PRESERVATION
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CENTURY BUILDINGS FOR 2025

This year is the thirty-seventh 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. Our local program began after long-time Preservation Racine member Don Rintz brought back the idea of celebrating century buildings after attending a preservation meeting in Madison, Wisconsin. We owe a debt of gratitude to Don and the people who were farsighted enough to know how important our landmark sites are and to encourage their protection and care. Also, our heartfelt thanks to Brad Jaeck and Carol Hansen of Photographic Design Gallery and Framing on Sixth Street in Racine for their superlative photographs of this year's Century Buildings.

Preservation Racine will host this year's event on Monday evening, May 5, 2025, in the Great Hall at the DeKoven Center, 600 Caron Butler Drive (formerly 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. All members and friends of Preservation Racine are invited to attend.

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101 South Kane Street, Burlington

The delightful house at the corner of South Kane and East State Streets was built by George A. and Nellie Harper in 1925, although it was then called 521 Kane Street (numerous Burlington streets were renamed and renumbered in the mid-1960s). The Spanish Revival house is a modest size, but rich in architectural features. This style of architecture is exceedingly rare in Wisconsin. Predominately rectangular except for the front façade, the house was built of golden-brown brick and stone accents. The cross gabled roof is topped with red clay tile and Mission style curvilinear parapets topped with stone that guard the gable ends. The façade has three distinct areas with dominant features. The center section has an arched doorway and porch opening that has a bold full-height, irregular stone quoin surround. However, the true entrance is on the north side of the porch with an identical arched, stone quoined entry. There is also a dainty niche in the porch wall.

101 South Kane Street, Burlington.
Photo courtesy of Carol Hansen and Brad Jaeck

The left third of the façade is the most dramatic. Under the parapet is a full-height, arched grouping of three windows that form a small or faux patio with a wrought iron railing. A charming circular stone flower motif is centered above the windows. Around the southern corner is a matching window grouping. The nook formed by the porch on the right side of the facade holds the chimney with an elaborate, tiled top and a single arched window, but around the corner is another arched triple window grouping. The windows are amazing; they are leaded, multi-paned, topped with a stone keystone and surrounded with spiral, stone columns and stone sills. They all appear to open with hinges. The elegantly playful peek-a-boo repetition of the most beautiful architectural features of the house brings a graceful symmetry to a most asymmetrical building.

Shed dormers are on the north and south sides of the house. The remainder of the house has double hung windows. A very unique feature of the house is the underground garage on the north façade. However even more unique is the additional underground three car garage

in the back yard. The current owners, Robert and Phyllis Hartwick, bought a very long lot (300' x 63') adjacent to their property with a neighbor. The cream brick house on the lot was sold and moved to another location, leaving a basement that they turned into the second underground garage.

In 1925 George Harper purchased the north 68 feet of Lot 1 of the William Johnson Addition in Burlington and added fifteen more feet the following year. The Harpers had come to Burlington in 1915 when George, a salesman for Burlington Brass Works in Chicago, accepted the position of superintendent of the local plant. They rented a house on Geneva Street from C. Roy McCanna, the owner of the Brass Works. McCanna had taken over the company after the death of his father, C. B. McCanna, in 1913. His larger Mediterranean Revival house had been built across Liberty Street (now State Street) from the Harpers parcel a few years earlier.

George Harper died in October of 1946 and Nellie in March of 1947. Their daughter, Helen H. Werbach, of Whitefish Bay sold the house to William J. and Mary V. Liggett in the fall of 1947 for $19,000. Liggett had bought the Columbian Hotel on Brown's Lake in 1940 and renamed it The Antlers Resort. It had been built in the 1890s; the complex included the Royal Palm Holiday Inn Resort, and a beach house called the Marine Room. The Royal Palm Room provided big city orchestras and dancing as well as fine dining. He and his wife also owned and operated the Hotel Burlington and Plush Horse Restaurant.

In 1966 William died and Mary Liggett sold the house to Brian and Bonita Kwiatkowski in June of 1970. Two years later Robert and Phyllis Hartwick purchased this wonderful house. They are only the fourth owners and have spent fifty-three years there. Preservation Racine congratulates and thanks the Hartwicks for their loving care of this very unique and captivating house.

Debbie Yale

3800 Washington Avenue

This charmingly quaint house (to modern eyes) was very modern when it was built. Also surprising, it is actually quite big, with five bedrooms and has an attached matching garage. It was designed by Justave Mandor Matson in 1925 for Frank and Louise Klinkert and constructed that same year.

J. Mandor Matson was just then at the height of his career, fame, and local adulation. He started work with A. Arthur Guilbert, Racine's then-foremost architect, in 1916. Having begun as assistant architect, Matson was soon managing the business, and took it over fully when Guilbert died in 1922. In 1925, Matson designed the store on the west side of the Majestic Theater, which was owned by Frank Klinkert's father, Ernst Klinkert, so it is not difficult to see how Frank came to know Matson. Although highly versatile, Matson is often recognizable by his propensity to emphasize materials, especially using textured brick with contrasting white pointing when working in the Tudor Revival, Arts and Crafts, or Prairie styles. He does not exaggerate the structural joinery like the Arts and Crafts practitioners, nor the magical interleaving of planes and blocks as in the Prairie style. But like both of them, he brings out the varying textures of his materials.

This house is an excellent example of Matson's approach: the textured bricks lie in horizontal courses on the ground floor, but march herringbone-style up the second-floor walls between the wood timberwork. At this date, Matson had just completed the Bull Manor apartments, and interestingly, he uses the same design of bargeboard here (with quirkily curling extensions at the ends). The delightfully matching garage is another of Matson's recognizable traits.

Frank Klinkert was himself at the peak of his success in life. The family had not given up on the brewery, which he managed for his now-retired father. He kept everything in mint condition so that Klinkert Brewing could swing into action as soon as Prohibition ended. Sadly, however, that came too late, and Ernst Klinkert himself ordered the razing of the brewery less than a year before Prohibition did finally end. It must have broken Frank's heart. He turned to realty management, and then in 1936 he was left as executor of his father's will, a thankless task that lasted until the year he

3800 Washington Avenue, Racine
Photo courtesy of Carol Hansen and Brad Jaeck

died in 1953. His second wife, Helen Hovorka Goff, continued to live in the house but had difficulty securing her claim to it because she had married two months after Frank died, which apparently voided her claims.

The next owner of note was the impressive founder and pastor of the non-denominational Souls Harbor Open Bible Church, who purchased the house for his vicarage in 1968, while transferring the church itself from Sturtevant to 3224 Wright Avenue. True to his motto, *Jesus first, then others, myself last!*, Pastor William (sometimes Bill) Hearron was indefatigable in organizing a non-proselytizing kindergarten with hot lunches and free transport if needed. He established several events a week suitable for families and teens, a radio show, a crisis help line, a newspaper column, and a photographic exhibit of the Turin Shroud complete with internationally significant speakers. This was while he was only a part-time pastor! At the same time Hearron was directing the Kenosha Achievement Center, until he resigned in December 1927 to become full-time pastor of the Souls Harbor Open Bible Church.

In 1986 John S. and Margaret L. Jude acquired the house. Jude was an attorney; he was also active in the Racine Area United Way, being made president in 1995, and involved with the Center for Community Concerns: he was president of that organization when it had to close owing to declining donations in 2004. That same year John Jude became Racine County Circuit Judge. When he died in 2017, his family sold the house to another pastor, Zachary Payne, who sold it to the current owner, Lucas M. Hargrove, in 2021. Mr. Hargrove has an amazing heritage in his house, its architect, and its owners. May it bring him all the rest and peace they would wish for him!

Pippin Michelli

Garfield School/Julian Thomas School

The historic Italianate schoolhouse at 930 Dr. Martin Luther King, Jr. Drive has a long history. In 1848 the first school known as North District School #7 was a log building located on a farm facing Milwaukee Road, about a block north of this school. By 1849 the log school was replaced with a clapboard school with an address of Chippecotton Street. By 1853 there were over 700 grade school students in five public schools in Racine. Because of overcrowding, a May of 1855 resolution was passed to build three new schools in Racine. They were the Third, Fourth and Fifth Ward schools, which became known as Winslow, Janes and Garfield schools. The original simple brick Fifth Ward School, costing $4500, was built on a lot 120’ x 300’ facing Milwaukee Street that was purchased from Mr. West for $700. Lucas Bradley, Racine’s early architect and builder, was commissioned to design and build all three schools in the winter of 1855 and spring of 1856. The original Fifth Ward, two-story school measured 40’ x 50’ with three rooms on the first floor and two rooms on the second floor. On the north and south sides of the building were separate interior stairs, one for boys and one for girls. In an attempt to keep the cost down, the school had little adornment.

Julian Thomas/Garfield School
930 Dr. Martin Luther King Drive, Racine
Photo courtesy of Carol Hansen and Brad Jaeck

According to Dorothy Osborne’s Spring 1990 Preservation Racine Newsletter article, *When Schools were Castles*, “in 1879 James Gilbert Chandler opened his practice as an architect in Racine, and soon became a specialist in school design … was responsible for the remodeling and enlarging of all three of Lucas Bradley’s schools.” Thus, needing to expand this school, an eight-room addition was built on the front of the school in 1879. The rear addition to the school was added in 1882. More changes came in 1903, when the original school in the middle was razed and replaced with a three-story addition including an auditorium and now boasting sixteen classrooms. This Fifth Ward school received its new name on May 5, 1892, when it was renamed Garfield School. James A. Garfield was born in Orange, Ohio, in 1831. His father died when he was two years old. As a young man, he became a professor, lawyer, the youngest general in the army, youngest man elected to the State Legislature, youngest man elected to Congress and elected President of the United States in 1880. He died after being shot by an assassin in 1881.

Wood stoves were used to heat the original building, with the wood stored in the basement. When the school opened, there were two teachers, one of them also serving as the principal, and 223 students. Each day of instruction began

with a prayer, followed by a reading from the Bible, and then singing a well-known hymn.

The Italianate Victorian two-and three-story cream brick school features a bell tower above the main entrance and on the south wall of the three-story section, there are 28 large windows. Windows on the third floor are capped with brick, curved hoods. Windows on the front entrance of the building are topped with ornamental brick crowns and a keystone in each crown. All windows have stone sills. In the Italianate style, paired brackets can be seen on the eaves of the front building. The three-story rear building features brackets along the entire roofline and decorative dentil work along the entire eave.

In November 2000 Racine voters approved a $10,985,000 expansion and renovation of Garfield School to make it a neighborhood school. “It is a first step in getting the more kids off buses and closer to parents and to home,” according to Superintendent Dennis McGoldrick. Millennium Architects & Designers of Green Bay designed the renovation and expansion to complement the original structure, with the idea that the additions would look as if they were meant to be together. Each of the 18 new classrooms would have state-of-the-art technology, including fiber optic cable with interactive computer capability. In addition, separate areas were designed for art, music, science, and foreign language. The gym, multipurpose area, and library were designed to be closed off from other areas of the school to allow for evening use.

On October 5, 2003 the name of Garfield School was changed to Julian Thomas Elementary School in honor of an African American activist, who was instrumental in desegregating Racine Public schools and also supported affirmative action. He specifically attacked the notion that affirmative action was a quota program. Julian Thomas had died on April 6 of that year and had been the director of affirmative action for Gateway Technical College and chairman of the board for the Urban League of Racine and Kenosha.

This is an amazing example of historic preservation and contemporary needs.

Vivian Merlo with Elizabeth Erven

2500 N. Main Street

The American Foursquare at the corner of North Main Street and Romayne Avenue is two-and one-half story, with red brick veneer and a low-pitched hipped roof. The windows are of two types: 1-over-1 double-hung sash and Craftsman-style casements. Wide overhanging eaves and a 1-story hipped-roof enclosed porch that extends along the east facade with a hipped-roof dormer centered in the roof above and clad in vertical wood siding. The primary entrance is on the south elevation on Romayne Avenue; its stepped façade with three unique bays that make it an unusually asymmetrical Foursquare. The entrance is sheltered by a low-pitched roof portico that is supported by decorative brackets. A detached single-bay garage shares the same construction design as the house. This handsome house was built by John H. and Caroline/Carrie Haumersen in 1922.

2500 North Main Street, Racine
Photo courtesy of Carol Hansen and Brad Jaeck

Frederick H. Haumersen started his brickmaking company in 1871. His brick yard turned out 16,000 cream bricks a day; there were six operating clay pits, mixing pits left behind after years of operation that today make up the Racine Zoo Lagoon. He had four sons: John H. and Charles joined their father in the brick business; Fred A. was involved in his father’s grocery at 1301 North Main Street; and George lived in Chicago. The brick business became F. H. Haumersen & Sons. When the clay ran out the Haumersens continued in the brick and building materials business at 1600 Yout Street.

Frederick owned land on both sides of North Main Street. In July of 1918 he quit claimed with “love and affection and other valuable considerations” his land to his four sons equally. He died on February 26, 1921. The east portion was sold to the city of Racine in August 1920 for $17,000 and would become part of the zoo. The portion west of North Main was valued at $7,000 in 1920; it was platted and recorded in the Register of Deeds office April 22, 1922 as the Haumersen Subdivision.

John H. Haumersen bought Lot 2 plus the south 1 ft of Lot 1 in January of 1924. However, the house was in the works

before he had the title. He had received a building permit for a $10,000 brick residence at 2500 North Main in May of 1922 and a permit for a garage in September. The city tax rolls show all the lots in the Haumersen Subdivision were valued at $450 in 1922. However, Lot 2 already had a $5,000 "improvement" on it. The following year, 1923, the land value had increased to $700 and improvements to $8,000 and the address first appeared in the Racine city directory. To build a house before you have title of a lot is most unusual, except for the fact that John and his brothers already owned the land.

John and Caroline had three children: Irene, Henry and Milton; they all went into business with their father. The Haumersen building materials business on Yout Street had become J. H. Haumersen & Sons. John Haumersen died in September of 1942 Caroline stayed in the house until her death in 1952. Irene inherited the house and lived there until the summer of 1961 when she sold the house to John C. Algrimm. Irene had worked for J. H. Haumersen & Sons for sixty years, and it is said that there wasn't a single contractor in all of Racine who didn't know her. Irene died in June of 1994 at age 93.

Judge Algrimm was single and very active in the community, as well as being a Racine County Circuit Court judge, serving on many boards including the Lion's Club, Racine Zoological Society, and as a trustee of St. Luke's Hospital. Algrimm owned the house for thirty-five years when he sold the property in 1996, with all contents intact to Thomas Martin, who lived across the street at 409 Romayne Avenue. He and Peggy Robbins currently own the house; they are both retired. Thomas had worked for GSW in Canada, a water heater manufacturer and Peggy was a property manager for several realty companies.

The house has been sold only twice in one hundred years! Preservation Racine applauds Thomas and Peggy for their vigilant and loving care of this gem.

Nat Cycenas

716 Blaine Avenue

While Racine grew in population in the early 1900s, so did the need for housing and to expand the city limits. One such expansion was a neighborhood called Fair View Park, where the 716 Blaine Avenue house is located.

This area is bordered by Osborne Boulevard, Arthur Avenue, Kinzie Avenue and Haven Avenue. The land's legal description includes the moniker "the Harry L. Goldberg Addition," which is named after the man who developed this area in 1906.

Harry L. Goldberg was a local businessman working for Miller Brewing Company in the early 1900s, first as a distributor then as a manager. According to a December 17, 1904, *Racine Journal Times* article, Goldberg "has connected a number of commercial ventures and in his capacity as agent of the brewing company has had occasion to deal extensively in real estate, both personally and for his firm."

As it appears from the records, Goldberg sold building lots of land in this area to individuals who then either built houses themselves or possibly commissioned architects and builders to design and construct houses. In 1915, Goldberg sold several plots of land, one of which was to be the site of the 716 Blaine house, to two men named D.E. Callender and E.J. Millstead. According to *Racine Journal* articles of the period as well as U.S. Census records, the two men worked at the Wisconsin Gas and Electric Company in Racine.

716 Blaine Avenue, Racine
Photo courtesy of Carol Hansen and Brad Jaeck

Although no records were found regarding who specifically designed and built the 716 Blaine house, it is a quintessential American Foursquare and might possibly even be a "kit" house. The Foursquare was a popular mail-order style house sold in the first half of the 20th century by companies like Sears and Aladdin. Typically, kit houses were designed for self-assembly and came with a set of directions alongside pre-cut and numbered parts.

The American Foursquare has an attractive box shape and symmetrical appearance. Extending the full width of the front of the 716 Blaine house is an open-air porch, which has an entablature supported by brick columns that are each

topped with a cap. A slat balustrade on the porch further accentuates the boxy look.

As is characteristic of the Foursquare style, a dormer juts out from the middle of the pyramid-shaped roof. The windows on the first level of the house's façade appear to be original with multiple vertical panes of glass used. Three of these windows are joined together by mulls combining them into one single unit. Mulled windows can let in more natural light than individual windows and provide better outside views.

The landscape looking out of this house's front windows is especially desirable because Blaine Avenue is a boulevard. Boulevards typically have a promenade of greenery planted in the center strip designed to provide places of leisure. Although this street style was popular in urban designs of the late 1800s until the early 1900s in cities like Chicago and Paris, boulevards are rare in Racine.

The 716 Blaine house was likely constructed in 1920 by Callender and Millstead. According to tax records, the pair paid only several hundred dollars in land taxes from 1916-1919, but in 1920 paid $700 for the land as well as an additional "improvement" tax of $3,500, indicating the house had been built.

It was then sold to Ernst and Minnie Anderson. According to U.S. Census records, Ernst and Minnie were Swedish immigrants, with Ernst listed as an iron worker in 1910 and a factory inspector in 1920. However, it appears tragedy struck shortly after the sale when Ernst died in the fall of 1921. Minnie sold the house the following year to James and Flossie Easson. James is listed in the 1920 Census as a factory engineer.

Occasionally, the American Foursquare is described as a "working man's house." During the early 20th century, building technology improvements made houses cheaper to build while still being stylish. Those developments provided housing that was affordable and attractive for working families, like the Andersons and the Eassons.

The current owner Nicole Lukkes bought the house in 2008 and has taken great care to preserve its wonderfully charming character.

Debra Schug

1116 College Avenue

The lovely Queen Anne style house at 1116 College Avenue is situated on the north half of Lot 5, Block 31 of the School Section; the parcel also includes the south half of Lot 4. Being on a full lot, it is an example of the commodious way of life the original platters of the section envisioned for the residents.

The house is asymmetrical, the most identifiable characteristic of a Queen Anne. Starting at the top the steeply pitched irregular roof line features four-sided gables plus a gabled roof dormer on the front. Each gable has a faux Palladian window with three small windows and a semicircular fan- shaped decoration centered on top. The east and south gables protrude over a bay with cutaway windows and decorative brackets. The north gable also protrudes and has a cutaway window, but no bay, the protruding wall extends to the back of the house, but it has a protrusion containing three windows topped by an arched transom. The cornice has simple dentil molding.

The full width porch is glorious with delicately turned and beautifully painted spindle work on the frieze, balustrade, and porch skirting. The thin columns supporting the porch roof are paired. The steps and entryway at the south end of the porch display a partially glazed, stained wood door with side lights.

1116 College Avenue, Racine

Photo courtesy of Carol Hansen and Brad Jaeck

Charles Crosby purchased many parcels of land from the State in June of 1849. There were two other owners before John and Mary Caven purchased Lot 5 in January of 1865, who probably built the house at 1120 College Avenue. An advertisement in the newspaper showed James was a painter, glazer, and wallpaper hanger, with his shop at his home. He died by 1870 and the U.S. Census showed Mary was living with her daughter Sarah (sometimes called Sadie) and eleven boarders! By 1880 the boarders were gone. In 1883 Sarah married William R. Kirkby, a pharmacist with a shop at 403 Sixth Street and lived with Mary. Mary removed herself to Cleveland, Ohio, her childhood home, in the fall of 1888.

In April of 1892 Mary sold the north half of Lot 5 to Arthur and Sophia (sometimes called Nellie) Pugh; they had married in 1889 and were living at 910 Villa Street. Arthur

had hired local architect James Gilbert Chandler to draw up plans for his new $3,000 house to be built on College Avenue. Later in November 1892, the *Racine Journal* reported it would be a $4,000 house. Arthur was a very athletic, energetic, politically active, community-minded, successful businessman. He was the secretary/treasurer of Racine Malleable & Wrought Iron Company, raised money and worked to establish St. Luke's Hospital, was a member of the baseball, gun, and cycle clubs, and revived a group playing polo on roller skates (which was quite a thing in Racine at one time) and helped administer local automobile races. In 1898 to 1899 he went to Fort Yukon in Alaska to prospect for gold; letters sent home to his brothers were printed in the newspaper. He suffered many hardships and did not find gold. He was appointed assistant bookkeeper to the State Treasurer in 1902, the newspapers called it a "political plum" for his loyalty to the Republican Party. Arthur ran into trouble with Treasurer Kempf who demanded his resignation and that of many others in the office for lack of loyalty to him and excessive loyalty to Governor Robert La Follette. Arthur weathered this storm and stayed in the Treasurer's Office until his retirement. He and Sophia died in Madison, but were buried in Mound Cemetery in Racine.

The Pughs sold their house to George W. and Josephine Miller in August 1902, in anticipation of moving to Madison to take his new position. The 1902 city directory reported the house was vacant whenever the canvassing took place. George was the secretary of the J. Miller Company, shoe manufacturers. His father was Joseph Miller, president and brother Frank was treasurer of the company. George died in December 1920; Josephine continued to live there until her death in 1925. Their trustees, sons Bernard and Grover Miller, sold the house in April 1926, to physician Jacob Henken and his wife Ethel who remained there until widow Ethel sold the house in 1949. Over the next twelve years the property changed hands six times; Evert and Dorothy Mullen purchased it with a Land Contract which was finalized in 1967. The Mullens combined the north half of Lot 5 with the south half of Lot 4 when they purchased it in August 1965. It had remained undeveloped as the house had been built on the north half of Lot 4.

The Mullens sold the parcel to David and Agnes Grazer in June of 1975; Agnes and new husband Jeffrey Clementi sold to Susan D. and Scott McNeir in August, 1988. Susan D. and James L. Williams are the current owners and are commended for the beautiful state they keep their house in. It is certain they own of the most beautiful porches in the city!

Debbie Yale

1648 Michigan Boulevard

The parcel of land that included 1648 Michigan Boulevard attracted a great deal of activity before the current house was built in 1920 by Henry Knopke. A chancery court case decided the ownership in 1841; there were nine more property transfers before Bohemian immigrant Karel/Charles Jonas sold the land running between North Chatham and North Michigan Streets (which became Michigan Boulevard in September 1914) and south of High Street to Anton/Anthony Haman in November 1867. Jonas was a writer and journalist and would become a politician and statesman. Jonas never lived at 1648 North Michigan Street; he built his historical house in 1878 at 1337 Erie Street. A statue stands in his honor on Douglas Avenue and High Street. Fellow Bohemian immigrant, Anthony Haman and his family were the first residents on the parcel, as seen in the 1868-69 Racine City Directory. He may have built the house himself, as he was working as a carpenter at the time. The parcel was valued at $600 in the city of Racine tax rolls in 1874. In the mid-1880s the value rose to $1,460, but went down to $760 by 1886.

1648 Michigan Boulevard
Photo courtesy of Carol Hansen and Brad Jaeck

Haman died on November 9, 1891, at home. He was survived by a son known as Wency, Wancy, Vaclan or Wencil, and two daughters, one still at home named Anne. When settling the estate, Wency, a mail carrier, received the west half of the parcel facing North Chatham Street. He married in 1891 and built a $1,800 house there in 1894. The east half, which is the size of the current property, was then valued at $550. Anne sold the property in the fall of 1898 to Charles and Mary Peterson for $1,000. They sold it one year later to Henry Poelmann, a Dodge Street saloon keeper.

Poelmann owned the property for seventeen years and must have improved and/or enlarged the house somewhat as the value increased to $1,640 by 1902. The value jumped to

over $2,000 in 1913, but it seems the price of land was increasing at a faster rate than buildings. In 1916 when the city first showed separate land and improvement values, the land was valued at $1,450 and the improvements at only $800. Poelmann used the house as rental property for many years. In May of 1917, he sold the property to Harvey and Margaret Knopke for $3,000. Harvey was an accountant with the Chicago Rubber Clothing Company and had grown up on Chatham Street. The tax rolls remain consistent for a few years, but in the 1920 tax rolls the land value jumped $850 to $2,300 and improvements rose by $3,800 to $6,000, with a total of $8,300.

The Knopkes built a new house in 1920, but it is unknown if the original structure was moved or razed. The new house was a stucco Craftsman style bungalow. It is set back on the double width lot, essentially a square two-story building with an eight-foot deep, full width, open, low porch. It is covered by an extended shed roof supported by large, tapered columns. The sloping gabled roofline is created by full width front and back dormers. The façade is symmetrical with a centered entryway, with a windowed foyer bordered with slender lights and multiple window groupings on either side. The second-floor full width dormer has three equally spaced windows with a centered chimney rising above.

Margaret Knopke died in January 1937 and Harvey remarried December of 1939. Harvey died in September of 1965; his second wife, Ida Schultz Knopke, remained in the house until June of 1981 when she sold the house to George Szatkowski. The Knopke family lived in the house for 61 years. Szatkowski sold the property to William Joyce in 1996.

Jack and Pamela Kazarian purchased the house in October 2002. The house, beautifully located on the scenic Lake Michigan shore attracted these avid sailors. However, numerous repairs and upgrades were needed, including fixing the crumbling stucco. Their repairs and decoration were so successful that the house was on the 40th Annual Preservation Racine Tour of Historic Places in 2015 and featured in the Milwaukee Journal Sentinel. Sadly, Jack passed away in spring of 2024. Pam, who had admired the house for years, continues to live there and is happy to call it home. Preservation Racine is pleased to honor this charming house!

Debbie Yale

101 East State Street, Burlington

The stately house at 101 East State Street was built by C. (Charles) Roy and Elfreida McCanna. They acquired five lots of the Mather Subdivision worth $1,000 apiece and two lots from H. R. DeLaplain for $3,200 in late June of 1916. The property was located opposite Lincoln School, at the corner of Kane and Liberty Streets, which became South Kane and East State Streets in the mid-1960s. McCanna began excavating for his new house in September of 1919, but intended the actual construction to begin the next year.

101 East State Street, Burlington
Photo courtesy of Carol Hansen and Brad Jaeck

McCanna was the only son of C. B. (Charles Bernard) McCanna, who had started numerous cheese and butter factories in Wisconsin and Illinois, including one in Burlington in 1882. He started manufacturing condensed milk in 1898 and evaporated milk in 1908. Robert G. Frazer was a partner in the butter and cheese business and helped to organize the condensed milk business which was sold to Nestle Food Company in 1919. C. B. McCanna also acquired Burlington Brass Works in 1906; C. Roy was the secretary of the firm before his father acquired it. The inventor of an industrial steam valve, Ole O. Storle, and his partner John Gill had started the company and built a small factory in 1902.

The First National Bank of Burlington was organized in 1872 by J. I. Case, Stephen Bull, R. H. Baker, and numerous other prominent businessmen of southeast Wisconsin. The bank prospered and when its national charter expired in 1891, the directors voted to form a state bank so it could make real estate loans and ensure its success would benefit Burlington and its residents. C. B. became president of the Bank of Burlington in 1906 and remained so until his death in December of 1913; C. Roy was elected his successor at

the bank as well as inheriting his father's other business interests.

The McCannas' large, two-story brick Mediterranean Revival house has a shallow-pitched hip roof and wide eaves. The front façade is organized into three main bays and very symmetrical, except for a one-story recessed bay on the far left. The center bay presents a small porch with two imposing classical stone columns; the door is partially glazed with recessed panels, topped by a four-pane transom. Stone pilasters flank the door, which with the stone columns support an entablature with denticulated cornice that wraps around the roof of the entryway. A wrought iron balustrade crowns the porch roof and surrounds a group of three narrow four-over-one double- hung windows. The right and left bays have three windows on the second floor directly above four tall windows on the first level. The lower windows are trimmed with decorative stone. There is a stone belt course that wraps around the house under both first and second floor window groupings. The single story, recessed bay to the far left has a group of three casement windows with eight panes with stone trim and topped with a stone frieze.

The C. Roy McCannas were able to move into their new residence in June of 1921. They already had two sons born before they moved in. Charles B. was born in 1918 and Philip R. in 1920. Elfrieda died in 1969 and C. Roy in 1975; he had spent over fifty years in the house. Charles and Philip sold the house in a land contract in 1976 to Linda Koenig and Theresa McCarthy doing business as McKay Realty. The land contract was satisfied in the spring of 1984. Theresa was married to John McCarthy and Linda to Douglas Koenig and the house became the McCarthy-Koenig Funeral Home. John McCarthy died in 1991 and Douglas Koenig died in 1999. Linda Koenig sold the property in 1999 in a land contract to the Daniels Partnership consisting of Richard Daniels and son Matthew, and it became Schuette-Daniels Funeral Home. In 2001 the Daniels sold the building to Nordehl and Susan Unbehaun, who returned it to a residence. Susan is a daughter of Joseph and Karen Behling Ebbers of Burlington. Nordehl owns a car dealership in Knoxville, Tennessee. They sold the house to the current owners Jeffrey and Laura Cichocki in 2004, who must be congratulated for maintaining this amazing and historically significant house.

Debbie Yale

237 Main Street, Racine

The simple but venerable cream brick building at 237 Main Street in Downtown Racine was built in 1902 as a Miller Brewing Company saloon, one of many saloons in the city at that time under the control of a particular brewery. The saloon keeper would agree to sell only that brewery's beer, usually in return for the brewery having built and/or financed the saloon and its fixtures including glassware, serving trays, other decor, and even advertising giveaways. It is part of Racine's Old Main Street Historic District which was established in 1987, and is on the National (1987) and State (1989) Historic Registers.

237 Main Street, Racine

Photo courtesy of Carol Hansen and Brad Jaeck

The nomination paper for this Historic District mentions the huge and devastating fire that occurred in downtown Racine in 1882, destroying most of the wood frame buildings at the north end of downtown. As a result, local cream brick from several brickyards north of the city was used extensively in rebuilding the downtown area, and many of those solid and more fire-resistant turn-of-the-century cream brick buildings are still there today. The new buildings used wood on the exterior only for windows, doors, and architectural details. It wasn't until a few decades later that red brick and other more decorative and colorful bricks became popular for buildings and trim, along with brick facing.

The Wisconsin Historical Society mentioned in the nomination paper nearly 40 years ago that this building's storefront appeared to be historically appropriate and perhaps even original. There is wooden window framing, along with decorative paneling alongside the two doors — a shop entrance on the left and a paneled apartment door on the right — plus matching paneling on the bulkhead beneath the front display window. A wooden display platform even

still exists just inside the front window and also appears to be original.

At the time the saloon was built, metal was used sparingly for decorative purposes. The 1987 nomination description says, “Here and there, an exposed steel beam will be seen inset above a shop front. Some of these are probably original— like the one on the Miller Company Saloon; others were installed later when a storefront was remodeled.” The iron medallions or rosettes seen on the beam here may have been decorative ends of fasteners holding the metal masonry reinforcement beam, and also may have served as anchors for a canvas awning, which many stores of that era had for protection from sun and rain as well as decoration. In fact, as recently as the mid-1980s, this building had a large vertically-striped awning across the front of the lower level, and the three rounded-top windows upstairs each had their own matching awning. Decorative brickwork also forms substantial fan-shaped arched hoods above those windows, and there is additional but fairly simple stacked and pillared brickwork near the top of the façade.

The building originally housed a Miller Brewing Company saloon and has always had a single large apartment upstairs. Entries in the Racine City Directories show that the saloon keeper lived upstairs and changed every few years, going through at least seven different saloon keepers in the first two decades of the 20th Century.

By the early 1920s, the building was no longer a saloon. It was owned by the Theos family— two brothers, John and George Theos, opened a shoe repair business there. Over the years, either George or John and his wife Anna, plus occasional other family members, worked in the shop downstairs and lived in the upstairs apartment, which overlooks Main Street, as well as having a rear entrance and a view toward Lake Michigan. By the early 1940s, the shoe repair shop was apparently just run by John, and in the late 1940s he added “clothing cleaning,” which by the mid 1950s was listed as “dry cleaning.” John and Anna continued to live upstairs even after they retired and the shoe repair business was taken over for several years from the late 1960s and into the early 1970s by Steve Soukeyasian. It then appears that John Theos came out of retirement and ran the shoe repair business for a few more years until the late 1970s, when John and Anna apparently retired again but continued to live in the upstairs apartment while the building housed Pugsly‘s Bait Shop for several years, selling fresh live bait and quality Lake Michigan and inland tackle.

Since the early 1980s the building has housed several interior design and gift shop businesses. First was the Country Lady, a consignment shop for women’s clothing, and then the Encore Shoppe with resale women’s clothing, jewelry, antiques, and other niceties. John Theos died in December 1984 at age 89, not long after Mary T. Nielsen, a daughter of John and Anna Theos, had opened her interior design business there, where she sold contemporary wallpaper, fabrics, furniture and the like for about 10 years. She and her husband Ernest seem to have lived in the upstairs apartment for a few years in the early to mid-1990s, including when Pat Levine, an employee from Unique Drapery on State Street, ran the Textile Trader store from this location for a few years. In 1996 Jane Key opened her colorful shop Inside-Out, an eclectic gift and accessories business with folk art from at least 40 countries. She moved her store to a nearby downtown location 10 years later, and then for a short time the Anything’s Possible shop was in the building.

In 2011, Mary T. Nielsen sold the building to local entrepreneurs Joey and Anna Legath. The main level has been rented for about the past 10 years to an artist for her private studio. Upstairs, the apartment has been the home for only a few different tenants besides the Theos/Nielsen family members, as several including the current tenant have stayed for 10-15 years or longer.

The historic nomination paper concludes that there are inevitable alterations in any area that remains vital for a long period of time, like Racine’s downtown. However, many of these downtown buildings still retain enough of their original architectural materials and form to give the modern viewer “a picture of Main Street as it was during the time of its greatest significance as the commercial center of the City of Racine.”

Preservation Racine is pleased to honor this Century Building which its various owners and tenants have carefully cared for and enjoyed for well over 100 years and now into the future.

Janet Carter

431 Fifteenth Street

John Millington bought the land that became 431 Fifteenth Street in 1846 from the State. The land was bought and sold five times by owners who never built on it until Ernest C. Hueffner bought it in September 1902. According to tax roll information, we believe the house was built in 1904. It is a three-story brick and stucco Tudor style house only two blocks from Lake Michigan. A Tudor house can be identified by its steeply pitched roofs, exposed wood framing with stucco infill, asymmetrical design and front facing gables. This house is over 2,000 square feet and has

four bedrooms. The first floor is red brick with the second and third floor being cream-colored stucco. The third floor was the maid's quarters at one time. Ernest had met a lady, Lillian Grace Cook, from New York who traveled to Racine often and in April of 1902, they were married in New York, and she moved to Racine.

431 Fifteenth Street, Racine
Photo courtesy of Carol Hansen and Brad Jaeck

Ernest C. first worked for his father, Ernest J., in his leather shop. His father was also President of Manufacturers National Bank, and he served as mayor in 1879-1880. Later, Ernest C. became a teller at Manufacturers' National Bank and was promoted to assistant cashier. Early in their marriage, Lillian lost their first son, Richard Cook Hueffner, who died at home. In February of 1910, Ernest C. traveled to California where he passed away at the age of 37. Three weeks after her husband's death, Mrs. Hueffner lost her second son to scarlet fever. She kept the house until May of 1910, then sold it to Byron R. Jones who was an assistant cashier at the Commercial & Savings Bank. He owned it for less than a year.

In April of 1911, Edward F. Freeman of S. Freeman and Sons purchased the house "in the neighborhood of $7,600." An article in the Journal Times announcing the sale had the address listed as 412 Fifteenth Street. While the Freemans owned the house, the address was changed from 413 Fifteenth Street to 431 Fifteenth Street. It's unsure why the change was made.

Edward was the youngest of Stephen Freeman's sons and became the purchasing agent for his father's business of manufacturing boilers, windmills, and agricultural implements. In 1921, he became vice president of Home Mutual Building and Loan Association. They sold the house in 1925 because they were leaving the city.

For the next 40 years, from 1925 until 1965, the house was owned by six families with the longest residents owning it for 15 years. In March of 1965, the house was purchased by Jerome (Jerry) and Eleanor Maller. That same year, Jerry was appointed by Mayor William Beyer as the first finance director and Treasurer of the City of Racine. He served under four mayors, and he retired in 2000. Jerry and Eleanor raised seven children in this home – three boys and four girls, with one daughter, Christie, passing away at a young age from leukemia.

Rumor has it (from the family) that as a child, Jerry used to walk by the house and said that he wanted to live there. The family says there was a butler button in the dining room and they had a contest to see who knew where it was, but no one now remembers where the button is. A pool table was put on the third floor and a crane was used to get it up there! Some remodeling was done to accommodate the family's needs. In 1973, the kitchen and the upstairs bedroom where all three boys slept were enlarged. The first-floor kitchen porch was lost in the remodel as well as the ice delivery door. The second-floor porch was used for the bedroom expansion. A unique feature is the sunroom windows and screens. The windows cranked out and the screens were pulled down from the trim above the window and locked into place. The attic bedroom used to have a window that swung out to open, but that was replaced in 1972. Lots of ivy used to grow on the outside of the house.

Jerry passed away in 2020 after living in this wonderful house for 58 years. The house stayed in the family until 2023 when it was sold to LaMarvon Jackson. Mr. Jackson is a former professional basketball player who played for the Harlem Wizards, a renowned basketball show team. We are pleased to bestow a Century Building Award to this stately house, now well into its second century, which continues to be lovingly cared for and preserved.

Beth Roeseler

818 Hayes Avenue

The Craftsman bungalow at 818 Hayes Avenue was built in 1924. It was built during a time when the Craftsman style was gaining significant popularity in the United States, including the City of Racine. This architectural movement, which emphasized handcrafted details, natural materials, and simplicity, was a reaction against the ornate excesses of the Victorian era. The bungalow design appealed to middle-class families seeking modest, functional homes connected to nature.

It is likely that Walter (Valdemar) Holm built his own house at 818 Hayes since he and his brother were general contractors doing business as Holm Bros. in the 1910s and 20s. The house is on Lot 72, Block 2, of Fair View Park, Harry L. Goldberg Addition which was approved by the Racine Common Council in 1906. Walter had purchased Lots 72 and 73 from Janet McGregor in June of 1922, who had purchased them from Harry Goldberg in 1914.

818 Hayes Avenue, Racine
Photo courtesy of Carol Hansen and Brad Jaeck

Walter Holm was born in Denmark in 1874 and emigrated to the U.S. with his wife, Alma, in 1893. He was a builder/contractor who bought and sold many properties all over Racine. He had built a commercial building at 2055 Asylum Avenue, now named Taylor Avenue. The brick building is still standing and has housed a grocery store, beauty parlors and many other businesses through the years. It was home to Phoenix Chocolates before it was moved to 1439 North Main Street.

The front gabled house is 1,200 square feet with two bedrooms and one bathroom. There is also a 580 square foot attic. The exterior is quite attractive with a gable roofed porch supported by four decorative columns and one bracket, all topped with ornate, drip pendant capitals, sometimes referred to as Greek "guttae" or drops. Although the style is classic Arts and Crafts, this particular design is unique and resembles keyed tenon joints. The front of the second story is sided with painted cedar shakes and has curved decorative trim along the roof line. It also has a dormer on the south side. Although the Craftsman bungalow style fell out of favor during the mid-20th century, there has been a resurgence of interest in Craftsman architecture in recent years. This home stands as a testament to the enduring appeal of the Arts and Crafts movement – a celebration of craftsmanship and simplicity.

Alma Holm passed away in September 1954 and the Holms' daughter and son-in-law, Astrid and Raymond O. Flansburg, moved in with Walter. He died on July 21, 1963, on his 90th birthday. The home was then sold to Oliver and Dorothy Anderson. A few years after Oliver's death in 1972, Dorothy married Ronald Berby. He ran Johnson's Music, at 1407-09 Washington Ave, which was later purchased by Schmitt Music in 1977. Berby passed away in 1982 and the twice-widowed Dorothy Berby sold the house to Judith M. Jensen in 1986. There were several more property transfers involving financial institutions, marriages and many quit claim deeds. Current owner Debra L. Watkins has owned the charming house since 2001. Debra lived at 818 Hayes for a number of years and then rented it to family members. It has been rental property for nearly twenty years. We are happy to recognize this lovely house.

Jon Eeg

1621 Park Avenue

Even though Racine's property records list the house at 1621 Park Avenue as built in 1900, records point to its actual construction year as a bit later. The 1908 Sanborn Fire Insurance map shows no structure was present at this location at that time. Additionally, tax records show the land tax in 1921 was $1,600, which in 1922 increased to $1,700 with an additional $500 "improvement" tax paid. In 1923, the land tax was $1,700 and the improvement tax jumped to $6,000, reflecting that the house was likely built then.

The land was purchased by George and May or Mary Harbridge in 1921 from Wallace and Emma Ingalls. The Ingalls owned what are now four separate properties ranging from Park Avenue to College Avenue including the house they lived in at 1618 College, which was built as an Italianate in 1870 but extensively remodeled in the 1930s.

George Harbridge is listed in the 1923 City Directory as living in 1621 Park Avenue with his occupation as Secretary/Treasurer of F. Harbridge, a drug and grocery retailer located then at 422 Main Street. The store was started by George's father, who was born in England and came to Racine in 1868.

The address is listed several times in the social pages of the *Racine Journal Times* during the 1920s, indicating that Mrs. Harbridge was a frequent home entertainer. The house was passed to the Harbridges' daughter, Kathryn, after May's death in 1950. She sold the house in 1964, ending the 43-year period of the Harbridge family's ownership.

The house's appearance is a unique mix of styles popular in the early 20th century, having some elements of Foursquare, some of Craftsman and even some of Colonial. Instead of a long open-air porch characteristic of Foursquares, this house has a portico, which is a roofed entrance supported by columns and most often found in Colonial Revivals.

1621 Park Avenue, Racine
Photo courtesy of Carol Hansen and Brad Jaeck

Instead of columns, the portico on 1621 Park is supported by open rafters, a Craftsman hallmark. Matching open rafter tails are also located on the eaves—all design elements contributing to the honest construction aesthetic championed by the Arts and Crafts Movement. The pyramidal roof is typical for Foursquares, but the sidelights placed on either side of the front door nod to a more formal Colonial style.

On the south side of the house, two ornamental glass windows are positioned on each side of the chimney. These windows had been walled off but were uncovered and restored by the current homeowners.

Adding to the Prairie Box style is the emphasis on horizontal lines achieved from the brick used on the lower level as well as the wood clapboard used on the second floor. The mix produces an attractive façade, especially when combined with the two brick pilasters that flank the front entrance.

Although unusual for a typical Foursquare, the overall design is shared by a house located a few blocks away at 1633 Wisconsin enue. The similarities between these two houses are so close one could reasonably assume the same designer/builder was responsible for both.

After 1964, the house changed owners several times over the years. Current owners Jennifer and Randy Guarnero bought the house in 2022 and have been faithfully working to restore its 100-year-old charm.

In addition to painting the exterior a period-appropriate color, they have completed numerous renovation projects including adding a pair of wood colonnades that were salvaged from another historical home. The inserted built-in now separates the living room from the dining room as a similar structure most likely did a century ago.

They have stripped and restored much of the painted interior wood trim. Additionally, they remodeled the kitchen and bathroom from top to bottom and have added the modern convenience of a laundry room on the second floor. Their hard work and this lovely home well deserve the Century Award.

Debra Schug

Made in Racine – Stools

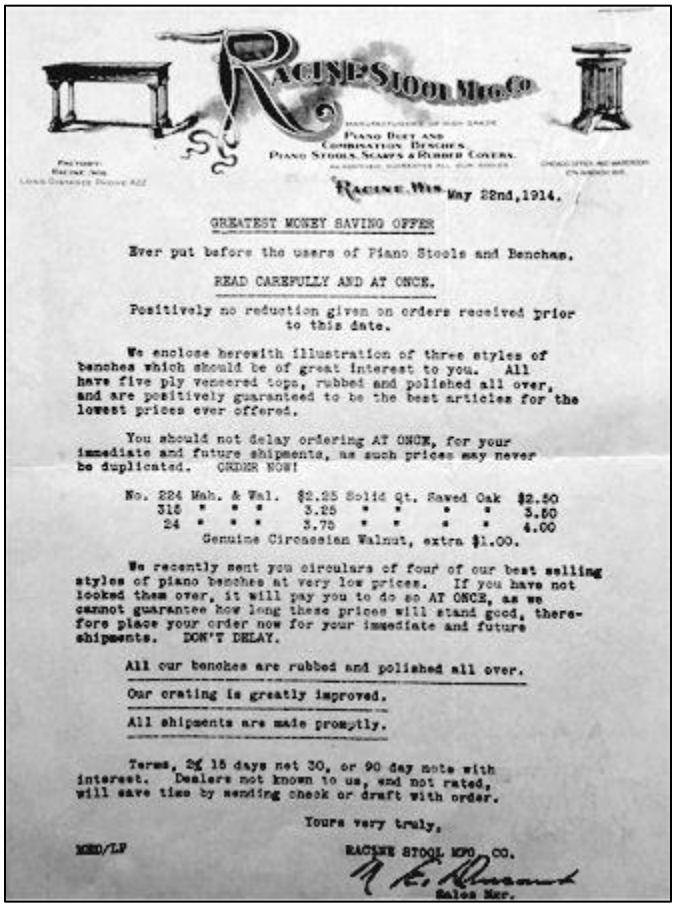
As you know, Racine was responsible for manufacturing some great and well-known products throughout its rich industrial history. A partial list would include automobiles, tractors, malted milk, books, silverplate, luggage, and even beer! However, there were plenty of "un-glamorous" products made here as well. One item in that category would be … the common wooden stool. Yes, that is correct, Racine was involved in the manufacture of the lowly stool. Curious? Well then read on!

Let's go back in time to the early 1900s, when the Racine Manufacturing Company was producing automobile (as well

as taxicab and limousine) bodies for the automobile manufacturers. Secondary products included automobile tops and dashes, battery and toolboxes, ironing boards, and piano stools.

Tragically, a disastrous fire completely destroyed their plant (located near the 6th Street viaduct, west of City Hall) on December 12 1909. Almost an entire city block was ravaged by this fast-spreading fire, resulting in the loss of 1,200 jobs. Fortunately, they had a smaller plant at 15th and Clark Streets and production of automobile bodies was transferred to that location. However, the company was forced to concentrate on automobile bodies only, resulting in closing out of their less-profitable products.

Enter Solomon Grollman, who was the manager of Racine Manufacturing Company's piano stool department. In



RACINE STOOL MFG. CO.

PIANO DUET AND COMBINATION BENCHES
PIANO STOOLS, SCARFS & RUBBER COVERS.

RACINE, WIS. May 22nd, 1914.

GREATEST MONEY SAVING OFFER

Ever put before the users of Piano Stools and Benches.

READ CAREFULLY AND AT ONCE.

Positively no reduction given on orders received prior to this date.

We enclose herewith illustration of three styles of benches which should be of great interest to you. All have five ply veneered tops, rubbed and polished all over, and are positively guaranteed to be the best articles for the lowest prices ever offered.

You should not delay ordering AT ONCE, for your immediate and future shipments, as such prices may never be duplicated. ORDER NOW!

No. 224	Mah. & Wal.	$2.25	Solid Qt.	Sawed Oak	$2.50
316	" "	3.25	" "	" "	3.50
24	" "	3.75	" "	" "	4.00

Genuine Circassian Walnut, extra $1.00.

We recently sent you circulars of four of our best selling styles of piano benches at very low prices. If you have not looked them over, it will pay you to do so AT ONCE, as we cannot guarantee how long these prices will stand good, therefore place your order now for your immediate and future shipments. DON'T DELAY.

All our benches are rubbed and polished all over.

Our crating is greatly improved.

All shipments are made promptly.

Terms, 2% 15 days net 30, or 90 day note with interest. Dealers not known to us, and not rated, will save time by sending check or draft with order.

Yours very truly,

MRD/LF

RACINE STOOL MFG. CO.

Sales Mgr.

January of 1910, Grollman incorporated the Racine Stool Manufacturing Company and purchased a brick building located on 3rd Street, just east of Lake Avenue. The new company soon became one of America's largest piano stool makers, and prospered for a few years. Other products included piano duet and combination benches, and even chairs. All their products were mass produced and machine-made, then hand-rubbed and polished. Mahogany and walnut were used extensively in all of their products (quarter-sawn oak would cost a little more, however). Unfortunately, their success was relatively short-lived, for in 1915, the Racine Stool Manufacturing Company declared bankruptcy. However, that was not the end of the story…

Let's go back to 1912, when F. F. Blandin, the former president of the old Racine Manufacturing Company, started a rival company called The Racine Piano Bench Company. In 1916 the struggling Racine Stool Manufacturing Company was taken over by Blandin, who then merged all operations to the 3rd and Lake Street plant. However, just two years later, Blandin abandoned the piano bench business in order to begin manufacturing phonograph cabinets at another location. This later led to producing phonographs at the old Racine Industrial Plant (now, Racine Business Center), and was the subject of a previous article here. The old downtown plant was sold to the Racine Gas and Electric Company, which used the former stool and bench factory as a warehouse.

Now, go amaze your friends with your newfound knowledge!

Jim Mercier

From the President

Dear Members—

Holy Communion Lutheran Church of Racine announces a three-year capital campaign to fund preservation work in its church building at 2000 W. 6th St., as well as in its adjacent parish house. Both familiar landmarks rise high on the hill above Riverside Park, where 6th St. crosses the Root River and curves to become Kinzie Ave. Holy Communion was Racine's first English-speaking Lutheran congregation and in 1925 it bought the former Luther College building (built in 1901-02). The present Gothic-revival church was dedicated in 1929 and the old college building became the parish house. Both buildings were designated City of Racine Local Landmarks in 1977, and both were part of the Preservation Racine Tour of Historic Places in 2013.

A particular focus of the preservation work will be the many stained-glass windows in the church, several of which are quite large, installed between 1929 and 1953. The congregation has hired Willet Hauser Architectural Glass, Inc., of Winona, Minn., to remove clouded-over Lexan coverings, and to restore the glass work and protect it from the elements in a way that makes the designs more visible and vibrant. Willet Hauser's history goes back over 125 years and the company has installed or restored windows in over 15,000 buildings around the world. This window work is expected to cost $450,000. A representative from the Willet studio will present an overview on June 1, when the project kicks off, and will return periodically to give updates during the year the work will take.

To learn more about this project and how you can support it, and to get details about the June 1 meeting, phone Holy Communion 262-632-8802.

As called for in our bylaws, our April 6 membership meeting featured an election for four Board positions. The following members were elected to two-year terms (2025-27):

Secretary: Deb Schug

Treasurer: Beth Roeseler (returning)

At-Large Director #1: Dan Barry

At-Large Directors #3: Larry Dickerson (returning)

I thank the four of them for volunteering to serve for the next two years. I also thank our prior Secretary, Karen Verbeten, and At-Large Director #1, Kim Eschmann, for their past service. Without volunteers like them, Preservation Racine could not provide its tour and research programs.

Our April 7 membership meeting also included a documentary film by Charlie Tennessen, Lakefront: The Third YMCA. The 66-minute film explores the history of the Lake Avenue YMCA building that opened in 1960 and closed in 2019, and includes interviews of local residents whose lives were touched in some way by the organization and facility. Unfortunately, no buyer for the building was found and it has been vandalized and damaged beyond repair. The City of Racine purchased the property a year ago, and by the time you read this, demolition may be underway.

In the last newsletter, I mentioned an idea the Board has had to make a list of local, historically significant properties that are vulnerable to loss in some way. The fate of the Lake Avenue YMCA building is sealed, but recently we learned that Racine's second YMCA building also is threatened. The City Council voted on April 2 to provide a $9.7 million loan from Tax Increment District (TID) 26 to a group of developers affiliated with the owners of Hotel Verdant, for the following:

- 512 Main (Monument Square), convert a vacant storefront into a full-service spa;
- 222 Fifth (NE corner of Wisconsin), develop retail space and four residential units;
- 401 Wisconsin (SE corner of Fourth), raze the former YMCA building and replace with a surface parking lot;
- 426 Wisconsin (future phase), build a four-story, 40-unit, market-rate apartment building where a former drive-through bank is.

The red-brick, neo-classical/Beaux Arts, former YMCA building was built in 1915, and was designed by Albert Arthur Guilbert of the Racine architectural firm Guilbert and Funston. The YMCA vacated it in 1960 when their newer Lake Avenue location opened. The Racine Bible Church occupied it from 1961 to 2004. It was sold to developers in 2018 for $399,000, but plans to adapt it for new uses did not come to fruition. Preservation Racine recognized it as a Century Building in 2019. It was placed on the National Register of Historic Places in 1987 and on the State Register in 1989. But it can be seen that such listing does not provide ultimate protection for old buildings that may have deferred maintenance and for which no new use has been found.

Scott Leonard, Vice President and Acting President

Upcoming Events

Date	Event
May 5	Century Buildings 6:00 pm, DeKoven Center
June 2	Sixth Street Theater (Unconfirmed)
August 25	Racine Public Pools by Carol Gianforte and Jim Mercier
Sep 28	Tour of Historic Places
Nov 3	Round Houses of Racine by Colette Broadway
Dec 1	A Program by Jessica Michna

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Treasurer	Beth Roeseler
Secretary	Debbie Schug
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NEWSLETTER

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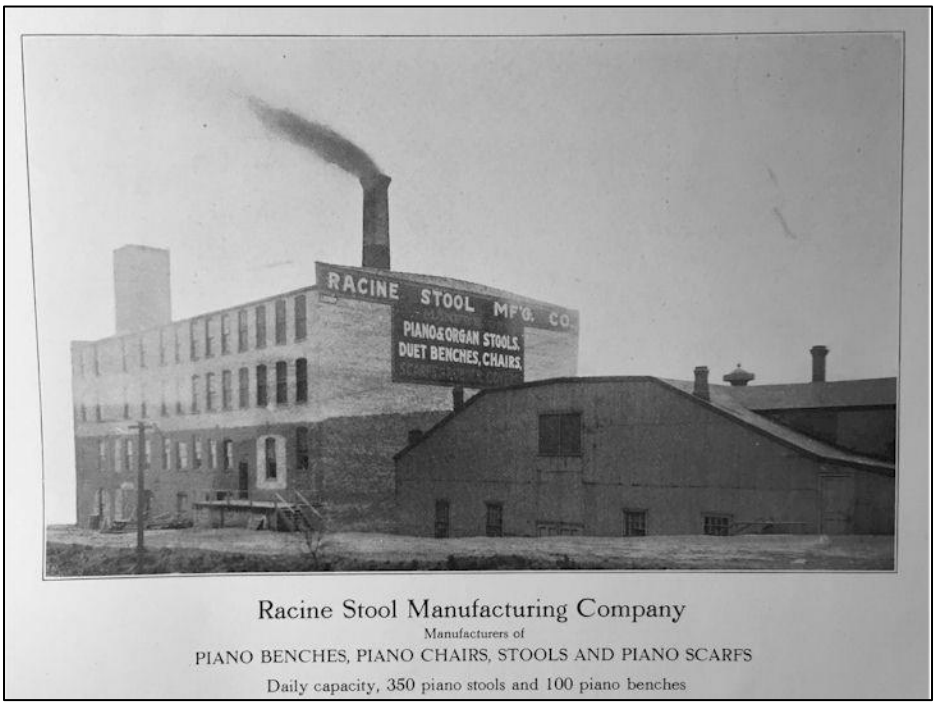

Racine Stool Manufacturing Company
Manufacturers of
PIANO BENCHES, PIANO CHAIRS, STOOLS AND PIANO SCARFS
Daily capacity, 350 piano stools and 100 piano benches