltzer to design and produce electric hair clippers as the Andis O. M. Manufacturing Company. Andis sold his share in the short-lived company and started the Andis Clipper Company in 1922.[124] For more information on the Andis Clipper Company refer to chapter 5, Industry. The first Andis clipper manufacturing plant opened in 1925.[125]

Matthew & Anna Andis House, 1927
3908 Washington Avenue

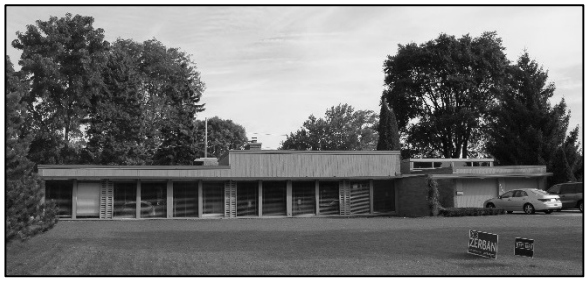
Matthew Andis had a house constructed in the Manree Park Neighborhood in 1927 by the builders Peter Clausen & Louis Henricksen for $20,000. The Matthew and Anna Andis House, located at 3908 Washington Avenue, was included in the survey is individually eligible for listing in the National Register of Historic Places with local significant under Criterion B for its association with Matthew Andis and under Criterion C as a locally significant example of Prairie School architecture.[126]

The Andis Clipper Company eventually began producing razors, hair dryers, and home appliances in addition to its signature hair clippers. Within the following five decades, the company would develop over 400 models of hair clippers. Matthew Andis served as the president of the company until 1955, when his son Matthew G. Andis took over management.[127] Under the stewardship of Matthew G. Andis and his son, Matthew L. Andis, the Andis Clipper

Company became the largest manufacturer of electric hair clippers in the world during the 1970s.[128] Matthew Andis was awarded a certificate of recognition by the Patent Law Association and the United States Commissioner of Patents in 1959 for his contributions to American industry as an inventor and engineer. He died in 1976.[129]

Martin P. Christensen

Martin Christensen was born in Waterford, Wisconsin, in 1907. After attending the University of Wisconsin-Madison College of Engineering, he moved to Racine in 1924 to work for Jacobsen Manufacturing designing electric motors. A proponent of automation, Christensen founded the Motoresearch Manufacturing Company in 1945. The company was successful designing and manufacturing sub-fractional horsepower electric motors for the automotive industry. For more information on the Motoresearch Manufacturing Company refer to Chapter 5 Industry.[130]



Martin P. & Elizabeth Christensen House, 1953
4100 Haven Avenue

In 1953, Martin Christensen had a home constructed in the Manree Park Neighborhood by the Nielsen Brothers for $25,000. The Martin P. and Elizabeth Christensen House, located at 4100 Haven Avenue, was included in the survey and is individually eligible for listing the National Register of Historic Places under Criterion C as a locally significant example of Contemporary architecture.

The Christensens donated money and equipment to the University of Wisconsin-Madison College of Engineering on numerous occasions. Christensen also travelled to Europe regularly and as an economic ambassador for the United States and the State of Wisconsin. Martin Christensen died in 1971.[131]

Alex S. and Reeva (Areeva) Dorman

Alex Dorman was born in 1910 in Chicago and moved to Racine as a young man in 1935 to work as a health insurance broker. Reeva 'Areeva' Dorman was born in Racine in 1919, and the couple married in 1940. In the 1950s, Alex Dorman started his the General Insurance Agency in Racine and was actively involved as the president and treasurer of civic organizations and the Jewish Council.[132]

Alex S. & Reeva Dorman House, 1952
730 Russet Street

Reeva Dorman began creating three dimensional collages, called assemblages from found objects and mementos, in her home during the early 1950s.[133] The Alex S. & Reeva Dorman

House, located at 730 Russet Street, was included in the survey but is not eligible for listing in the National Register of Historic Places.

Reeva Dorman's work, consisting of three dimensional collages made of found objects and mounted to the wooden type-cases, was shown regularly in Racine in and in other Midwestern cities. Reeva Dorman was also an art teacher in Racine public schools and lectured occasionally on the subject at the University of Wisconsin-Madison.[134] For more information on the art of Reeva Dorman, refer to Chapter 10 Art & Literature. Alex and Reeva Dorman lived in their home at 730 Russet Street until 1989.

Irving Halverson

Irving Halverson was born in Racine in 1907. He began work as a building contractor around 1928, under the name Halverson Home Builders. For more information on Irving Halverson refer to the 'Builder' section of Chapter 7 Architecture. Irving Halverson married Frances Boettcher the same year. The Halverson's had three children.

Halverson advertised himself as the designer and builder of homes of distinction and started constructing houses on the city's north and west sides. During WWII, Halverson worked in Washington, D.C., supervising the construction of federal workers housing. After the war and upon returning to Racine, he grew Halverson Home Builders into Racine's most prolific home builder, eventually developing a large portion of the city in the 1940s and 1950s, including the subdivisions of Irving Manor and Irving Manor #2 along with a number of other houses in the Manree Park Neighborhood.

Halverson was named a national director of the National Association of Home Builders in 1951, eventually being named a life director. From the late 1960s onward, Halverson was also involved in other family building and construction businesses with his son, Gene Halverson, such as the Frances Land Development Co., Inc. and Saveway Lumber Co., Inc. He retired in 1992. During his career, it is estimated that his companies constructed around 3,000 homes and developed 25 subdivisions. He died in 1996.

Louis Hamilton

Louis Hamilton was born in Toronto, Canada, in 1881 and came to Racine as a young man. In 1910, he married his wife, Marie, and the couple eventually had two children.[135] Also in 1910, Hamilton partnered with two investors and engineers Chester Beach and Fred Osius to found the Hamilton-Beach Company. Hamilton and Beach left the Hamilton-Beach Company in 1913 and founded the Wisconsin Electric Company, producing precision tools, grinders, and electric motors. Louis Hamilton served as operating president. In 1915, the Wisconsin Electric

Louis H. & Marie Hamilton House, 1936
737 Orchard Street

Company constructed a large manufacturing plant in Racine. These facilities were not included in the survey as they are located outside of the survey boundaries. The name of this company was changed to the Dumore Corporation in 1929. Through these companies, Louis Hamilton was instrumental in making Racine an international center of design and production of fractional horsepower electric motors.[136]

In 1936, Hamilton had a stone house constructed in the Manree Park Neighborhood by W.E. Wendland at the cost of $8,000. The Louis H. & Marie Hamilton House, located at 737 Orchard Street, was include in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Orchard Street Residential Historic District. For more information on the Orchard Street Residential Historic District, refer to Chapter 18 Survey Results.[137]

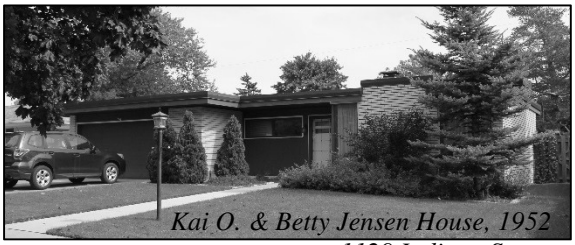
Louis H. & Marie Hamilton House, 1949
4001 Haven Avenue

In 1949, Louis and Marie Hamilton had their second house constructed in the Manree Park Neighborhood, designed by nationally renowned architect Edgar Tafel and constructed by local builder Carl Korndoerfer for $35,000. The Louis H. & Marie Hamilton House, located at 4001 Haven Avenue, was included in the survey and is individually eligible for listing in the National Register of Historic Places with local significance under Criterion B for its association with Louis Hamilton and under Criterion C as a locally significant example of Wrightian architecture.[138] Louis Hamilton died in 1957.[139]

Louis Hamilton previously lived at two other locations in Racine during the 1910s and 1920s, 1332 Buchanan Street and 2915 Washington Avenue; the Hamilton family lived at 2915 Washington Avenue from at least 1921 to at least 1933, a period of time that is significant in Louis Hamilton's life. The house at 2915 Washington Avenue also maintains architectural integrity.[140] There are many resources associated with his life and career, two of which are located within the survey boundaries. The determination of which single resource is best associated with his career is beyond the scope of this survey because it would require the study of numerous buildings outside of the survey area. Further evaluation is needed to determine which single resource is individually eligible for listing in the National Register under Criterion B for its association with Louis Hamilton.

Kai O. Jensen

Kai Jensen was born in Denmark in 1920. He immigrated to the United States in 1927, settling in Racine. Kai Jensen married Betty Horne in 1941, and the couple eventually had four children. After working in hardware stores since arriving in Racine, Kai Jensen founded the Lathrop Furniture store in 1948. Originally specializing in



Kai O. & Betty Jensen House, 1952
1129 Indiana Street

hardware, the business expanded to include furniture and appliances and opened additional stores.[141]

In 1952, the Jensens had a home constructed in the Manree Park Neighborhood for $19,000 designed by architect Hans M. Geyer. The Kai O. and Betty Jensen House, located at 1129 Indiana Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. In the 1960s, Kai Jensen expanded Lathrop Furniture into a chain of stores in the wider Racine region. In the 1970s, he purchased a Dodge automotive dealer. Kai Jensen died in 1996.[142]

Henry E. Lund

Henry E. & Florence Lund House, 1958
4420 Lindermann Avenue

Henry Lund was born in 1906. He began working for tool and die manufacturers in Racine in the 1920s. In 1947, Lund founded Motor Specialty Inc., a manufacturer of sub-fractional horsepower motors and armatures for small electric devices. The business grew rapidly and had over 175 employees working at its manufacturing plant along Lathrop Avenue. The Motor Specialty Inc. facilities were not included in the survey as they are located outside of the survey area. In 1958, Henry Lund, and his wife Florence, constructed a house in the Manree Park Neighborhood by George Monefeldt for $41,000. The Henry E. and Florence Lund House, located at 4420 Lindermann Avenue, was included in the survey but is not eligible for listing in the National Register of Historic Places. Henry Lund died in 1980.[143]

John Randall McDonald

John Randall & Josephine McDonald House, 1952
1001 Russet Street

John Randal McDonald was born in 1922 in Wauwatosa, Wisconsin. After serving in the Navy during World War II, he spent a short time in the Fine Arts program at the State Teacher's College in Wisconsin, before obtaining an architectural degree from Yale University.

In 1949, McDonald designed and had a house constructed on Lathrop Avenue. The John Randall and Josephine McDonald House, located at 801 Lathrop Avenue, was not included in the survey as it is located outside of the survey area. Three years later, he designed and built another home at 1001 Russet for his wife, Josephine, and his three daughters.[144] The John Randall and Josephine McDonald House, located at 1001 Russet Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places with local significance under Criterion B for its association with the early career of John Randall McDonald and under Criterion C as a locally significant example of Contemporary architecture.

McDonald's design work was largely residential during the 1950s. As his work gained attention, he gained institutional commissions by the 1960s. In 1963, McDonald moved to Florida and began designing hotels, banks, churches, and marinas all around the world, as well as many houses for celebrities. For more information on the architecture of John Randall McDonald refer to the Architect section of Chapter 7 Architecture. John Randal McDonald died in 2003.[145]

John Oster, Sr.

John Oster was born in 1891 in Austria and immigrated with his young family to the United States in 1911, settling in Racine in 1914. John Oster partnered with Matthew Andis and Henry Meltzer to establish the short-lived Andis O. M. Manufacturing Company in 1918. After leaving the company in 1924, Oster teamed with Oscar Lackner and Len Kobal to start the Oster Manufacturing Company. For more information on the Oster Manufacturing Company, refer to Chapter 5 Industry. The company made haircutting clippers and other small electric tools, including a popular kitchen blender.[146]

John Sr. & Katie Oster House, 1933
928 Orchard Street

In 1933, the Oster family had a house constructed in the Manree Park Neighborhood by Otto Jensen for $10,000. The John Sr. and Katie Oster House, located at 928 Orchard Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Orchard Street Residential Historic District. For more information on the Orchard Street Residential Historic District, refer to Chapter 18 Survey Results. John Oster previously lived at two other locations in Racine during the 1920s, 1513 Quincy Street and 3134 Osborne Boulevard; the Oster family lived at neither for more than ten years and neither have integrity.[147]

In 1946, Oster purchased the Stevens Electric Company and a patent for the liquefying blender along with it. By the 1950s, the company was large and manufactured a wide variety of electric tools including hair dryers, vaporizers, humidifiers, and aviation controls in addition to blenders. The electric blender was re-named the 'Osterizer' and was very successful. John Oster retired in 1960 and died in 1963.[148]

John Oster, Jr.

John Oster, Jr. was born in Racine in 1914, the son of local electric appliance manufacturing giant John Oster, Sr. of the Oster Manufacturing Company.[149] By the 1950s, the company had grown very large and manufactured a wide variety of electric tools including hair dryers, vaporizers, humidifiers, aviation controls, and its signature 'Osterizer' blenders. John Jr. succeeded his father as president in 1953.[150]

John Jr. & Eleanor Oster House, 1953
908 Orchard Street

Also in 1953, John Oster Jr. had a house constructed in the Manree Park Neighborhood by the Ace Realty Company for $29,000. The John Jr. & Eleanor Oster House, located at 904 Orchard Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Orchard Street Residential Historic District.

Under John Jr.'s role as President, the Oster brand was sold to Sunbeam Inc. in 1960 due to the growing popularity of electric blenders. John Oster, Jr. subsequently founded a new company, Deltrol Inc., to manufacturer electro-mechanical products, and relocated Milwaukee. He died in 1999.[151]

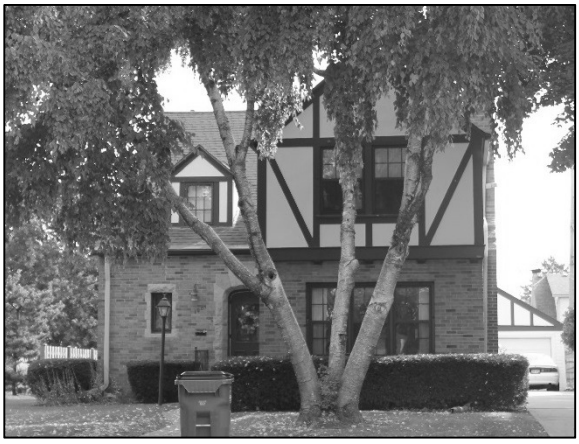
Halsey Reed

Halsey Reed was born in 1875 on the Reed family farm in Section 18 of the Town of Mount Pleasant in Racine County. The Reed family had settled there in 1847 and operated a dairy farm for most of the second half of the nineteenth century. The Reed House, constructed in 1860 and located at 1128 Lathrop Avenue, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity.[152]

In 1925, Halsey Reed, and his siblings, Byron and Emily Reed, subdivided and sold the farmland in collaboration with the L.O. Mann and Son Company as the Manree Park subdivision. The name was an amalgamation of the names 'Mann' and 'Reed.' Due to financial troubles, Halsey Reed sold additional land in 1926 contributing 72 lots to the Hillcrest Addition.[153] He and his siblings platted the majority of their remaining land as the Manree Park No. 2 subdivision in 1929. In 1931, he married his wife Alta, and the couple had three children. Halsey Reed continued to live in the family farm house on Lathrop Avenue for his entire life, he died in 1970.[154]

Soren Sorenson

Soren Sorenson was born on a Racine County farm in 1893 and moved with his family to the City of Racine 1906. He eventually began working as a machinist at Twin Disc Clutch Inc. In 1922, he married Eva Van Gonten and eventually had three children. Eva died in 1936, and Sorenson married Ruth Allen two years later.[155] In 1939, Sorenson had a house constructed in the Manree Park Neighborhood by Otto Jensen for $12,500. The Soren & Ruth Sorenson House, located at 1005 Russet Street, was included in the survey but is not eligible for listing the in National Register of Historic Places.[156]

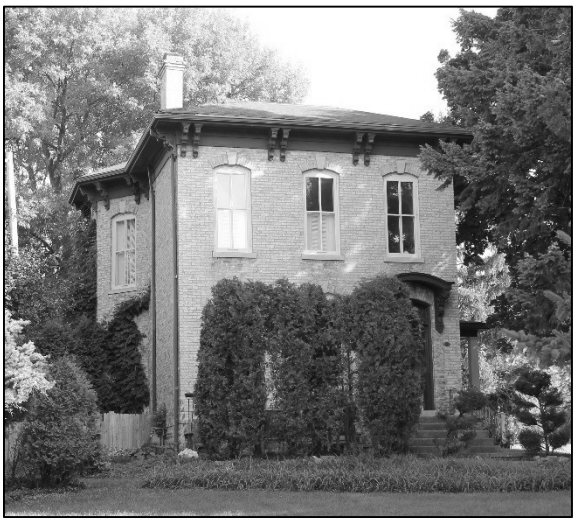


Soren & Ruth Sorenson House, 1939
1005 Russet Street

Sorenson rose to the position of Vice President of Twin Disk Clutch by 1936 and was well-known as a progressive manager. In the 1930s, he hired the first African Americans to work in industry in Racine. He also actively encouraged women to join the work force and placed them in managerial roles before it was common. After working for Twin Disc Clutch for over 70 years, Soren Sorenson died in 1997.[157]

Robert Mosley Walker

Robert Mosley Walker was born in 1836 in Byron, New York and settled with his family in the Section 18 of the Town of Mount Pleasant in Racine County in 1839 on a 160 acre farm along what would become Washington Avenue. R.M. Walker attended Racine College. He served in the Civil War and took over the family farm upon his return. He married his wife Minerva in 1866, and the couple eventually had three children, Nelson, Mortimer, and Mabel.[158]



Robert Mosely & Minerva Walker House, 1868
4310 Washington Avenue

In 1868, Robert Mosely Walker constructed a new house on the Walker family farm. The Robert Mosely and Minerva Walker House, located at 4310 Washington Avenue, was included in the survey and is individually eligible for listing in the National Register of Historic Places under Criterion C as a locally significant example of Italianate architecture. R.M. Walker's son, Nelson, took over the family farm in 1914 and Robert Mosely Walker died in 1919.[159] Within the following decades, the majority of the Walker family farm was platted to

become the Belaire, Hillcrest, Irving Manor, Irving Manor No. 2, Sampe No. 2, and Virginia subdivisions and Lockwood Park.[160]

List of Surveyed Historic Resources Mentioned in the Text

Address	*Historic Name*	*Date*	*Class*
4100 Haven Avenue	Martin P. & Elizabeth Christensen House	1953	Eligible
4001 Haven Avenue	Louis H. & Marie Hamilton House	1949	Eligible
1129 Indiana Street	Kai O. & Betty Jensen House	1952	Surveyed
4420 Lindermann Avenue	Henry E. & Florence Lund House	1958	Surveyed
737 Orchard Street	Louis H. & Marie Hamilton House	1936	Surveyed
928 Orchard Street	John Sr. & Katie Oster House	1933	Surveyed
730 Russet Street	Alex S. & Reeva Dorman House	1952	Surveyed
1001 Russet Street	John Randal & Josephine McDonald House	1952	Eligible
1005 Russet Street	Soren & Ruth Sorenson House	1939	Surveyed
3908 Washington Avenue	Matthew & Anna Andis House	1927	Eligible
4310 Washington Avenue	Robert Mosely & Minerva Walker House	1868	Eligible

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14

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15

Survey Results

Introduction

The survey conducted on the historical aspects of the Manree Park Neighborhood of the City of Racine shows a genuine abundance of valuable historic properties within the survey boundaries. Several of the properties surveyed were identified as potentially eligible for listing in the National Register of Historic Places or were included in the proposed district. The examples found in the survey area suggest a community rich with history and some respect for the history of the resources that are available to them.

The principal investigators surveyed 182 resources of architectural or historical interest. Of these, 5 are individually eligible for listing in the National Register of Historic Places for architectural and/or historical significance. (Refer to Chapter 2 Survey Methodology for an in-depth list of National Register criteria.) There was also one potential historic district identified.

This chapter contains the following results of the survey: a list of properties individually eligible for listing in the National Register of Historic Places, information on the proposed historic district eligible for listing in the National Register of Historic Places, a list of all properties surveyed in the Manree Park Neighborhood of the City of Racine, and maps of the portions of the survey area where historic resources were identified. The district summary includes a list of all resources included within the boundaries and if the resources are contributing or not contributing to the district.

In addition to the contents of this chapter, several other types of information were gathered and organized through the course of the survey. From this information, the following documents were created: updated entries to the Wisconsin Historical Society's online Architecture and History Inventory (AHI), photos of every surveyed building, and this report. This architectural and historical intensive survey report and the associated work elements mentioned above are kept at the Historic Preservation Division of the Wisconsin Historical Society in Madison. A copy of the report is kept at the Racine City Hall and the Racine Public Library.

Resources Individually Eligible for Listing in the National Register of Historic Places

Address	*Historic Name*	*Date*	*Style*
4001 Haven Avenue	Louis H. & Marie Hamilton House	1949	Wrightian
4100 Haven Avenue	Martin P. & Elizabeth Christensen House	1953	Contemporary
1001 Russet Street	John Randal & Josephine McDonald House	1952	Contemporary
3908 Washington Avenue	Matthew & Anna Andis House	1927	Prairie School
4310 Washington Avenue	Robert Mosely & Minerva Walker House	1868	Italianate

Resources Included in this Survey

Address	*Historic Name*	*Date*	*Style*
4501 Graceland Boulevard	John Henry House	1951	Ranch
4001 Haven Avenue	Louis H. & Marie Hamilton House	1949	Wrightian
4100 Haven Avenue	Martin P. & Elizabeth Christensen House	1953	Contemporary
4218 Haven Avenue	Clifton A. & Iola Stegman House	1952	Ranch
4219 Haven Avenue	Thomas McNeil House	1951	Neo-Colonial
4318 Haven Avenue	Lance J. & Mildred Clausen House	1955	Ranch
4418 Haven Avenue	Dale W. & Eleanor Earnest House	1951	Ranch
4521 Haven Avenue	Newell A. & Jeanette Sherwood House	1952	Minimal Trad.
4600 Haven Avenue	Joseph W. & Catherine Haarsma House	1953	Ranch
736 Illinois Street	Edward W. Eugenia Garbarek House	1951	Ranch
807 Illinois Street	Henry & Henrietta Bykirk House	1952	Ranch
819 Illinois Street	Donald C. & Lois Ahlswede House	1953	Ranch
900 Illinois Street	Racine Christian Reformed Church	1959	Contemporary
914 Illinois Street	Racine Christian Reformed Church Parsonage	1953	Ranch
917 Illinois Street	Walter O. & Annette Gedemer House	1952	Ranch
920 Illinois Street	William Rassman House	1953	Ranch
1036 Illinois Street	Guilbert E. & Doris Mertins House	1955	Ranch
1108 Illinois Street	Marshall P. & Olga Berner House	1955	Ranch
1130 Illinois Street	Alvin H. & Olga Wolff House	1954	Ranch
1134 Illinois Street	Robert B. Bernice Kortum House	1954	Ranch
710 Indiana Street	Warren O. & Doris Scheel House	1953	Ranch
719 Indiana Street	Frank Beene House	1953	Ranch
726 Indiana Street	John L. & Doris Hisey House	1950	Ranch
800 Indiana Street	Samuel & Lydia Kovara House	1950	Ranch
905 Indiana Street	Ruben J. & Evelyn Svendsen House	1952	Ranch
919 Indiana Street	Clarence J. & Stella Janca House	1952	Ranch
1026 Indiana Street	Robert J. & Lois Asplund House	1955	Ranch
1100 Indiana Street	Edmund Heckel House	1949	Minimal Trad.
1129 Indiana Street	Kai O. & Betty Jensen House	1952	Contemporary
601 Kentucky Street	Harland N. & Margaret Cisney House	1953	Contemporary
606 Kentucky Street	Harold Jorgensen House	1956	Split-Level
620 Kentucky Street	Anthony J. & Ruth Hudec House	1955	Ranch
700 Kentucky Street	John C. & Alida Juras House	1950	Ranch
710 Kentucky Street	Herman L. & Winona Jansen House	1951	Ranch
711 Kentucky Street	Robert D. & Margaret Russell House	1951	Ranch
719 Kentucky Street	Bert F. & Pauline Mortenson House	1950	Split-Level
725 Kentucky Street	James E. & Lucille Bunck House	1951	Ranch
810 Kentucky Street	Roland J. & Elizabeth Maresh House	1950	Colonial Rev.
833 Kentucky Street	Donald E. & Virginia LaFave House	1953	Ranch
907 Kentucky Street	Herman Tempesta House	1955	Ranch

Address	*Historic Name*	*Date*	*Style*
931 Kentucky Street	Verna M. Frizelle House	1956	Ranch
1017 Kentucky Street	Charles A. & Emma Tree House	1955	Ranch
1025 Kentucky Street	Thomas Millet Jr. House	1952	Ranch
1100 Kentucky Street	Edward A. Hunt House	1951	Ranch
1106 Kentucky Street	Steve & Anna Cahoy House	1951	Ranch
1120 Kentucky Street	Harvey J. & Gretchen Leack House	1950	Ranch
3920 Kinzie Avenue	Louis H. & Florence Andrews House	1941	Colonial Rev.
4000 Kinzie Avenue	Steph A. Regas House	1940	Colonial Rev.
4001 Kinzie Avenue	Cornelius M. & Lucy Colbert House	1931	Tudor Rev.
4019 Kinzie Avenue	Earl H. & Florence Hess House	1949	Ranch
4020 Kinzie Avenue	William B. & Jean Danford House	1958	Neo-Colonial
4100 Kinzie Avenue	Albert J. & Janis Jensen House	1946	Colonial Rev.
4300 Kinzie Avenue	Nathan S. & Bessie Schwartz House	1952	Ranch
4600 Kinzie Avenue	Howard L. & Winifred Dahnert House	1953	Ranch
710 Lathrop Avenue	John C. & Mildred McAlvay House	1939	Colonial Rev.
736 Lathrop Avenue	David Westrich House	1949	Colonial Rev.
800 Lathrop Avenue	Ralph M. & Margaret Francis House	1951	Minimal Trad.
804 Lathrop Avenue	Harry A. & Bertha Zahn House	1931	Tudor Rev.
812 Lathrop Avenue	Frank W. & Bertha Andrews House	1939	Colonial Rev.
822 Lathrop Avenue	Jens M. & Caritha Jensen House	1929	Tudor Rev.
826 Lathrop Avenue	Reuben W. & Irene Bolander House	1948	Contemporary
836 Lathrop Avenue	Arthur L. & Clara Larson House	1928	French Prov.
930 Lathrop Avenue	C. Roy & Olga Haggard House	1951	Minimal Trad.
1002 Lathrop Avenue	John & Helen Herchen House	1927	Bungalow
1012 Lathrop Avenue	Frank Grannoni House	1941	Minimal Trad.
1026 Lathrop Avenue	Allie G. & Ellie Markisen House	1928	Bungalow
4020 Lindermann Avenue	Arthur H. & Bernice Johnson House	1950	Ranch
4320 Lindermann Avenue	Edward L. & Mary Speer House	1947	Colonial Rev.
4420 Lindermann Avenue	Henry E. & Florence Lund House	1958	Ranch
4600 Lindermann Avenue	George T. & Mary Acklam House	1957	Ranch
613 S. Ohio Street	Mary A. George House	1953	Ranch
619 S. Ohio Street	Fred Jr. & Carlyn Sawisky House	1953	Ranch
725 S. Ohio Street	Earl C. & Shirley Burgan House	1953	Minimal Trad.
813 S. Ohio Street	Dean J. & Jane Miller House	1953	Ranch
1007 S. Ohio Street	Donald J. & Jacqueline Schweitzer House	1957	Split-Level
1015 S. Ohio Street	Harry & Doris Anderson House	1956	Ranch
1021 S. Ohio Street	Donald R. & Jane Roth House	1956	Ranch
1031 S. Ohio Street	Mary Malinoski House	1958	Ranch
1131 S. Ohio Street	Joseph L. Ritchey House	1959	Ranch
704 Orchard Street	Leonard C. & Bertha Tagatz House	1930	Tudor Rev.
708 Orchard Street	Louis & Helen Luker House	1931	Tudor Rev.
712 Orchard Street	Arthur D. & Angeline Clauson House	1935	Bungalow
718 Orchard Street	William L. & Norma Ulrich House	1945	Ranch
722 Orchard Street	Bryon Longenfeldt House	1941	Colonial Rev.
726 Orchard Street	Erwin & Thelma Wall House	1936	Regency
727 Orchard Street	Richard D. & Hazel Cory House	1947	Ranch
733 Orchard Street	Leonard J. & Frances Wellnitz House	1937	Colonial Rev.
736 Orchard Street	Gerald D. & Alice Nelson House	1950	Ranch
737 Orchard Street	Louis H. & Marie Hamilton House	1936	Colonial Rev.
800 Orchard Street	Robert L. & Marjoire McQueen House	1942	Colonial Rev.
805 Orchard Street	Eleanor P. Goepfert House	1949	Colonial Rev.
810 Orchard Street	Evan S. & Ruth Miller House	1938	Colonial Rev.
811 Orchard Street	George E. & Helen Cooke House	1936	Colonial Rev.

Address	*Historic Name*	*Date*	*Style*
814 Orchard Street	George S. & Hazel Strombeck House	1942	Minimal Trad.
815 Orchard Street	Norval C. & Merelda Johnson House	1945	Minimal Trad.
822 Orchard Street	Harold C. & Ruth Jensen House	1946	Minimal Trad.
825 Orchard Street	George W. & Alice Carnell House	1946	Georgian Rev.
826 Orchard Street	Auge A. & Hazel Jensen House	1952	Ranch
830 Orchard Street	Arthur M. & Frances Olson House	1941	Contemporary
831 Orchard Street	Victor L. & Elsie Anderson House	1936	Med. Revival
904 Orchard Street	John Jr. & Eleanor Oster House	1946	Colonial Rev.
909 Orchard Street	Russell C. & Ellen Evans House	1941	Colonial Rev.
913 Orchard Street	John R. & Ardessa Anderson House	1947	Ranch
916 Orchard Street	Richard J. & Jean Guenther House	1952	Ranch
922 Orchard Street	Ansgar E. & Marjorie Hansen House	1936	Colonial Rev.
927 Orchard Street	Charles & Caroline Kristerius House	1941	Minimal Trad.
928 Orchard Street	John Sr. & Katie Oster House	1933	Med. Revival
936 Orchard Street	Albert O. & Mary Falkenrath House	1937	Tudor Rev.
937 Orchard Street	Clarence K. Howe House	1933	Colonial Rev.
1003 Orchard Street	Adoph R. & Gertrude Janecky House	1930	Tudor Rev.
1004 Orchard Street	Russell T. & Charlotte Johnson House	1950	Colonial Rev.
1010 Orchard Street	Joseph C. & Evelyn Fanning House	1956	Split-Level
1011 Orchard Street	Peter E. & Emily Mogensen House	1938	Colonial Rev.
1018 Orchard Street	Frederick P. & Lillian Nelson House	1936	Med. Revival
1019 Orchard Street	N. Frederick & Lenore Adamson House	1941	Tudor Rev.
1026 Orchard Street	Ella D. Beach House	1936	Tudor Rev.
1029 Orchard Street	Ralph W. & Leone Strand House	1941	Minimal Trad.
1102 Orchard Street	Elmer H. & Mertyl Bohn House	1937	Colonial Rev.
1121 Orchard Street	Carl F. & Ingred Hagen House	1940	Colonial Rev.
601 Oregon Street	William A. & LaVerne Schultz House	1955	Ranch
617 Oregon Street	Carlyle H. & Nancy Johnson House	1951	Ranch
731 Oregon Street	Stanley F. & Lauryl Nelson House	1950	Ranch
805 Oregon Street	Anker & Helen Christensen House	1951	Contemporary
820 Oregon Street	Thomas A. & Irma Andersen House	1951	Minimal Trad.
933 Oregon Street	Marion & Delphia Wyszynski House	1957	Ranch
937 Oregon Street	Joseph Mercer House	1955	Ranch
1001 Oregon Street	Immanuel Lutheran Church Parsonage	1954	Ranch
1008 Oregon Street	Frank J. & Mary Koneske House	1952	Minimal Trad.
1018 Oregon Street	John S. & Edith Tidyman House	1955	Ranch
1036 Oregon Street	Robert E. & Gertrude Dahlquist House	1951	Ranch
1127 Oregon Street	Theodore D. Dulowitz House	1952	Ranch
1130 Oregon Street	Louis A. & Gertrude Nielsen House	1948	Ranch
1133 Oregon Street	Axel H. & Mildred Johnson House	1949	Contemporary
1140 Oregon Street	Milton Petersen House	1954	Ranch
712 Russet Street	Alois A. & Lila Ritter House	1930	Tudor Rev.
730 Russet Street	Alex S. & Reeva Dorman House	1952	Wrightian
800 Russet Street	Lawrence F. & Irminne Brehm House	1946	Tudor Rev.
807 Russet Street	Edward J. & Claire McCarr House	1939	Colonial Rev.
811 Russet Street	Nell & Elizabeth Ashley House	1949	Ranch
814 Russet Street	Rudolph B. Jensen House	1937	Colonial Rev.
817 Russet Street	Arthur G. & Rose Seitz House	1950	Minimal Trad.
830 Russet Street	Arthur C. Frederickson House	1941	Colonial Rev.
831 Russet Street	John & Lima Kappus House	1941	Colonial Rev.
901 Russet Street	Clarence Gustafson House	1951	Minimal Trad.
914 Russet Street	Royal F. & Ruth Gunther House	1937	Colonial Rev.
923 Russet Street	Walter M. & Clara Hougard House	1949	Minimal Trad.

Address	*Historic Name*	*Date*	*Style*
932 Russet Street	Edward J. & Winnie Ritter House	1929	Tudor Rev.
936 Russet Street	William M. & Martha Ballentyne House	1942	Colonial Rev.
1001 Russet Street	John Randal & Josephine McDonald House	1952	Contemporary
1004 Russet Street	Ernest J. Schmeller House	1937	Colonial Rev.
1005 Russet Street	Soren & Ruth Sorenson House	1939	Tudor Rev.
1010 Russet Street	Harold E. & Evelyn Cripe House	1939	Colonial Rev.
1011 Russet Street	Floyd C. & Evelyn Scheller House	1934	Tudor Rev.
1020 Russet Street	George W. & Vivian Walter House	1949	Colonial Rev.
1022 Russet Street	John E. & Eleanor Christensen House	1950	Colonial Rev.
1023 Russet Street	Edward W. & Hazel Stilb House	1941	Colonial Rev.
1028 Russet Street	Louis Larson House	1938	Tudor Rev.
1032 Russet Street	Nels Matson House	1930	Bungalow
1035 Russet Street	Elmer S. & Margaret Christiansen House	1947	Colonial Rev.
1036 Russet Street	Robert Sorenson House	1946	Minimal Trad.
1101 Russet Street	F.J. Barns House	1929	Tudor Rev.
1111 Russet Street	Richard E. & Gertrude Krapp House	1948	Ranch
1115 Russet Street	David & Jennie Adelman House	1955	Ranch
1118 Russet Street	Avis L. Strike House	1950	Ranch
1123 Russet Street	Richard C. & Elva Due House	1954	Ranch
1124 Russet Street	John Thompson House	1950	Ranch
618 Virginia Street	Earl Eben House	1953	Ranch
706 Virginia Street	Victor C. & Forestine Ludtke House	1952	Ranch
719 Virginia Street	Raymond S. & Lois Slaasted House	1952	Minimal Trad.
736 Virginia Street	Howard Jr. & Dorothy Rodgers House	1952	Minimal Trad.
912 Virginia Street	Racine Christian School	1955	Contemporary
929 Virginia Street	Ralph Davis House	1956	Ranch
1006 Virginia Street	Racine Christian School Principle's House	1957	Ranch
1009 Virginia Street	John A. Neumann House	1960	Ranch
1012 Virginia Street	Erling W. Wolf House	1964	Ranch
1116 Virginia Street	J.H. Pfeffer House	1960	Ranch
3908 Washington Avenue	Matthew & Anna Andis House	1927	Prairie School
4010 Washington Avenue	Cecil W. Hobbs House	1924	Bungalow
4310 Washington Avenue	Robert Mosely & Minerva Walker House	1868	Italianate
4410 Washington Avenue	Karl E. Christensen House	1954	Ranch
4520 Washington Avenue	Chester H. & Elizabeth Anderson House	1955	Ranch
4606 Washington Avenue	Owen's Dairy-O Dairy Bar	1953	Contemporary

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Proposed Orchard Street Residential Historic District

Narrative Description

The proposed Orchard Street Residential Historic District is a well-defined cluster of 51 buildings situated near the center of the western edge of the City of Racine and has boundaries roughly delineated along Orchard Street, from Lindermann to Haven Avenues, and Russet Street, from Lindermann to Kinzie Avenues. The area of small, modestly sized, and large homes began in 1929 and was developed and filled in over approximately the next two decades. Representative of the prevailing architectural styles of their time, Colonial Revival, Tudor Revival, Minimal Traditional, and Ranch style residences are prevalent within the district.

Statement of Significance

The proposed Orchard Street Residential Historic District was identified for its concentration of single-family dwellings constructed between 1929 and 1952, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, additional research centered on evaluating the resources within the district utilizing the Architecture study unit of the aforementioned text. The district is comprised of forty-seven contributing resources and four non-contributing resources. Individually, the contributing resources include fine representative examples of some of the most popular styles applied to residential architecture in Wisconsin during the period of significance.

Boundary Description

The proposed district consists of the legal parcels associated with the contributing and non-contributing resources within the district and may be defined by this general description:

Beginning at the corner of the west curb line of Orchard Street and the south curb line of Haven Avenue near the northwest corner of the lot associated with 704 Orchard Street, continue south along the west curb line of said street to a point near the southeast corner of the lot associated with 722 Orchard Street, turn 90 degrees and continue east along the north property line of the lot associated with 727 Orchard Street to the northeast corner of said lot, turn 90 degrees and continue south along the east property line of said lot to the northwest corner of the lot associated with 932 Russet Street, turn 90 degrees and continue east along the north property line of said lot to the west curb line of Russet Street near the northeast corner of said lot, turn 90 degrees and continue south along the west curb line of said street to the north curb line of Lindermann Avenue near the southeast corner of the lot associated with 1036 Russet Street, turn 90 degrees and continue west along the north curb line of said street to the east curb line of Orchard Street near the southeast corner of the lot associated with 4020 Orchard Street, turn 90 degrees and continue north along the east curb line of said street to a point near the northwest corner of said lot, turn 90 degrees and continue west along the south property line of the lot associated with 1026 Orchard Street to the southwest corner of said lot, turn 90 degrees and continue north along the west property line of said lot to the south curb line of Haven Avenue near the northwest corner of the lot associated with 704 Orchard Street, turn 90 degrees and continue east along the south curb line of said street to the beginning.

The boundaries of the proposed Orchard Street Residential Historic District are clearly delineated on the accompanying district map and enclose the area of 13 acres.

Boundary Justification

The boundaries of the proposed Orchard Street Residential Historic District enclose all the areas historically associated with the district's resources. While the adjacent areas are residential in nature, they were not constructed within the district's period of significance or do not maintain the historic integrity of the residences contained within the district boundaries. The result is a cohesive district with as few non-contributing properties as possible.

Building Inventory

The following inventory lists every resource in the proposed district and includes the address of the property; the historic name; the date or circa date of construction; and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

Building Inventory

The following inventory lists every resource in the proposed district and includes the address of the property; the historic name; the date or circa date of construction; and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

Address	*Historic Name*	*Date*	*Class*
4019 Kinzie Avenue	Earl H. & Florence Hess House	1949	NC
4020 Kinzie Avenue	William B. & Jean Danford House	1958	NC
4100 Kinzie Avenue	Albert J. & Janis Jensen House	1946	C
4020 Lindermann Avenue	Arthur H. & Bernice Johnson House	1950	C
704 Orchard Street	Leonard C. & Bertha Tagatz House	1930	C
708 Orchard Street	Louis & Helen Luker House	1931	C
712 Orchard Street	Arthur D. & Angeline Clauson House	1935	C
718 Orchard Street	William L. & Norma Ulrich House	1945	C
722 Orchard Street	Bryon Longenfeldt House	1941	C
726 Orchard Street	Erwin & Thelma Wall	1936	C
727 Orchard Street	Richard D. & Hazel Cory House	1947	C
733 Orchard Street	Leonard J. & Frances Wellnitz House	1937	C
736 Orchard Street	Gerald D. & Alice Nelson House	1950	C
737 Orchard Street	Louis H. & Marie Hamilton House	1936	C
800 Orchard Street	Robert L. & Marjoire McQueen House	1942	C
805 Orchard Street	Eleanor P. Goepfert House	1949	C
810 Orchard Street	Evan S. & Ruth Miller House	1938	C
811 Orchard Street	George E. & Helen Cooke House	1936	C
814 Orchard Street	George S. & Hazel Strombeck House	1942	NC
815 Orchard Street	Norval C. & Merelda Johnson House	1945	C
822 Orchard Street	Harold C. & Ruth Jensen House	1946	C

Address	*Historic Name*	*Date*	*Class*
825 Orchard Street	George W. & Alice Carnell House	1946	C
826 Orchard Street	Auge A. & Hazel Jensen House	1952	C
830 Orchard Street	Arthur M. & Frances Olson House	1941	C
831 Orchard Street	Victor L. & Elsie Anderson House	1936	C
904 Orchard Street	John Jr. & Eleanor Oster House	1946	C
909 Orchard Street	Russell C. & Ellen Evans House	1941	C
913 Orchard Street	John R. & Ardessa Anderson House	1947	C
916 Orchard Street	Richard J. & Jean Guenther House	1952	C
922 Orchard Street	Ansgar E. & Marjorie Hansen House	1936	C
927 Orchard Street	Charles & Caroline Kristerius House	1941	C
928 Orchard Street	John Sr. & Katie Oster House	1933	C
936 Orchard Street	Albert O. & Mary Falkenrath House	1937	C
937 Orchard Street	Clarence K. Howe House	1933	C
1003 Orchard Street	Adoph R. & Gertrude Janecky House	1930	C
1004 Orchard Street	Russell T. & Charlotte Johnson House	1950	C
1010 Orchard Street	Joseph C. & Evelyn Fanning House	1956	NC
1011 Orchard Street	Peter E. & Emily Mogensen House	1938	C
1018 Orchard Street	Frederick P. & Lillian Nelson House	1936	C
1019 Orchard Street	N. Frederick & Lenore Adamson House	1941	C
1026 Orchard Street	Ella D. Beach House	1936	C
1029 Orchard Street	Ralph W. & Leone Strand House	1941	C
932 Russet Street	Edward J. & Winnie Ritter House	1929	C
936 Russet Street	William M. & Martha Ballentyne House	1942	C
1004 Russet Street	Ernest J. Schmeller House	1937	C
1010 Russet Street	Harold E. & Evelyn Cripe House	1939	C
1020 Russet Street	George W. & Vivian Walter House	1949	C
1022 Russet Street	John E. & Eleanor Christensen House	1950	C
1028 Russet Street	Louis Larson House	1938	C
1032 Russet Street	Nels Matson House	1929	C
1036 Russet Street	Robert Sorenson House	1946	C

Proposed Orchard Street Residential Historic District Map

PROPOSED DISTRICT MAP

0 50 100 200 FT

LEGEND	
Boundary	
Property Line	
Address	100
Non-Contributing	

16

Recommendations

Introduction

The survey should serve to enhance the overall historic preservation ethic in the City of Racine. It gives a brief history of the Manree Park Neighborhood, identifies historic resources within that neighborhood, and can serve as a basis for decision-making activities regarding those resources. This report can be used to create interest and awareness and promote historic resources and preservation issues in the Manree Park Neighborhood and throughout the City of Racine. This chapter outlines the many benefits of and economic incentives for historic preservation and provides preliminary recommendations for future preservation actions in the county.

Community Strategies for Historic Preservation

A historic preservation program can be one of the most effective forms of economic development that a municipality can support. Preservation stimulates both public and private investment in the community and supports major components of the local economy: tourism, construction, and real estate. Historic buildings attract customers and are often sought after, desirable pieces of real estate.

There are many benefits of historic preservation:

- Enjoyment of the community's heritage
- Improved property values
- Increased property tax receipts
- Investment in older & historic properties
- Increased tourism
- Greater flexibility in meeting Americans with Disabilities Act (ADA) in historic buildings
- More flexibility in meeting state building codes
- Greater community pride and an increased sense of belonging
- Increased attractiveness to new businesses
- Decreased crime and vandalism in historic areas
- Increased conservation of materials and natural resources
- Improved overall quality of life

In order to achieve these benefits, many incentives for historic preservation have been developed. There are several different types of tax incentives. Property owners who undertake a certified historic restoration or rehabilitation of their property are eligible for income tax credits. Certain historic buildings are also exempt from property taxes, and tax deductions can be utilized

for historic façade easements. Additionally, there are several building code incentives. Buildings listed in the National Register of Historic Places or buildings that are eligible for listing qualify for the International Existing Building Code's Historic Buildings Chapter which is slightly more lenient than the standard building code. There is also a greater flexibility in meeting the building requirements of the Americans with Disabilities Act (ADA). Further information regarding these incentives has been included in the Chapter 18 Appendix.

Recommendation for the Registration & Protection of Resources

Historic Preservation Ordinance

Before any of the above mentioned benefits of preservation can be realized fully, it is imperative that a formal city-wide historic preservation program be established. In 1994, an act of the Wisconsin Statutes was passed that required all municipalities, like the City of Racine, which have buildings listed in the National Register of Historic Places to "enact an ordinance to regulate any place, structure or object with a special character, historic, archaeological or aesthetic interest, or other significant value, for the purpose of preserving the place, structure or object and its significant characteristics." Ordinances serve to protect extant historic resources and officially establish a Historic Preservation Commission. Such an ordinance has already been enacted by the City of Racine. This was a great step forward in protecting the city's historic resources.

Historic Preservation Commission

A group of individuals has been appointed for the commission. In the future, consideration should be given during appointments to ensure commission members possess knowledge, experience, and interest in the areas of history, historic preservation, historic architecture, real estate, and law. This commission should be commended on their ongoing efforts. They hold regular public meetings in order to tackle the tasks that lie ahead. It is their duty to establish planning policies, educate the community, and carry out the program. If or when the budget permits, some consideration may be given to hiring a staff preservation consultant to keep the commission organized, set policies, and carry out the day-to-day operations of the program.

Certified Local Government

This survey was funded by a grant through the Wisconsin Historical Society. In the future, that same grant money could be used for the preparation of intensive surveys in other areas of the city, an official city-wide preservation plan, public education, or National Register Nominations. The Commission should continue their efforts as a Certified Local Government so that it may receive future grant monies. Several documents that discuss this matter are published by the Wisconsin Historical Society have been included in the Chapter 18 Appendix.

Local Landmarking of Historic Resources

It is hoped that this report will enliven the efforts of the City of Racine Landmarks Preservation Commission to continue to identify and landmark historic resources in the city.

National Register Nominations

This report has outlined several individual historic properties and one historic district that are potentially eligible for listing in the National Register of Historic Places. An effort should be made to follow through with National Register nominations for these properties and district. The Historic Preservation Commission should continue to apply for grants through the Wisconsin Historical Society to fund such nominations. The information contained in this survey report will act as a springboard for further research for these nominations.

Threats to Resources

Changes in modern conveniences and increasing public expectations have brought a great deal of pressure on older homes. This has resulted in the demolition or relocation of a number of buildings, as well as, unsympathetic additions and the replacement of original windows and siding with more modern materials which obscure unique historic details on hundreds of buildings throughout the city. These trends are expected to continue into the future. The Landmarks Preservation Commission should keep abreast of upcoming projects at historic properties.

Public Education

In order to gain public support for preservation activities, it is important that the public be educated about the issues. It is also important to remind the community of the buildings that have already been lost as a means to protect historic buildings in the future. This can be accomplished in a variety of ways. Media, such as local television, radio, newspapers, and brochures, can spread the word to many. Displays in public buildings, such as the local library, historical society, or museums, can also bring awareness to the community. Tourism publications can educate visitors about the City of Racine's history. Self-guided or guided tours and tours of historic homes are often popular and can showcase the city's historic buildings to those within the community and interested visitors.

Lectures and workshops on preservation issues can also be useful. Historically appropriate maintenance, window replacement, residing, painting, and porch replacement should be promoted at these types of events.

A set of design guidelines for historic preservation can be developed and distributed to local architects, building owners, contractors, and others in the community. The City of Milwaukee's series of guides: *As Good as New: A Guide for Rehabilitating the Exterior of Your Old Milwaukee Home; Good for Business: A Guide to Rehabilitating the Exteriors of Older Commercial Buildings;* and *Living with History: A Guide to the Preservation Standards for*

Historically Designated Homes in Milwaukee are excellent resources for any community and any preservation project.

Future Survey & Research Needs

This is not a complete history of the Manree Park Neighborhood or the City of Racine. It is hoped that this survey will be periodically updated and expanded upon. This report is subject to change. Additional research and clarifications should be incorporated and added to this report in the future. This is a living document and the beginning of an ongoing historic preservation effort that will continue for years to come in this community.

17

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18

Appendix

WISCONSIN HISTORICAL SOCIETY
816 State Street • Madison, Wisconsin 53706 • (608) 264-6500
Division of Historic Preservation
Preservation Information

How to Gain Commission Credibility

Be accountable: adhere to the legal requirements of your local preservation ordinance.
Your local ordinance should specify what procedures the historic preservation commission must follow when meeting to decide upon proposed designations. Commissions unsure of the procedures should consult their local city or county attorneys.

Hold public meetings.
Historic preservation commissions are local governmental bodies and must conduct their business according to procedures that will satisfy Wisconsin's Open Meetings Law and due process requirements. All public hearings must be preceded by public notice.

Maintain accurate records.
Local preservation commissions should take and retain minutes of all meetings and hearings, maintain files containing significant information on all designated landmarks and historic districts, keep files on all applications for designations and certificates of appropriateness. After the local commission reaches a conclusion about a proposed designation, it must complete and retain a written report of its final decision.

Cultivate annual funding.
Local historic preservation commissions should seek annual budget appropriations. Even if they contain only small amounts of money, inclusion in local budgets can help commissions gain acceptance and support from their local governments.

Be able to show results.
Receipt of annual budgets can also aid commissions in establishing professional reputations. Local commissions will find municipal leaders more willing to allocate funding for special projects if preservation commissioners have responsibly administered funds and successfully completed projects in the past. And, used widely, even small amounts of money can help commissions increase their productivity and effectiveness.

Adopt standard meeting procedures.
Local preservation commissions should adopt bylaws or rules of procedure to regulate their affairs. By adhering to their bylaws, commissions can better ensure that their actions do not appear arbitrary.

Develop good relationships.
Local historic preservation commissions must develop constructive working relationships with other municipal bodies such as planning boards, community development offices, city and town councils, local zoning administrators, building inspector and building department.

Be proactive rather than reactive.
It is often too late to save a building once a demolition permit has been used or once another municipal agency takes an action that adversely affects a historic property. By keeping themselves informed of other agency decisions and informing others of their own decisions, local preservation commissions can avoid, or at least anticipate, many problems.

Use a positive approach.
If the commission does not approve a project, it should explain in writing why the project is unacceptable and indicate a willingness to work with the applicant to revise the project. Constructive advice to improve projects should be offered.

Adhere to consistent standards.
Systematic enforcement of local ordinances and attention to legal requirements will enable local preservation commissions to decrease their chances of becoming involved in legal or political entanglements.

Publish preservation plans and design guidelines.

Historic preservation commissions should develop local historic preservation plans and work to see that such plans are integrated into the overall planning process in their communities. Historic preservation plans are management tools that help communities protect and enhance their historic properties and districts. Published design guidelines may be the single most helpful pamphlet produced by a commission.

Know your community's history.

A comprehensive knowledge of their communities' histories will help local commissions identify properties worthy of preservation.

Solicit public opinion.

When developing community preservation plans, local commissions should not forget to solicit public opinion. At hearings, commissions should allow property owners and other interested parties to express their views and present evidence. Involving residents and property owners can prove invaluable in gaining citizen support.

Know your local government.

By promoting the inclusion of historic preservation in traditional community planning, local commissions can heighten their communities' awareness of local history and simultaneously ensure that preservation receives attention along with other planning concerns. With the passage of the Comprehensive Planning & Smart Growth Law, it has become even more important for commissioners to work with community planners. The law requires that comprehensive plans attend to "cultural resources," which include historic places, such as historic buildings or archaeological sites.

Broaden public awareness.

- Run a series of articles on local historic properties in local newspapers.
- Develop a local architecture and preservation resource shelf at the local public library, including information about locally designated landmarks and copies of the local community's entries in the National Register of Historic Places and the Wisconsin Register of Historic Places.
- Create brochures, publications, slide programs and newsletters about historic properties and historic preservation in the community.
- Sponsor events and contests, such as neighborhood walking tours and poster contests in which local school children create posters depicting local landmarks.
- Organize workshops and special award presentations.
- Cooperate with local educational institutions and programs to integrate historic preservation into their curriculums.

More information on historic preservation commissions is available from the Division of Historic Preservation, Wisconsin Historical Society, 816 State St., Madison WI 53706.

Contact Geoffrey Gyrisco
608-264-6510.
gmgyrisco@whs.wisc.edu

Visit the
Wisconsin Historical Society
Web site:
www.wisconsinhistory.org

WISCONSIN HISTORICAL SOCIETY
816 State Street • Madison, Wisconsin 53706 • (608) 264-6500
Division of Historic Preservation
Preservation Information

Building Support for Local Historic Preservation

Preparing to Preserve: Changing Attitudes

Historic preservation programs try to prevent the loss of community memory and the destruction of community accomplishments. They help retain a sense of belonging and a sense of place, here and now, as well as for the future. Preservation programs help provide answers to overwhelming questions such as who we are, where we came from, where we're going, and why. Historic preservation also tries to answer simpler questions such as what have we accomplished in our communities, what is our inheritance and what will be our legacy? Historic preservation is also fun and profitable.

In fact, a local historic preservation program may be the simplest and most cost-effective economic development program a community can establish.

But first a local historic preservation program has to be created and supported.

Establishing a preservation program is generally not difficult to do, although it definitely takes persistence, patience and sometimes pestering. Making the program effective takes a lot more of the same.

Establishing a historic preservation program often requires a change in old notions, habits, and attitudes about the built environment and its value to the community. Sometimes it takes a thorough discussion of the rights and responsibilities of the community and its members in preserving the community's historical heritage for the well-being of all its citizens. Whose responsibility is it, after all, to ensure the continued existence of a community's irreplaceable historical heritage? Who will be the caretakers and the stewards of society's cultural accomplishments if not the members of that society?

Why Preserve?

Often, however, before those community responsibilities are recognized and accepted, before changes in attitude can occur, and before new programs can be established to address specific community issues, a strong and compelling case must be made for making those changes and instituting new programs.

Certainly this is true when advocating the establishment of a local historic preservation program, especially the enactment of a local historic preservation ordinance, which is designed to protect the otherwise defenseless historic places in a community. Too often, the historic buildings and structures of a community are viewed as simply "old" or "decrepit" or "run-down" with little or no value, economically or aesthetically. At the same time, a well-meaning and well-crafted municipal preservation program designed to oversee the fate of a community's heritage is sometimes viewed as burdensome government intrusion.

Both of these attitudes—that old, historic buildings have little value and that local preservation programs somehow interfere with property rights—have to be examined and adjusted, if not substantially altered, for an effective local historic preservation program to be established and administered.

A Valuable Inheritance

Historic places—buildings, districts, sites—have great value to the community, as well as to individual property owners. They have great potential for continued use, re-use, and new uses.

In fact, historic properties may be the most valuable properties within the community. Their value lies in their rareness—historic properties are unique creations and can never be replaced—and in their special associations as familiar landmarks and worthy achievements that are comforting, pleasing and meaningful. Their value lies in the educational message they convey and in the continuity they provide between the past, present and the future. Finally, the value of historic properties lies in the pocket-book: historic properties are tourism assets, they attract customers, visitors and permanent residents, they are very desirable real estate because of their special character and central locations, and they are frequently eligible for special financial incentives and special building code treatment.

So valuable are historic and cultural properties to our society that local governments are strongly encouraged and supported by the state and federal government, including the U.S. Supreme Court, in their efforts to preserve, protect and ensure the continued existence of these important resources.

In short, there are many compelling reasons for establishing and carrying out an effective local preservation program, from improving the quality of life to increasing the economic base of the community to simply enjoying the accomplishments of those who preceded us.

Recognizing the benefits of a local preservation program and communicating those benefits to others in the community will help create a positive attitude toward historic preservation.

Gaining Support

An important early step in establishing a local historic preservation program, especially through the enactment of a local preservation ordinance, is to organize a group of like-minded citizens. Working in a political system to effect change or create new programs requires numbers, and in numbers lies political strength.

The new organization may be an informal group of concerned citizens or it may be a long-established, incorporated local organization. It may also be a brand new entity with the specific purpose of promoting historic preservation. Whatever the type of organization, the shared commitment of the members is very important, as is obtaining support of elected officials and community leaders at the very beginning of the effort.

Broad-based Backing

Informing the community about the new organization's existence and about the need for support to address the issue of preservation is very important. Also important is input from different sectors of the community: their ideas and assistance will provide a broad base of local support that will help to ensure success.

Overcoming the inevitable inertia in a community and changing old-fashioned attitudes can take time and patience, so it is important to maintain a strong and on-going base of supportive, enthusiastic and committed members to ensure the necessary continuity.

Identifying Issues

Identifying specific preservation-related issues needing attention is an important and obvious early undertaking. The more specific the issue, the more easily it can be addressed.

Threats of demolition, on-going deterioration due to neglect, recent losses of cultural resources, inappropriate zoning that might encourage destructive uses, lack of knowledge about appropriate design for historic buildings, lack of appreciation of the community's heritage—all are some of the issues that may need to be identified. The clear and urgent articulation of the issues will greatly strengthen the need for a preservation program and will assist in gaining further support.

Generate Interest in Issues

Attracting attention to the issues and generating interest is also vital. The media can be very helpful, as can special programs for the general public or special events designed to get the message out and attract additional support.

Photo displays of the "lost resources" of the community can be very effective; contests in the local newspaper to identify unusual architectural elements are fun; awards for recent well-done preservation or renovation projects help get the message out; and lectures and workshops on various preservation topics are always useful.

Strategies and Goals

The ultimate objective of a local historic preservation program is, of course, to ensure the continued existence of a community's heritage. However, a number of short-term goals might be selected, along with the necessary strategies to reach those goals.

For instance, an immediate goal might be to save a threatened historic building or an endangered Indian mound where urgency is required. The strategy or strategies to reach this goal will be different from the strategies devised to obtain the goal of developing a long-range preservation plan for a local historic district or a plan for the entire community, which might take months of meetings and discussions and re-draftings of proposals.

An appropriate goal at an early stage in a preservation program might be to educate the community, especially elected officials, about the community's history and the historical places that still exist—and to remind them of the irreplaceable heritage that has been lost already.

Other goals might be to create heritage tourism materials that attract visitors and attention to the community's heritage or to prepare design guidelines that promote appropriate maintenance and rehabilitation of historic neighborhoods. Frequently, goals also include efforts to nominate properties and districts to the National Register of Historic Places and the State Register of Historic Places, which makes them eligible for the income tax credits and other benefits of the state and federal programs.

Reaching for Goals

When the local preservation issues have been identified and reasonable goals have been formulated, specific strategies should be developed to reach those goals. There may be several goals (or short-term objectives) that have been identified, such as increasing the awareness, appreciation and knowledge of local cultural resources, producing a self-guided walking-tour brochure, and conducting an annual "tour of historic homes." Or there may be one major goal: the enactment of a local historic preservation ordinance for the protection of the remaining historical resources in the community.

Strategies to achieve the goals must be formulated. One strategy might be to conduct a survey to identify, document and evaluate the community's historical resources and to publish the information in attractive formats. This would help educate the community about its history and its heritage. Another strategy might be to conduct workshops or informational meetings on historic preservation topics, which would help to increase preservation skills in the community. Or another strategy might be to conduct discussion sessions on the subject of protecting cultural resources or to a draft a local historic preservation ordinance.

Many Strategies Exist

Many educational strategies or techniques have proven effective in raising an awareness of both the value of historic resources and their vulnerability to destruction. Historic house tours, weekend archeological digs, slide presentations at local service clubs, contests to identify little-noticed historic architectural details in the community, restoration awards and recognition ceremonies, and workshops to learn about income tax credits for rehabilitating historic buildings or property tax exemptions for archeological sites are some reliable and effective techniques.

Benefits of Preservation

Reaching the goal of establishing an effective local historic preservation program through the enactment and administration of a local preservation ordinance brings with it many short-term, as well as long-term, benefits to individual property owners and the community as a whole.

Some of these benefits include:

- enjoyment of the community's heritage
- improved property values
- increased property tax receipts
- more investment in older and historic properties
- increased tourism
- limited protection from state or federally funded projects that threaten historic properties or neighborhoods, such as highway expansions
- greater flexibility in meeting Americans with Disabilities Act (ADA) in historic buildings
- more flexibility in meeting state building codes
- greater community pride and an increased sense of belonging
- increased attractiveness to new businesses

- consideration by assessors of historic designations that limit "highest and best use" development
- decreased crime and vandalism in historic areas
- increased conservation of materials and natural resources
- improved overall quality of life

None of the benefits of having a local historic preservation program can be attained without a strong commitment to the principles of preservation on the part of the citizens of the community. Like the basis for many successful and beneficial local programs, a historic preservation program requires a willingness to cooperate and to compromise, as well as a firm belief in the value of the program.

Building a Future

To appreciate, protect and celebrate the inheritance from the past is to have faith and confidence in the future. At its best, historic preservation recognizes and honors significant human accomplishments from the past and at the same time encourages people to create and enjoy their own contributions to our collective heritage.

For more information, contact
Geoffrey Gyrisco
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Wisconsin Historical Society
608-264-6510.
or visit our Web site
www.wisconsinhistory.org

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Preservation Information

Creating A Preservation Ethic in Your Community

For the historic preservation movement to succeed at the local, state or national level, a preservation ethic must exist, to some degree, in members of our society.

Simply defined, a preservation ethic is a moral principle that instills a positive attitude toward the conservation of cultural resources in the face of forces that would diminish or destroy them.

A preservation ethic accepts the fact that people are caretakers and stewards of their historical heritage and reminds them that they are custodians as well as grateful beneficiaries of that inheritance. It is an attitude that believes, as Thomas Jefferson said, "the earth belongs *in usufruct* to the living," with the phrase "in usufruct" admonishing people to use and enjoy the world but not to harm it because it belongs to others, to all humankind.

Whether this attitude toward preserving our historic environment is called an "ethic" or a "responsibility" or an "attitude," it is important to encourage its growth and to instill this ethic in fellow citizens, civic leaders, decision-makers, and property owners.

What practical steps can be taken to encourage this positive attitude toward preservation?

Here are a few suggestions.

Set Examples.

One of the best ways to illustrate a "preservation ethic" for others is by example. By completing a preservation project (the rehabilitation of a historic building or the preservation of an Indian mound) or by reminding decision-makers, when a historic property is endangered, that a community's heritage is irreplaceable, the principles of preservation can be demonstrated and shared with others. By establishing and carrying out a local preservation program, which might include photographic exhibits of historic places, slide presentations and creation of educational publications, the general public will begin to appreciate the concept—and the need—for preservation in their community. By exciting the imagination of the community with their unique heritage and irreplaceable architecture, preservationists can begin to impress on others the need for preservation.

A preservation ethic is defined by the choices that private individuals and public officials make regarding historic resources. To rehabilitate or not to rehabilitate; to demolish or not to demolish; to investigate and evaluate before decisions are made or to proceed without sufficient information; to plan for the long term or to succumb to short-term exigencies; to evaluate the consequences before the action is taken or to attempt to do so when it's too late: these are often the choices. And the choices made will indicate the existence of a preservation ethic—or the lack of one. Hopefully, the examples set will be positive ones.

Successful preservation undertakings are powerful, tangible examples of the preservation ethic "at work." And, almost without exception, historic preservation projects are universally praised and admired. As John Kenneth Galbraith, the economist, said, "Preservationists are the only people in the world who are invariably confirmed in their wisdom after the fact."

Get Organized.

By establishing an organized effort, no matter how small or informal, or by utilizing an existing organization, it is easier to promote a preservation ethic. Gathering like-minded people together promotes a sharing of concerns and commitment, and can establish a shared course of action to pursue preservation goals. A group is better able to request decisions that are positive for preservation at governmental meetings. There is strength in numbers.

The group might be citizens concerned about proposed changes in a neighborhood, or the group may have questions about the general course of community planning or land-use. The organization may be responding to a

specific threat to a historic or prehistoric property or to the realization that preservation is not a high priority in the community. The organizing effort may take advantage of an existing organization, such as a local historical society or other cultural group, by setting up a special committee within that group to address specific preservation issues.

The organizational effort may concentrate on using private resources, or it may focus on creating a public body, such as a landmarks or historic preservation commission established by the local government. Having both may be the most useful.

The point is, an organized group presents a more focused, more visible point of view, which helps when advocating a preservation ethic.

Establish Public Policies.

At some stage in promoting a preservation ethic, an effort must be made to create a public commitment to preservation: a "government ethic." This should include articulating a public policy within the local government and its agencies that encourages and supports the preservation of the community's historical heritage whenever possible. Just as the federal and state governments have such policies to help guide decision-making, local governments and agencies should formally recognize the value of historic preservation and establish policies and procedures to incorporate preservation into their programs. This could be accomplished through the incorporation of historic preservation into local comprehensive plans and into the zoning code, with the establishment of a commission, committee or board to carry out a public policy of historic preservation.

Likewise, the policies of private historical and cultural organizations should formally acknowledge that the preservation of cultural resources is an important goal. The efforts of private organizations should include promotion of a preservation ethic among its members and in the community at large.

Take Action.

"Preserve" is an active verb. The act of historic preservation is a series of actions. It is a process that depends on the involvement of people who will determine the fate of cultural resources. To help instill a preservation ethic, preservationists must be willing to take action, to take the first step, to stand up and make the case for preservation whenever necessary, and to oppose ill-conceived proposals. Taking such actions not only sets good examples but inspires others to take similar actions.

Historic preservation demands action. Neglect or delay or inaction tends toward loss. To attempt to ensure the preservation of significant elements of the historic environment requires active personal involvement in local meetings and the sharing of ideas with elected officials; it requires attendance at educational workshops and conferences; it often requires an investment of time, labor and money; and it requires publicity and visibility. In short, active involvement as an individual or as part of a group brings the preservation ethic to life in a way that makes preservation meaningful and understandable to others.

Share the Philosophy.

Ask a preservationist why historic preservation is important, and undoubtedly many different, albeit related, reasons will be given. Some will relate to economic benefits of reusing resources; some will refer to the economic attractiveness of historic properties to buyers, investors and visitors; others will recount the esthetic benefits of preserving cultural landscapes and neighborhood architecture; others the knowledge that can be gained from the archeological evidence of the past. High on the list will also be the improved quality of life, heightened community pride, maintenance of a sense of place, and establishment of cultural continuity. There are many reasons why preservation is a meaningful and deeply satisfying activity.

A firm philosophical commitment to historic preservation on the part of individuals and organizations and a willingness to articulate and share that vision with others are important elements in how a preservation ethic becomes established.

Educate the Community.

Underlying any discussion of the establishment of a preservation ethic is the constant need for education. Without an understanding of the value of history, the benefits of preserving our patrimony, the consequences of the loss of our heritage, and the ways that preservation can be accomplished, our society will not embrace, let alone put into practice, a preservation ethic. Education must be on-going. An awareness and an appreciation of the cultural environment is essential. Education should involve the use of printed materials, special programs,

community events, workshops and seminars, the media, and discussions with elected officials. It should especially take place in the classrooms of our children.

Explaining the goals of preservation, the methods to attain those goals, the advantages to the community and to individual property owners, and addressing misconceptions and misinformation regarding preservation are all part of an educational program. Using educational resources that already exist makes this job much easier than ten years ago.

Much of what historic preservation has to offer is the result of common sense: recycling, cost-savings, visual attractiveness, quality environment, and an increased sense of belonging. Most people readily understand those goals. That's why historic preservation has been a very compelling social movement in the past twenty-five years. Educational efforts can be based on those past successes.

North Grand Boulevard Historic District
Milwaukee

As more people realize the advantages to their communities and to society in general of a comprehensive commitment to historic preservation, the task of instilling a preservation ethic will become easier. Not only will such an ethic help create a richer, more meaningful life for humankind in the present time, but it will enable society to bequeath as good or better to the next generation to enjoy.§

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WISCONSIN HISTORICAL SOCIETY
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Division of Historic Preservation

Preservation Information

Planning a Local Historic Preservation Program

The best way to preserve a community's historical and archaeological resources is through a local historic preservation program, organized and administered by the citizens of the community. The organization may be established by a local ordinance, which can provide the best protection, or set up as a private, nonprofit group; most likely the effort will begin as an informal, ad hoc group of interested citizens. The overall effort should result in an organization with short-term goals, long-term objectives and a general plan of action.

The following is a list of important steps to take in setting up a local historic preservation program. The chronological sequence will vary in each community

1. Define the historic preservation **Goals.**

   Objectives
   - What tasks need doing?
   - What needs attention in your community?
   - What are your short-term and long-term goals?

   Identify issues.
   - Are there threats to the community's historical heritage, such as ill-conceived development, general deterioration or threatened demolitions?
   - Is there a lack of appreciation for you community's heritage?

   Seek assistance and education.
   - From other area organizations, such as you local historical society
   - From the Division of Historic Preservation of the Wisconsin Historical Society
   - From the National Trust for Historic Preservation and the Wisconsin Trust for Historic Preservation
   - Determine what programs and agencies at the local, state and federal level exist to help you.

2. Get **Organized.**

   A public or a private group
   - Will the city, village, town or county establish by ordinance an official historic preservation body, such as a historic preservation commission?
   - Or will a private, nonprofit organization be useful?
   - Is a temporary ad hoc committee sufficient to begin with?

   Some early steps
   - Join and communicate with the Wisconsin Historical Society, whose director of Historic Preservation is also the state Historic Preservation Officer.
   - Join the National Trust for Historic Preservation, the private, nationwide preservation organization, and the Wisconsin Trust for Historic Preservation, Inc., the statewide private organization.
   - Solicit key members for your local organization.
   - Create the organization's bylaws, procedures, committees, etc.
   - Educate interested citizens about your goals and plans.

3. Obtain **Support.**

   Communicate with your community.

   General public acceptance and awareness is essential.

   Conduct public informational meetings.

   Educate your community about the value of its historic resources.

   Get support of public officials, local historical society, and other groups, as well as support of private citizens.
   - Attend their meetings to explain your program.

Publicize your efforts.

- New stories, media interviews, and special events
- Historic tours, workshops and displays
- Brochures, flyers and booklets to inform the public

4. Conduct a **Survey.**
   - *Identify and evaluate your community's historic and prehistoric resources.*
   - What is significant and worthy of preservation?
   - Establish an inventory of historic properties.
   - Seek survey assistance from the Division of Historic Preservation.
   - Will your community fund such a survey?

   Publicize the survey results.
5. Prepare a **Plan.**

   Create a public planning document and record of historic properties.
   - Provides basis for decisions concerning development
   - Provides basis for official designation of historic properties
   - Provides basis for future preservation efforts

   Integrate the preservation of historic properties into the community's planning process, into the master plan and into project plans.

   Monitor local plans and projects to assure that historic properties are taken into account and are not overlooked or jeopardized.
6. Enact a local **Historic Preservation Ordinance.**

   Establish a local historic preservation commission empowered to designate, and regulate changes to historic properties and districts.
   - Legal techniques are the best preservation protection tools, through review of building and demolition permits.
   - Is the community receptive to a historic preservation ordinance?
   - Are public officials and private citizens aware of the benefits of historic preservation ordinance?

   Join the Wisconsin Association of Historic Preservation Commissions (WAHPC).
7. **Designate** historic properties.
   - Local designation, by local historic preservation commission

   National Register of Historic Places and the State Register of Historic Places designation
   - The state's and the nation's official listings.
   - Properties are nominated through the Division of Historic Preservation of the Wisconsin Historical Society.

   Designation provides:
   - Official recognition
   - Owner prestige
   - Preservation benefits and protection

   Certificates and plaques can be awarded.
8. Establish **Financial** and **Technical** resources for historic property owners.

   Designed to encourage and assist the preservation of historic properties.
   - A grant, loan, or revolving fund program may be set up.
   - Publicize the state and federal rehabilitation investment tax credits.

   Technical assistance
   - "How to" advice and information on restoration and renovation
   - Set up local library section on historic preservation and "how to" publications.
   - Conduct fund-raising activities, apply for grants, etc.
9. Continue to carry out the **Preservation Program.**

   An on-going program of historic preservation is essential.
   - Continue public education and community activities.
   - Continue involvement in community planning decisions.
   - Celebrate your heritage.

For further information, contact Geoffrey Gyrisco, Local Preservation Coordinator, Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706, telephone (608) 264-6510.

Visit the Wisconsin Historical Society's Web site: http://www.shsw.wisc.edu

WISCONSIN HISTORICAL SOCIETY

WISCONSIN PRESERVATION INFORMATION

GUIDELINES FOR PLANNING HISTORIC PRESERVATION TAX CREDIT PROJECTS

WISCONSIN SUPPLEMENT TO THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

INTRODUCTION

State and federal tax programs require that all tax-credit-related work must meet the Secretary of the Interior's Standards for Rehabilitation (or, simply, the Standards). The information contained in 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 problems. To resolve issues not discussed here, you should refer directly to the Standards or to the brochures listed on page 10.

It is important that applicants understand some underlying principles about how the Standards are applied to the tax certification program:

1. Many historic buildings have been altered unsympathetically in the past. Under these circumstances, there is no requirement that you remove these alterations. The tax credit program allows you to leave the alterations in place and to "work around them." For example, if your intention is to rehabilitate the interior, you are not required to restore the exterior as part of the project. On the other hand, if you do elect to remove any alterations, the Standards require that the work be designed to restore the building's original features to the extent practical.

2. The public should not be given a false impression of what is, and is not, historic. For that reason, if new features are to be added to a historic building or property, they should not be made to look historic; however, they should be sympathetic in design and materials to the historic property. (See page 7: "Construction of New Additions")

3. The long and short-term structural effect of any proposed work must be taken into consideration. Some types of work performed commonly on older buildings, such as sandblasting, lead to accelerated deterioration and should not be performed.

NOTE

This publication is not intended to be a substitute for the Secretary of the Interior's "Standards for Rehabilitation" and the suggestions below carry no legal authority. In planning work, you should refer first to the "Standards" and their guidelines. Copies of the "Standards" are available on request from the Division of Historic Preservation (a copy should be included in the packet in which you received this pamphlet.) The "Standards" are also available on the web at http://www.nps.gov/history/hps/tps/tax/rhb/stand.htm

SITE WORK

GENERAL DISCUSSION: 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.

NOTE

The term "archeological remains" is used in this publication to denote any **prehistoric or historic** archeological **deposits or features** that may exist. These include not only burial sites and effigy mounds, but also a wide variety of prehistoric habitation sites, deposits of historic and prehistoric artifacts, cemeteries, rock art, and cave sites. Technically speaking, any federally funded or subsidized undertaking that involves ground disturbance should be analyzed for its effect on significant archeological remains, including, when necessary, archeological excavation and analysis. Under most circumstances, the tax credit program does not require you to conduct an archeological investigation unless your site contains archeological remains. However, if during the course of a project, archeological remains are discovered, you are **required** to cease work immediately and to contact the Office of the State Archeologist at 608/264-6496.

REGRADING, LANDSCAPING, AND CONSTRUCTION OF SIDEWALKS AND PARKING AREAS

Regrading should be limited to areas away from, 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, to the extent possible, be located at the rear of a site and in most cases should not abut the historic building.

If the site contains significant archeological remains or landscape features, any regrading, landscaping, or construction on-site should be designed to leave these features intact.

DEMOLITION OF EXISTING BUILDINGS INCLUDING THOSE ON ADJACENT LOTS

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 nonetheless.

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. You should contact Joe DeRose, staff historian, at 608/264-6512 for a determination of significance on any building proposed for demolition.

NEW CONSTRUCTION ON-SITE OR ON ADJACENT PARCELS OF LAND

All new construction must be described in the application. Even when new construction is to be carried out by someone other than the applicant, it will be considered part of the project if there will be a physical connection between the new structure and the historic building or if the new construction is to take place on property that has been divided from the historic property.

SITE EXCAVATION

Generally, no additional documentation is required for excavation work unless that work is to be performed at a known archeological site, in which case an archeological investigation will be required to determine that no significant remains will be disturbed as a result of the project. If the work is to take place in an area suspected to contain significant archeological remains, you may be required to conduct archeological testing before excavation can begin. If, during the course of the work you discover archeological remains, you will be required to cease work immediately and to contact the Office of the State Archeologist at 608/264-6496.

NOTE

If human remains are discovered, state law **requires** that you cease work **immediately** and contact the Division's Burial Sites office at 608/264-6507 or toll-free in Wisconsin at 800/342-7834.

BUILDING EXTERIOR

GENERAL DISCUSSION: The extent to which you can change a building's exterior appearance depends on the visibility of the area in which the changes are to take place. Generally, the less visible the side of a building is, the more changes that can be made. For purposes of the discussion below, a **primary facade** is one that is highly visible 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 any distinguishing architectural features. A **rear facade** is one that is generally not seen by the public and contains no architectural decoration. As a rule, primary facades should be left as intact as possible, while rear facades can be altered more substantially.

EXTERIOR BUILDING CLEANING

If you plan to remove paint or dirt from the outside of your building, the methods to be used should be specified in the application. Below are some things to be aware of are discussed.

In most cases, removal or dirt or paint is unnecessary in order to preserve a building. Dirt and paint are rarely harmful to building materials and, in fact, may serve as a protective layer that shields the surfaces of the buildings from the elements. Also, because every method of exterior cleaning carries with it some risk of damage to the building materials, you should consider carefully whether to clean the building at all. If you do elect to remove dirt or paint, you should proceed very cautiously.

The Standards specifically prohibit sandblasting in any form (except to clean cast iron, as discussed below). Sandblasting is sometimes referred to by other names, such as abrasive blasting or "featherblasting." When the sand is mixed with water, it is usually called waterblasting. **If any of these methods are used, your project will be denied certification because of the damage that these methods cause.** Equally damaging is high-pressure water blasting, even when no sand or other aggregate is added to the water. High water pressures can be damaging to most building materials. Older, softer material may be damaged at lower pressures. If you intend to use water to clean your building, you must specify that the pressure will be tested (see below).

If you intend to chemically clean your building, please be aware that no chemical or chemical manufacturer is "pre-approved" for use in this program. Building materials vary widely in composition and chemicals that may be applied safely to one building can result in severe damage to another. In addition, some chemical companies specify that the chemicals be washed from the building at high water pressures that, in itself, can damage the building. For these reasons, it is required that a cleaning test patch, typically four foot square, be performed on an inconspicuous part of the building prior to cleaning the entire building. This test patch should be inspected for possible damage to the building materials, including mortar joints, and 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. Ferric metals contain iron and are prone to rusting. Non-ferric metals, such as brass, bronze, copper, and aluminum, are non-rusting. (The simplest way to determine whether a metal is ferric is to use a magnet. Ferric metals will attract a magnet; non-ferric metals will not.)

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, any 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 to remove only the loose paint before repainting. Sandblasting coated steel will remove the protective coating and will ultimately lead to severe rusting.

In general, because most non-ferric metals do not corrode, they do not require cleaning and, in fact, can be damaged through the cleaning process. We recommend strongly that non-ferric metals <u>not</u> be cleaned.

Regardless of the methods used to clean your building's exterior, they must be specified in the application along with your intention to apply and inspect a test patch. If you plan to clean all or part of your building, you must submit with the application clear, close-up photographs of the parts of the building to be cleaned before the cleaning takes place. When the test patch is applied, you should photograph it for submission with the Request for Certification of Completed Work.

Detailed information is available in "Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings" and "Preservation Briefs 2: Dangers of Abrasive Cleaning to Historic Buildings." To request a free copy, see page 10.

REPOINTING

Repointing (also referred to as "tuckpointing") refers to the replacement of deteriorated mortar in brick and stone buildings. If done improperly, it can cause structural as well as visual damage.

The method used to remove loose mortar is an important consideration. Hand chiseling of deteriorated joints is the method least likely to cause damage to the brickwork; however, it is sometimes difficult to find contractors willing to hand-chisel the joints. Cutting the mortar out with saws and removing it with power chisels can sometimes be performed without damaging the bricks, but when these methods are employed carelessly, they can cause permanent structural damage to the masonry. It is important in the case of saw-cutting that the bricks not be sawed into and in power-chiseling that the corners not be chipped away. Regardless of the method used to remove loose mortar, we recommend that a test patch be specified, as discussed below.

In addition to the method used to remove the mortar, it is equally important that the composition of the new mortar match that of the building. Too often, especially in brick walls, mortar joints are repointed with Portland cement compounds that are harder than the bricks themselves. Then, when the building experiences thermal contraction and expansion, the faces of the bricks crack and fall off. New mortar should contain sufficient quantities of hydrated lime to make it softer than the bricks. A reasonably soft mortar should contain at least as much hydrated lime as

Portland cement, and preferably two or three times as much. (A useful rule of thumb is that mortar used in pre-1875 buildings should contain 3 times as much lime as Portland cement; buildings built between 1875 and 1900 should contain a 2 to 1 ratio of lime to Portland cement, and post-1900 buildings should contain equal parts of lime and Portland cement.)

Because of the potential damage that can result from any type of tuckpointing, it is strongly recommended that only those joints that are deteriorated be repointed. If done properly, the repointed joints will match those of the rest of the building. This is the most economical procedure, as well as the best historic preservation practice.

It is extremely important that the appearance of the new joints match those of the rest of the building, especially when only the deteriorated joints are to be repointed. Mismatched mortar joints can result in the building taking on a "patchwork quilt" appearance. The primary concerns here are the color of the replacement mortar and the tooling. With respect to color, if the mortar mix contains Portland cement, we recommend that white Portland cement be used. This will better reproduce the color of the older high lime content mortars. Along with the use of aggregate (sand) in the mix that matches the original and appropriate coloring agents (if necessary), a good overall match can be achieved. Standard, gray Portland cement generally results in joints too dark to match the original color. In addition, if the tooling of the new mortar joints does not match the original, the new joints may appear to be wider than the rest.

Ultimately, you will be responsible for the work of the contractor. If the completion photos that you submit show mortar joints that do not match the width, color, or appearance of the original joints, you may be denied final certification of your project. Therefore, we require that you specify in your contract with the mason that a test patch (a sample area of repointed joints, typically a four-foot square area,) be carried out. After the test patch is applied, it must be inspected to make sure that the appearance of the new joints matches that of the rest of the building and that the masonry units have not been damaged. The repointing contract should specify that all of the repointed joints will match the appearance of the approved test patch.

Your description of the work in the application should indicate the mortar formula to be used, the method of removing loose mortar, and that a test patch will be performed. In addition, you should photograph the approved test panel before and after repointing and submit

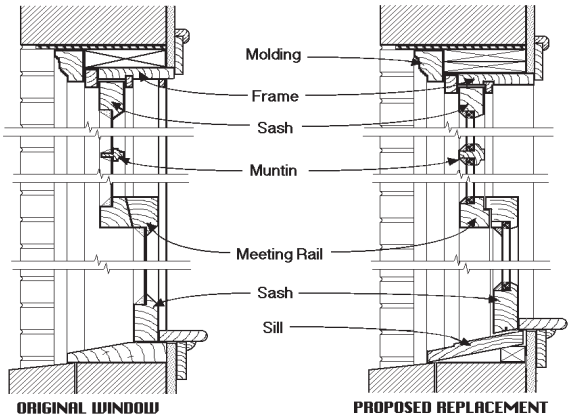
the photographs along with the Request for Certification of Completed Work.

Detailed information is available in "Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings." To request a free copy, see page 10.

WINDOW REPLACEMENT

In many tax applications, the applicants propose to replace original windows with energy-efficient, "maintenance free" units. In most cases, these units do not duplicate the historical appearances of the windows they are designed to replace. The use of inappropriate new windows will result in denial of your project for the tax incentives. Inappropriate window replacement is one of the major reasons for project denial in the tax credit program. If you plan to replace windows as part of your project, please consider the comments below.

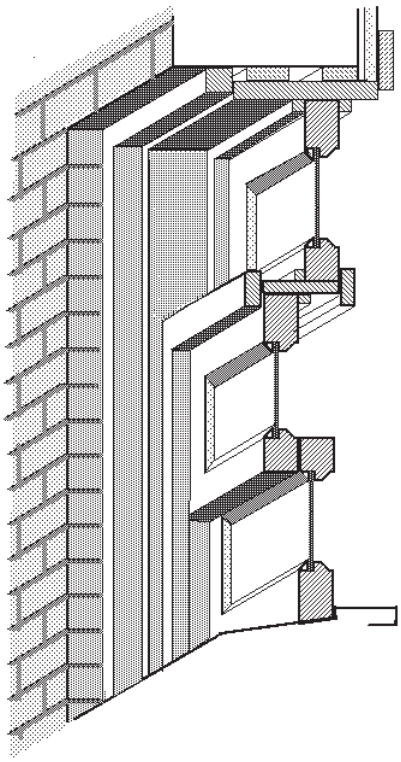
In preparing your application, you should demonstrate that the existing windows have deteriorated beyond repair. If you claim that the existing windows cannot be saved, you should back that statement up with clear detail photographs of a number of the windows and a "window inventory" to indicate the conditions of all of the windows in the building.



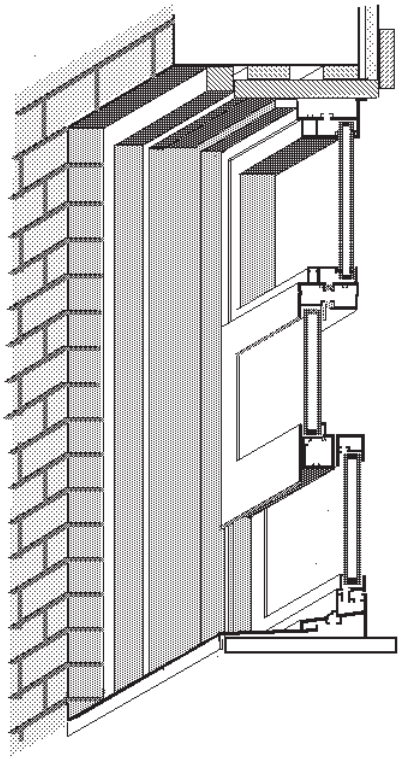
COMPARATIVE WINDOW SECTIONS

If windows are to be replaced, the replacement windows must duplicate in every respect the appearances of the original windows, including the appearances of the muntins (dividing bars), the proportions of the original windows, the thickness of the sash elements, and the window finishes. The material of the old windows should be duplicated as well, if at all possible. To change materials, you must be able to demonstrate that using the historic material would be technically or financially infeasible. If the wood windows are a significant element of an important historic interior, using another material may not be acceptable. 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.

If you are replacing wooden windows with new aluminum units, the new windows must have a painted or baked-on finish, rather than an anodized finish. Anodized finishes, particularly bronze-colored finishes, have a distinctly metallic appearance that is inappropriate when aluminum windows are being substituted for wooden windows.



TYPICAL WOOD WINDOW CONSTRUCTION
Note the heavy modeling created by the thicknesses of the wooden members and the distance that the glass is set back from the front of the window sash.



UNACCEPTABLE ALUMINUM REPLACEMENT WINDOWS
Even though this window's proportions approximate those of the wooden window, the framing members have almost no depth and there is almost no setback between the glass and the sash.

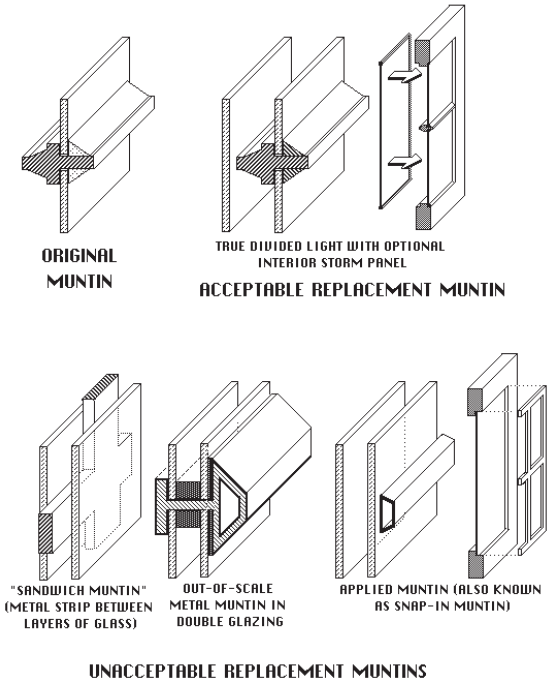
Another requirement when aluminum windows are used as substitutes for wooden windows is that the glass be set back from the faces of the frames by approximately the same distance as in wooden windows which, typically, would have a "putty line." To illustrate this concept, the glazing in wooden windows is held in place with either putty or wooden stops which sets 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 buildings.

In addition, the use of tinted and reflective glass, including most "Low-E" glass, (which under many lighting conditions appears as reflective glass) is not allowed. Historic windows should be glazed with clear glass. If low-E glass is used a one foot square sample should be submitted to demonstrate it is not overly tinted or reflective.

For purposes of maintenance and energy efficiency you may wish to install interior or exterior storm windows instead of replacing the original windows. Exterior storm windows can be aluminum combination windows as long as the window tracks are mounted so as not to protrude from the face of window openings and the proportions of the storm windows match those of the original windows. If you plan to install storm windows, you should include with your application large-scale head, jamb, and sill details of the storm window assembly. You should also describe the type of finish to be used. As in the case of aluminum primary windows, the finishes should be painted or baked-on, rather than anodized.

If you plan to use panning (metal covering) over the outside window framing, it must conform in shape to the existing window moldings, it must be applied tightly to the moldings, and it should not have an anodized finish.

Muntin duplication is a major problem in replacement windows. In nearly all cases, artificial muntins are unacceptable, including those that are applied on the exterior, those applied on the interior (sometimes called "snap-in" muntins), and those sandwiched between the layers of double glazing. Replacement windows must incorporate true muntins -- that is, muntins that actually divide the panes of glass. Furthermore, the appearances of the new muntins must duplicate substantially those of the original windows.



Detailed information is available in "Preservation Briefs 9: The Repair of Historic Wooden Windows" and "Preservation Briefs 13: The Repair and Thermal Upgrading of Historic Steel Windows." To request a free copy, see page 10.

CLOSING-UP WINDOW OPENINGS OR ADDING NEW WINDOWS

Original window patterns should not be changed on primary facades. On secondary facades, changes should be in keeping with the overall window patterns of those sides of the building. On rear facades with limited visibility, 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. For new windows, the application should contain drawings similar to those specified in the window replacement section.

STOREFRONT ALTERATION AND RESTORATION

Rehabilitation of storefronts, either original storefronts or those that have been altered in the past, should be based on the historic appearances of the buildings. Treatments such as installation of wood or metal awnings, installation of solid panels in the transoms (which, typically, were glazed), and removal or alteration of original entrances should be avoided. In addition, projects that result in removing doorways, such that there are no apparent entrances into the storefront will likely be denied. Even if existing or original doors are not necessary to the operation of the building, they should be left in-place and, if necessary, made inoperative. If storefront windows are to be replaced, the new windows should duplicate the materials and proportions of the originals, including any muntins (divisions between panes of glass) that may have existed.

Detailed information is available in "Preservation Briefs 11: Rehabilitating Historic Storefronts." To request a free copy, see page 10.

ROOF REPLACEMENT

Generally, flat roofs that are not visible from the street require only a brief description of the proposed roof treatment. For pitched roofs, the application must state the type of replacement material to be used. As a general rule, if a roof was originally wood shingled, the replacement shingles may either be replacement wood shingles or standard 3-tab shingles in a shade of gray that resembles weathered wood. You should avoid using artificially rustic-looking wood, asphalt, or fiberglass shingles that purport to look like wood shakes.

Slate or tile roofs should be repaired, if possible, rather than replaced. If replacement is necessary, these roofs should be replaced in-kind; however, in the case of slate, we will usually accept replacement with slate-gray, standard 3-tab shingles if it can be shown that the slates have deteriorated beyond repair. Generally, it is not appropriate to use substitute materials, such as concrete shingles, to replace slates or tiles; however, there are situations where these materials may be allowed. If you propose to use substitute materials, you should discuss your plans with us in advance to avoid denial of your project.

Detailed information is available in "Preservation Briefs 4: Roofing for Historic Buildings." To request a free copy, see page 10.

REPLACEMENT OR REPAIR OF ORIGINAL FEATURES

Repair, rather than replacement, of any feature -- such as wood trim, siding, entry steps, a dormer or a porch -- 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.

For example, if only the lower clapboards of a building's siding have decayed, then only those boards and no other historical material should be replaced. Replacement boards should match the existing in size, design and material. Artificial siding in aluminum or vinyl is almost never seen as an appropriate replacement for wood. The use of

substitute materials, in some cases, may be acceptable if the new material would resolve difficult structural, economic or maintenance issues, and duplicate the original material's appearance.

Detailed information is available in "Preservation Briefs 16: The use of Substitute Materials on Historic Building Exteriors" To request a free copy, see page 10.

REMOVAL OF LATER BUILDING ADDITIONS OR FEATURES

Later additions or features may be removed if they do not contribute to the significance of the building and if the area from which they are removed is to be restored or rehabilitated sympathetically.

Even if an addition is not original to a building, it may still be historically significant. Evidence of whether an addition is considered to be significant is often found in the National Register or State Register nomination for the property. Likewise, if the property is located within a district, you should check the district nomination to see if the feature or addition was added during the period of significance of the district. If so, you should not remove it. For example, removing a porch constructed in 1910 from an 1875 house, to rebuild the original porch may not meet the "Standards". If the house were significant as the residence of an important historical figure who resided in the house until 1930, then his 1910 alteration of the porch would be considered important historically and should not be changed. When planning demolition, you should contact the Division of Historic Preservation (see page 9) for a determination of significance of any feature proposed for removal.

For further information about how to treat an area after removal of later elements, see the comments regarding construction of new additions.

CONSTRUCTION OF NEW ADDITIONS

It is impossible to develop a hard-and-fast set of rules for new construction that will apply to every situation and every historic building **The following remarks are to be used as general guidance only.** Each project is reviewed on a case-by-case basis.

In general, the degree to which new construction can take place on a historic building, and the design of the new construction, is determined by the visibility of the area in which the construction is proposed. Additions to historic buildings should be constructed on the least visible elevation such that the historic building remains the most prominent element from the public right-of-way. In some cases, particularly when a building is freestanding and visible from all points (in other words, when it has four primary facades), it may not be possible to construct any additions. New additions should be limited to rear facades and should, generally, be contemporary in design, as opposed to historic-looking replicas of the building to which they are attached. Contemporary work may utilize the same materials and patterns of the original construction but should not attempt to look like part of the original construction. Certain contemporary materials, such as unpainted wood, mill finished aluminum, tinted or reflective glass and some concrete block, are not compatible with most historic buildings. Generally, additions are most successful that match the historic building's materials, attempt to minimize the link to the historic building, mimic the rhythm and proportions of the original building's features and simplify historic design motifs.

Detailed information is available in "Preservation Briefs 14: New Exterior Additions to Historic Buildings..." To request a free copy, see page 10.

BUILDING INTERIOR

GENERAL DISCUSSION: It is a common misconception that this program is only concerned with the outside appearance of buildings undergoing rehabilitation and, therefore, applicants may omit any description of the proposed interior work that they plan to carry out. Below are some remarks that you should consider in planning and describing interior work.

In reviewing interior work, we try to determine whether the work will have an effect on significant interior features and spaces. We determine significance from the content of the National or State Register nomination, the Part 1 application, and from the photographs that are submitted with the application. If the National or State Register nomination or Part 1 application cites significant interior features and spaces, these should be respected and preserved whenever possible. Where interior work is proposed, it is important that clear photographs of the building's interior be submitted with the application. There should be a sufficient number of photographs to illustrate the condition of all representative interior spaces prior to demolition or construction. In addition, the photos should document the appearance of any potentially significant interior elements that will be affected by the project.

If you do not plan to carry out interior work, it is helpful if you say so in the application. Then, when the application is reviewed, the reviewer will know that interior work has not been inadvertently omitted.

In describing the new interior features, it is important that you tell what the new interior finishes will be. You should describe, generally, the wall, floor, and ceiling treatments.

REMOVAL OR ADDITION OF INTERIOR WALLS

If a building contains significant interior spaces, you should work within the existing floor plan to the extent possible. The Standards do not usually 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. Unfortunately, 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 dealing with buildings other than single family houses, a general rule-of-thumb in determining which spaces are primary (and, therefore, should not be altered extensively) is whether the spaces are "public" or "non-public." In general, "public" spaces should be preserved largely intact whereas "non-public" spaces may be altered more radically. 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 more extensively, 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 to be changed, you will be required to submit "before" and "after" floor plans. Combined before and after floor plans drawn primarily to indicate the location of new partitions and where the existing partitions are shown as dotted lines (indicating demolition) are not acceptable for this purpose.

Detailed information is available in "Preservation Briefs 18: Rehabilitating Interiors in Historic Buildings." To request a free copy, see page 10.

REMOVAL OR RELOCATION OF INTERIOR TRIM OR FEATURES

As in the case of interior spaces, whether interior door and window trim, baseboard or other features, such as doors, fireplace surrounds, stair rails, or decorative plaster, 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, to the extent possible, these should remain intact. If original features have to be removed 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. A project may be denied certification if the effect of the interior work is to create a new, "historic" interior -- that is, 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, unless the original trim is relatively unornamented.

CHANGES IN ROOM FINISHES

For most interior walls, the choice of finishes is not a problem. We are likely to question the covering over of original decoration (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. A modern popular treatment, 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. In the area of floor finishes, you should avoid removing or permanently damaging decorative flooring; otherwise, most types of treatments are allowable.

Ceiling treatments are the cause of some concern in this program. We are likely to question the lowering of ceilings, particularly those in public spaces. 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 three feet from the outside walls. We will not accept the installation of plywood panels, spandrel panels, or opaque glazing in the upper portions of windows to hide suspended ceilings. 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. If room finishes are to change significantly, the application materials should contain a room finish schedule or some similar indication of the room finishes.

REMOVING OR INSERTING FLOORS

In most cases, the removal or insertion of floors in a historic building will result in denial of tax credits; however, there are situations where these treatments may be considered. Removal of floors may be considered in buildings where "gutting" would be permitted: buildings in which the affected areas possess no significant spaces or features. Even under these circumstances, floor removal should be limited to less than 1/3 of the building's area per floor. In addition, floor removal will not be allowed if it makes the building appear to be a hollow shell from any direction.

New floors may be inserted only when they will not destroy the spatial qualities and decorative features of significant larger spaces. The insertion of intermediate loft levels in a warehouse, for example, is likely to be approved if it does not involve changing the outside window patterns. The insertion of an intermediate floor in a theater or the worship area of a church, on the other hand, will nearly always result in denial of a project.

WALL INSULATION

Typically, we review three types of wall insulation: insulation of wall cavities, insulation applied to the inside surfaces of exterior walls, and insulation applied to the outside surfaces of buildings. With respect to insulation installed in cavity walls, because of the potential moisture damage problems that can result, we encourage applicants to apply other energy-saving measures elsewhere on historic buildings and to leave the wall cavities uninsulated. If you plan to install blown-in insulation, we will require at the very least an indication that a sufficient vapor barrier exists to prevent future damage to the structure. If the wall cavity is to be opened up during construction, it is strongly suggested that fiberglass insulation and an adequate vapor barrier be installed.

With respect to insulation applied to the inside surfaces of exterior walls, it will not be allowed in cases where decorative interior features (such as ornate plasterwork) will be destroyed or covered over. Such work may be allowed, however, if the original moldings and trim are reinstalled in their original locations on the insulated walls.

Application of insulation over the exterior surfaces of walls is generally prohibited except, in some cases, on rear facades.

INSTALLATION OF NEW MECHANICAL SYSTEMS, ELECTRICAL WIRING, AND PLUMBING

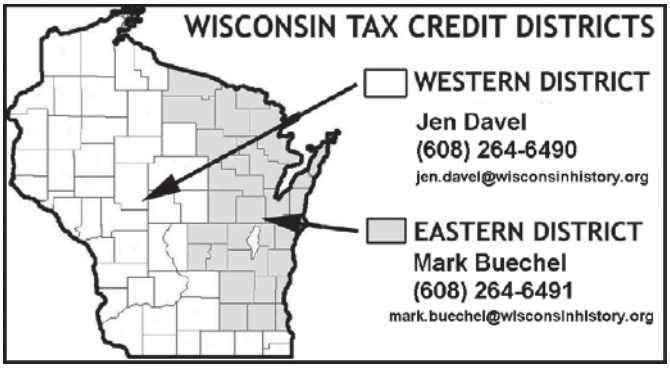
In most cases, mechanical, electrical, and plumbing work will have no effect on the historic qualities of a rehabilitated building; however, these items should be addressed in the application. Of these, the installation of new mechanical systems should be described in the most detail. If, for example, an existing hot water heating system is to be replaced by a new forced-air system, the changes necessary to install heating ducts may be of concern. Also, in the installation of mechanical cooling systems, the location of the condenser is an important consideration. Condensers should not be installed in visible locations on roofs or, at ground level, on primary facades. If unit air conditioners (window units) are to be installed, the Standards do not allow sleeve holes to be cut into primary and secondary facade walls and does not allow windows on these facades to be blocked-in to receive such sleeves.

FOR FURTHER INFORMATION...

For answers to specific questions concerning information published in this pamphlet, call or email the Wisconsin Historical Society staff or visit our website.

General information:
Visit our website at:
www.wisconsinhistory.org/hp

Preservation Architects:
For questions concerning appropriate rehabilitation, find the architect in the district the historic property is located:



Historian:
For questions concerning historic significance of a building or addition:
Joe DeRose **608-264-6512**
joe.derose@wisconsinhistory.org

Office of the State Archeologist:
For questions concerning archeological deposits or features:
John Broihahn **608-264-6496**
john.broihahn@wisconsinhistory.org

Burial Sites Office:
For questions concerning burial or human remains:
800-342-7834

The Division of Historic Preservation has a number of technical publications available for distribution. Chief among these are the "Preservation Briefs" series, published by the National Park Service. The following titles have been published to-date:

- ◊ Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings
- ◊ Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings
- ◊ Preservation Briefs 3: Conserving Energy in Historic Buildings
- ◊ Preservation Briefs 4: Roofing for Historic Buildings
- ◊ Preservation Briefs 6: Dangers of Abrasive Cleaning to Historic Buildings
- ◊ Preservation Briefs 7: The Preservation of Historic Glazed Architectural Terra-cotta
- ◊ Preservation Briefs 8: Aluminum and Vinyl Siding on Historic Buildings
- ◊ Preservation Briefs 9: The Repair of Historic Wooden Windows
- ◊ Preservation Briefs 10: Exterior Paint Problems on Historic Woodwork
- ◊ Preservation Briefs 11: Rehabilitating Historic Storefronts
- ◊ Preservation Briefs 12: The Preservation of Historic Pigmented Structural Glass
- ◊ Preservation Briefs 13: The Repair and Thermal Upgrading of Historic Steel Windows
- ◊ Preservation Briefs 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- ◊ Preservation Briefs 15: Preservation of Historic Concrete: Problems and General Approaches
- ◊ Preservation Briefs 16: The use of Substitute Materials on Historic Building Exteriors
- ◊ Preservation Briefs 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings and an Aid to Preserving the Character
- ◊ Preservation Briefs 18: Rehabilitating Interiors in Historic Buildings
- ◊ Preservation Briefs 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- ◊ Preservation Briefs 20: The Preservation of Historic Barns
- ◊ Preservation Briefs 21: Repairing Historic Flat Plaster - Walls and Ceilings
- ◊ Preservation Briefs 22: The Preservation and Repair of Historic Stucco
- ◊ Preservation Briefs 23: Preserving Historic Ornamental Plaster
- ◊ Preservation Briefs 24 Historic Buildings: Heating, Ventilating, and Cooling Problems and Recommended Approaches
- ◊ Preservation Briefs 25 The Preservation of Historic Signs
- ◊ Preservation Briefs 26 The Preservation and Repair of Historic Log Buildings
- ◊ Preservation Briefs 27 The Maintenance and Repair of Architectural Cast Iron
- ◊ Preservation Briefs 28 Painting Historic Interiors
- ◊ Preservation Briefs 29 The Repair, Replacement, and Maintenance of Historic Slate Roofs
- ◊ Preservation Briefs 30 The Preservation and Repair of Historic Clay Tile Roofs
- ◊ Preservation Briefs 31 Mothballing Historic Buildings
- ◊ Preservation Briefs 32 Making Historic Properties Accessible
- ◊ Preservation Briefs 33 The Preservation and Repair of Historic Stained and Leaded Glass
- ◊ Preservation Briefs 34 Applied Decoration for Historic Interiors: Preserving Composition Ornament
- ◊ Preservation Briefs 35 Understanding Old Buildings: The Process of Architectural Investigation
- ◊ Preservation Briefs 36 Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
- ◊ Preservation Briefs 37 Appropriate Methods for Reducing Lead-Paint Hazards in Historic Buildings
- ◊ Preservation Briefs 38 Removing Graffiti from Historic Masonry
- ◊ Preservation Briefs 39 Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- ◊ Preservation Briefs 40 Preserving Historic Ceramic Tile Floors
- ◊ Preservation Briefs 41 Seismic Retrofit of Historic Buildings
- ◊ Preservation Briefs 42 The Maintenance, Repair and Replacement of Historic Cast Stone

These Preservation Briefs are available through the Internet at:
http://www.nps.gov/history/hps/tps/briefs/presbhom.htm
For free, single copies of any of these materials, please check those desired, provide your complete mailing address in the box below, and mail this sheet to:

Division of Historic Preservation
Wisconsin Historical Society
816 State Street
Madison, WI 53706

NAME

STREET ADDRESS

CITY STATE ZIP CODE

WISCONSIN HISTORICAL SOCIETY

HISTORIC PRESERVATION TAX INCENTIVES
FOR INCOME-PRODUCING HISTORIC BUILDINGS

INTRODUCTION

Federal tax incentives for the rehabilitation provide a 20% investment tax credit to owners who substantially rehabilitate their income-producing certified historic structures. These tax incentives have been in effect since l976 and have been substantially amended several times; this pamphlet reflects the latest changes, the Tax Reform Act of l986.

This nation-wide program is managed by the National Park Service and administered in Wisconsin by the Division of Historic Preservation (Division) of the Wisconsin Historical Society.

In planning a tax credit project, you should be aware that the Tax Reform Act of l986 established "passive income" and transition rules that may affect your ability to claim tax credits, depending on the nature of your investment, your total income, and when your project was carried out. Interpretation of these rules is beyond the scope of this summary. For further information, you should contact the IRS, a tax attorney, or an accountant.

THE ROLE OF THE DIVISION OF HISTORIC PRESERVATION

The Division of Historic Preservation does not have the power to approve historic tax credit applications. The authority to approve or deny rests solely with the National Park Service. The role of the DIVISION consists of:

- informing the public about this program's procedural requirements;
- advising applicants of missing information or uncertifiable work contained in proposals and applications;
- forwarding applications to the National Park Service along with the Division's recommendations; and
- maintaining a complete duplicate file on all project applications and amendments.

WISCONSIN 5% SUPPLEMENTAL CREDIT

In 1989 the State of Wisconsin created a 5% supplement to the already established 20% federal income tax credit. An additional 5% credit can be deducted from Wisconsin income taxes by persons who qualify for the 20% federal program; and receive National Park Service approval **before** any physical work (including demolition) is begun on the project.

(Also established in 1989 was a Wisconsin 25% Historic Rehabilitation Tax Credit for **non-income-producing historic buildings.** Information about that program can be obtained by contacting the Division at 608/264-6491 or 608/264-6490.)

CONTENTS

Division of Historic Preservation's role	1
Wisconsin 5% Supplemental Credit	1
The tax incentives	l
Application requirements summary	2
Program requirements summary	2
Application process overview	2
Certified historic structures	2
Income-producing requirements	3
Substantial rehabilitation requirements	3
NPS fee schedule	3
The application process	3
Secretary of the Interior's Standards	4
Part 1 application instructions	4
Part 2 application instructions	5
Applying for five-year certification	6
Where to go for help	6

THE TAX INCENTIVES

Current law provides the following percentages of investment tax credits for rehabilitation of income-producing buildings:

	NON-RESIDENTIAL	RESIDENTIAL
Built before 1936	10% Federal	None
Certified Historic Structure	**20% Federal plus 5% State***	**20% Federal plus 5% State***

*(Subject to rules regarding Wisconsin 5% credit. See "Wisconsin 5% Supplemental Credit.")

These instructions pertain to the tax incentives for rehabilitating Certified Historic Structures. Unlike the 20% credit for certified historic buildings, the 10% tax credit is not available to contributing or significant buildings within a National Register Historic District. For more information about the incentives available for non-historic structures built before 1936, you should consult a tax attorney or accountant.

The tax credits described in this summary apply only to expenditures made to the exterior or the interior of certified historic structures. The costs of site work, acquisition, and construction of additions are not eligible for the credits.

In addition to the tax credit, you may also claim depreciation on your building. The depreciation schedule as of January 1, 1990, is 27.5 years for residential income-producing properties and 31.5 years for other income-producing properties.

APPLICATION REQUIREMENTS SUMMARY

TYPE OF BUILDING	Part 1 required?	Part 2 required?	Part 3 required?	Additional Action Required
Listed in the National Register of Historic Places	No	Yes	Yes, after work is done	None
Located in a National Register Historic District	Yes	Yes	Yes, after work is done	None
Located in NPS-certified local historic district	Yes	Yes	Yes, after work is done	None
None of the above	Yes	Yes	Yes, after work is done	Must formally nominate the property to the National Register. Property must be listed in the Register within 30 months of your taking the credit, or you must repay the credit to the IRS and the Wisconsin Department of Revenue

The historic preservation tax credits allow you to extend the period over which you must meet the "substantial rehabilitation" requirements from two to five years; however, you must formally apply for this option before work begins. For further information, see "Applying for five-year certification."

If the building is sold after the tax credits are claimed, the IRS and the Wisconsin Department of Revenue will recapture all or part of the credit. The amount of recapture is reduced by 20% per year and after five years there is no recapture. During this period, you are required to obtain NPS approval of any significant additional work that you undertake.

In addition to the owners of a building, a **lessee** may also be eligible for the tax credits if the lease runs for at least l8 years beyond the completion of the rehabilitation project and if the lessee carries out the work.

As with any tax incentives, there are subtleties in the law that go beyond the scope of this summary. Any questions that relate to your own tax situation should be addressed to the IRS or a professional tax specialist.

For assistance in proceeding through the certification process, contact Jen Davel at 608-264-6490 or jennifer.davel@wisconsinhistory.org

BASIC PROGRAM REQUIREMENTS SUMMARY

In order to take advantage of the historic preservation tax incentives, you must:

1. Own (or lease, as described earlier) a "Certified Historic Structure."
2. Use the building for the production of income, according to IRS regulations.
3. "Substantially Rehabilitate" the building.
4. Design and carry out work in conformance with the "Secretary of the Interior's Standards for Rehabilitation."
5. Formally apply to the National Park Service, through the Division for certification of your project. (The NPS charges a fee for its portion of the review. See “National Park Service fee schedule”.)

See the “contents” on page l for the location of each of these topics.

APPLICATION PROCESS OVERVIEW

Tax credit applications are the blue forms in the information packet. Applications in electronic form are available on the web at http://www.nps.gov/history/hps/tps/tax/hpcappl.htm. To take advantage of the historic preservation tax credits, you must submit three applications to this office:

1. A Part l application, the purpose of which is to determine that the building is historically significant. (The Part 1 application is not required for buildings already *individually* listed in the National Register of Historic Places.)
2. A Part 2 application in which you describe the work that you intend to carry out. The purpose of this application is to demonstrate to the NPS that your project will not destroy the historic qualities of the building.
3. A Request for Certification of Completed Work (usually referred to as the “Part 3 application”) that you must submit after completion of the work.

In addition, owners of buildings that are preliminarily certified (see "Certified Historic Structures,") must submit National Register nominations for their buildings. A summary of the application requirements is given at the top of this page.

CERTIFIED HISTORIC STRUCTURES

The term "Certified Historic Structure" as defined in the tax codes means:

- a building that is individually listed in the National Register of Historic Places; **or**
- a building that is located within the boundaries of a National Register historic district and which is determined by the National Park Service to contribute to that district; **or**
- a building that is located within the boundaries of a locally designated historic district whose ordinance and boundaries have been certified by the National Park Service -- and where the building has been determined by the NPS to contribute to the district.

If your building does not fall into one of the three categories above, you may still take advantage of the tax credits by submitting a Part l application to obtain a preliminary certification of significance. You would then proceed through the certification process; however, within 30 months of the date in which you file your tax return claiming the

credit, the building must be listed in the National Register of Historic Places.

As indicated in the summary of application requirements, Part 1 applications are also required for projects located within historic districts to establish the building is "contributing". Not all buildings within a district are considered contributing to the historic character of the district, because of age or alterations. Once the Part 1 is approved, the property is considered to be a "certified historic structure." **Properties listed individually in the National Register are already considered to be "certified historic structures" and, therefore, Part l applications are *not* required.** For further information about completing Part 1 applications, see "Part l Application Instructions."

INCOME-PRODUCING REQUIREMENTS

The Federal historic preservation tax credits, and the Wisconsin 5% supplemental credit, apply only to buildings that are income-producing. All certified historic income-producing properties, including residential rental properties, are eligible for the credits. One key to determining whether your property is considered income-producing is whether you can depreciate all or part of it under IRS rules.

If only part of your building is income-producing, you may pro-rate the tax credit over that portion of the building. Contact a tax specialist or the IRS for further information.

For information on the State historic rehabilitation credit for non-income-producing properties, contact the Division of Historic Preservation at 608/264-6490 or 608/264-6491 for an information packet.

SUBSTANTIAL REHABILITATION REQUIREMENTS

To claim any credit, the IRS requires that you "substantially rehabilitate" your historic building. This means that the amount of money that you spend on the historic rehabilitation (that is, the money that you may claim for purposes of the tax credit) must equal at least $5,000 or the "adjusted basis" of the building, whichever is greater. The adjusted basis is generally the price that you paid for the building (not including land costs), plus any capital improvements that you have made, minus any depreciation that you have already taken.

IRS regulations specify that you must meet the "substantial rehabilitation" requirements within a two-year period (at your option, you may choose any two-year period during which you spend the most money on qualified rehabilitation work). If you cannot meet this requirement, you may formally apply as a phased project which allows a five-year period to "substantially rehabilitate" your building. See "Applying for Five-year Certification".

NATIONAL PARK SERVICE (NPS) FEE SCHEDULE

The NPS charges the following fees for reviewing applications:

COST OF WORK	NPS FEE
less than $20,000	No fee
$20,000 - $99,999	$500
$l00,000 - $499,999	$800
$500,000 - $999,999	$1,500
more than $1,000,000	$2,500

Applicants are billed directly by the NPS in the following manner:

- For all projects with more than $20,000 worth of work, only $250 of the fee is charged at the time of Part 2 review. This is normally billed when the NPS receives your Part 2. They will review your project when they receive this initial fee. Do **not** send a check before being billed. However, if review of your application is urgent, the NPS can charge the review fee to your credit card. You must complete the "Fee Payment" form in the application packet to provide credit card authorization.
- If, however, your project is estimated to cost less than $20,000, the NPS **not** charge a review fee.
- When your Part 3 application is received by the NPS, you will be charged the remaining fee, based on the schedule above.

THE APPLICATION PROCESS

To expedite the application process and to increase the likelihood of the National Park Service's tax credit approval, the Division of Historic Preservation suggests that you proceed in the following way:

1. **Contact the Division** to let us know of your intent to apply for the tax incentives. We will check to see if your building is already a "certified historic structure" and can discuss the details of your project to determine whether the work meets NPS standards.
2. **Take detailed photographs of the property.** For purposes of the Part l application you need to document all sides of the building and show its surroundings. In addition, you should provide representative photographs of the building's interior. For the Part 2 application, you are required to illustrate the pre-project conditions described in the application. You must send **two copies of all photographs**. Further information about photographic requirements is given in the application instructions sections.
3. **Prepare the Part l application** (unless your building is listed individually in the National Register). For further information, see the "Part l application instructions" section. While it is not required, many applicants feel the need to hire professional consultants to complete these applications. If you wish to hire a consultant, you can request from the Division a list of persons who have successfully completed National Register nominations and Part 1 applications.
4. **Prepare and submit the Part 2 application.** Further information about the documentation requirements are given in the "Part 2 application instructions" section and in the State Historical Society publication, "Guidelines for Planning Historic Preservation Tax Credit Projects". Applications that are incomplete or that describe inappropriate work will be returned for revision or augmentation. The Part 2 application may be submitted along with the Part l application. You can expect a response from the NPS within 60 days of the Division's receipt of your application.
5. **Carry out the work.** Once the Part 2 application has been approved by the NPS, you may begin work without jeopardizing your tax credits if the work conforms to the approved Part 2 application. It is possible to change some aspects of the project, but all changes must be submitted (along with necessary photos and drawings) to the Division. The Division will then forward them to the NPS for approval.

   If your property has received only a preliminary determination of significance through the Part 1 application process, (in other words, if it is not individually listed in the National Register or certified as contributing to a National Register district), you should begin immediately to prepare a National Register nomination for

the property. Contact the Division to begin the process (see "Where to go for help").

6. **Apply for final certification.** In the calendar year you complete the work and place the building in service, you must submit a "Request for Certification of Completed Work" (also referred to as the Part 3 application). To claim your tax credit, the IRS requires you to attach a NPS-signed copy of the approved Part 3 application to your tax return. If your property is not yet a certified historic structure, the NPS cannot sign-off on your Part 3 application, although the work may be approved by letter. You may use the approval letter to claim your credit, but you are required to list your property on the National Register within 30 months of the date in which you claim your tax credits. The NPS can then sign the Part 3, which you must submit to the IRS. **Because National Register listing is a time-consuming process, begin this process early!**

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Because this program is designed to encourage sensitive rehabilitation of historic buildings, every project is evaluated against a set of standards to ensure that the proposed work will not destroy the buildings that the tax credits were designed to save. These standards, which have been adopted into the tax code, are called "The Secretary of the Interior's Standards for Rehabilitation."

A copy of the Standards and the accompanying guidelines for rehabilitation may be attached to this information package. If it is not, you may request one free of charge from the Division. Also available is a Wisconsin supplement, "Guidelines for Planning Historic Preservation Tax Credit Projects", that provides guidance on how the Standards are interpreted.

The ten Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved
6. 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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

INSTRUCTIONS FOR COMPLETING PART 1 - APPLICATIONS (EVALUATION OF SIGNIFICANCE)

To be eligible for the tax incentives, a building must be a Certified Historic Structure. As an applicant, this means that if your property is not listed *individually* in the National Register of Historic Places you must complete a Part l application. Generally, it must be submitted no later than the date the building is "placed in service", that is, put in use for an income-producing purpose. The majority of the application consists of information that you must provide about the building's physical appearance and the building's historic significance.

PURPOSE OF THE FORM

For properties contained within historic districts (either National Register or certified local historic districts) the form is designed to demonstrate that the properties contribute to the significance of those districts. Once a Part l certification form has been approved by the NPS, that property is considered to be a Certified Historic Structure.

For properties not located in historic districts and not listed individually on the National Register, the Part 1 form serves as a preliminary National Register nomination. The level of documentation for a Part l application is virtually the same as that for a National Register nomination (although the format is not as tightly structured and the narrative can be shorter). In completing the form, you must document that the building is eligible for listing in the Register. When the NPS approves a Part 1 application for this type of building, it states only that the building appears to be eligible for listing in the Register. Once you complete the project and take the tax credits, you will be required to formally list the property in the Register within 30 months.

DATE OF CONSTRUCTION

Under "Date of Construction," please indicate the source from which the date was obtained. Acceptable sources include cornerstones or inscription stones, city building permits, building plans, county or local histories, newspapers of the time of construction, and sometimes title abstracts, tax records, or early maps.

THE DESCRIPTION OF PHYSICAL APPEARANCE

Every Part 1 application must address the following physical aspects of the building:

1. Kind of structure (church, dwelling, etc.)
2. Overall shape or plan (rectangular, "L-shaped," etc.)
3. Number of stories
4. Construction material (brick, frame, stone, etc.)
5. Siding or exterior wall covering material

6. Roof shapes (Mansard, hipped, gabled, etc.)
7. Important decorative elements (column, porches, towers, windows, etc.)
8. Number, types, and locations of outbuildings, including dates of construction
9. Known substantial alterations or additions, including dates
10. Significant or character-defining interior features and spaces.

It is important that you describe and send photographs (2 sets) of both the exterior and the interior of the building. Applications that fail to address interior features will be returned for more information.

STATEMENT OF SIGNIFICANCE

The statement of significance is the most important aspect of the Part 1 application -- and the most technically difficult. You may wish to hire a consultant to prepare your Part l application, especially if your building does not lie within a registered or certified historic district. If so, the Division staff can provide you with list of consultants who have successfully prepared Part 1 applications and National Register nominations. See “Where to go for help”.

If your building is located within a historic district, the information that you provide in this area must be designed to show that the building contributes to the significance of that district. Your first step should be to find out why the district is significant by checking the National Register or local district nomination form. You may obtain a copy of these nominations by contacting the Division.

If your building is not located in a historic district and is not listed in the National Register, you must show that the building is eligible for listing in the Register. The statement of significance required for this type of building is equivalent to what is required for a National Register nomination and all applications are evaluated for significance using National Register criteria. This means that you must demonstrate that your building:

1. is associated with events that have made a significant contribution to the broad patterns of our history; or
2. is associated with the lives of persons significant in our past; or
3. embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master architect or builder, or possess high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction; or
4. has yielded, or is likely to yield, information important to prehistory or history.

The statement of significance for buildings that are less than fifty years old; moved; reconstructed; birthplaces of important individuals; primarily commemorative in nature; or owned or used by religious institutions may have to address additional criteria set forth in National Register regulations. Please consult with the Division staff if your building falls into one of these "exceptional" categories.

Sources of information used in the statement of significance, especially quotations, should be specified with proper references to documents, titles, dates, and pages. Heresy or common knowledge cannot be used to establish significance.

INSTRUCTIONS FOR COMPLETING PART 2 APPLICATIONS (DESCRIPTION OF REHABILITATION)

In order to describe a wide range of projects the Part 2 application form was designed to be very flexible. Unfortunately, this flexibility can lead to confusion, and often applications must be returned because applicants failed to describe work adequately. These instructions are intended to clarify the procedural requirements for applying for certification of your rehabilitation plans. Please refer to "Guidelines for Planning Historic Preservation Tax Credit Projects" for information on National Park Service standards and documentation requirements.

COMMON MISTAKES AND OMISSIONS

Most applications are returned to applicants for the following reasons:

1. Lack of photographic documentation. Because it is impossible to visit every tax project, we rely on photographs supplied by applicants to illustrate pre-project conditions. Each applicant is required to submit two sets of clear photographs that show all of the conditions described in the application. These need not be larger than snapshot size, but "instant" (so-called Polaroid) photographs are not acceptable. **Two sets** of photographs are required in order that the Division have a record set of photos after sending one set to the NPS. Photos should be clearly labeled by location, or keyed to a plan. Loose, unmounted photographs are preferred to simplify our filing process. High quality **color** photocopies are satisfactory for the second set -- **black and white photocopies are not**.

2. Lack of adequate plans. In most cases, in order to describe the work, plans or other drawings are required. For example, when interior work involves alteration of interior features, the NPS requires that before-and-after floor plans be submitted. If you submit plans or other drawings, please remember to submit two copies. As with the photographs, one copy is sent to the NPS and one record copy is kept in our files.

Often, applicants who have already produced complete sets of plans and specifications for a project will submit instead summary materials. In most cases, those summary materials leave out important information that we and the NPS need to review a project. If you have already prepared plans and specifications, you should send them with the application.

3. Lack of required signatures. The NPS and the Internal Revenue Service (IRS) require that applications be signed by all owners of a rehabilitated property, and that the names, addresses, and taxpayer identification numbers of those owners be indicated on the application. The IRS requires that **all partners** give their names and taxpayer identification numbers on an application. A general partner who is in the process of soliciting partners at the time of application should include a statement that the names of the remaining partners are unknown, but that they will be submitted at a later date.

4. Failure to describe significant aspects of a project. Sometimes, applicants do not describe those parts of a project that they do not feel are important, such as interior

rehabilitation. The NPS considers all parts of a project to be important and requires applicants to address all aspects of project work including interior work, new construction, demolition of nearby structures, and installation of new mechanical and electrical systems.

5. Reformatting the application. The NPS requires that applications be submitted on the standard forms, although it is possible to modify the section in which the work is described. If you feel that the blocks in the application are too small for all of the information that you need to give, you can either put the additional information on continuation sheets or create your own similar format, as on a computer. If you elect to do the latter, please include the references to photos and drawings contained at the bottom of the left-hand block.

6. Submission of unidentified application materials and amendments. Applicants often send or hand deliver plans and supplementary materials with no cover letters or project identification. Under these circumstances, it is possible for the materials to be misdirected or not acted upon. Any additional information or changes to your proposal should be described on the NPS "Continuation/Amendment Sheet," which is included in the application packet with the other blue application forms. It should be completed and signed by the owner.

APPLYING FOR FIVE-YEAR CERTIFICATION

Ordinarily, as a tax applicant, you would have two years in which to meet the "substantial rehabilitation" requirements for purposes of claiming the credits. It is possible under this program to meet those requirements in a five-year period if the project is phased. You should formally apply for this option before work begins on the project or have architectural plans that demonstrate your intention to complete the project in phases from the outset. To apply for a phased project, you should submit plans for the complete project and a signed letter with your application in which you:

- express your intent to apply for the five-year expenditure period;
- state whether the work described in the Part 2 application represents all of the work to be carried out over the five-year period; and
- present a phasing plan breaking the project down into at least two logical, discrete "phases." For each phase, you must tell what work will be accomplished, the start and completion date, and the estimated cost of that work. Many applicants elect to break the projects into annual phases.

After your Part 2 application and phasing plan are approved by the NPS, you may claim the credit as each phase of your project is completed. You should wait until the completion of the entire project before submitting to the Division a "Request for Certification of Completed Work".

WHERE TO GO FOR HELP

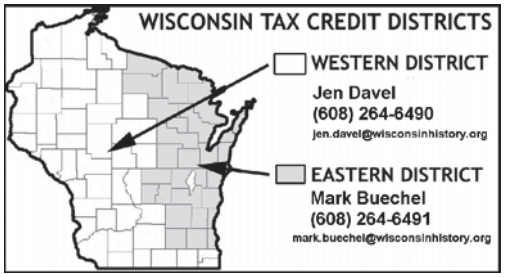
The Division of Historic Preservation (Division) can help the potential applicant with the following services and advice regarding the tax incentives:

- Provide you with copies of the certification applications and instructions based on our knowledge of the tax regulations and the certification process.
- Review your project preliminarily to try to discover areas where work that you propose may not meet the Standards. (Any such requests, however, should be made in writing and should be accompanied by sufficient photographs and a description of the work to allow the division to make a reasonably good evaluation.)
- Provide you with lists of professional consultants who have successfully prepared Part l applications and National Register nominations.

For advice about completing the Part l certification application, call **Joe DeRose** at 608/264-6512 or joe.derose@wisconsinhistory.org.

For information on listing a building in the National Register of Historic Places contact **Mary Georgeff** at 608/264-6498 or mary.georgeff@wisconsinhistory.org.

All other tax certification inquiries should be made to the architect in your tax credit region. See map at right.



Certified historic buildings qualify to use the historic building code in Wisconsin. This can be helpful in solving difficult code compliance problems. For information on the historic building code contact **Lynn Lecount,** Division of Safety and Building at the Department of Commerce, 201 W. Washington Ave., 4th fl., Madison at 608-267-2496 or llecount@commerce.state.wi.us .

For help in designing projects, we suggest that you hire an architect. The Division cannot make recommendations about which architects to hire. We suggest that you refer to the listing of architects in your telephone book or contact the **American Institute of Architects, Wisconsin** at 608-257-8477 or www.aiaaccess.com.

For advice about your tax circumstances, you should contact tax specialists, such as tax lawyers or accountants, or the Internal Revenue Service. **Colleen Galagher** at the IRS District Office in St. Paul is available to answer tax questions as they relate to this program. She can be reached at 651-726-1480 or colleen.k.galagher@irs.gov
Also see the IRS http://www.nps.gov/history/hps/tps/tax/irs.htm web site . Other web sites of interest are the State Historical Society's site at www.wisconsinhistory.org and the NPS's site at http://www.nps.gov/hps/tps/tax/index.htm.

HPD:TRA001 Rev: 5/27/2009 Taxinstructions-5/2009/taxproj

Division of Historic Preservation – Public History

HISTORIC HOMEOWNERS TAX CREDIT PROGRAM APPLICATION INSTRUCTIONS

INTRODUCTION

Wisconsin homeowners can claim a 25% state income tax credit for rehabilitation of their historic personal residences. To qualify, an owner must spend at least $10,000 on eligible work and must submit a tax credit application. The application must be approved before work begins. The maximum credit per project is $10,000, or $5,000 for married persons filing separately.

OVERVIEW AND PURPOSE OF THIS PROGRAM

This tax credit program was created to assist historic homeowners who are willing to use a high standard of care when specifying work and selecting materials in order to avoid harming the historic character of their houses and causing damage to their building materials. The program is administered by the Division of Historic Preservation – Public History of the Wisconsin Historical Society.

Homeowners must apply for the credit before work begins and must send photographs and a clear description of the proposed work. For each application, the Society has two primary duties: 1) to certify that the property is *historic*; and 2) to certify that the proposed work is *sympathetic* to the historic character of the house and will not cause it physical harm. The Society also certifies that completed work has been carried out as specified in the approved application.

Once their applications have been approved, homeowners may claim tax credits when they file their state income tax forms, based on money that they have spent for eligible work. When work has been completed, homeowners must send photographs and a notification that the work has been completed.

Except as mentioned above, all laws and regulations pertaining to this program are the responsibility of the Wisconsin Department of Revenue (DOR).

REQUIREMENTS

To qualify for this tax credit you must meet the following conditions:

1. Your property must be located in Wisconsin and it must be your personal residence. It cannot be used actively in a trade or business, held for the production of income, or held for sale or other disposition in the ordinary course of trade or business.

2. Your property must be historic. It must be certified to be one of the following:
   - listed in the National Register of Historic Places or the State Register of Historic Places;
   - contributing to a national register or state register historic district; or,
   - eligible for individual listing in the state register.

   (See "Historic Property," page 2.)

3. You must apply to receive the credit.

   Before you start the work, you must submit:
   - a Part 1 application and photographs so that staff can certify that your property is historic; and
   - a Part 2 application and photographs to illustrate the proposed work so that staff can certify that it will not diminish your property's historic character. (You must receive Part 2 approval before you begin any work for which you plan to claim the tax credits.)

   After the work is done, you must submit a "Request for Certification of Completed Work," along with "after" photographs to verify that work was carried out as described in the Part 2 application.

4. You must spend at least $10,000 on eligible project work within a two-year period, which can be extended to five years. Work that does not qualify for the tax credit, such as decorative interior work, does not count toward meeting this requirement. (See "Eligible Work," page 2.)

5. All work must meet "The Secretary of the Interior's Standards for Rehabilitation," including work that may not qualify for the tax credits.

6. You must complete all work within two years of the time that you begin physical work, unless you apply to have the work phased over an extended period of up to 5 years. To qualify for 5 year phasing, you must submit a phasing plan before you begin. (See "Expenditure Period," page 3.)

7. You will be required to own and maintain the historic character of your property for a period of five years after you have taken the tax credit or pay back all, or a portion of the tax credit. (See "Recapture," page 3).

ELIGIBLE WORK

You may claim the tax credit only for the following work:

- The exterior of a building. (The building can be an addition or outbuilding if it is determined to contribute to the historical significance of the property.)
- Structural elements of the building (see Note 1 below)
- Heating, ventilating, or air conditioning systems
- Electrical systems or plumbing, excluding electrical or plumbing fixtures.
- The interior of a window sash if work is done to the exterior of the window sash.
- Architectural fees
- The cost of preparing a State Register nomination

The following are examples of work that would not qualify for the tax credit but would be reviewed for conformance with the Standards:

- Work carried out within a 12 month period prior to our receipt of the Part 2 application (see Note 2, below)
- Installation of wall or attic insulation
- Interior remodeling or decoration
- New additions
- Landscaping and site work
- Plumbing and electrical fixtures
- Work on additions or outbuildings that do not contribute to the historical significance of the property.

NOTES

1. "Structural elements" are portions of a building necessary to prevent physical collapse, including footings, beams, posts, columns, purlins, rafters, foundation walls, interior wall structures, and exterior wall structures, excluding finish materials, such as plaster, lath, and decorative trim.
2. The reason for the "12-month rule" is to prevent owners from carrying out unsympathetic work (work that would result in denial of a project) before submitting a Part 2 application.
3. **If you are unsure whether work is eligible for the credit . . .** At times, it may be difficult to determine whether a work item qualifies for a tax credit. Not all work falls neatly into the categories of eligible work listed above; therefore, judgments must sometimes be made. For example, while it may be reasonable to assume that installation of a hot water heater falls into the category of plumbing systems, refinishing a wood floor clearly does not qualify as work on a structural system. State statutes give the Society very limited authority. We are responsible for certifying that properties are historically significant and that work is compatible with the historic character of a property. The remaining authority rests with the Wisconsin Department of Revenue (DOR). Although the Society will likely notify you if work is clearly outside the scope of the program, it is up to you to determine what expenses you would like to claim as a credit. Then, as with any other claim, you should keep records and be prepared to justify your claim. DOR may consult with the Society about the eligibility of certain items of work.

EXPENDITURE PERIOD

THE STANDARD TWO-YEAR EXPENDITURE PERIOD

Ordinarily, you must spend $10,000 on eligible work within 2 years of the date that you begin work. If you plan to carry out work over a longer period of time, you may want to extend the expenditure period to 5 years. This is particularly true if your project will not meet the $10,000 expenditure requirement in the first 2 years, but will exceed it within a 5-year period.

HOW TO APPLY FOR A FIVE-YEAR EXPENDITURE PERIOD

To extend the expenditure period from 2 to 5 years, you need to submit a "Request for Five-Year Project Phasing" (WTC:004) ***along with your Part 2 application.*** The application package contains a copy of the form. When filling out this form, remember to list all of the work in the Part 2 application and then to break it down into annual phases for the five-year phasing plan.

NOTE You may submit a phasing plan for an expenditure period less than five years. For example, if you expect your project to continue for only 3 years, simply leave years 4 and 5 blank.

COMPLETING THE PART 1 APPLICATION

1. *NAME OF PROPERTY*
   If your house is individually listed on the national register or state register, use that name; otherwise, use the street address. If your project involves work on outbuildings, include them in the property name. For example, "The Samuel Smith House, Barn, and Silo" or "1341 Main Street - House and Carriage House." Be sure to check the type of certification that you are requesting and give the name of the historic district name, if applicable.

2. *OWNER*
   Give the names and Social Security numbers of all of the house's owners.

3. *PROJECT CONTACT*
   Complete this only if there is another person to whom inquiries should be made about the Part 1 application, such as an architect or a consultant.

4. *PHOTOGRAPHS*
   All applications require clear photographs of the current appearance of all sides of the building and its surroundings. If you are applying for preliminary certification, you need to send interior and other detail photographs, as indicated in item 8 below.

5. *OWNER'S CERTIFICATION*
   All owners must sign and date the application.

ONLY COMPLETE THE BACK SIDE OF THE PART 1 APPLICATION IF YOU ARE APPLYING FOR PRELIMINARY CERTIFICATION. The purpose of items 6-8 is to give Division staff enough information to determine that your property is individually eligible for listing in the State Register of Historic Places. If your property is already listed in the state or national registers, or is contained within a historic district, you do not have to complete items 6-8.

6. *BUILDING DATA*
   Indicate the date that the building was constructed and your source for that date. Indicate dates when the building was altered or moved.

   The following features require written descriptions or drawings (for your house and all outbuildings):
   - Overall shape or plan, such as rectangular or L-shaped. (Drawings or sketches may be necessary.)
   - Known substantial alterations or additions, including dates.
   - If outbuildings exist, the number, types, and locations should be shown on a site map.

   You do not have to describe the following features (of your house and all outbuildings) if they are evident from your photos:
   - Number of stories
   - Construction materials (brick, frame, stone, etc.)
   - Siding or exterior wall covering materials
   - Roof shapes (Mansard, hipped, gabled, etc.)
   - Important decorative elements.
   - Significant interior features and spaces.

7. *STATEMENT OF SIGNIFICANCE*
   To preliminarily certify your house for the tax credit, Division staff needs to be able to determine that it is eligible for listing in the State Register of Historic Places. A property's historical significance is more than a matter of age. It must be significant for specific reasons -- that is, it must meet criteria for listing in the state register. Also, it must have physical integrity; it cannot have been severely altered.

   Staff uses the information and photographs that you provide to determine whether your building meets State Register criteria. In your application, you must demonstrate that your building:

   - Is associated with events that have made a significant contribution to the broad patterns of our history; or
   - Is associated with the lives of persons significant in our past; or
   - Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master architect or builder, or possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction; or
   - Has yielded, or is likely to yield, information important to prehistory or history.

   If you use quotations or other documented references in the statement of significance, you should refer to document titles, dates, and pages. Hearsay or "common knowledge" is not acceptable to establish a house's significance.

The statement of significance is the most important aspect of the Part 1 application -- and the most technically difficult. You may wish to hire a consultant to prepare your Part 1 application. If so, our staff can provide you with a list of consultants who have successfully prepared Part 1 applications and State Register nominations.

8. *ADDITIONAL PHOTOGRAPHS*
   In completing items 6-8, you must send photographs of both the exterior and interior of the building, as well as the site and outbuildings. You must include enough photographs to show the appearance of your house, its site, and outbuildings to our staff. Photographs should be keyed to floor plans and site plans. Applications with insufficient photographs to demonstrate your house's appearance will be returned for more information.

COMPLETING THE PART 2 APPLICATION

The Part 2 application is where you list and describe the work that you intend to carry out so that our staff can determine whether it will be sympathetic with the historic character of your property. It also serves as a list of approved work that you may present to the DOR if your expenses are questioned. You must complete both sides of the Part 2 application.

ITEMS 1-4 NAME OF PROPERTY; OWNER; PROJECT CONTACT; OWNER'S CERTIFICATION

Repeat the information that you gave on the Part 1 application.

5. PROJECT DATA

This section is divided into two parts: **Section 5 - Eligible Work** asks for information about work for which you plan to claim the tax credit. If you have questions about whether work is eligible for the credit, see Note 3 under "ELIGIBLE WORK" on page 2, or contact our office to discuss specific work items. **Section 5b - Ineligible Work** asks for similar information about additional work that you may be undertaking, or have already carried out as part of a continuing project.

In addition to a listing of proposed work, sections 5a and 5b ask for the following:

Estimated costs
You must give an estimated cost for each of the work items and give a total cost at the bottom of the column. You do not have to obtain firm bids or sign contracts to fill out this section. These are only estimates. You give actual costs at the end of the project when you submit the "Request for Certification of Completed Work."

Start date
Estimate when work will begin for each item.

Completion date
Estimate when each work item will be completed. Remember that you only have 2 years to complete the eligible work. If the last completion date is more than 2 years after your earliest start date, you should consider submitting a five-year phasing plan.

6. PHOTOGRAPHS AND DRAWINGS

All applications must be adequately documented. Refer to the "Documentation Requirements" publication that was included with your application package.

Because staff cannot visit every tax credit project, approvals are made on the basis of your photographs. You must include pre-project photos of the overall appearance of all four sides of your house (these can be the Part 1 application photos) and also detail photographs of those areas where you plan to carry out work, both interior and exterior. (see example at right)

Acceptable | Unacceptable

Photos of the overall appearance of your house should show the whole house, not just parts of it.

- These photographs should be color and a miniumum of 3" x 5" in size. Digital photographs are acceptable if they are printed on quality paper at a high resolution and meet the 3 x 5 size requirement. Xerox copies are not acceptable.
- If necessary in order to understand your application, you should give a brief description of what is being shown.
- Send photographs "loose"; that is, not mounted on cardboard or in photo holders.
- Photographs are not returnable.

Drawings and manufacturers' literature
As indicated in the "Documentation Requirements" publication, you must send drawings or sketches of certain alterations, such as window replacement, changes in floor plan, and new construction. These do not have to be prepared by an architect, but they must be adequate to illustrate what you are trying to achieve. If possible, drawings and other materials should be in 8-1/2" x 11" format.

7. DESCRIPTION OF WORK TO BE PERFORMED

In this section, we ask that you describe the work that you plan to perform, including both the eligible work in Section 5a and the ineligible work in Section 5b. The "Documentation Requirements" publication lists information that you need to send for various types of work. You may include contractors' bids, but only if they include all required information. Projects that are not adequately described will be returned without action.

AMENDMENTS

As you carry out your project, you may want to amend its details. You may amend at any time until the completed project is certified. Typical amendments would involve adding work items or revising construction details. To amend, you must send a written amendment and all changes must be approved in writing **and in advance**.

To amend your project, send us a letter. There is no amendment form. The letter must contain the following:

1. Your name and the address of the property.
2. A statement making it clear that you want to amend your project.
3. The following documentation:
   - If you are adding work to the project. Send a description, an estimate of the costs, the dates in which the work is to be carried out and, when necessary, send photographs.
   - If you are deleting work from the project. Indicate the work you would like to remove.
   - If you are changing the details of work already approved. Send a description of how the work is to be amended, and indicate how the costs or dates will be affected.
4. Your signature

NOTE A project needs to be formally amended so that there will be a clear indication of what is, and is not, included in the application in the event that a project is examined by the Wisconsin Department of Revenue (DOR).

CLAIMING THE CREDIT

Once your Part 2 application is approved, the Wisconsin Department of Revenue (DOR) allows you to claim the credit "as you go," beginning in the tax year that you begin to spend money on approved eligible work. You claim the credit when you fill out your state income tax forms by completing Schedule HR (available from the DOR) and attaching either a copy of the signed Part 2 application or, after your project has been completed, a copy of the approved "Request for Certification of Completed Work." If your tax credit is greater than your tax liability, you can carry unused portions of the credit forward until you use it up, or for 15 years, whichever comes first.

PRORATION OF TAX CREDITS

If part of your house is also used for the production of income, you may be able to claim this tax credit for the portion that is your residence. You may also be able to claim federal and state tax credits for rehabilitation of the income-producing portion. Proration is made on a square footage basis. The rules for prorating the credit are complicated. Contact Mark Buechel at 608-264-6491 or Jen Davel at 608-264-6490 for additional information. You may also contact the DOR at 608-266-2772 for further information about the proration of credits.

RECAPTURE

You are responsible for maintaining the historic character of your property for five years after you claim the tax credit. If, during that time, you sell the property or carry out additional work that diminishes its historical significance, you will be required to pay back a prorated portion of the tax credit. If you carry out additional work during the recapture period, you must request and receive the written approval of the State Historic Preservation Officer (SHPO) before beginning the work.

The proration schedule works as follows: If recapture is triggered within the first year, you must pay back the entire credit. During the second year, you pay 80%. During the third year, 60%, During the fourth year, 40%. During the fifth year, 20%. After the end of the fifth year, there is no payback requirement.

COMPLETING THE REQUEST FOR CERTIFICATION OF COMPLETED WORK

The Request for Certification of Completed Work has three purposes:

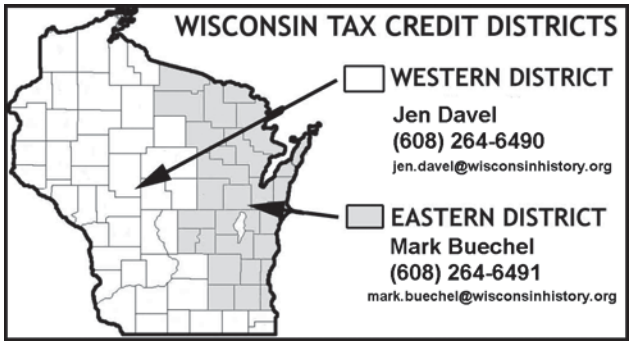
- To demonstrate to the Society that you have carried out the work as stated in your Part 2 application
- To establish for DOR the actual, final cost of your project for purposes of calculating your tax credit.
- To close-out your project.

You must send a "Request for Certification of Completed Work" within 90 days of the completion date for tax credit-eligible work. If we do not receive an acceptable form, the credit may be rescinded or recaptured.

You must supply photographic documentation including photos of the overall appearance of all four sides of your house, as well as "after" photos corresponding to the pre-project photos that you sent with the Part 2 application.

WHERE TO SEND COMPLETED APPLICATIONS

Homeowners Tax Credit
Division of Historic Preservation – Public History
Wisconsin Historical Society
816 State Street
Madison, WI 53706



THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. 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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

You can request a copy of the "Secretary of the Interior's Standards for Rehabilitation" and guidelines for rehabilitating historic buildings by calling the Division of Historic Preservation – Public History.

PLEASE NOTE THAT...

1. The rules governing this program are subject to legislative change. If you plan to apply, please contact either Mark Buechel or Jen Davel to discuss your project and to make certain that the forms and instructions are current.

2. Society staff cannot answer questions about your specific tax situation. You should refer these questions to a tax lawyer or accountant, or to the Wisconsin Department of Revenue (DOR).

3. Although the statutes allow a maximum $10,000 tax credit per project, they do not define the term "project." Owners may submit applications for more than one project, thereby claiming as much as $10,000 in tax credits for each project.

4. Applicants under this program may still be subject to the Wisconsin Alternative Minimum Tax (AMT). This may affect your ability to claim a credit.

5. By statute, only "natural" persons may claim the credit. Corporate entities are ineligible.

6. Projects that involve state or federal funds, license, or permit may be required to undergo a separate review to ensure that they will have no adverse effect on significant historic or prehistoric resources. This review is separate from, and not binding on, the tax program review.

7. Projects involving locally landmarked properties may need to be reviewed under local statutes, which is a process separate from reviews carried out under this program; furthermore, design decisions made by local commissions are not binding on this program.

APPROVAL AUTHORITY

This program is jointly overseen by the Wisconsin Historical Society and the Wisconsin Department of Revenue (DOR). By statute, the Society's responsibilities are limited to certifying the historical significance of properties and certifying that work meets the Secretary of the Interior's Standards for Rehabilitation. All other aspects of the program are the responsibility of the DOR, including the interpretation of tax-related laws.

WHERE TO GO FOR HELP

- For additional copies of this application form, contact Mary Georgeff at 608-264-6498.
- For advice about completing the Part 1 application, call Joe DeRose at 608-264-6512.
- Questions about application process or specific questions about your project? Call either Mark Buechel or Jen Davel. Please note that, as a state agency, we cannot prepare plans and specifications for your project and we cannot recommend architects or contractors.
- Questions about hiring an architect? Contact the Wisconsin Chapter of the American Institute of Architects at http://aiaw.org for a listing of architects experienced and interested in undertaking historic rehabilitation work. When interviewing architects, we suggest that you ask for lists of preservation projects that they have completed, and that you follow up on any references.
- Questions about tax laws relating to this program, contact the Wisconsin Department of Revenue (DOR) at 608-266-2772.

WISCONSIN HISTORICAL SOCIETY

Division of Historic Preservation – Public History

HISTORIC HOMEOWNERS INCOME TAX CREDIT PROGRAM

DOCUMENTATION REQUIREMENTS AND GUIDELINES FOR MEETING REHABILITATION STANDARDS

TABLE OF CONTENTS

1 INTRODUCTION

BUILDING EXTERIOR
1 General discussion
2 Repair or replacement of original features
2 Exterior painting
3 Exterior building cleaning
4 Tuckpointing
5 Window replacement
6 Storm windows
6 Closing-up window openings or adding new windows
7 Roof replacement
7 Skylights and dormers
7 Artificial siding
8 Removal of later additions
8 Construction of new buildings on-site or on adjacent land
8 Construction of new additions

BUILDING INTERIOR
9 General discussion
9 Structural repairs
9 Removal or addition of interior walls
10 Removal of relocation of interior trim or features
10 Changes in room finishes
10 Insulation and attic ventilation
11 Installation of new mechanical systems
11 Installation of new electrical wiring and plumbing

SITE WORK
12 Excavation
12 Regrading, landscaping, and construction of sidewalks and parking areas
12 Demolition of existing buildings, including those on adjacent lots

13 FOR FURTHER INFORMATION...

INTRODUCTION

Under this program, all work that you carry out, including work that may not qualify for the tax credits, must meet the Secretary of the Interior's Standards for Rehabilitation (or, simply, the Standards). This pamphlet describes the most common types of work, whether the work qualifies for the tax credit, and the documentation that you need to send with your tax credit application.

Here are three things that to keep in mind when you plan your project:

1. This program does not require you to restore your house. If your house has been changed in the past, you are not required to remove the alterations. You can leave the alterations in place and "work around them." For example, if you plan to replace your furnace, you are not required to rebuild your missing front porch. On the other hand, if you are working on features that have been altered, you will need to design the work to be sympathetic to your house's original features. If, for example, you plan to replace a later porch from the 1970s, the new porch must match the original, historic porch.
2. You must not create a false impression of what is, and is not, historic. You should not add features that never existed historically.
3. You must consider the long and short term structural effect of any proposed work that you carry out. Some types of work, such as sandblasting, waterproof sealing of masonry, and installation of artificial siding can lead to accelerated deterioration and should not be performed. Other types of work, such a blowing-in wall insulation, should be designed to avoid future damage.

BUILDING EXTERIOR

The extent to which you can change a building's exterior appearance depends on the visibility of the area in which the changes are to take place. Generally, the less visible the side of a building, the more changes that can be made. For purposes of the discussion below, a primary facade is one that is highly 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 any distinguishing architectural features. A rear facade is one that is usually not seen by the public and contains no architectural decoration. As a rule, primary facades should be left as intact as possible, while rear facades can be altered more substantially.

REPAIR OR REPLACEMENT OF ORIGINAL FEATURES

Eligibility: Repair or re-creation of original exterior features qualifies you for the tax credit.

REQUIRED DOCUMENTATION
Photographs:
( ) Clear photographs of the feature to be repaired or replaced
Narrative:
( ) State the condition of the feature and describe why it is being replaced
( ) In the case of repair, describe briefly, the methods to be used
( ) In the case of replacement state whether the feature will be replaced in-kind or, if not, describe how the replacement will differ from the original

"Feature" refers to everything from wood trim to larger items, such as porches.

Repair of exterior features is the most common type of exterior work. It is nearly always acceptable for purposes of this program as long as the method of repair does not cause damage to the surrounding materials.

Closely related to repair is the re-creation of original elements. This, too, is allowable if the application materials demonstrate that:

- the original feature cannot be repaired satisfactorily;
- the new feature will accurately replicate the original; and
- the amount of replacement is not excessive (For example, an entire cornice is replaced because a small section has deteriorated.)

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 PAINTING

Eligibility: Exterior painting qualifies for the tax credit.

REQUIRED DOCUMENTATION
Photographs:
( ) Clear photographs of all side of the building to be painted
Narrative:
( ) If the project involves paint removal, describe the methods to be used. See "Exterior Building Cleaning" for guidance in documenting paint removal

Exterior painting does not require a lengthy description of the methods or colors. Nearly all colors are acceptable. We suggest that you use colors that are appropriate to your house's design and that you not use more than four colors in your paint scheme.

Exterior painting is likely to be denied under the following circumstances:

- The method used to remove existing paint may damage the building materials;
- Plans call for painting previously unpainted brick or masonry;
- The proposed color placement is out-of-character with the historic building, such as a mural or other novelty paint scheme.

Your method of paint removal or preparation must be described in the application. 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 and will result in the denial of your project.

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. The Society can send you free published information on this topic. See the "For Further Information..." section.

EXTERIOR MASONRY CLEANING

Eligibility: Removal of dirt or paint from exterior brick or stone qualifies for the tax credit if it is does not harm the building materials.

REQUIRED DOCUMENTATION
Photographs:
( ) Close-up photographs of the building surfaces prior to cleaning
Narrative:
( ) Describe cleaning method in detail, including types of chemicals to be used and water wash pressure
( ) Indicate whether a test panel is to be applied and, if so, on what part of the building

If you plan to remove paint or dirt from the outside of your building, the methods to be used should be specified in the application. Below are some things that you should consider.

In most cases, removal of dirt or paint is unnecessary in order to preserve a building. Dirt and paint are rarely harmful to building materials and, in fact, may serve as a protective layer that shields the surfaces of the buildings from the elements. Also, 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. If you choose to remove dirt or paint, you should proceed very cautiously.

The Standards specifically prohibit sandblasting in any form (except to clean cast iron, as discussed below). Sandblasting is sometimes referred to by other names, such as abrasive blasting or "featherblasting." When the sand is mixed with water, it is usually called waterblasting. If any of these methods are used, your project will be denied certification because of the damage that these methods cause. Equally damaging is high-pressure water blasting, even when no sand or other aggregate is added to the water. Water pressures above 1000 p.s.i. (pounds of pressure per square inch) can be damaging to most building materials. If you intend to use water to clean your building, you must specify in the application the pressure to be used.

If you intend to clean your building chemically, please be aware that no chemical or chemical manufacturer is "pre-approved" for use in this program. Building materials vary widely in composition and chemicals that may be applied safely to one building can result in severe damage to another. In addition, some chemical companies specify that the chemicals be washed from the building at water pressures in excess of 1000 p.s.i. which, in itself, can damage a building. For this reason, 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, and should be used as a standard by which the rest of the cleaning is evaluated. Damage to the masonry from inappropriate cleaning will disqualify your project from the tax credit program.

In cleaning metal elements, you should determine whether the metals are ferric or non-ferric. Ferric metals contain iron and are prone to rusting. Non-ferric metals, such as brass, bronze, copper, and aluminum, are non-rusting. (The simplest way to determine whether a metal is ferric is to use a magnet. Ferric metals will attract a magnet; non-ferric metals will not.)

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, any 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 to remove only the loose paint before repainting. Sandblasting coated steel will remove the protective coating and will ultimately lead to severe rusting.

In general, because most non-ferric metals do not corrode, they do not require cleaning and, in fact, can be damaged through the cleaning process. We recommend strongly that non-ferric metals <u>not</u> be cleaned.

Regardless of the methods used to clean your building's exterior, they should be specified in the application along with your intention to create and inspect a test patch. If you plan to clean all or part of your building, you must submit clear, close-up photographs of the parts of the building to be cleaned before the cleaning takes place.

TUCKPOINTING

Eligibility: Tuckpointing and other masonry repair qualifies for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

( ) Close up photos of the masonry surfaces prior to tuckpointing

Narrative:

( ) Describe the methods to be used in removing loose mortar

( ) Specify the replacement mortar mix

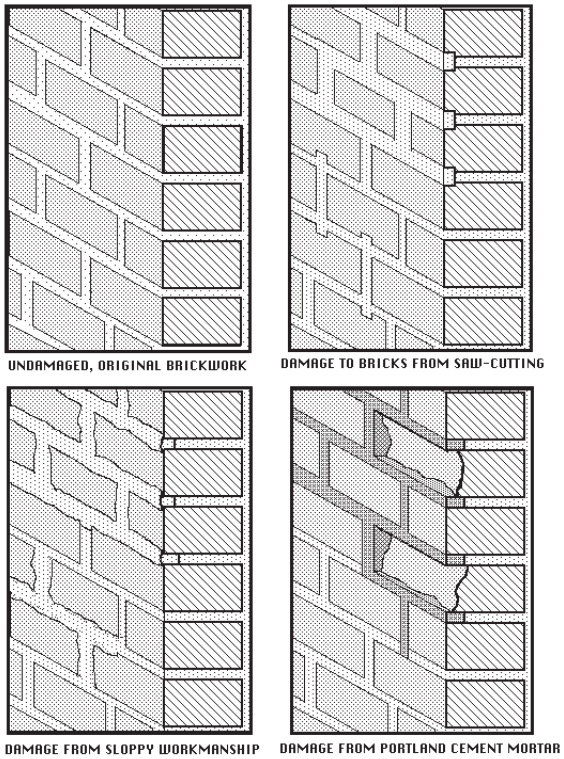
( ) Indicate whether a test panel is to be applied and, if so, on what part of the building

Tuckpointing (also referred to as "repointing") refers to the replacement of deteriorated mortar in brick and stone buildings. If done improperly, it can cause structural as well as visual damage. The method used to remove loose mortar is an important consideration. Hand chiseling of deteriorated joints is the method least likely to cause damage to the brickwork; however, it is sometimes difficult to find contractors willing to hand-chisel the joints. Removing mortar with saws, grinders, or power chisels can sometimes be performed without damaging the bricks, but when these methods are employed carelessly, they can cause permanent structural damage to the masonry. It is important in the case of saw-cutting or grinding that the bricks not be cut into and in power-chiseling that the corners not be chipped away. Regardless of the method used to remove loose mortar, we recommend that a test patch be specified, as discussed below.

In addition to the method used to remove the mortar, it is equally important that the composition of the new mortar match that of the building. Too often, especially in brick walls, mortar joints are repointed with Portland cement compounds that are harder than the bricks themselves. Then, when the building experiences thermal contraction and expansion, the faces of the bricks crack and fall off. New mortar should contain enough hydrated lime to make it softer than the bricks. (A useful rule of thumb is that mortar used in pre-1875 buildings should contain at least 3 times as much lime as Portland cement; buildings built between 1875 and 1900 should contain at least a 2 to 1 ratio of lime to Portland cement, and post-1900 buildings should contain at least one part hydrated lime to each part Portland cement.)

Because of the potential damage that can result from any type of tuckpointing, we recommend strongly that <u>only</u> those joints that are deteriorated be repointed. If done properly, the repointed joints will match those of the rest of the building. This is the most economical procedure, as well as the best historic preservation practice. Mortar joints that appear to be sound can be expected to last well into the future.

The appearance of the new joints should match those of the rest of the building, especially if only the deteriorated joints are to be tuckpointed. Mismatched mortar joints can result in the building taking on a "patchwork quilt" appearance. The primary concerns here are the color of the replacement mortar and the tooling. With respect to color, if the mortar mix



DAMAGE CAUSED BY IMPROPER TUCKPOINTING

contains Portland cement, we recommend that <u>white</u> Portland cement be used along with appropriate coloring agents. 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.

Ultimately, you will be responsible for the work of the contractor. If the completion photos that you submit show mortar joints that do not match the width, color, or appearance of the original joints, you may be denied final certification of your project. Therefore, we require that you specify in your contract with the mason that a test patch (a sample area of repointed joints) be carried out. After the test patch is applied, it must be inspected by the owner to make sure that the appearance of the new joints matches that of the rest of the building and that the masonry units have not been damaged. The repointing contract should specify that all of the repointed joints will match the appearance of the approved test patch.

Your description of the work in the application should indicate

ASTM STANDARD MORTAR MIXES

Type of Mortar	Portland Cement	Hydrated lime	Sand	Strength p.s.i.
M	1	1/4	3	2500
S	1	1/2	4 1/2	1800
N	1	1	6	750
O	1	2	9	350
K	1	4	15	75

Notes: Type “N” is standard, pre-packaged masonry cement.
Types “M” and “S” are generally too hard for historic brick

the mortar formula to be used, the method of removing loose mortar, and that a test patch will be performed.

WINDOW REPLACEMENT

Eligibility: Window replacement qualifies for the tax credit; however the standards for this work are applied very strictly. Please read this section carefully.

REQUIRED DOCUMENTATION

Photographs:

( ) Close-up representative photos of existing windows

Narrative:

( ) Describe the condition of the windows to be replaced

( ) Described the reasons for the replacement

( ) If the new window is to be aluminum, indicate whether it will have a baked or an anodized finish

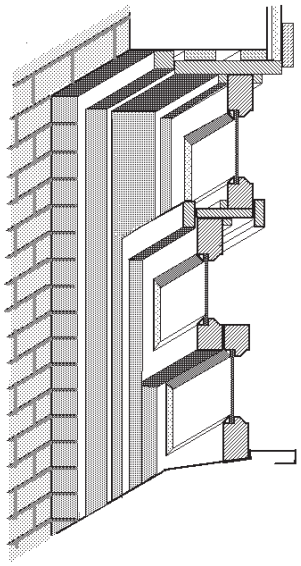
( ) Indicate whether the glass is to be single- or double-glazed

( ) Indicate whether the glass will be clear, tinted, or "Low-E." In the case of "Low-E" glass, you will be required to submit a sample along with your application.

Drawings:

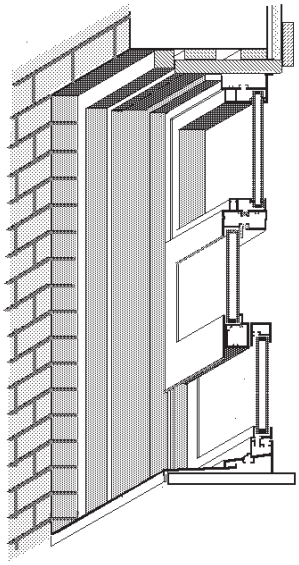
( ) Head, jamb, sill, and muntin scale drawings of both the existing and the new windows. (For windows with no muntins, we will accept manufacturers literature in lieu of scale drawings.)

In planning your project, we recommend strongly that you repair existing windows, rather than replacing them. Usually, these windows can be made energy efficient by installing weatherstripping, and at a far lower cost than installation of replacements. Tax applicants often propose to replace original windows with energy-efficient, "maintenance free" units. Often these units do not duplicate the historical appearance of the windows they are designed to replace. The use of inappropriate new windows will result in denial of your project. If you plan to replace windows, please consider the comments below.



TYPICAL WOOD WINDOW CONSTRUCTION

Note the heavy modeling created by the thicknesses of the wooden members and the distance that the glass is set back from the front of the window sash.



UNACCEPTABLE ALUMINUM REPLACEMENT WINDOWS

Even though this window's proportions approximate those of the wooden window, the framing members have almost no depth and there is almost no setback between the glass and the sash.

When you prepare your application, you must document photographically that the existing windows have deteriorated beyond repair. Your application should state the nature of the deteriorated and should include close-up photographs of a number of the windows clearly showing the damage.

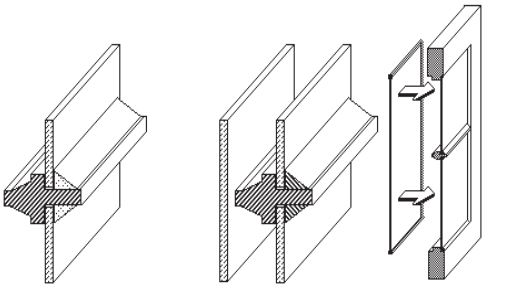
If windows are to be replaced, the replacements must duplicate in every respect the appearance of the original windows, including the appearance of the muntins (dividing bars), the proportions of the original windows, the thickness of the sash elements, and the window finishes. To demonstrate that the new windows match the old, the you must either submit comparative window sections, such as those illustrated. If your windows have no muntins, we will usually accept manufacturers literature in lieu of custom drawings, if the proposed windows are illustrated clearly.

Another requirement when aluminum windows are used as substitutes for wooden windows is that the glass 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." The glazing in wooden windows is held in place with either putty or wooden stops which sets 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 buildings.

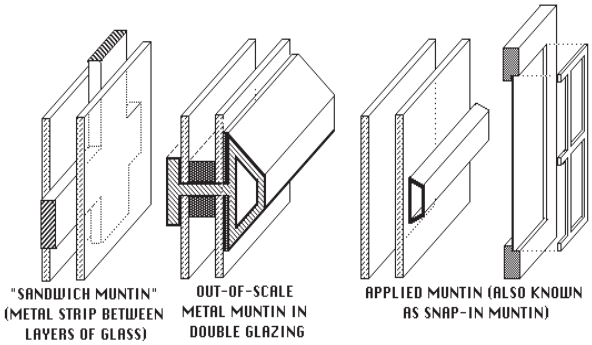
Muntin (window divider) duplication is a significant problem in replacement windows. In most cases, artificial muntins are unacceptable, including those that are applied on the exterior, those applied on the interior (sometimes called "snap-in" muntins), and those sandwiched between the layers of double glazing. Replacement windows that incorporate true muntins (that actually divide the panes of glass) are usually acceptable if the appearances of the new muntins substantially replicate those of the original windows. Because window manufacturers routinely change and improve their products, Society staff are willing to consider new muntin replacement techniques; however, to be acceptable, the new muntins must accurately replicate the originals and must be permanent parts of the windows. If you are replacing wooden windows with new aluminum units, the new windows must have a painted or baked-on finish, rather than an anodized finish. Anodized finishes, particularly bronze-colored finishes, have a distinctly metallic appearance that is inappropriate when aluminum windows are being substituted for wooden windows.

The use of tinted and reflective glass is not allowed. If you propose using Low-E glass, which can be reflective, depending on the manufacturer, you must demonstrate that the new glass will not be reflective. Usually, this is done by including a glass sample (provided by the window supplier) along with the Part 2 application.

If you plan to use panning (metal covering) over the outside window framing, it must conform in shape to the existing window moldings and it should not have an anodized finish.



ACCEPTABLE REPLACEMENT MUNTIN



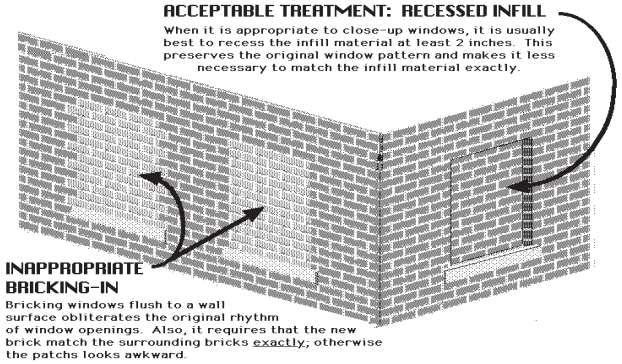
UNACCEPTABLE REPLACEMENT MUNTINS

STORM WINDOWS

Eligibility: Storm window installation qualifies for the tax credit.

REQUIRED DOCUMENTATION
Photographs:
( ) Close-up representative photos of existing windows
Narrative:
( ) If the storm windows are to be aluminum, indicate whether they will have a baked or an anodized finish
( ) Indicate whether the glass will be clear, tinted, or "Low-E." In the case of tinted or "Low-E" glass, you will be required to submit a sample along with your application
Drawings:
( ) Manufacturer's literature that shows clearly the appearance of the new storm -- or scale drawings.

For purposes of maintenance and energy efficiency you may wish to install interior or exterior storm windows instead of replacing the original windows. Exterior storm windows can be made of wood or metal. Aluminum combination windows are acceptable as long as the window tracks are mounted so as not to protrude from the face of window openings and the proportions of the storm windows match those of the original windows. If you plan to install storm windows, you should include manufacturer's literature or drawings (head, jamb, and sill details). You should also describe the type of finish to be used. As in the case of aluminum primary windows, the finishes should be painted or baked-on, rather than anodized. Storm window glass should be clear and "Low-E" glass should follow the guidelines for replacement windows.



CLOSING-UP WINDOW OPENINGS OR ADDING NEW WINDOWS

Eligibility: Adding and removing windows is discouraged, except to reverse later window alterations or where the changes have limited visibility. If acceptable, this work qualifies for the tax credit. Please read this section carefully.

REQUIRED DOCUMENTATION
Photographs:
( ) The sides of building where windows will be added or removed
Narrative:
( ) For infilled windows, describe the type of infill and tell whether the infill will be flush with the surface of the building or set-back (and, if so, the depth of the setback)
( ) For new windows, refer to the documentation for window replacement.
Drawings:
( ) Drawings of the sides of the building showing the locations of added or removed 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, significant changes can usually be made; however, they must be in character with the rest of the building. (See the "General Discussion" remarks above for a discussion of primary, secondary, and rear facades.)

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

ROOF REPLACEMENT

Eligibility: Roof replacement is eligible for the tax credit.

REQUIRED DOCUMENTATION
Photographs:
( ) Clear photos of the existing roofing
Drawings:
( ) Manufacturer's literature or samples of roofing materials other than standard 3-tab asphalt shingles or standard wood shingles

Generally, flat roofs that are not visible from the street require only a brief statement of the proposed roof treatment.

For visible, pitched roofs, the application must state the type of replacement material to be used. As a rule, if a roof was originally wood shingled, the replacement shingles may either be replacement wood shingles or standard 3-tab shingles in a shade of gray that resembles weathered wood. In most cases, thick wood "shakes" are not appropriate for buildings in Wisconsin and you should avoid using artificially rustic-looking asphalt, or fiberglass shingles that purport to look like wood shakes.

Slate or tile roofs should be repaired, if possible, rather than replaced. If replacement is necessary, these roofs should be replaced in-kind; however, in the case of slate, we will usually accept replacement with slate-gray, standard 3-tab shingles if it can be shown that the slates have deteriorated beyond repair. It may be appropriate to use substitute materials, such as concrete shingles, to replace slates or tiles; but the new materials must match the originals closely. If you propose to use substitute materials, you should discuss your plans with Society staff before ordering materials.

SKYLIGHTS AND DORMERS

Eligibility: Although skylights are tax credit-eligible, dormer construction is considered to be new construction and <u>not eligible</u> for the tax credit. Skylight and dormer proposals will still be reviewed so that we can determine that they will not diminish the historic character of your house.

REQUIRED DOCUMENTATION
Photographs:
( ) Clear photos of the roof from sides of the building affected by the changes
Narrative:
( ) A description of where the skylights, vents, or dormers will be installed.
Drawings:
( ) Drawings to indicate the appearance of any dormers

Skylights, dormers, and rooftop additions are reviewed on a case-by-case basis. Here are some principles:

Skylights located on non-visible parts of a roof are generally acceptable. Skylights should not be installed on roof slopes facing the street. On visible roofs that do not face the street, skylights should be kept to a minimum and should be flat, rather than domed. Their curbs should be low.

Non-original dormers should be located on non-visible portions of a roof.

ARTIFICIAL SIDING

Eligibility: Installation of artificial siding is not allowed under this program. If carried out as part of your project, it will result in denial of the tax credits for your entire project. The term “artificial siding” refers primarily to aluminum, vinyl, cement board and steel siding, and may also include synthetic stucco, if your house was not originally stucco-covered.

REMOVAL OF ADDITIONS

Eligibility: As long as the additions are later, non-contributing features, demolition of additions qualifies for the tax credit.

REQUIRED DOCUMENTATION
Photographs:
( ) Clear photos of the addition
Narrative:
( ) Give the condition of the addition and its date of construction
Drawings:
( ) If removal will result in re-exposing original walls, provide drawings of how the exposed wall will be treated, or any new construction that will take place where the addition was removed.

Later additions or features may be removed if they do not contribute to the significance of the historic property and if the area from which they are removed is to be restored or rehabilitated sympathetically.

Even if an addition is not original to a building, it may still be historically significant. Evidence of whether an addition is considered to be significant is often found in the National Register or State Register nomination for the property. Likewise, if the property is located within a district, you should check the district nomination to see if the feature or addition was added during the period of significance of the district. If so, you must not remove it. When planning demolition, you should contact our staff for a determination of significance of any feature proposed for removal.

For further information about how to treat an area after removal of later elements, see "Construction of New Additions."

CONSTRUCTION OF NEW BUILDINGS ON-SITE OR ON ADJACENT LAND

Eligibility: Detached new construction is not eligible for the tax credit; however, it must be described in the Part 2 application.

REQUIRED DOCUMENTATION
Photographs:
( ) That part of the site where the new construction will be located
Drawings:
( ) Before-and-after site plans showing the new construction
( ) Plans and elevation drawings of the new construction

All new construction must be described in the application. Even when a new building is to be constructed by someone else, it will be considered to be part of the project if it will be located on property that has been divided from the historic property within one year of the start of rehabilitation work.

CONSTRUCTION OF NEW ADDITIONS

Eligibility: Construction of a new addition is not eligible for the credit; however its design must be reviewed as part of the project.

REQUIRED DOCUMENTATION
Photographs:
( ) Clear photos of the portion of the building to which the addition will be attached
Drawings:
( ) Construction drawings of the addition

It is impossible to develop a hard-and-fast set of rules for new construction that will apply to every situation and every historic building. Each project is reviewed on a case-by-case basis. Consider the following remarks to be general guidance.

Location. 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. In some cases, particularly when a building is free-standing and visible from all points (in other words, when it has four primary facades), it may not be possible to construct an addition and claim the tax credit.

Historic details. New additions should not be historic-looking replicas of the building to which they are attached. The design may incorporate the existing materials and some patterns of the original construction but should not attempt to look like part of the original construction.

Connection to historic building. 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. It also, 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 INTERIOR

The rules for this program require that we review all work, including interior work. In reviewing interior work, we try to determine whether the work will have an effect on significant interior features and spaces. We determine significance features from the content of the National or State Register nomination and from the photographs that you include with the application. Significant interior features should be respected and, whenever possible, preserved.

We determine whether spaces are significant by examining whether the spaces are "primary" or "secondary." Primary spaces are those that are important to the character of a building and should always be preserved. Secondary spaces can 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.

Where interior work is proposed, you must include enough clear photographs of the interior to illustrate the "before" condition of the affected spaces and significant features.

If you do not plan to carry out interior work, it is helpful if you say so in the application. Then, when the application is reviewed, the reviewer will know that interior work has not been accidentally omitted.

STRUCTURAL REPAIRS

Eligibility: Structural repairs qualify for the tax credit; however, this type of work is narrowly defined.

REQUIRED DOCUMENTATION

Photographs:

( ) Clear photographs of that portion of the exterior, or of the interior spaces, affected by the structural work

( ) Details of any significant features affected by the alterations

Narrative:

( ) A description of the structural problems that require correction and how these problems are to be solved, including the effect that the work will have on interior or exterior features and finishes

( ) If structural problems are major, include the report of a licensed architect or structural engineer

Drawings:

( ) Before-and-after floor plans

While repair of structural elements is an eligible tax credit activity, interior remodeling is not. Because these two types of work are closely associated, the following definition applies:

> "Structural elements" are portions of a building necessary to prevent physical collapse, including footings, beams, posts, columns, purlins, rafters, foundation walls, interior wall structures and exterior wall structures, <u>excluding</u> finish materials, such as plaster, lath, and decorative trim.

To avoid confusion about whether you may take the credit for structural work that might be construed as decorative interior work, you should make clear in the application that the work is structural and provide documentation, including photographs, of the problem to be corrected.

If structural work involves removal of some finish materials, such as plaster, drywall, or wood trim, you should be able to include repair or replacement of those materials as part of the eligible tax credit work. Each project will be examined on a case-by-case basis to ensure that any decorative interior work is part of, and incidental to, needed structural repairs.

Specific guidelines for various types of structural work are found elsewhere in this document. (For example, if the project involves brick repair, consult the section on "Tuckpointing." If the repair involves adding interior walls, see the section on "Removal or Addition of Interior Walls.") If your project is unusually complex and you would like to know if it meets the Standards, or if you have questions about whether your project qualifies for the tax credit, call Society staff Mark Buechel at 608-264-6491 or Jen Davel at 608-264-6490.

REMOVAL OR ADDITION OF INTERIOR WALLS

Eligibility: Interior wall removal or construction is not eligible for the tax credit, except as described under "Structural Repairs." All demolition must be described in the Part 2 application.

REQUIRED DOCUMENTATION

Photographs:

( ) Photographs of the spaces affected by the changes

( ) Details of any significant features affected by the alterations

Narrative:

( ) A description of the new interior finishes

( ) A statement about whether any walls to be removed are original

Drawings:

( ) Before-and-after floor plans

If a building contains significant interior spaces, you should work within the existing floor plan when possible. The Standards do not usually allow total gutting of a building unless the interior has been completely altered in the past and possesses no significant features or spaces.

In evaluating which spaces can be changed, you should determine which spaces are primary and which are secondary. Generally, walls should not be inserted in, or removed from, primary spaces. Secondary spaces can usually be altered. (See "General Discussion," above, for discussion of primary and secondary spaces.)

When your plans calls for changes to interior walls, you will be required to submit "before" and "after" floor plans.

REMOVAL OR RELOCATION OF INTERIOR TRIM OR FEATURES

Eligibility: Work performed in this area is not eligible for the tax credit; however, it must be described in the Part 2 application.

REQUIRED DOCUMENTATION
Photographs:
( ) Details of existing trim and features that may be affected
Narrative:
( ) A description of the new materials, if any, that will replace the originals
( ) If applicable, indicate where existing features will be relocated

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, whenever possible, 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. A project may be denied certification if the effect of the interior work is to create 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. Likewise, interior trim for new walls should generally be of the same type and proportion as the original trim, but should not duplicate it exactly, unless the original trim is relatively plain.

CHANGES IN ROOM FINISHES

Eligibility: Work performed in this area is not eligible for the tax credit; however, it must be described in the Part 2 application.

REQUIRED DOCUMENTATION
Photographs:
( ) Representative photos of rooms affected by the change
Narrative:
( ) Describe the new finishes

Walls. Most types of wall treatments are acceptable. In primary spaces, we are likely to question the covering over of original decoration (such as stenciling), the removal of plaster or wooden decorative features (such as cornices or wainscoting), the installation of wood paneling, or the application of textured wall paints on original plaster.

Floors. You should avoid removing or permanently damaging decorative flooring or hardwood floors in good condition; otherwise, most types of treatments are allowable.

Ceilings. Suspended ceilings should not be installed in primary spaces.

INSULATION AND ATTIC VENTILATION

Eligibility: Most types of insulation are not eligible for the tax credit; however, all proposals to install insulation will be evaluated to ensure that they will not result in visual or moisture damage to the house.. Some types of insulation qualify for the tax credit. Attic ventilation qualifies for the credit, but must not diminish the historical qualities of your house.

REQUIRED DOCUMENTATION
Photographs:
( ) Depending on the type of insulation to be installed, photographs of affected interior spaces or portions of the exterior
Narrative:
( ) Describe the types of insulation to be installed and the methods of installation
( ) Describe what kind of vapor barrier, if any, is to be installed.
( ) If attic vents are to be added, describe the kinds of vents and their locations.

Attic insulation. Owners are encouraged to install attic insulation; however, the cost of this work does not qualify for the tax credit.

Wall insulation.

We discourage blowing insulation into cavity walls because it can lead to moisture damage. If you plan to install blown-in insulation, we will need to know if a vapor barrier exists . If you plan to open up a wall cavity during construction, we suggest strongly that you install an adequate vapor barrier.

Insulation applied to the inside surfaces of exterior walls, will not be approved when decorative interior features will be destroyed or covered over. This work may be approved if the original decoration is reinstalled in original locations on the insulated walls.

Application of insulation over exterior wall surfaces does not meet program standards except, in some cases, on rear facades or below ground.

Roof-top insulation on flat roofs qualifies for the tax credits, and 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 also qualifies for the tax credit but, to be acceptable, it cannot increase the dimensions of the cornice, particularly on the ends of roof gables.

Attic ventilation: The use of shingle-over ridge vents, soffit vents, and mushroom vents applied to portions of the roof not visible from public rights of way are generally acceptable. Triangular gable vents, standing metal ridge vents, and ventilating systems visible to the public are generally not acceptable. Mushroom vents should be painted to match the adjacent roof color.

INSTALLATION OF NEW MECHANICAL SYSTEMS

Eligibility: Work performed in this area, including related work such as water heater and water softener replacement qualifies you for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

( ) Photos of the existing boiler, furnace, or other device to be replaced.

( ) If applicable, the proposed location of the cooling condenser or unit air conditioner

Narrative:

( ) Indicate whether the heat distribution system will be altered and, if so, how

Heating systems. In most cases, furnace or boiler replacement will have no effect on the historic qualities of a rehabilitated building, unless the heat distribution system is changed. If, for example, an existing steam heating system is to be replaced by a new forced-air system, the changes necessary to install heating ducts may be of concern. These changes should be explained in terms of their effects on room finishes and features, as described above.

Air conditioning, including heat pumps. Installation of new mechanical cooling systems or heat pumps requires additional documentation. The location of the condenser is an important consideration and should be indicated in the application. Condensers should not be installed in visible locations on roofs. Ground level condensers should not be visible from public rights-of-way.

Unit (window-type) air conditioners. The cost of unit air conditioners is not an eligible expense. If you plan to install these, the Standards do not allow sleeve holes to be cut into walls visible to the public. Similarly, windows on visible facades may not be blocked in to receive air conditioner sleeves.

INSTALLATION OF NEW ELECTRICAL WIRING, AND PLUMBING

Eligibility: Installation or repair of electrical wiring and plumbing lines qualifies for the tax credit. Electrical and plumbing fixtures are not eligible for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

( ) Photograph the situation to be corrected as best you can

( ) If work will have an effect on interior features, send clear photos of those features

Narrative

( ) Give a brief description of the work. No special narrative is necessary unless project will have an effect on interior features or finishes

Replacement of electrical wiring and plumbing is nearly always approved. If the rewiring or plumbing will have an effect on interior features, it should be described as indicated in the above sections.

If the plumbing or electrical work involves removal of some finish materials, such as plaster, drywall, or wood trim, you should be able to include repair or replacement of the damaged materials as part of the eligible tax credit project. Each project will be examined on a case-by-case basis to ensure that any decorative interior work is part of, and incidental to, the plumbing and electrical work.

SITE WORK

EXCAVATION

Eligibility: Excavation to uncover building materials so they can be repaired is eligible for the tax credits; other site excavation is not. All excavation work must be described in the Part 2 application.

REQUIRED DOCUMENTATION
Photographs:
( ) The area of the site to be excavated
Narrative or drawings:
( ) Describe the site work in application
( ) If digging is extensive, send site drawings or sketches showing where it will take place.

When carrying out excavation, please note that you must **stop work immediately** and contact the appropriate offices if: 1) you discover archeological materials; or 2) you uncover any suspected human burials.

Treatment of archeological materials. The term "archeological materials" is used to denote any prehistoric or historic archeological deposits or features that may exist. These include not only burial sites and effigy mounds, but also a wide variety of prehistoric habitation sites, deposits of historic and prehistoric artifacts, cemeteries, rock art, and cave sites. You will not be required to perform an archeological investigation unless your site contains known archeological materials and you are likely to disturb them. If, however, you discover archeological materials as you carry out the work, you must cease work immediately and contact the Society at 608-264-6496.

Discovery of human remains. If human remains are discovered, state law requires that you cease work immediately and contact the Society at 608-264-6503 or 1-800-342-7834. **Persons who fail to report burial disturbances are subject to fines and prosecution.**

REGRADING, LANDSCAPING, AND CONSTRUCTION OF SIDEWALKS AND PARKING AREAS

Eligibility: This work is not eligible for the tax credit; however, it must be described in the Part 2 application.

REQUIRED DOCUMENTATION
Photographs:
( ) Shots of the site and surrounding area from at least two different angles
Drawings:
( ) Site plans or sketches showing the changes that you plan to make.

Regrading. You should not change the ground level near your house, except for relatively minor changes to promote better drainage. 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 the historic buildings.

Landscape plantings. New plantings are almost always acceptable unless they change the character of site or are located so close to historic buildings that they may cause water damage by not allowing building materials to dry out. 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.)

Parking and driveways. 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. 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 be usually be used at the rear of a property.

Patios and decks. Surface-level patios and raised decks are not appropriate at the fronts of historic houses, unless they were part of an original design. Raised decks should be limited to areas of little or no visibility from public rights of way.

DEMOLITION OF EXISTING BUILDINGS, INCLUDING THOSE ON ADJACENT LOTS

Eligibility: Building demolition is not eligible for the tax credit; however, it must be described in the Part 2 application.

REQUIRED DOCUMENTATION
Photographs:
( ) Views of the exterior of the building to be demolished from all sides
Narrative:
( ) Discussion of the building's original use
( ) Provide the building's date of construction

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 removed; it may still be historically significant. Evidence of whether a building is historically significant is often found in the National Register or State Register nomination for the property or district. You must indicate clearly in your tax credit application any plans to demolish structures on your property.

FOR FURTHER INFORMATION...

If you have questions, contact:

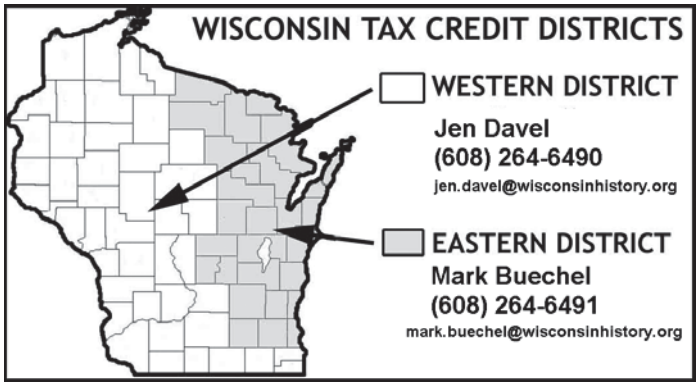
Mark Buehel
608-264-6491 mark.buechel@wisconsinhistory.org

Jen Davel jen.davel@wisconsinhistory.org
608-264-6490

In addition, the Division of Historic Preservation has several technical publications for distribution to the public. Chief among these are the "Preservation Briefs" series, published by the National Park Service. The following titles have been published to-date:

Brief 1: The Cleaning and Waterproof Coating of Masonry Buildings
Brief 2: Repointing Mortar Joints in Historic Brick Buildings
Brief 3: Conserving Energy in Historic Buildings
Brief 4: Roofing for Historic Buildings
Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
Brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta
Brief 8: Aluminum and Vinyl Siding on Historic Buildings
Brief 9: The Repair of Historic Wooden Windows
Brief 10: Exterior Paint Problems on Historic Woodwork
Brief 11: Rehabilitating Historic Storefronts
Brief 12: The Preservation of Historic Pigmented Structural Glass
Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows
Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns
Brief 15: Preservation of Historic Concrete: Problems and General Approaches
Brief 16: The use of Substitute Materials on Historic Building Exteriors
Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings and an Aid to Preserving the Character
Brief 18: Rehabilitating Interiors in Historic Buildings
Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs
Brief 20: The Preservation of Historic Barns
Brief 21: Repairing Historic Flat Plaster - Walls and Ceilings
Brief 22: The Preservation and Repair of Historic Stucco
Brief 23: Preserving Historic Ornamental Plaster
Brief 24 Heating, Ventilating, and Cooling Historic Buildings
Brief 25 The Preservation of Historic Signs
Brief 26 The Preservation and Repair of Historic Log Buildings
Brief 27 The Maintenance and Repair of Architectural Cast Iron
Brief 28 Painting Historic Interiors
Brief 29 The Repair, Replacement, and Maintenance of Historic Slate Roofs
Brief 30 The Preservation and Repair of Historic Clay Tile Roofs
Brief 31 Mothballing Historic Buildings
Brief 32 Making Historic Properties Accessible
Brief 33 The Preservation and Repair of Historic Stained and Leaded Glass
Brief 34 Preserving Composition Ornament - Applied Decoration for Historic Interiors
Brief 35 Understanding Old Buildings: The Process of Architectural Investigation
Brief 36 Protection Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes
Brief 37 Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing
Brief 38 Removing Graffiti from Historic Masonry
Brief 39 Controlling Unwanted Moisture in Historic Buildings
Brief 40 Preserving Historic Ceramic Tile Floors
Brief 41: Seismic Retrofit of Historic Buildings
Brief 42: The Maintenance, Repair and Replacement of Historic Cast Stone
Brief 43: The Preparation and Use of Historic Structure Reports
Breif 44: The use of Awnings on Historic Buildings: Repair, Replacement, and New Design
Brief 45: Preserving Historic Wood Porches
Brief 46: The Preservation & Reuse of Historic Gas Stations

Each of these briefs is available at the following website:
http://www.nps.gov/history/hps/tps/briefs/presbhom.htm

Or, you can obtain free, printed copies by contacting Mark Buechel or Jen Davel (see district map), or by writing to the address below:

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