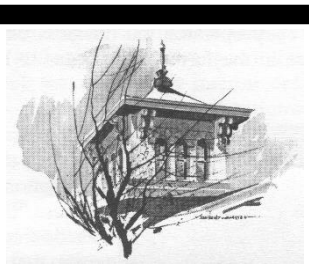
PRESERVATION
RACINE NEWS



SUMMER 2019
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CENTURY BUILDINGS FOR 2019

This year is the thirty-second time Preservation Racine will celebrate National Preservation Month by presenting our annual Century Building Certificates to the owners of buildings that are at least one hundred years old and are located in the City or County of Racine. Long time Preservation Racine member Don Rintz, after attending a preservation meeting in Madison, Wisconsin, brought back the idea of celebrating century buildings. Our local program was developed from this initial idea. We owe a debt of gratitude to the people who were farsighted enough to know how important our landmark sites are and to encourage their protection and care.

The National Preservation Month theme this year is "This Place Matters." Preservation Racine will host this year's event on Monday evening, May 6, 2018, in the Great Hall at the DeKoven Center, 600 21st Street, Racine, Wisconsin. The reception to honor the building owners will begin at 6:00 pm, followed by the program at 7:00 pm. While our honorees and their families and friends are here as our guests, there will be a notional charge of $5 for non-members of the audience but a warm welcome is extended to all.

149 Edward Street, Burlington

The Hoppe House, at 149 Edward Street, is in the Kane Street Historical District in the city of Burlington. It is a Queen Anne style house which is the most prolific style in the district. Both the interior and exterior are in excellent condition with all original windows, plaster walls, hardwood floors and paint-free oak trim. The exterior is gorgeous with nearly all the Queen Anne features. It has a steeply sloped hipped roof with lower cross gables, returned eaves, and a round tower in the corner. It has the characteristic asymmetrical massing, wood clapboard siding and lavish surface decoration. The larger facade gable has Palladian windows, as does the smaller gable over the side bay, and is sided with shingles. A garlanded frieze graces the front half of the house and the front window, and the main bay window exhibit an 8 over 1 pane configuration.

William Hoppe (1870-1948) bought the corner lot at the intersection of Edward and Chandler Streets in the Perkins North Park subdivision in Burlington from the Frederick Stanton Perkins estate in 1902 for $305. Edward Street was named for one of Perkins' siblings, the children of Origen Perkins, an early Burlington settler, as are other of the streets in the neighborhood. Hoppe was a prominent builder in Burlington credited with building over 40 houses, commercial, factory and public buildings, plus numerous remodels and additions. Buildings of special note contracted by Hoppe were the new Winkler School, Racine County Tuberculosis Sanitarium, Memorial Hospital, the Soo Line Depot and Browns Lake Golf Course.

Early in his career Hoppe had the habit of living in the most recent house he built, while he was working on the next one. He purchased the lot adjacent to his corner lot in 1903 (141 Edward Street) and built a house there in 1904. He lived there while he built a barn and carpenter shop on the corner lot. In October of 1907 Hoppe and his wife moved into 149 Edward Street. Hoppe and his wife, Anne (nee Rueter) had no children, but in March 1912 they adopted Kathryn, the 2 ½ month old daughter of Mrs. Hoppe's cousin who had died after childbirth. Kathryn married Irwin Fonk in 1937 and they raised their four children at 149 Edward Street. The house would stay in the Hoppe family for over 100 years.

The current owners are the first outside the Hoppe family. Stephen and Jean Fifer bought the house in the fall of 2011. Stephen was lucky to have known Bill Fonk, grandson of William and Anna, through the Burlington Lions Club. From him they heard many family stories and received old photos of the house. They absolutely love their house and it shows.

Deborah Yale

3201 Osborne Boulevard, Racine

This lovely arts and crafts style California bungalow with sleeping porch was built in 1916 for (or perhaps by) Paul C. Nelson, a mason, who lived in it for three years. In 1919 the Reverend Charles A. Capwell, rector of Holy Innocents church on Washington Avenue, retired and purchased 3201 Osborne Boulevard. Not that he retired in any leisurely sense of the word. He had started as Curate of Holy Innocents in 1905, became Vicar and then Rector in 1910, retired and was appointed Rector Emeritus in 1919. During all this time, he had also been Chaplain at the Taylor Orphan Asylum, and after retiring he became head of customer service at the Hamilton Beach Manufacturing Company. He was also a member of the Elks' Club, and was noted for giving interesting, serious and witty presentations both there and from the pulpit. The house was very full, with his wife, Irene Stoddard Capwell, his brother Benjamin, a realtor, and his mother Julia all living there.

Irene Stoddard Capwell was a woman of historical note. She seems to have been an indefatigable Vicar's wife, fully involved in the Woman's Club, serving as President and as Vice-President several times, and giving high quality presentations (both her own and borrowed material), often very witty and funny. While Charles was still a curate, Irene wrote a book of short stories, *Mrs. Alderman Casey* (1905), a collection of the adventures, misadventures and animadversions of Alderman Casey's northern Irish wife, an actress. The book was written phonetically in a strong northern Irish brogue and reviews at the time and later all agreed that it was worth persevering with this because the stories were thought-provoking and delightful. Google Books says, *this work has been selected by scholars as being culturally important, and is part of the knowledge base of civilization as we know it* (a copy has been ordered for donation to the Racine Public Library). Irene Capwell was also a respectable artist, and two attractive, signed, still-life flower paintings survive, characterized by lovely paint handling. Irene died in 1930, and Charles went to live with his grandson in Connecticut, where he died in a train accident two years later.

The house then passed through several owners, including, from 1935 to 1941, Leon J. and Esther VanDreser. Leon VanDreser was head of the Racine School of Vocational and Adult Education. From 1947 to 1978 the house was owned by Mrs. Sophie Hollister (widow of Harry). Sophie Hollister was a machinist at Oster Manufacturing. Zachary R. Pittsley has owned the house since 2012 and is keeping it looking neat and trim. This is a particular pleasure to see, as the house was the first one built to the California craftsman bungalow design on Osborne Boulevard. Until that time, the better houses had been Four-Squares, but once 3201 was built, several close relatives also appeared, as if the Four-Squares suddenly seemed old fashioned.

The type goes back to a design published in several versions by *Ye Planry* in 1908 (the first edition, 1905, has not apparently survived). It appeared much simplified in many kit house catalogs, beginning with the 1909 Sears' *Modern Homes* catalog, where it stabilized into the well-known *Westly* from 1913. Sears claimed that it was their second-most popular design after the *Winona*. However, this house has not come directly from any catalog. It has a near twin at 1726 North Main Street, which was built two years earlier, and each house shares several distinctive features (vertical half-timbering, dining room bump-out *and* side chimney-stack flanked by high small windows, single upper story window) that appear in unnumbered designs in the *Ye Planry* catalog of 1909. Significantly, the half-timbered variant only appears in that year's catalog. The catalog designs share a doubled sleeping porch, although the more common single porch is also represented, and a living room fireplace on the outside wall with two high windows above built-in book cases flanking the chimney stack (two of these appeared in later catalogs as numbers 370 and 224). Since the Osborne Boulevard and North Main Street designs are near-twins (even sharing the vertical half-timbering as opposed to the diagonal timbering in the catalog), and these features cannot be paralleled elsewhere, this seems to be a specifically Racine development. It is tempting to hope that the Racine adaptor will be identified in the future.

Pippin Michelli

7624 Caldwell Road, Caldwell

This two-story 1882 cream brick ell-shaped Italianate farmhouse was built by the Warren Greeley family, early pioneers to this part of Wisconsin Territory from New York or Vermont. The homestead grew to 200 acres with the house as its centerpiece. This house rests on a substantial multi-colored granite foundation. The present porch replaces a long veranda that once extended from the front door to the end of the ell. A stone located in the gabled peak announces the date of the house. The Greeleys were part of the Yankee migration from the eastern United States, arriving between 1840 and 1845, about the time the federal government made public land available for homesteading at $1.25 an acre in 1843. These American born pioneers primarily intended to raise sheep, but with the Milwaukee market so close by, they allowed their sheep to graze and began to grow potatoes, melons, sweet corn and other crops. The Greeleys raised Merino sheep whose dark wool was

desirable for the Civil War effort and helped them become well-to-do farmers. They continued to thrive by selling breeding stock, one ram and two ewes. This house is built in front of where the original Greeley cabin had been erected; the finest of materials were used in its construction and design opulent enough to feature nine-foot, plastered ceilings in the basement. It is thought that the house was constructed by Scandinavian builders. This house was included in *The Heritage Guidebook, Landmarks and Historical Sites in Southeastern Wisconsin* by H. Russell Zimmermann, published in 1976.

Using the University of Wisconsin-Parkside tax records, the Greeley name as property owners in Caldwell can be followed into the twentieth century. *The Grass Roots History of Racine County* (1978) indicates that the family has made contributions to its community from its beginnings. "Warren Greeley was but nineteen and a private in Company F of the Wisconsin Infantry when he became desperately ill. A neighbor, Perry Craig, went through the Union lines to the Confederate forces, as an Odd Fellow, and was escorted to the Confederate prison camp where Warren was confined. With utmost care, Mr. Craig was helped to bring the dying boy back to the Union lines and then to Milwaukee where another neighbor, Leonard Martin, was waiting with a new carriage to carry him home. He lived but three weeks, but the name of Warren Greeley has been used for three generations of the Greeley family." On January 7, 1874 the community decided to build a Farmer's Club Hall of Caldwell. The purpose of this organization was "To improve the theory and practice of agriculture and horticulture and promote the moral, intellectual, social, pecuniary welfare of its members." Warren Greeley loaned the group $100 to purchase the lot for this Hall, which was used for sheep shearing festivals, dances, oyster suppers, literary meetings, plays, basket socials, school programs and meetings of different organizations." This Farmer's Club Hall of Caldwell can now be found on the grounds of Old World Wisconsin.

In 1910 Arthur Voss bought this house and continued farming here until the house passed to John James Elias, then to Marjorie Simon and then to Christopher and Nancy Simon. John Elias was the grandfather and Marjorie the mother of Christopher, thus this house has had only three families who have owned it.

Today Nancy and Christopher Simon own this historic house, as part of Simon's Gardens, a plant nursery and produce farm. Christopher's family has been part of seven generations farming in southeastern Wisconsin. His family originally homesteaded to Wisconsin from the east, settling in the Brookfield, Wisconsin area. This exceptional historic house, which has been sensitively extended, remains a centerpiece for Simon's Gardens.

Vivian Merlo

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401 Wisconsin Avenue

401 Wisconsin Avenue is a four-story (plus basement) brick building, with a flat roof decorated with Italianate style brackets. A cornice, including the same Italianate brackets, is above each of the two entrances, one on Fourth Street and one on Wisconsin Avenue.

On June 23, 1914, a group of businessmen in Racine started a nine-day campaign to raise $175,000 to construct a new Y.M.C.A. building at the southeast corner of 4th Street and Wisconsin Avenue. On the first day, S.C. Johnson donated $15,000. The generosity of the Johnson family towards the city of Racine continues to this day. Many familiar names were appointed captains in soliciting donations to the building fund. Some of those were F.R. Starbuck, John and Harold Bickel (the father and brother of actor Fredric March), E.H. Wadewitz, C.C. Gittings, J.D. Rowland and John Wiechers. On July 2, the last day of the campaign, the goal was reached when two anonymous donors pledged the final $15,000.

C. D. McLane, an architect from Rock Island, Illinois, assisted by Guilbert & Funston, Racine architects designed this brick, steel and concrete, six story building; featuring a 130' x 175' basement, with a gymnasium, swimming pool, lockers and 100 sleeping rooms. All contracts awarded to successful bidders were given to Racine firms. Andrew C. Kappel was awarded the general contract to build the new Y.M.C.A. for $81,200. John Feiner was awarded the plumbing contract for $7,980. Thompson Heating Company received the heating contract for $7,797. The new Y.M.C.A. was built in a similar style to the Y.M.C.A. building in Muncie, Indiana.

Ground was broken in May 1915. On June 26, 1915, the cornerstone was laid with S.C. Johnson wielding the trowel. Some of the items that Judge Belden announced as he placed them into the box in the cornerstone were: a Bible, a list of members of the Y.M.C.A., a list of donors to the building fund, copies of the three Racine daily newspapers, a map of Racine, and photos of the groundbreaking for the new building and activities of the Y.M.C.A.

The completed Y.M.C.A. was formally dedicated and opened on October 30, 1916. A week-long open house followed for the public to tour the new facility. The new building was 112 feet long on Fourth Street and 235 feet long on Wisconsin Avenue. It featured two separate entrances, one for men and one for boys. The building included rooms for lodging one hundred men, a modern café, a tiled swimming pool, (20' x 60"), four bowling lanes, two handball courts, a gymnasium and numerous club rooms for the use of the educational department.

In 1960, after 44 years of use, the Y.M.C.A. moved to a brand-new building on Racine's lakefront and put the building at 401 Wisconsin Avenue up for sale. In the summer of 1961, the Racine Bible Church bought the building for $135,000. The church spent $100,000 in renovations to the building.

In 2004, the Racine Bible Church outgrew the building and built a new facility on Spring Street. Since then, there have been various businesses at 401 Wisconsin Avenue. In July 2018, it was reported in the Racine Journal Times that a team of three separate developers, Mt. Royal Investment Group from the Los Angeles/ Pasadena area, bought the four-story brick building for $399,000. The group is planning to create housing on the site by redeveloping the 45,000 square-foot building. Preservation Racine looks forward to the transformation.

Marcia Pfost

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233 Edward Street, Burlington

This lovely cream brick Queen Anne house was built for William and Anna (Ann) Meadows in 1898 and completed within the year. The Honorable William Meadows had come to America as a child in 1850, and his family were wool farmers. Knowing his wool, William's first business in partnership with three others was in wool buying. He maintained his professional interest in wool throughout his working life, and through his work and that of a rival firm run by E. N. White, Burlington became known in the east coast wool markets. In 1889 William and his brother George, with their friend Edward Brook, bought into the Burlington Brick and Tile Company, and five years later, he and Edward Brook were among the incorporators of the Brook-Barlow Investment Company. William Meadows was by this time a very wealthy man and announced his intention to build this residence (then numbered 441 Edward Street) in the Burlington Free Press, August 31, 1898.

The house has (or had) several very similar "cousins" in Burlington. Sadly, it is not known who designed or built them, but it may be that we can make an informed inference. Like this house, the three cousins make their impression through understated design and visually satisfying proportions, consisting of a central cube with gabled cross wings, a wrap-around porch that curves on the corners, and a balcony on the second level. They have large double-hung windows, and the sweeping porch roof is supported on slender columns.

An assiduous search for similar designs produces a surprisingly narrow field. Only one architect produced house designs with this cluster of proportions, massing, and simplicity. The design later became popular but at this period only Herbert C. Chivers, in St Louis, was producing it. We know nothing about Chivers' training but he was a prolific designer who published his ever-increasing catalog in 1896, 1900, 1903, 1905, 1907, and 1910, by which time it had well over a thousand designs, including several very similar to the Meadows house and its cousins. He also published a monthly magazine with home designs, first called *The Cottage Builder* and later *The Home Builder*, and took advertisements in architectural magazines and the press. In one of these, he stated, "Preparedness has been my success," and "My buildings have a neat and clean-cut appearance when erected" – as indeed does the Meadows house and its cousins built for Alois Schmitt (1906), John Uhen (by 1907, now razed) and John Schroeder (by 1908). John Uhen's house was constructed by local contractor Fred Itzin, who is known to have built for several prominent citizens of Burlington.

After a lifetime of public service – including chairing both the

school board and town of Lyons, being member of the State Assembly in 1881, and delegate to various county, congressional, state and national conventions, and, finally, alderman of the second ward in Burlington – William Meadows deeded the house to his children in 1920, who were unable to sell it and it began its life as a de facto apartment building. In 1924, it was finally purchased by John W. and Sarah Peters, who announced their intention to make it into a "two-flat building." They lived in one flat and leased out the other. When they lost the building to foreclosure in 1939, it was acquired by local historian Howard A. Wood, who remodeled it to three flats and rented it out but chose not to live there himself. However, he took good photographs of it and its cousins for his book, *Burlington, its Early History, Growth and Progress (a manufacturing center)*, published in 1908. The house remained in Wood's family until 1959, when Carl A. and Ora M. Altenbern acquired it to live in. During their tenure, in 1962, a local ordinance changed the street numbers and 144 Edward Street became 233 Edward Street. It was purchased from their estate in 1987 by its current owner Theodore L. Hegeman, who has maintained it in beautiful condition.

Pippin Michelli

2022-2024 Washington Avenue, Racine

The house at 2022-2024 Washington Avenue has an interesting history with many connections to Racine public servants. In the later 1880s Mary Murray's mansion (2219 Washington Avenue) and her property on the north side of Washington Avenue were still outside the city limits. She subdivided that land and in 1889 sold Lots 6 and 7 to George J. Teall, the Racine County Register of Deeds. He sold the south half of Lot 6 to Peter Bering Nelson in 1892. Some sources report his beautiful house was built in 1894; it appears he built his house immediately after purchasing the land as the tax rolls show the value of his property remains $1500 from 1893 through 1900. This is five to seven times the value of unimproved lots around his lot.

Peter B. Nelson was born in Schleswig, Germany to Danish parents in 1869. The family came to the United States in 1870, settling in Union Grove, where his mother died within 2 weeks of arriving. He and his father moved to Chicago for a time, then came back to Union Grove. By 1878 Nelson was living in Racine and attending the 5th Ward school. He graduated from Racine High School in 1887 and got a job in the office of Attorney Henry A. Cooper. Nelson went to law school at the University of Wisconsin, but he could only afford one year, so finished his studies under the tutelage of Mr. Cooper. Nelson passed the Bar Exam in 1891, went into practice with Cooper and married Rose O. Johnson. In 1892 Cooper was elected to the U.S. Congress and Nelson was appointed Danish Vice-Consul for Wisconsin. Nelson was elected district attorney in 1893. Their law firm did quite well and became Cooper, Simmons, Nelson & Walker by 1902.

In 1903, at age 34, Peter B. Nelson was elected Mayor of Racine, and re-elected in 1905. He is now considered to be "the father of Racine parks." He created the first park board in 1905 and was instrumental in establishing Horlick Park (now called Island Park), Riverside, Washington and North Beach Parks. In 1897, well before he was mayor, he gave the main address at the dedication of the first Racine Public Library, and was one of the first advocates of vocational education. After his time in politics Nelson became president of Racine Refrigerator and Fixture Company, vice-president of the Racine Shoe Manufacturing Company, director of Racine Commercial and Savings Bank and Racine Malleable and Wrought Iron Company, and opened Peter B. Nelson Dry Goods Company.

When Nelson built his house, it was numbered 1822 Washington Avenue; the neighboring house of George Teall's was 1828. The house numbers were changed about 1912 to match the 2000 block across Washington Avenue. It was about this time Nelson sold the house to Dr. Julius A. Olson, a barber turned dentist. Mrs. Nelson died in 1915 and Peter Nelson moved to Chicago in 1923 and continued his law career.

Nelson's house was built in the Queen Anne style. It has the typical style characteristics of a steep pitched cross-gabled roof with a dominant front facing gable, which was formerly sided with shingles; it is now clapboard like the rest of the house. The façade also has a full, double-deck porch. Additional features that avoid flat wall surfaces are the bay on the east side with a second story porch and a two-story push-out on the west side; both sides have cutaway windows. The smaller cross-gable covers the bay and push-out. This house does not have the characteristic irregular massing often seen in Queen Anne houses, but it is quite symmetrical. The second story porch balcony and cutaway windows have exquisite spindle work with knob-like beads, lacy decorative spandrels and beautifully turned posts.

Today the house is a 4-unit multifamily apartment. There have been numerous owners and many, many tenants since Peter B. Nelson built this house and in recent years it has been getting the attention it deserves. The current owner is Luis Gutierrez of Racine.

Deborah Yale

116 South Jefferson Street, Waterford

This is a fine example of a Queen Anne style house popular in America between 1880 and 1910. It incorporates many classical elements of this style of architecture: bold and unconventional color schemes, broad decorative gables, elaborate chimney, asymmetry, bay windows and a single-story wrap-around porch. Looking at the tax records, though a house is shown on this property, there is an increase double in value around 1907, indicating that this might be the year this house was built.

In looking at the history of this house and who built it, it is again a story of people who came to Wisconsin in search of a better life. Waterford is situated on a narrow section of the Fox River, where tradition says the Native American Indians forded the river at this point. In 1847 two men, William and Heinrich Kortendick (possibly brothers and butchers), arrived in Wisconsin from Prussia and purchased land from the government. William settled in the town of Waterford and Heinrich in the Town of Norway. An 1887 Waterford plat map shows the names of Katharine Kortendick with 40 acres and William Kortendick Estate with 60 acres in what is now the Village of Waterford. This house sits on the original piece of Kortendick land. William was twenty-nine years old when he arrived and for thirty-seven years farmed in the Waterford area and raised a large family. William and his first wife, Theodora, had six children. They lost an infant son in 1855 and she passed away in 1859. William then married Katharine (Catherine) and they together had nine children. One of these children, George (married to Elisabeth Neumaier), is indicated as the property owner of 100 acres on this same piece of land on the 1899 Waterford plat map. George apparently had many talents, as it is recorded that George T. Kortendick sold his apple cider mill and press in 1913, in 1921 he replaced Alvin Noble as the stage coach driver between Waterford and Burlington, and in 1922 William Edwards and George Kortendick formed a partnership to purchase the Waterford grocery store owned by Mary Malone. William Edwards bought out George's interest in the store in 1924. Earlier George's brother, William, was a partner in another market, which burned along with many of the downtown buildings during the 1898 fire. William's building was rebuilt. The Kortendick name, in some fashion, remains on the tax rolls for this house into the 1930s. George passed away in 1935.

Since August of 2017, Tara and Eric Halbur have been the owners of this stately house and carriage barn, with a long and interesting Waterford history. As a result of its careful preservation, the story will continue into the future.

Vivian Merlo

2409 Hansen Avenue, Racine

This little gem is an arts and crafts style frame house. It was built in 1918 for Martin Christensen, who came to Racine from Union Grove in 1913, aged 43. From 1909 until 1913, he had served as Chairman of the Town of Raymond and as a member of the Racine County Board of Supervisors. Having arrived in Racine, he served as Racine County Treasurer from 1914 to 1935 and was also Secretary-Treasurer of the Belle City Auto Sales Company. After leaving the County Treasurer's office, he founded the Martin Christensen Realty Company, and spent the rest of his life in the city of Racine. Having lived briefly at 1118 Blake Avenue, Christensen and his wife Sophia relocated during 1913 to a house newly built by Olaf Nelson at 2410 Kinzie Avenue, where they continued to live until Martin died in 1976.

Martin Christensen had always been interested in realty. Behind his house was an empty lot, the future 2409 Hansen Avenue. He purchased the lot when it became available in 1916 and began building on it in 1918. He completed the work in 1919 and immediately sold the property to local woodworker Andrew Jackson. Andrew and Anna Jackson remained in the property for over twenty years before selling it to Christ M. Wick, a sexton and forester, and his wife Caroline. This couple lived there until 1967 when they sold the house to Richard and Betty Geiss. It changed hands frequently after that, finally arriving in the possession of the current owner, Miguel Espino, in 2015.

The house itself is a small arts-and-crafts style bungalow, and although we cannot exactly pin down its source, it is similar to a type that began to appear in the catalog books from 1913. This type would become the *Winona* bungalow, which Sears claimed was its single most popular design. However, despite the similarities, 2409 Hansen Avenue is too short, too wide, and too plain to be a Winona or any of its derivatives by other vendors. Where the Winona

measured 23 feet by 36 feet, 2409 measures 26.5 feet by 34 feet, and where the Winona was decorated with multiple eave brackets, wood-strip wall trims, and recessed panels on its massive porch columns, 2409 has none of these. The other vendors, Montgomery Ward, Lewis, C. L. Bowes, and Bennett, offered the same design at the same dimensions, and only the interior organization differed among them. So, the Winona type is not likely to be the precise source of 2409 Hansen Avenue's design.

In fact, specific details, such as the use of slender, full length square-section columns and one truncated column, the doubled windows flanking the slightly off-center front door, the use of square shingles, and the lack of eave brackets and wood trim, are all found together in two plans offered in 1916 by the Gordon-Van Tine Company of Davenport, Iowa. *Plan No. 515* was the more costly "ready-cut" version and *Plan No. 195* was the more economic "standard" version (where the lumber was provided but the customer cut it). This design included 2409's gabled bump-out on one of the long sides but had four full columns on the porch. However, that year, Gordon-Van Tine also offered the ready-cut *Plan No. 527*, which lacked the bump-out but included the truncated fourth column. Since all three of these designs have the same dimensions, it would have been easy to mix and match their elements. Moreover, they measure 24 feet by 34 feet, which is close to 2409 Hansen Avenue. This group of designs, or perhaps a local carpenter-contractor's reworking of them, seem to be the best source for 2409 Hansen Avenue.

The house has been attractively repainted by Miguel Espinosa, and since it is the only example of its type so far recognized in Racine, we are supremely grateful to him for taking such good care of it.

Pippin Michelli

1511 Wisconsin Avenue, Racine

The charming one-story, five-room house at 1511 Wisconsin Avenue features a front entrance tucked five stair steps up to the right of five tall windows trimmed in pale celery green and brick red. A hipped roof covers the main portion of the house, with a shallow shed-roofed dormer holding three small attic windows. A piano window with five narrow vertical panes echoes the three panes in the top sashes of the front windows, and a flat bank of four tall windows on the south side of the house adds additional light.

In 1834 William H. Hallock was born in New York and came to Wisconsin at age eight with his parents. His father, Robert, purchased Lot 3 of this block of Wisconsin Avenue in 1871 and sold it the next year to son William. Tax records show that by 1878 the lot's value had increased from $400 to $1800 while neighboring lot values remained relatively constant, indicating that this lot in all probability now included a house.

It seems likely that William Hallock built this house himself: newspaper advertisements in 1879 list "Hallock & Smith, Contractors and Builders." Perhaps he found the style in a pattern book. At this time, carpenters and contractors were consulting architectural pattern books to create unique custom-made structures. The Queen Anne style emphasized a variety of roofs, wall projections, bay windows, towers, and porches, resulting in complex asymmetrical appearances which this house may originally have displayed.

The 1908 Sanborn map shows a footprint outline of the 1511 house with certain details considerably different from the current house. A shingled roof covered a small off-center porch, with a larger square porch recessed to the right. Rising above the entrance was an eight-foot-square, two-and-a-half-story structure, followed by the main portion of the two-story house, along with a single story in the back. There were bay windows on the front left and also on the south wall, and a narrow porch toward the back at the far southeast corner.

In 1882 Mr. Hallock resigned as superintendent from "Freeman & Son's wood shop department." In 1886 he moved to establish a business in Western Union Junction (later named Corliss and then Sturtevant), where he was appointed Postmaster. He had married Sarah Bates in 1855; after her death in 1897 he later married Eliza Mimna. William Hallock died March 14, 1906, age 72, "a highly esteemed retired resident of Corliss, Wisconsin."

After the Hallocks, a series of families occupied the house. An 1896 newspaper advertisement listed the house for sale as a "nine-room frame house with barn." In 1920, however, it was listed as a "strictly modern house: eight rooms and bath" on a 40 x 120-foot lot; the original 80-foot width had been halved and this house was now on a more standard narrow city lot. Willis and Louise Hamer bought it in 1923; after Willis died in 1952 and Louise in 1959, her brother, Henry Braun, a Twin Disc machinist, lived there until his death in 1973. Various reports suggest that it was Mr. Braun who reduced the two-story house with its tall front tower or gable to a single story, and changed the two-bay window sections to flat walls of windows. When Henry's daughter Joyce Brown moved out in 1976 the family had lived there for 53 years.

Following a succession of owners, Mary Weaver purchased the property in 1998. She removed a large garage which had originally been a stable or barn and updated the house with a new roof and windows, along with an unobtrusive 20-foot addition at the rear.

Although the house has been considerably altered from its original appearance, thanks to her dedication, the house at 1511 Wisconsin Avenue stands ready to face many more years of comfortable living.

Karen Urben

4010 Washington Avenue

This lovely, intriguing house with its fascinating curves, from the tiles to the rooflines and bargeboards, and its whimsical eyebrow window in each gable, has been lovingly cared for through the years. It is a cross gabled Spanish Eclectic, and the vivid red clay ludowici tiles and stucco body are characteristic of this style. The house still has its original leaded glass windows and beautiful natural woodwork throughout. It is a unique standout as one drives down Washington Avenue, an enigma that has enchanted many.

The property has challenged the most assiduous researchers several times in its history, but perhaps we can begin to untangle this. The property was once part of the Reed family farm, and Charles M. Reed can be documented living there from 1902 to 1915. City Directories and the 1924 Racine plat map show that all the houses on the stretch of Washington Avenue between Lathrop Avenue and Indiana Street were razed in 1920, Charles Reed's house included.

The Reeds platted the first section of their farmland, between Lathrop Avenue and Orchard Avenue, in 1925, and it was annexed by the City in 1926. This was the first division to impose restrictions designed to guarantee an above-standard neighborhood. Already, a building permit had been issued issued for lot 11 at the center of the block (two houses west of Russet Street), and Harry H Voss purchased it in 1925. He seems to have acquired the neighboring lot 10 at the same time, since both properties had houses by 1926. Voss owned and lived at lot 10 (always numbered 4008), and Cecil W. Hobbs owned a house two lots west of Russet Street (i.e. 4010).

Harry and Theodora Voss went to live in an apartment block at 1900 Washington Avenue in 1928, leaving their house at 4008 standing empty. In 1929, Hobbs went to live at 3301 Seventeenth Street, and this must be when his neighbor Harry Voss acquired the property because in 1929, it was Harry who sold lot 11 to D. Elmer Roberts, and the taxes for the following year show both lots with no improvements, suggesting both houses had been razed. 4008 then vanished out of the city directories until 1950, when it returned as 4006 Washington Avenue; 4010 returned or was replaced more quickly.

Roberts deeded his apparently empty property to Victor and Harriet Brown of Milwaukee in 1930, but we have an earlier photograph of the present house advertising the Badger Roofing Company in the 1928 souvenir dedication program for the new church of St. John Nepomuk at 1903 Green Street in northern Racine. The photograph does not show the location but it is unmistakably this house.

Back on Washington Avenue, when Byron Reed declared bankruptcy in 1933, the Browns of Milwaukee, who had purchased the empty lot 11 from Elmer Roberts in 1930, passed it to Byron's wife Georgia with a quit claim (often used between families and friends, or in cases of bankruptcy, as they are quicker and cheaper than warranty deeds, although less secure). By that time a house had appeared at 4010 and Don R. and Theodora Parker are recorded as occupants in 1932. Two years later, the house was acquired by Georgia's relative Wade L. Cash and his wife Elsie, and speedily foreclosed on them. After Georgia's death in 1936, the house passed through probate. It was sold to Henry and Henrietta Bykirk in 1939.

So, a house was indeed on the lot in 1902. However, it was not the delightful one there now, which is the third residence on the property and not recorded at this location until 1932. But we know that it existed by 1928, and so its original location needs to be traced in order to establish more about it. It may not be quite a century building after all, but we are very happy to celebrate its survival and the loving care lavished on it both by the present owners Debra and Thomas Woodford, and by several previous owners. Today, it is a venerable building, and (knock on wood) we will most certainly be happy to upgrade the award when we have discovered its true date!

Kim Eschmann and Pippin Michelli

1605 Willow Road, Mount Pleasant

It can be enormously difficult to run to earth the historical details about a house that is built outside the limits of the city of Racine.

This lovely Arts and Crafts style bungalow has been – and remains – quite a challenge and more remains to be discovered.

Tax records suggest it was built by 1916 while Fred Nystrom owned forty-one acres on the south side of Washington Avenue (1914–1918). Because the land was unplatted, we cannot tell where the house was actually built. Fred Nystrom's name disappears off the record in 1919, and his obit in 1943 says that he had lived for about 30 years on 1st Street (today's Highway KR). Fred was a drainage engineer and active in the local community. By the time he died, his obit says, most people in Sturtevant called him "Grandpa".

The next owner was Tom Kraneck in 1919, whose name stabilized by 1925 as Thomas Kralicek. Sometime after 1925 the land was platted as "Kralicek's 12th Street Acres" and by 1930, the lot that currently holds the house was empty. Yet the house almost certainly dates to Fred Nystrom's time as it is a perfect, unaltered example of the Sears *Osborne*, a fairly costly house that was offered from 1916 to 1929. The value of both land and property remained steadily high into 1925 and 1930, so it is hard to see when the house could have been built if not in 1916. As it turns out, the house was relocated from Durand Avenue to Willow Road in 1986.

Miraculously, the house has survived almost unchanged. Its interior has the same wood trim shown in the Sears *Modern Homes* catalogs, the same "colonnade" with glass fronted cabinets separating the living room and dining room, built-in buffet in the dining room with its hollow box beams on the ceiling. The exterior has a distinctive use of plain, paired eave brackets that flank the peak rather than nestle inside it. These are echoed by paired square columns that support paired short beams, creating an effect like Japanese torii gates. These support further paired short beams that in turn support the gable. At some point, Sears' scooped front porch wall was removed and replaced with effectively invisible iron railings. It is tempting to wonder if someone wanted to enjoy a clearer view of the countryside opposite the house.

Despite having a pond on its lot, this house obtained its piped water from its neighbors to the south until well into the 1950s or 1960s. A ten-year Water Agreement dated February 28, 1949, was developed to sell the property so that potential buyers could be assured of a water supply. The agreement would not be legal today: in addition to providing for the water supply and maintenance of the pipeline, it included a criterion that would bring everything to a halt if the house was sold to a non-Caucasian.

Apart from this one blot on its history (which it shares with many historic residences all over the country), this little jewel is a delight to see, inside and out. We are glad to see it being cherished by its present owner, Dave Eickelberg and look forward to its survival far into the future.

Mary Newbold, Jan Carter, Pippin Michelli

17806 Old Yorkville Road, Yorkville

The house at 17806 Old Yorkville Road is known as the Moyle Mansion. It is a clapboard building designed in Italian Villa Style with an interesting blend of Gothic windows and Victorian trim. The cornices that top the windows and doors have small scroll embellishments on each side and Victorian wood applique on the front face. Just below the cornice is dentil trim. The scrolled brackets under the eaves have drop pendants that hang from the top ends. The cupola is a square tower with pointed arched windows, also with dentil trim. The top level of the square tower is also known as a Belvedere. A frieze comprised of circles finishes the porch roof along with more scrolls. The original house was small, but two wings were added soon after it was built, each wing has a bay window.

The house was built by John Foxwell Moyle in1883, not far from the Janesville Plank Road. When he was young, John had an opportunity to develop his musical talent and taught in singing schools for several years. He then became an accomplished carpenter and builder, believed to be the architect of the Yorkville school. Moyle's trademark was ornate trim, and this house is a prime example. Eventually he turned his attention to insurance. John Moyle was a very active citizen in the community of Yorkville. He was the town clerk of Yorkville for many years, and secretary of the Yorkville and Mount Pleasant Insurance Company.

When John died, his son William lived in the house and used the property as a successful tree farm and nursery. In the late 1930s Alfred and Pearl Naffziger became the owners and lived there for about fifty years. Neighbors remember buying dairy products from the Naffziger farm. After Pearl's death the house was sold.

In the 1990s two men from Chicago owned it for a short period of time. It is believed that the property was rented out at some point. Then Elden Walker owned it briefly until the current owners purchased the property in 1996.

The current owners, Michael and Dawn Hourigan, have restored the outside of the house back to its original impressive state and have done much of the work themselves. They began the monumental task of renovating the exterior in 2015. When the house was purchased, it was in very poor condition. It needed extensive repairs – everything from a roof that didn't leak to more modern plumbing, wiring and insulation – so, the emphasis at that time was on making the house livable.

The renovation of this house has been a labor of love, sweat and determination to get the exterior back to its original elegance. The Hourigans have achieved this goal.

Nat Cycenas

From the President

Friends,

I recently wrote a Community Newsletter essay in the Racine *Journal Times*, March 23, 2019, about several activities that Preservation Racine will be engaged in this year, including our annual Tour of Historic Places, a rear porch restoration on the Blake House, a review of the City's Heritage Preservation Plan, and our recently completed "Big Three + 1" program on April 3 at The Covenant at Murray Mansion.

The Big Three: John Van Thiel, Jerry Karwowski, & Jim Mercier + 1: Steven Rogstad

The "Big Three + 1" program was a huge and very successful fundraiser for the organization! Jerry Karwowski, Jim Mercier, and John Van Thiel enthralled the 260 persons who packed into the former church sanctuary at The Covenant to listen to an assortment of tales about Racine history. Jerry, Jim, and John brought a few items from their personal collections for display and discussion. Jim talked about the golden years of Racine industry and local urban legends; John discussed the founding of Racine and gave a riveting account of how he (along with Jerry) located the bones of J.I. Case's race horse, Jay Eye See, on land south of Durand Avenue near the present-day Walmart. Jerry provided entertaining stories about J.I. Case, "scooping the loop" on Main Street in the 1960s, and industrial Racine. I added a few stories about the Lincoln statue on Northwestern Avenue, Mary Lincoln's 1867 visit to Racine, and student life at Racine College.

An audience of 260 people enjoying an excellent meal before the presentation.

We were fortunate to have received support from five sponsors, who generously provided funds to offset costs. Thanks go out to Real Racine, Racine Heritage Museum, Distinctive Woodwork, and Sturino Funeral Home for financial donations. Sarah Greening Photography provided free photographic coverage. Thanks to each of them for helping make the event a huge success! I also wish to thank Jonathon Sadowski for covering the event for the Racine *Journal Times*. We received great press for the event and are grateful for it. Hannah Erickson at The Covenant worked hard on making every aspect of our event exemplary, including opening the Murray Mansion up for tours after the event.

Of course, the entire event would not have taken place without the "Big Three" agreeing to share a stage and entrance the audience. It was the very first time Jim, John, and Jerry performed at an event together. If you were there, you saw history in the making! Thanks to each of you for sharing your time and knowledge for the benefit of Preservation Racine!

The Big Three + 1 holding animated discussions

Now, we get ready for our annual Century Buildings celebration next month, more monthly membership meetings, and our Tour of Historic Places in September. I look forward to seeing you at future Preservation events.

Steven Rogstad
President

Membership Meeting, St Edward Church Hall
Monday, May 8, 2019

About seventy members attended this enjoyable and informative meeting, in which Michael Slater gave a history of the North Shore railroad line, which was closed down thirteen years before he was born. His lifelong interest in the line includes presiding over the Southeastern Wisconsin Division of the National Model Railroad Association and the Western Union Junction Railroad Club and Museum in Sturtevant. He is also a member of the Lionel Railroad Club of Southeastern Wisconsin and the Train Collectors Association (TCA), Milwaukee Road Historical Society (MRHA) and the Green Bay and Western Historical Society.

Michael has been seriously modeling the North Shore line for about ten years and has collected some tremendous historic photographs of the line and its locomotives in his researches to reconstruct its appearance. Preservation Racine was privileged to see those photos which he presented with knowledgeable commentary.

Dr. Laura Gellott, Professor of History Emeritus, University of Wisconsin-Parkside, gave a lively overview of the history of St Edward Church

Michael Slater begins his talk (above) to his appreciative audience (below)

COMING UP

National Preservation Month
May 2019
"This Place Matters"

Century Building Certificate Awards
Monday, May 6, 2019, 6:30 pm
Great Hall at DeKoven Center
600 21st Street, Racine

June Membership Meeting
Monday, June 3, 2019, 7:00 pm
Holy Communion Lutheran Church
2000 West Sixth Street, Racine
Ben Tyjeski, Historian and Sculptor
Tyjeksi Terra Cotta Works, LLC, Milwaukee
Major architectural terra cotta
Landmarks in Racine including the West Sixth Street Bridge

August Membership Meeting
Monday, August 26, 2019, 7:00 pm

Sunday, September 29, 2019
Annual Tour of Historic Places

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