

# **PHASE 2**

# **CREAM BRICK STRUCTURE SURVEY**

**Analyses of Potential for Nomination to State and  
National Registers of Historic Places**

**3/21/2024**

# PHASE 2

## CREAM BRICK

### STRUCTURE SURVEY:

Analyses of Potential for Nomination to State and National Registers of Historic Places

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**PRELIMINARY ANALYSIS OF HISTORICAL SIGNIFICANCE AND POTENTIAL FOR NATIONAL AND STATE REGISTERS LISTING**

**Address:** Mitchell School Neighborhood, City of Racine, WI 53403 (Bounded on the East by Kearney Ave., on the North by Twenty-First St., on the West by Taylor Ave. and West Blvd., and on the South by Durand Ave. (STH 11) in the SW ¼ of Sec 20, T.3.N, R.23.E, City of Racine, Township (Village) of Mt. Pleasant, County of Racine.

**Original Owner(s):** Multiple

**Current Owner(s):** Multiple.<sup>1</sup> See Appendix A: Mitchell School Neighborhood Unique Brick Home Field Inventory



Base map source City of Racine GIS.

## Mitchell School Neighborhood Unique Brick Homes

### Initial Research:

What Makes a Historic District? Designation of National and State landmarks and historic district is governed by criteria, standards and guidelines set for by the U.S. Department of the Interior, National Park Service (NPS). Administration of these regulations is overseen by the U.S. Secretary of the Interior and the States' Historic Preservation Officer (SHPO). This authority was codified by the Federal Government through the adoption of the National Historic Preservation Act of 1966 which established institutions and created defined process for historic preservation in the United States.<sup>3</sup>

The NPS describes a historic district as "a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, landscapes, structures, or objects, unified by past events or aesthetically by plan or physical developments. A district may also be composed of individual elements separated geographically but linked by association or history."<sup>4</sup>

The case of the Mitchell School Neighborhood and its unique brick homes. Within the boundaries



described above, there is a population of 1½ and 2 story brick structures built between 1937 and 1946 having common architectural characters such as: compact story-and-a-half gable roofed (in most cases) Cape Cod styles with a rectangular foot print of 750 square feet, and two-story pyramidal roofed (in most



cases) "Colonial Revival or Minimal Traditional"<sup>5</sup> or also known as the Regency Revival" styles with a square foot print of 550 square feet; all often having brick quoins; most with slightly projected brick banding differentiating the second story; slightly protruding entry (more so with the Cape Cods); originally five to six rooms; no extended eaves; fascia and gutter tight to the building's wall.



*Photos from Google Map Street View*

Construction of the greatest number of these homes occurred during the years following World War II. In all, from 1937 to 1946, 108 homes were built, 105 of them between 1944 and 1946. Interestingly, one was built in 1937, and two in 1940;<sup>6</sup> these possibly being early experiments in implementation of the Federal Housing Acts of 1935 and 37.

## Mitchell School Neighborhood Unique Brick Homes

The majority, if not all, the homes were designed by architect Carl J. Kastrop<sup>iii</sup>, and the vast majority were built by Mills Wisc. Corp., and initially owned by Racine Realty & Home Building Corp.<sup>iii & x</sup>

A review of the numbers. The following table provides a breakdown of the Mitchell School Neighborhood Unique Brick Homes observed in the survey area. Observations were made in the field, from the public street, during November 2023. The 108 homes observed can be categorized as follows (full inventory can be found in Appendix A, pages 9,10 & 11):

CONDITION					YEAR BUILT 19					STYLE		ALTERED
Very Good	Good	Average	Fair	Poor	-37	-40	-44	-45	-46	Square	Cape Cod	
1	81	26	0	0	1	2	92	1	12	80	28	8

In the above table, the buildings' conditions and years built were obtained from the City of Racine assessment records. The term "Square" refers to the homes displaying the Colonial Revival/ Minimal Traditional/Regency Revival style. The term "Altered" refers to those homes for which additions or alterations were observed from the street.

Certain brick ranch-style homes in the survey area may also be attributable to Mr. Kastrop. This potential was not known at the time of the field observations.

Mapping of the homes surveyed. Figures 1, 2 & 3 on Pages 6 & 7 present maps of the survey area using Google MyMap. The maps break down to focus on sub-areas that present concentrations supportive of a historic district as defined by the National Park Service. Figure 1. illustrates the bulk of the survey but omits areas north of Arlington Street due to the absence of subject structures in that area.

Figure 2. highlights the eastern 1/3 of the study area to illustrate the highest concentration of surveyed structures. Figure 2. illustrates the boundaries of a broad area of a potential historic district. Figure 3. refines potential district boundaries with the densities and adjacencies that appear to meet the NPS historic district definition in that the subject homes are in "a geographically definable area,... , possessing a significant concentration, linkage, or continuity of sites,... , unified by past events or aesthetically by plan or physical developments."

Potential Historic District. Breaking down the NPS definition to illustrate its components applicability to the study area, the following analysis is offered:

- **"A geographically definable area"**... Figure 3. Illustrates boundaries of a potential historic district that unit all properties with adjacencies.
- **"Possessing a significant concentration, linkage and continuity of sites"**... Figure 3. serves to illustrate the significant concentration of subject structures within the potential historic district boundaries, the linkages of the street system, and the site continuity provided by a construction field with no notable elevation differential.
- **"Unified by past events"**... being the effort by the Federal government to supply badly needed affordable housing for workers contributing to the war effort (WWII).
- **"Unified.....aesthetically by plan or physical developments"**... as the homes are all based of two main foot prints (Cape Cod or colonial revival) with theme and variation to provide individual character to each home, all contained in the subdivision of one of

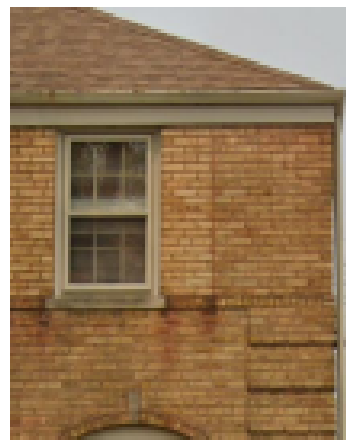
## Mitchell School Neighborhood Unique Brick Homes

Racine's most active and successful land developers of the late 19<sup>th</sup>/early 20<sup>th</sup> century, Wolff Development Co, in Wolff's Fourth Addition, most all the homes owned at time of construction by Racine Realty & Home Building, most all the homes built by Mill Wisc Corp, and all believed to be designed by architect Carl J. Kastrup.

The Architect Carl J. Kastrup AIA, Carl J. Kastrup (1901-1951) was a Forest Park, Illinois architect who enjoyed a short yet prolific career.<sup>21</sup> Carl began his career as an electrical engineer but by the mid-1930's had his architectural practice.<sup>22</sup> Mr. Kastrup designed several housing projects for war workers (WWII).<sup>23</sup> At one point he also appeared to specialize exclusively in multi-family housing.<sup>24</sup> Mr. Kastrup was known for his brick Colonial Revival style with his most identifiable Kastrup details



being subtle use of brick quoins, raised brick banding, and absence of eaves. His houses were intended to accommodate expansion; being built as a starter home that could be modified to meet the needs of a growing family. Mr. Kastrup won several awards for his modest housing designs within the Chicago-area suburbs.<sup>25</sup> 1945, one of his designs won an award in the "Farm House" class and was featured in the February, 1945 issue of Architectural Record.<sup>26</sup> Mr. Kastrup's homes can be found throughout several Chicago suburbs including: Forest Park, River Forest, Oak Lawn, Glen Ellyn, Evanston and Morton Grove.<sup>27</sup>



Mr. Kastrup was also active in the implementation of the Federal Housing Acts of 1935 and 37, and the effort to provide moderate priced housing for war workers.<sup>28</sup> In 1942, his firm joined four others to collectively address challenges of designing and administering defense related work.<sup>29</sup>

Carl J. Kastrup was the architect for many of the one- and two-story brick homes we see today in the Mitchell School neighborhood in Racine, Wisconsin. Other homes in the Racine area bear a striking resemblance in style and detail to those found in the Mitchell School area and in the Chicago suburbs. Further research into Mr. Kastrup's influence in the Racine area is warranted.

### Potentially Applicable National Register Criteria:<sup>30</sup>

- A. Associated with events that have made a significant contribution to the broad patterns of our history.**

The homes are a product of the Federal governments program to provide affordable housing to attract workers to industries contributing to the war effort (WWII).

- B. Associated with the lives of persons significant in our past.**

The property the subject homes stand on are on lands associated with Wolff Development Co., developer of thousands of residential lots platted to serve the housing needs of a

## Mitchell School Neighborhood Unique Brick Homes

burgeoning industrial base in the City of Racine and surrounding townships. Proper housing helped attract workers that contributed to Racine industry successfully competing on the national and world stage (J.I. Case, Mitchell Motors, Twin Disc, S.C. Johnson, Modine, Walker Manufacturing, Hamilton Beach, Oster Manufacturing, Western Publishing, InSinkErator) and all the feeder industries. The initial owner of many of the homes was Racine Realty & Home Building Co. who also built many other homes in the Racine area. The development of the subject homes helped Racine and its industry make considerable contributions to the war effort (WWII). The homes are themes and variations on the plans of prolific architect Carl J. Kastrup AIA.

- C. Embodies distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The home represents economy in design and construction, yet each offers individual flair. Homes are of designs from the award-winning architect of efficient and affordable homes of the mid 1930's to 1951, Carl J. Kastrup.

- D. Yielded or may be likely to yield, information important in history of prehistory.  
No such information has come to the attention of PHDP LLC.

**Conclusion.** Available information merits inquiry to Wisconsin Historical Society (WHS) to ascertain if WHS agrees that area is eligible for listing as a historic district in the State and National Registers of Historic Places. Potential National Register Criteria met: A, B, C (criteria B or C presenting the strongest cases).

# Mitchell School Neighborhood Unique Brick Homes

## INVENTORY AREA SHOWING AREA OF FOCUS



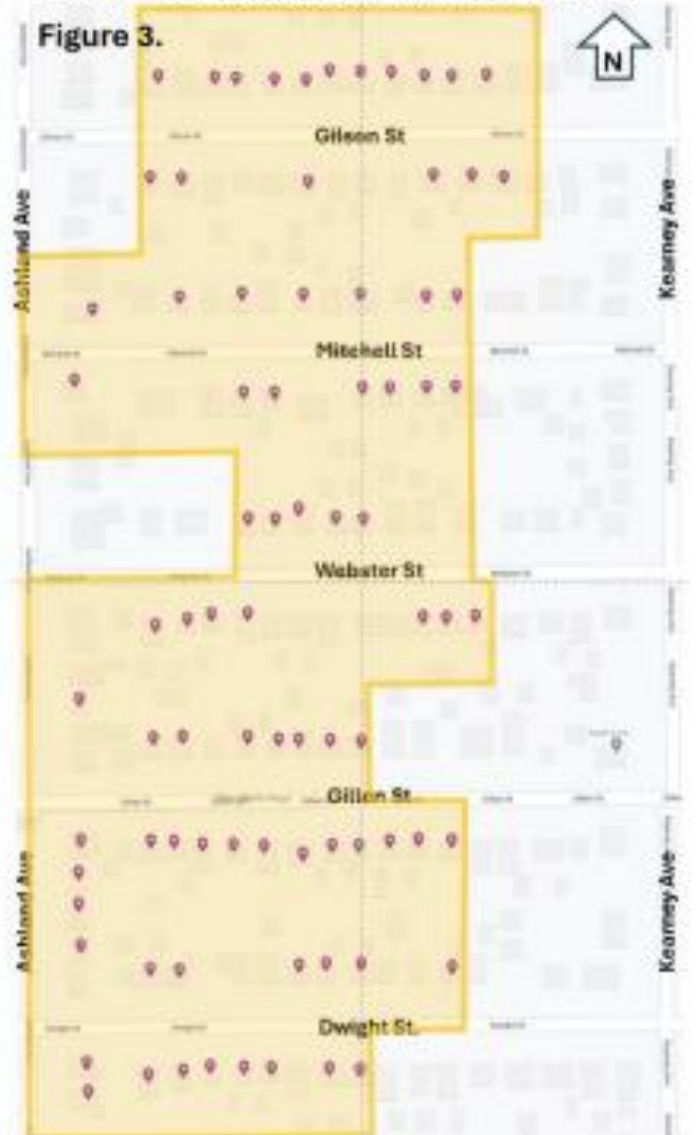


# Mitchell School Neighborhood Unique Brick Homes

FOCUS AREA: POTENTIAL DISTRICT BOUNDARIES



POTENTIAL HISTORIC DISTRICT BOUNDARIES



## Endnotes:

<sup>1</sup> City of Racine Land Records, Tax Information, February 2024.

<sup>2</sup> National Historic Preservation Act, Historic Preservation; February 2024. National Park Service; U.S Department of the Interior. <https://www.nps.gov/subjects/historicpreservation/national-historic-preservation-act.htm#:~:text=The%20act%20established%20permanent%20institutions,the%20Secretary%20of%20the%20interior.>

<sup>3</sup> Definitions, Denver Service Center Workflows; February 2024. National Park Service; U.S Department of the Interior. <https://www.nps.gov/dscw/definitions.htm>

## Mitchell School Neighborhood Unique Brick Homes

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<sup>14</sup> Architectural Resources in the Village of Glen Ellyn, A Summary and Inventory, Granacki Historic Consultants, 2007, p. 61, 68, 73, 74, 82, 86, 87, 89, 92, 93

<sup>15</sup> Orchard Street Historic District; 726 Orchard Street; National Register of Historic Places Registration Form. United States Department of the Interior. National Park Service. 2016

<sup>16</sup> City of Racine Land Records, Tax Information, February 2024.

<sup>17</sup> Application for final inspection; 1/2/45; 2336 Dwight. City of Racine, WI.

<sup>18</sup> Ibid

<sup>19</sup> Application for Permit; Application No. 23-627; 8/8/44; 2336 Dwight. City of Racine, WI.

<sup>20</sup> Building permit log; 1944. City of Racine, WI.

<sup>21</sup> River Forest, Illinois Final Survey, 8-8-2013, p.68

<sup>22</sup> Ibid

<sup>23</sup> Ibid

<sup>24</sup> Ibid

<sup>25</sup> Ibid

<sup>26</sup> Architectural Record, Vol.97, No.2, February 1945, p.61

<sup>27</sup> Village Wide Architectural + Historical Survey, Final Survey Report, Village of River Forest Historic Preservation Commission, 8-9-2013, p.75

<sup>28</sup> River Forest, Illinois Final Survey, 8-8-2013, p.68

<sup>29</sup> Newspapers.com, Chicago Tribune, 3-23-1947, p.223

<sup>30</sup> Architectural Resources in the Village of Glen Ellyn, A Summary and Inventory, Granacki Historic Consultants, 2007, p. 61, 68, 73, 74, 82, 86, 87, 89, 92, 93

<sup>31</sup> Newspapers.com, Chicago Tribune, 8-30-1939, p.18

<sup>32</sup> Image: 5534 Theobald Rd., Morton Grove, Ill. Google Street View Image August, 2018.

[https://www.google.com/maps/@42.0399766,-87.765633,3a,15y:306.07h:93.21t/data=!3m6!1e1!3m4!1saCzRU5fc8rdg@LjVBzDYztw!2e0!7i16384!8i8192?e\\_nfy=ftu](https://www.google.com/maps/@42.0399766,-87.765633,3a,15y:306.07h:93.21t/data=!3m6!1e1!3m4!1saCzRU5fc8rdg@LjVBzDYztw!2e0!7i16384!8i8192?e_nfy=ftu)

<sup>33</sup> Post-War Home Designed by Local Architect; The Review and Forest Parker. Forest Publications, Inc. Forest Park, Ill. February 15, 1945.

<sup>34</sup> Defense Homes for West Rogers Park. Chicago Tribune, 4/19/42.

## Mitchell School Neighborhood Unique Brick Homes

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<sup>xxx</sup> 7405-7427 N. Wolcott. Defense Housing. 1942. Ultra Local Geography. July 12, 2012.  
<https://ultralocal.blogspot.com/search?q=wolcott>

<sup>xxx</sup> National Register Criteria for Evaluation: National Register of Historic Places: National Park Service: U.S. Department of the Interior. <https://www.nps.gov/subjects/nationalregister/how-to-list-a-property.htm>

### **Additional Research Resources:**

- Preservation Racine.
- Racine County Register of Deeds.
- Racine Heritage Museum.
- Racine Public Library.
- University of Wisconsin – Milwaukee, American Geographical Society Library, Milwaukee, WI.
- University of Wisconsin - Parkside Library, Wisconsin Historical Society Repository, Kenosha, WI.

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03/21/2024

# Mitchell School Neighborhood Unique Brick Homes

## APPENDIX A Mitchell School Neighborhood Unique Brick Home Field Inventory, 1 of 3 (Continued)

Property Address	Parcel Number	Owner	Year Built					Year Built	Condition					Type		
			37	40	44	45	46		WG	G	A	F	P		Square	Cape-Cod
2324 Dwight St	15995000	Anya Sanchez			1										1	
2386 Dwight St	15993000	Amanda Tusler			1										1	
2387 Dwight St	16392000	BlackTree, LLC			1										1	
2401 Dwight St	16393000	Nos Pedraza Cortaz			1										1	
2400 Dwight St	15991000	Sara Y. Robles			1										1	
2404 Dwight St	15990000	Earl Helmik			1										1	
2409 Dwight St	16395000	Maria Mares			1										1	
2413 Dwight St	16396000	Anthony J. Azarian			1										1	
2417 Dwight St	16397000	Mark Lawler			1										1	
2420 Dwight St	15988000	Juan Cruz			1										1	
2421 Dwight St	16398000	Danielle M. Hess			1										1	
2424 Dwight St	15985000	Mary J. Mc Intyre			1										1	
2425 Dwight St	16399000	Jeremy M. Hansen			1										1	
2501 Dwight St	16320000	Bessie King			1										1	
2521 Dwight St	16390000	Robert H Leuenberger Revescable Trust			1										1	
2621 Dwight St	16352000	Georgiana Gotthardt			1										1	
2701 Dwight St	16350000	Kenneth Brossel			1										1	
2709 Dwight St	16348000	Mjr Holdings, LLC			1										1	
2901 Dwight St	16386000	Selena B. Elakowicz			1										1	
2913 Dwight St	16283000	Joseph Dobrzeński			1										1	
3009 Dwight St	16277000	Kathryn M. Gilpatrick			1										1	
3013 Dwight St	16276000	Gail A. Minneti			1										1	
2513 Gillen St	16100000	Richard V. Polzin			1										1	
2425 Gillen St	15978000	Angelica Bullon			1										1	
2424 Gillen St	15894000	Vincent M. Vuhala			1										1	
2429 Gillen St	15893000	Donald E. Ulicky			1										1	
2421 Gillen St	15977000	Jeanette Haage			1										1	
2417 Gillen St	15976000	Oscar Garcia			1										1	
2416 Gillen St	15896000	Paige Hansen			1										1	
2413 Gillen St	15975000	Sue M. Dorval			1										1	
2412 Gillen St	15897000	Brenda J. Moore			1										1	
2409 Gillen St	15974000	Charles Lowery			1										1	
2408 Gillen St	15898000	James J. Pettis			1										1	
2404 Gillen St	15899000	Edward C and Louise P Bloom			1										1	





**PRELIMINARY ANALYSIS OF HISTORICAL SIGNIFICANCE AND POTENTIAL FOR NATIONAL AND STATE REGISTERS LISTING**

**Address:** Near Northside Cream Brick Area: Study area defined as being bounded by Goold St. on the North, Douglas Ave. on the West, State St. on the South, and Lake Michigan on the East.

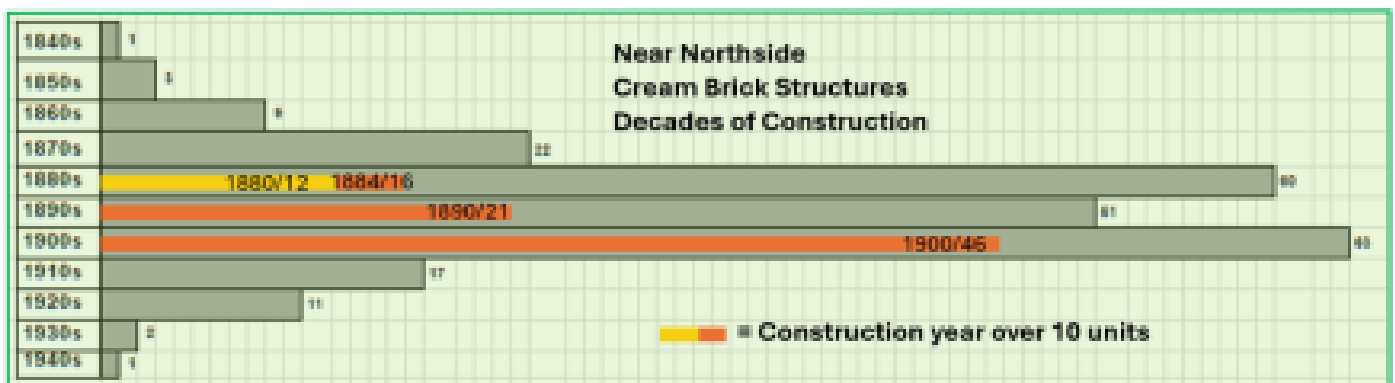
**Original Owner(s):** Multiple

**Current Owner(s):** Multiple.<sup>1</sup> See Appendix A: Field Inventory of Near Northside Cream Brick Structures

**Initial Research:**

The basis for this analysis. In June 2023, working for the Mayor’s Office of the City of Racine, a city-wide inventory of cream brick structure was completed. The purpose of the 2023 inventory was and is for it “to be used as an initial reference to foster further discussion and analysis, and for the potential development of programs designed to assist property owners in the repair, maintenance, renovation, or preservation of cream brick structures in the City of Racine.”<sup>21</sup> The inventory revealed 825 structures within the City of Racine having cream brick as a main component in the nature of their architectural character; four-sided full-façade decorative and/or finished architecture, and as a decorative element to facades. As illustrated in Figure 1 on Page 5, from the inventory, patterns of concentrations of cream brick structures were reinforced, or became evident. Buildings with other types of face brick but having common walls or foundations of “common” or “utility” cream brick were not included in the inventory.

Structures analyzed: number of years built, use. Of the 825 structures inventoried, 241 are concentrated in an area as describe earlier and being referred to herein as the Near Northside Cream Brick Area (See Appendix “A”). The boundaries of which are delineated in Figures 2 & 3 on Pages 6 & 7. These structures range in utility from homes, churches and school, to commercial, recreational and industrial structures. Also noted is that the existing National Register listed Northside Historic District of Cream Brick Workers’ Cottages is found within the study area boundaries and contains 47 of the 241 structures.



The decades with, by far, the most cream brick construction occurred in 1900’s with 63 structures, followed by the 1880’s with 60 structures, then the 1890’s with 51 structures. The individual years that saw the most cream brick construction occurred in 1900 with 46 structures, 1890 with 21 structures, 1884 with 16 structures, and 1880 with 12 structures.

## Near Northside Cream Brick Structures

The construction period spans from 1881 to 1913 for Cream brick structures found within the boundaries of the existing National Register listed Northside Historic District of Cream Brick Workers’ Cottages. The most active years of construction of the contributing structures within the NR district were 1885 (5 structures), and 1892 (6 structures).

While the construction period for the full Near Northside Cream Brick study area for cream brick structures is from 1840 to 1947, in consultation with the Wisconsin Historical Society, it was suggested to limit the period of significance to structures built up until 1914. This represents the year the last cream brick producer in Racine closed. For purposes of this study, the cutoff year is 1915 with the assumption that the yard had remaining stock to sell into 1915. With that year as the ending period, the number of structures decreases slightly from the total of 241 to 227. Using this number as the data base, an analysis is provided in the following table.

ANALYSIS OF NEAR NORTHSIDE CREAM BRICK STUDY AREA STRUCTURES															
Structure Status				Structure Use					Structure Age Profile						
Original	Original Painted	Original Altered	Original Painted Altered	Residential	School	Church	Industrial	Commercial	Average Yr Blt	Median Yr Blt	Median Age	Average Age	Oldest Age	Youngest Age	
105	15	75	32	188	3	6	3	27	1874	1890	134	124	184	109	

Figure 4 on Page 8 provides an additional illustration of the study area with the properties (all 241) plotted on the map. One can be seen concentrations that may be suitable for either expansion of the existing NR Worker’s Cottages district, or districts unto themselves. Figure 5 on Page 9 illustrates this potential expansion, free standing districts, and two possible landmark structures.

What Makes a Historic District? Designation of National and State landmarks and historic district is governed by criteria, standards and guidelines set for by the U.S. Department of the Interior, National Park Service (NPS). Administration of these regulations is overseen by the U.S. Secretary of the Interior and the States’ Historic Preservation Officer. This authority was codified by the Federal Government through the adoption of the National Historic Preservation Act of 1966 which established institutions and created defined process for historic preservation in the United States.<sup>23</sup>

The NPS defines a historic district as “a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, landscapes, structures, or objects, unified by past events or aesthetically by plan or physical developments. A district may also be composed of individual elements separated geographically but linked by association or history.”<sup>24</sup>

What is the District Potential for areas within the Near Northside Cream Brick Structures study area? Breaking down the NPS definition to illustrate its components applicability to the study area, the following analysis is offered:

- “A geographically definable area” ... Figure 4. Illustrates broad boundaries of the study area with the inventoried structures indicated by blue “pins”. The area is definable by way of the bounding street. In many instances the separation of structures is too great, or the visual obstructions too formidable to see other cream brick structures. However, the overall concentration within the study area is extensive and represents over 27% of all such structures in the data base of the 2023 city-wide inventory.”



## Near Northside Cream Brick Structures

- **“Possessing a significant concentration, linkage and continuity of sites”** ... Figure 5 serves to illustrate the more closely defined concentrations of subject structures within the broader study area. Ten suggested micro districts are presented in the Figure. As well as two stand-alone landmarks:

- A. St. Clair St., 2000 block: 4 cream brick structures; 2037, 2027, 2019, 2032.
- B. National Register listed Northside Historic District of Cream Brick Workers’ Cottages: district expansion; N. Wisconsin St. (1843, 1837, 1818, 1817, 1840), Erie St. (1841, 1831), N. Main (1914).
- C. Geneva St. (1703, 1709, 1711), Hagerer St. (120, 1208).
- D. St. Clair St. (1725, 1728, 1714), Hagerer St. (628, 623, 617), Erie St. (1711, 1715, 1731, 1728, 1808, 1800).
- E. La Salle St. (1634, 1628, 1618).
- F. High St. (622, 618, 614, 607, 601, 600, 525), East St. (1614, 1646), N. Wisconsin St. (1664, 1658, 1651, 1642, 1636), N. Main St. (1658, 1648, 1700).
- G. Michigan Blvd. (1640, 1634, 1632, 1624).
- H. Erie St. (1501, 1518, 1533, 1604), N. Wisconsin St. (1517, 1529, 1532).
- I. Buchanan St. (1501, 1443, 1433, 1430, 1420, 1414).
- J. N. Main St. (1407, 1423, 1433, 1439).
- K. Erie St. (1307, 1310, 1241, 1240, 1229, 1223), Hubbard St. (500, 502), N. Wisconsin (1302, 1239).

Landmarks: 717 High St., 1914 St. Patrick.

- **“Unified by past events”**... The structures and many of their relationships to Racine’s cream brick industry create a unifying history. Particularly the brick manufacturers formerly directly adjacent to the study area, at the intersection of N. Main St. and Goold St.: the Golede Brick yard (1895), Bauman Brickmaking Co. (1881), F.H. Haumersen & Sons (1871), Burdick & Erskine Bros. (1870-1910).<sup>vi</sup>
- **“Unified.....aesthetically by plan or physical developments”**... as the structures are constructed of cream brick, all share a similar appearance despite their varying forms and uses.
- **“A district may also be composed of individual elements separated geographically but linked by association or history”** ... **NOTE:** The quality and historical accuracy/integrity of the study area structures varies widely as indicated by the preceding table. Slightly less than 50% present in their original form and appearance. Structures having significant alteration, weather well executed or not, would most likely have a difficult path to qualifying for National Register listing, but they could easily be recognized and honored in a local historic district or landmark designation.

### Potentially Applicable National Register Criteria:<sup>vi</sup>

- A. **Associated with events that have made a significant contribution to the broad patterns of our history.**

## Near Northside Cream Brick Structures

The structures are a product of the cream brick industry that supplied construction materials to a growing frontier. Racine's cream brick industry and associated end product, the sturdy, accommodating structures that, provided shelter and homes for industry, commerce, worship, and public education not only in the Racine area, but also in other communities similarly position along the shores of Lake Michigan where the deposits of clay supported the growth of many communities in Wisconsin and beyond (Kenosha, Racine, Milwaukee, Sheboygan, Port Washington, Manitowoc, Cedarburg, etc...).

**B. Associated with the lives of persons significant in our past.**

It is almost certain that, locally, the persons responsible for manufacturing Racine's cream brick supplied the brick that helped the city grow and prosper. Their bricks contributed to the construction of buildings from the mid 1800's to the early 1900's that accommodate companies and industries that would become influential on the world stage. (I.I. Case, Mitchell Motors, Twin Disc, S.C. Johnson, Modine, Walker Manufacturing, Hamilton Beach, Oster Manufacturing, Western Publishing, InSinkErator, Horlick Malted Milk).

**C. Embodies distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

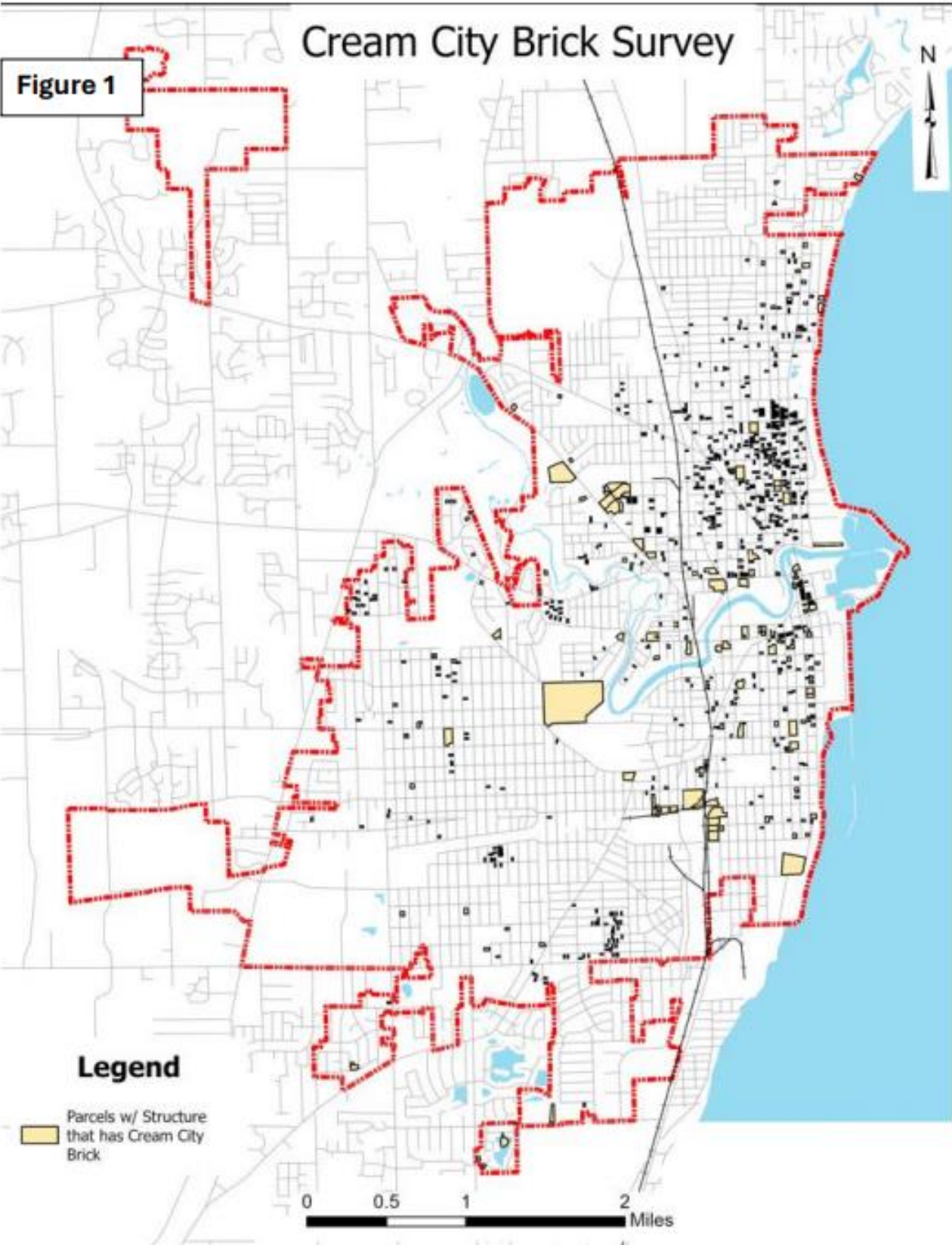
The cream brick structures represent an era of brick production that helped communities grow and prosper. The clay was naturally occurring, the cream brick was easily produced, easily worked with, strong, and durable, and adaptable to many needs: decorative, utilitarian, structural, fire resistant, water-resistant.

**D. Yielded or may be likely to yield, information important in history of prehistory.**

No such information has come to the attention of PHDP LLC.

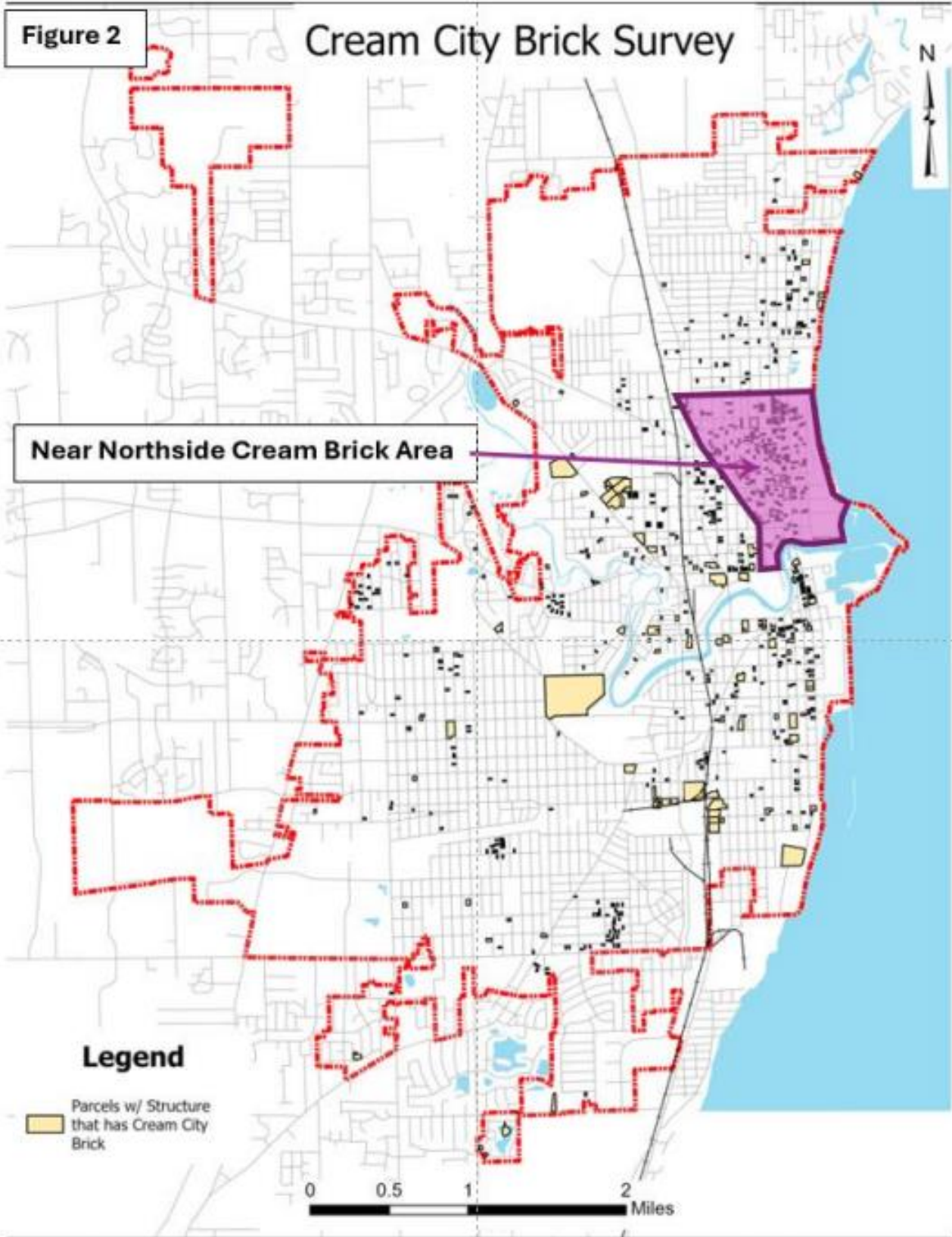
**Conclusion.** Available information merits inquiry to Wisconsin Historical Society (WHS) to ascertain if WHS agrees that area is eligible for listing as a historic district in the State and National Registers of Historic Places. Potential National Register Criteria met: A,B,C (criteria A presenting the strongest cases as the quality and historical integrity of many on the structures has been compromised over the years).

Near Northside Cream Brick Structures



Mapping By City of Racine, Department of City Development (2023)

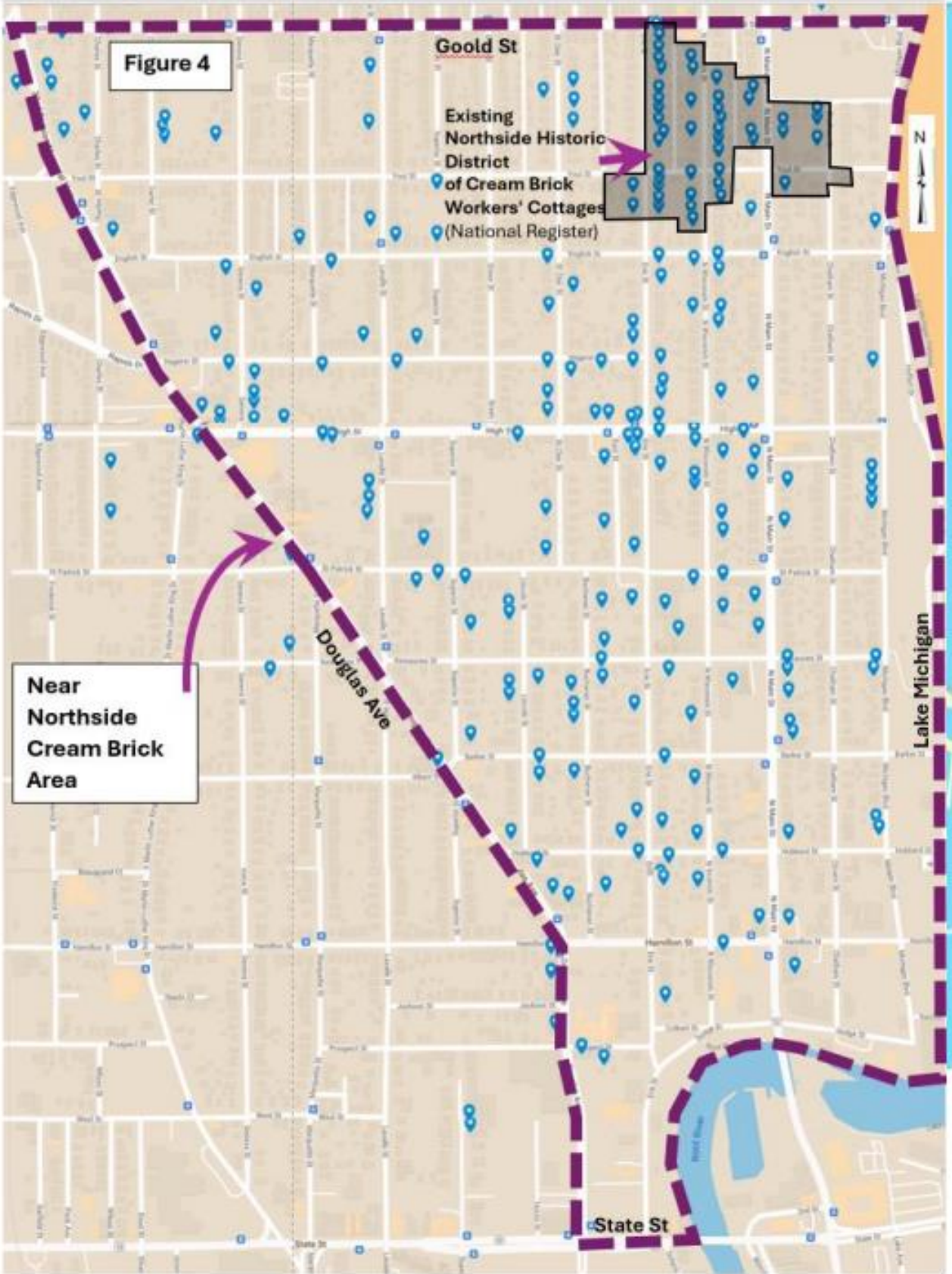
Near Northside Cream Brick Structures



Base Mapping By City of Racine, Department of City Development (2023) Altered by PHDP LLC (2024)

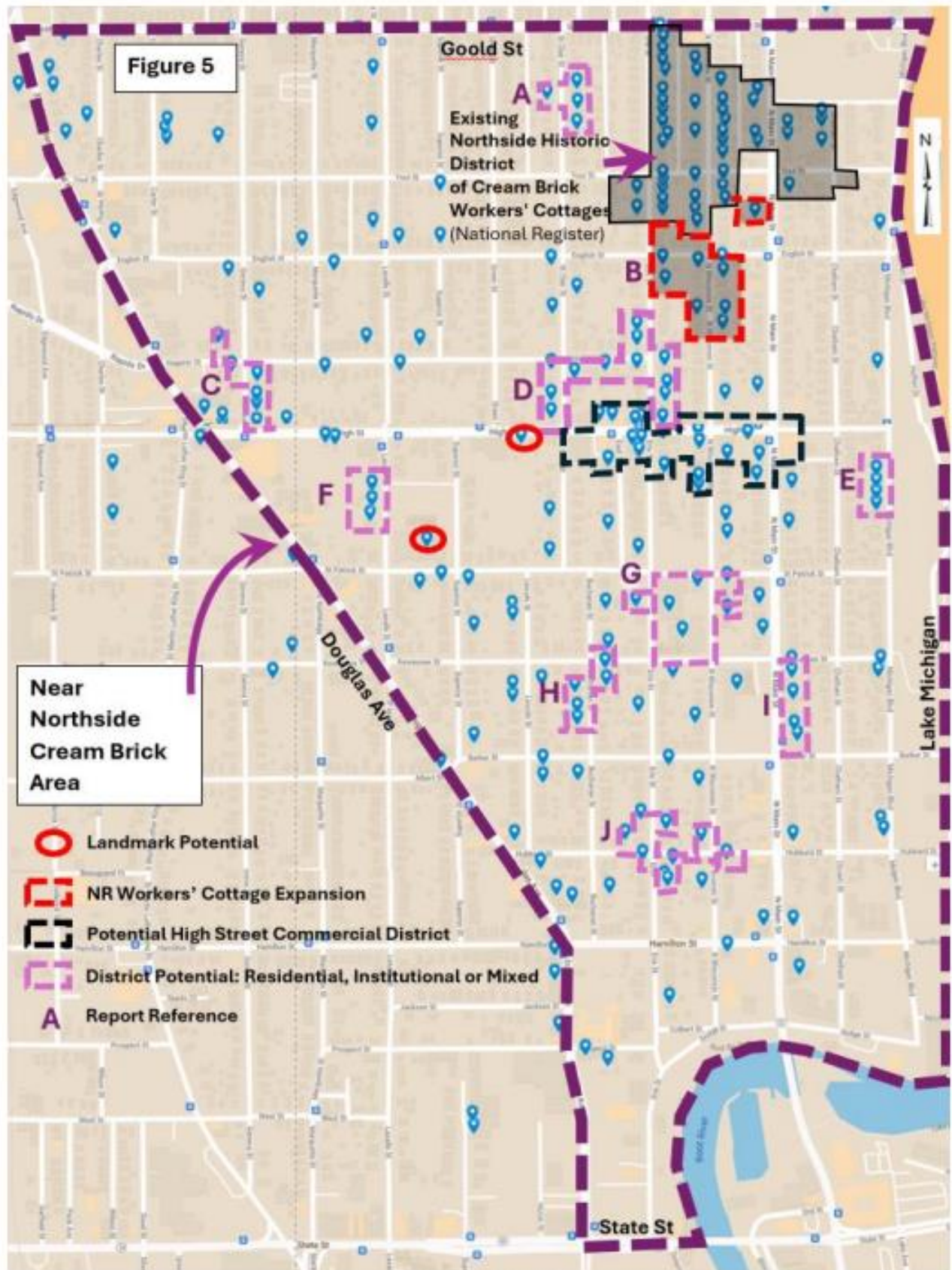


# Near Northside Cream Brick Structures



Base Map by Goole Map. Point/Node Information Plotted Using Google MyMap by PHDP LLC.  
8 | PHDP LLC Preliminary Analysis. Near-Northside Cream Brick Structures

# Near Northside Cream Brick Structures



Google Map. Google MyMap and alterations by PHDP LLC.

# Near Northside Cream Brick Structures

## Endnotes:

<sup>i</sup> City of Racine Land Records, Tax Information, February 2024.

<sup>ii</sup> Racine Cream Brick Structures: An Inventory. Matthew G. Sadowski. University of Wisconsin-Milwaukee School of Architecture and Urban Planning-Historic Preservation Institute. June 20, 2023.

<sup>iii</sup> National Historic Preservation Act, Historic Preservation; February 2024. National Park Service; U.S Department of the Interior. <https://www.nps.gov/subjects/historicpreservation/national-historic-preservation-act.htm#:~:text=The%20act%20established%20permanent%20institutions,the%20Secretary%20of%20the%20Interior.>

<sup>iv</sup> Definitions, Denver Service Center Workflows; February 2024. National Park Service; U.S Department of the Interior. <https://www.nps.gov/dscw/definitions.htm>

<sup>v</sup> Racine Cream Brick Structures: An Inventory. Matthew G. Sadowski. University of Wisconsin-Milwaukee School of Architecture and Urban Planning-Historic Preservation Institute. June 20, 2023.

<sup>vi</sup> Ibid.

<sup>vii</sup> National Register Criteria for Evaluation; National Register of Historic Places; National Park Service; U.S. Department of the Interior. <https://www.nps.gov/subjects/nationalregister/how-to-list-a-property.htm>

## Additional Research Resources:

- Preservation Racine.
- Racine County Register of Deeds.
- Racine Heritage Museum.
- Racine Public Library.
- University of Wisconsin – Milwaukee, American Geographical Society Library, Milwaukee, WI.
- University of Wisconsin - Parkside Library, Wisconsin Historical Society Repository, Kenosha, WI.

## Prepared For:

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03/21/2024



# Near Northside Cream Brick Structures

## APPENDIX A. Near Northside Cream Brick Structures Inventory, 1 of 6 (Continued)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Street	Address	City, State, Nation	Parcel #	Original	Original Painted	Original Painted	Original Painted	Original Reclaimed	Reclaim	Resident	School	Church	Industrial	Commercial	Condition	Year Bilt	
1	Buchanan	1433 Racine, Wisconsin, US	276-00-00-1822-000	1						1					Fair	1873	1433 Buchanan
2	Buchanan	1414 Racine, Wisconsin, US	276-00-00-1829-000	1						1					Average	1879	1414 Buchanan
3	Buchanan	1332 Racine, Wisconsin, US	276-00-00-1825-000	1						1					Fair	1880	1332 Buchanan
4	Buchanan	1430 Racine, Wisconsin, US	276-00-00-1875-000		1					1					Average	1880	1430 Buchanan
5	Buchanan	1521 Racine, Wisconsin, US	276-00-00-1831-000		1					1					Fair	1883	1521 Buchanan
6	Buchanan	1420 Racine, Wisconsin, US	276-00-00-1806-000	1						1					Fair	1884	1420 Buchanan
7	Buchanan	1443 Racine, Wisconsin, US	276-00-00-1828-000	1						1					Fair	1884	1443 Buchanan
8	Buchanan	1501 Racine, Wisconsin, US	276-00-00-1825-000	1						1					Average	1884	1501 Buchanan
9	Buchanan	1217 Racine, Wisconsin, US	276-00-00-1772-000	1						1					Fair	1900	1217 Buchanan
10	Center	2013 Racine, Wisconsin, US	276-00-00-17810-000	1						1					Average	1900	2013 Center
11	Center	2021 Racine, Wisconsin, US	276-00-00-17910-000	1						1					Average	1910	2021 Center
12	Center	1623 Racine, Wisconsin, US	276-00-00-1812-000	1						1					Fair	1911	2021 Center
13	Charles	1645 Racine, Wisconsin, US	276-00-00-1803-000	1						1					Fair	1899	1623 Charles
14	Charles	1907 Racine, Wisconsin, US	276-00-00-2188-001	1						1				1	Fair	1900	1645 Charles
15	Charles	2021 Racine, Wisconsin, US	276-00-00-1859-000	1						1					Average	1908	1907 Charles
16	Charles	2014 Racine, Wisconsin, US	276-00-00-4619-000	1						1					Fair	1915	2022 Charles
17	Chatham	2006 Racine, Wisconsin, US	276-00-00-4621-000	1						1					Good	1894	2014 Chatham
18	Chatham	1931 Racine, Wisconsin, US	276-00-00-0727-000	1						1					Average	1900	2006 Chatham
19	Chatham	1215 Racine, Wisconsin, US	276-00-00-1947-000	1						1					Average	1900	1931 Chatham
20	Douglas	1104 Racine, Wisconsin, US	276-00-00-0199-000	1						1				1	Very Poor	1850	1215 Douglas
21	Douglas	1128 Racine, Wisconsin, US	276-00-00-0201-000	1						1					Fair	1860	1104 Douglas
22	Douglas	1142 Racine, Wisconsin, US	276-00-00-01867-000	1						1					Average	1880	1128 Douglas
23	Douglas	1245 Racine, Wisconsin, US	276-00-00-01986-000	1						1					Average	1884	1142 Douglas
24	Douglas	1301 Racine, Wisconsin, US	276-00-00-01935-000	1						1				1	Fair	1884	1245 Douglas
25	Douglas	1701 Racine, Wisconsin, US	276-00-00-20062-002	1						1					Poor	1892	1301 Douglas
26	Douglas	1680 Racine, Wisconsin, US	276-00-00-19510-001	1						1					Average	1895	1701 Douglas
27	Douglas	1400 Racine, Wisconsin, US	276-00-00-02169-000	1						1					Poor	1895	1680 Douglas
28	Douglas	1707 Racine, Wisconsin, US	276-00-00-20059-000	1						1					Fair	1900	1400 Douglas
29	Douglas	1221 Racine, Wisconsin, US	276-00-00-01946-000	1						1					Fair	1900	1707 Douglas
30	Douglas	1705 Racine, Wisconsin, US	276-00-00-20061-000	1						1					Fair	1904	1221 Douglas
31	Douglas	2043 Racine, Wisconsin, US	276-00-00-17933-000	1						1					Average	1905	2044 Douglas
32	Douglas	2049 Racine, Wisconsin, US	276-00-00-17831-000	1						1					Fair	1909	1705 Douglas
33	Douglas	1023 Racine, Wisconsin, US	276-00-00-01743-001	1						1					Average	1913	2049 Douglas
34	East	1614 Racine, Wisconsin, US	276-00-00-04481-000	1						1			1		none listed	1882	1023 Douglas
35	East	1646 Racine, Wisconsin, US	276-00-00-04380-000	1						1					Average	1878	1614 East
36	English	818 Racine, Wisconsin, US	276-00-00-08945-000	1						1					Average	1878	1646 East
37	English	1019 Racine, Wisconsin, US	276-00-00-21016-000	1						1					Good	1892	818 English
38	English	1240 Racine, Wisconsin, US	276-00-00-01775-000	1						1					Fair	1902	1019 English
39	Erie	1310 Racine, Wisconsin, US	276-00-00-01786-000	1						1					Good	1840	1240 Erie
40	Erie	1223 Racine, Wisconsin, US	276-00-00-02413-000	1						1					Average	1853	1310 Erie
41	Erie									1					Fair	1863	1223 Erie

# Near Northside Cream Brick Structures

## APPENDIX A, Near Northside Cream Brick Structures Inventory, 2 of 6 (Continued)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
1. Street	Address	City, State, Nation	Parcel #	Original	Original Painted	Original Painted	Original Painted	Original Reclaimed	Reclaim	Residenti	School	Church	Industri	Commercia	Conditio	Year Bilt	
					Altered	Altered	Altered		d	al			al	l	n		
44	Erie	1223 Racine, Wisconsin, US	276-00-00-02413-000			1				1					Fair	1863	1223 Erie
45	Erie	1662 Racine, Wisconsin, US	276-00-00-04042-000			1				1					Average	1865	1662 Erie
46	Erie	1501 Racine, Wisconsin, US	276-00-00-02268-000	1							1				none liste	1869	1501 Erie
47	Erie	1431 Racine, Wisconsin, US	276-00-00-02277-000			1				1					Average	1870	1431 Erie
48	Erie	1525 Racine, Wisconsin, US	276-00-00-02256-000	1							1				none liste	1875	1525 Erie
49	Erie	1337 Racine, Wisconsin, US	276-00-00-02400-000	1						1					Fair	1880	1337 Erie
50	Erie	1808 Racine, Wisconsin, US	276-00-00-04804-000	1						1					Average	1880	1808 Erie
51	Erie	2025 Racine, Wisconsin, US	276-00-00-04896-000	1						1					Average	1881	2025 Erie
52	Erie	2029 Racine, Wisconsin, US	276-00-00-04897-000	1						1					Average	1881	2029 Erie
53	Erie	1518 Racine, Wisconsin, US	276-00-00-01828-000			1				1					Fair	1883	1518 Erie
54	Erie	1919 Racine, Wisconsin, US	276-00-00-05807-000			1				1					Average	1883	1919 Erie
55	Erie	1933 Racine, Wisconsin, US	276-00-00-04809-000	1						1					Good	1883	1933 Erie
56	Erie	1307 Racine, Wisconsin, US	276-00-00-02394-000			1				1					Fair	1884	1307 Erie
57	Erie	1914 Racine, Wisconsin, US	276-00-00-05812-000			1				1					Good	1885	1914 Erie
58	Erie	1841 Racine, Wisconsin, US	276-00-00-03885-000			1				1					Average	1888	1841 Erie
59	Erie	1117 Racine, Wisconsin, US	276-00-00-02619-000			1				1					Average	1890	1117 Erie
60	Erie	1229 Racine, Wisconsin, US	276-00-00-02415-000	1						1					Fair	1890	1229 Erie
61	Erie	1241 Racine, Wisconsin, US	276-00-00-02417-000			1				1					Average	1890	1241 Erie
62	Erie	1416 Racine, Wisconsin, US	276-00-00-01815-000				1								Fair	1890	1416 Erie
63	Erie	1800 Racine, Wisconsin, US	276-00-00-04804-000			1				1					Average	1890	1800 Erie
64	Erie	2019 Racine, Wisconsin, US	276-00-00-04896-000			1				1					Good	1892	2019 Erie
65	Erie	1831 Racine, Wisconsin, US	276-00-00-03981-000			1				1					Average	1894	1831 Erie
66	Erie	2041 Racine, Wisconsin, US	276-00-00-05000-000	1						1					Average	1894	2041 Erie
67	Erie	1604 Racine, Wisconsin, US	276-00-00-04033-000	1						1					Good	1895	1604 Erie
68	Erie	2045 Racine, Wisconsin, US	276-00-00-05001-000	1						1					Average	1896	2045 Erie
69	Erie	2053 Racine, Wisconsin, US	276-00-00-05002-000	1						1					Average	1896	2053 Erie
70	Erie	2057 Racine, Wisconsin, US	276-00-00-05003-000	1						1					Average	1896	2057 Erie
71	Erie	1928 Racine, Wisconsin, US	276-00-00-04902-000	1						1					Good	1897	1928 Erie
72	Erie	1711 Racine, Wisconsin, US	276-00-00-04964-000			1				1					Fair	1900	1711 Erie
73	Erie	1715 Racine, Wisconsin, US	276-00-00-04962-000	1						1					Average	1900	1715 Erie
74	Erie	1728 Racine, Wisconsin, US	276-00-00-04054-000	1						1					Good	1900	1728 Erie
75	Erie	1791 Racine, Wisconsin, US	276-00-00-04956-000				1			1					Good	1900	1791 Erie
76	Erie	1913 Racine, Wisconsin, US	276-00-00-04808-000			1				1					Good	1900	1913 Erie
77	Erie	1929 Racine, Wisconsin, US	276-00-00-05806-000	1						1					Average	1900	1929 Erie
78	Erie	1991 Racine, Wisconsin, US	276-00-00-05805-000			1				1					Fair	1900	1991 Erie
79	Erie	2031 Racine, Wisconsin, US	276-00-00-04968-000	1						1					Average	1900	2031 Erie
80	Erie	2009 Racine, Wisconsin, US	276-00-00-04993-000	1						1					Good	1901	2009 Erie
81	Erie	2013 Racine, Wisconsin, US	276-00-00-04994-000	1						1					Average	1901	2013 Erie
82	Erie	1645 Racine, Wisconsin, US	276-00-00-04800-000	1						1					Good	1905	1645 Erie
83	Erie	2063 Racine, Wisconsin, US	276-00-00-05004-000	1						1					Average	1906	2063 Erie
84	Erie	1703 Racine, Wisconsin, US	276-00-00-04969-000	1						1					Average	1910	1703 Erie
85	Geneva	2012 Racine, Wisconsin, US	276-00-00-20979-000	1						1					Average	1875	2012 Geneva
86	Geneva	1711 Racine, Wisconsin, US	276-00-00-21049-000	1						1					Average	1885	1711 Geneva

# Near Northside Cream Brick Structures

## APPENDIX A, Near Northside Cream Brick Structures Inventory, 3 of 6 (Continued)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
1	Street	Address	City, State, Nation	Parcel #	Original	Original Painted	Original Painted Altered	Original Painted Altered	Reclaim	Residenti	School	Church	Industrial	Commercial	Condition	Year	Bit	
86	Geneva	1711	Racine, Wisconsin, US	278-00-00-21049-000	1					1					Average	1885	1711 Geneva	
87	Geneva	1825	Racine, Wisconsin, US	278-00-00-21028-000		1				1					Average	1889	1815 Geneva	
88	Geneva	1709	Racine, Wisconsin, US	278-00-00-21050-000		1				1					Average	1890	1709 Geneva	
89	Geneva	1856	Racine, Wisconsin, US	278-00-00-17989-000		1				1					Average	1914	1856 Geneva	
90	Geneva	1703	Racine, Wisconsin, US	278-00-00-21082-002	1					1					Average	1914	1703 Geneva	
91	Goold	302	Racine, Wisconsin, US	278-00-00-05943-00	1					1					Good	1884	302 Goold	
92	Goold	1415	Racine, Wisconsin, US	278-00-00-17306-000	1					1					Average	1915	1415 Goold	
93	Green	1808	Racine, Wisconsin, US	278-00-00-06882-000	1					1					Average	1884	1808 Green	
94	Green	1827	Racine, Wisconsin, US	278-00-00-05074-000	1					1					Average	1884	1827 Green	
95	Green	1711	Racine, Wisconsin, US	278-00-00-05901-000	1					1					Average	1893	1711 Green	
96	Green	1803	Racine, Wisconsin, US	278-00-00-04726-000		1				1					Average	1900	1803 Green	
97	Green	1816	Racine, Wisconsin, US	278-00-00-06877-000	1					1					Good	1900	1816 Green	
98	Green	1831	Racine, Wisconsin, US	278-00-00-05075-000		1				1					Good	1900	1831 Green	
99	Green	1817	Racine, Wisconsin, US	278-00-00-04733-000		1				1					Good	1902	1817 Green	
100	Green	1903	Racine, Wisconsin, US	278-00-00-04776-000	1						1				none listed	1911	1903 Green	
101	Hagerer	617	Racine, Wisconsin, US	278-00-00-04095-000		1				1					Average	1873	617 Hagerer	
102	Hagerer	914	Racine, Wisconsin, US	278-00-00-06889-000		1				1					Average	1885	914 Hagerer	
103	Hagerer	1208	Racine, Wisconsin, US	278-00-00-28049-000		1				1					Fair	1890	1208 Hagerer	
104	Hagerer	1025	Racine, Wisconsin, US	278-00-00-21040-000		1				1					Average	1898	1025 Hagerer	
105	Hagerer	1006	Racine, Wisconsin, US	278-00-00-21015-002		1				1					Average	1901	1006 Hagerer	
106	Hagerer	1201	Racine, Wisconsin, US	278-00-00-28082-000		1				1					Average	1901	1201 Hagerer	
107	High	501	Racine, Wisconsin, US	278-00-00-04840-000		1		1							1	Average	1874	501 High
108	High	600	Racine, Wisconsin, US	278-00-00-04071-000		1									1	Average	1880	600 High
109	High	1118	Racine, Wisconsin, US	278-00-00-21083-000	1					1					1	Fair	1889	1118 High
110	High	1023	Racine, Wisconsin, US	278-00-00-18282-000	1					1					1	Fair	1893	1023 High
111	High	1027	Racine, Wisconsin, US	278-00-00-19316-010	1					1					1	Fair	1894	1027 High
112	High	605	Racine, Wisconsin, US	278-00-00-04044-000		1		1							1	Average	1900	605 High
113	High	618	Racine, Wisconsin, US	278-00-00-04048-000	1					1					1	Average	1900	618 High
114	High	702	Racine, Wisconsin, US	278-00-00-04345-000		1				1					1	Average	1900	702 High
115	High	521	Racine, Wisconsin, US	278-00-00-04692-000		1				1					1	Average	1900	521 High
116	High	603	Racine, Wisconsin, US	278-00-00-04043-000	1										1	Average	1900	603 High
117	High	405	Racine, Wisconsin, US	278-00-00-04871-000	1										1	Average	1912	405 High
118	High	500	Racine, Wisconsin, US	278-00-00-02382-000	1					1					1	Average	1880	500 Hubbard
119	Hubbard	610	Racine, Wisconsin, US	278-00-00-01788-000		1				1					1	Fair	1894	610 Hubbard
120	Hubbard	1119	Racine, Wisconsin, US	278-00-00-19028-000		1		1							1	Average	1874	1119 Kewaunee
121	Kewaunee	1628	Racine, Wisconsin, US	278-00-00-18013-000		1				1					1	Average	1900	1119 Kewaunee
122	Kewaunee	1634	Racine, Wisconsin, US	278-00-00-18014-000	1					1					1	Average	1860	1628 La Salle
123	La Salle	1618	Racine, Wisconsin, US	278-00-00-18012-000	1					1					1	Average	1865	1634 La Salle
124	La Salle	1618	Racine, Wisconsin, US	278-00-00-18012-000	1					1					1	Average	1890	1618 La Salle
125	La Salle	1727	Racine, Wisconsin, US	278-00-00-05910-000	1					1					1	Average	1900	1727 La Salle
126	La Salle	1903	Racine, Wisconsin, US	278-00-00-05980-000	1					1					1	Average	1904	1903 La Salle
127	La Salle	2046	Racine, Wisconsin, US	278-00-00-28983-000		1				1					1	Good	1910	2046 La Salle

# Near Northside Cream Brick Structures

APPENDIX A, Near Northside Cream Brick Structures Inventory, 4 of 6 (Continued)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
Street	Address	City, State, Nation	Parcel #	Original	Original Painted	Original Altered	Original Painted	Original Altered	Reclaim	Residenti	School	Church	Industri	Commercial	Condition	Year Bui		
128 La Salle	2046 Racine, Wisconsin, US	276-00-00-20963-000				1				1					Good	1910	2046 La Salle	
129 La Salle	2058 Racine, Wisconsin, US	276-00-00-20969-000		1											Fair	1914	2038 La Salle	
130 La Salle	1910 Racine, Wisconsin, US	276-00-00-19430-000		1						1					Average	1915	1910 La Salle	
131 Lincoln	3331 Racine, Wisconsin, US	276-00-00-01602-000		1						1					Good	1870	3331 Lincoln	
132 Lincoln	3516 Racine, Wisconsin, US	276-00-00-01644-000				1				1					Fair	1870	1516 Lincoln	
133 Lincoln	3520 Racine, Wisconsin, US	276-00-00-01647-000		1						1					Average	1870	1520 Lincoln	
134 Lincoln	3435 Racine, Wisconsin, US	276-00-00-01879-000				1				1					Average	1879	1435 Lincoln	
135 Lincoln	3430 Racine, Wisconsin, US	276-00-00-01886-000				1				1					Fair	1884	1430 Lincoln	
136 Lincoln	3339 Racine, Wisconsin, US	276-00-00-01901-000		1						1				1	Fair	1888	1339 Lincoln	
137 Lincoln	3426 Racine, Wisconsin, US	276-00-00-01884-000		1						1					Fair	1890	1426 Lincoln	
138 Marquette	1900 Racine, Wisconsin, US	276-00-00-19091-000		1						1					Fair	1910	1900 Marquette	
139 Michigan	3728 Racine, Wisconsin, US	276-00-00-04248-000		1						1					Average	1860	3728 Michigan	
140 Michigan	3632 Racine, Wisconsin, US	276-00-00-05741-000				1				1					Good	1880	3632 Michigan	
141 Michigan	3640 Racine, Wisconsin, US	276-00-00-05739-000				1				1					Good	1884	3640 Michigan	
142 Michigan	3624 Racine, Wisconsin, US	276-00-00-03985-000		1						1					Good	1889	3624 Michigan	
143 Michigan	3432 Racine, Wisconsin, US	276-00-00-02298-000		1						1					Average	1890	3432 Michigan	
144 Michigan	3912 Racine, Wisconsin, US	276-00-00-04602-000		1						1					Average	1899	3912 Michigan	
145 Michigan	3308 Racine, Wisconsin, US	276-00-00-02348-000				1				1					Average	1900	3308 Michigan	
146 Michigan	3436 Racine, Wisconsin, US	276-00-00-02297-000				1				1					Good	1900	3436 Michigan	
147 Michigan	3634 Racine, Wisconsin, US	276-00-00-05740-000		1						1					Good	1900	3634 Michigan	
148 N Main	3728 Racine, Wisconsin, US	276-00-00-05028-000				1				1					Good	1864	3728 N Main	
149 N Main	3688 Racine, Wisconsin, US	276-00-00-04675-000		1						1					Good	1874	3688 N Main	
150 N Main	3506 Racine, Wisconsin, US	276-00-00-02247-000				1				1					Very Good	1879	3506 N Main	
151 N Main	3433 Racine, Wisconsin, US	276-00-00-02294-000		1						1					Average	1880	3433 N Main	
152 N Main	3600 Racine, Wisconsin, US	276-00-00-04679-000		1						1					Average	1880	3600 N Main	
153 N Main	2008 Racine, Wisconsin, US	276-00-00-04871-000		1						1					Average	1880	2008 N Main	
154 N Main	3639 Racine, Wisconsin, US	276-00-00-03225-000				1				1					Average	1884	3639 N Main	
155 N Main	3637 Racine, Wisconsin, US	276-00-00-05752-000		1						1					Average	1886	3637 N Main	
156 N Main	2019 Racine, Wisconsin, US	276-00-00-04628-000				1				1					Good	1888	2019 N Main	
157 N Main	3524 Racine, Wisconsin, US	276-00-00-02244-000		1						1					Average	1889	3524 N Main	
158 N Main	2017 Racine, Wisconsin, US	276-00-00-04625-000		1						1					Average	1890	2017 N Main	
159 N Main	2028 Racine, Wisconsin, US	276-00-00-04698-000		1						1					Average	1893	2028 N Main	
160 N Main	2032 Racine, Wisconsin, US	276-00-00-04667-000		1						1					Good	1896	2032 N Main	
161 N Main	3301 Racine, Wisconsin, US	276-00-00-02369-000				1				1					Average	1898	3301 N Main	
162 N Main	3407 Racine, Wisconsin, US	276-00-00-02289-000		1						1					Average	1900	3407 N Main	
163 N Main	3423 Racine, Wisconsin, US	276-00-00-02292-000		1						1					Average	1900	3423 N Main	
164 N Main	3925 Racine, Wisconsin, US	276-00-00-05779-000		1						1					Good	1900	3925 N Main	
165 N Main	3117 Racine, Wisconsin, US	276-00-00-02500-000				1				1					Very Poor	1900	3117 N Main	
166 N Main	3439 Racine, Wisconsin, US	276-00-00-02296-000		1						1					Very Poor	1904	3439 N Main	
167 N Main	3914 Racine, Wisconsin, US	276-00-00-05660-000		1						1					Average	1905	3914 N Main	
168 N Wisconsin	3636 Racine, Wisconsin, US	276-00-00-04658-000		1						1					Good	1856	3636 N Wisconsin	
169 N Wisconsin	3239 Racine, Wisconsin, US	276-00-00-02434-000		1						1					Very Poor	1863	3239 N Wisconsin	
170 N Wisconsin	3658 Racine, Wisconsin, US	276-00-00-04644-000				1				1					Good	1870	3658 N Wisconsin	

# Near Northside Cream Brick Structures

## APPENDIX A, Near Northside Cream Brick Structures Inventory, 5 of 6 (Continued)

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1. Street	Address	Cty, State, Nation	Parcel #	Original	Original Painted	Original Painted Altered	Original Painted Altered	Original Painted Altered	Reclaim	Residenti	School	Church	Industrial	Commercial	Condition	Year Bilt		
370 N Wisconsin	1658 Racine, Wisconsin, US	276-00-00-44948-000				1				1					Good	1870	1658 N Wisconsin	
371 N Wisconsin	1651 Racine, Wisconsin, US	276-00-00-44874-000				1				1					Average	1873	1651 N Wisconsin	
372 N Wisconsin	1532 Racine, Wisconsin, US	276-00-00-40726-000				1					1				none lists	1875	1532 N Wisconsin	
373 N Wisconsin	1222 Racine, Wisconsin, US	276-00-00-42404-000						1		1					Fair	1880	1222 N Wisconsin	
374 N Wisconsin	2023 Racine, Wisconsin, US	276-00-00-54874-000	1							1					Average	1881	2023 N Wisconsin	
375 N Wisconsin	2015 Racine, Wisconsin, US	276-00-00-54877-000	1							1					Good	1881	2015 N Wisconsin	
376 N Wisconsin	1642 Racine, Wisconsin, US	276-00-00-44954-000				1				1					Average	1881	1642 N Wisconsin	
377 N Wisconsin	2037 Racine, Wisconsin, US	276-00-00-54881-000	1							1					Average	1882	2037 N Wisconsin	
378 N Wisconsin	1918 Racine, Wisconsin, US	276-00-00-56965-000	1							1					Good	1883	1918 N Wisconsin	
379 N Wisconsin	1928 Racine, Wisconsin, US	276-00-00-49867-000	1							1					Average	1883	1928 N Wisconsin	
380 N Wisconsin	1425 Racine, Wisconsin, US	276-00-00-42276-001				1					1				none lists	1883	1425 N Wisconsin	
381 N Wisconsin	2009 Racine, Wisconsin, US	276-00-00-44876-000						1		1					Fair	1884	2009 N Wisconsin	
382 N Wisconsin	2023 Racine, Wisconsin, US	276-00-00-54878-000	1							1					Average	1884	2023 N Wisconsin	
383 N Wisconsin	2029 Racine, Wisconsin, US	276-00-00-54879-000	1							1					Average	1884	2029 N Wisconsin	
384 N Wisconsin	1619 Racine, Wisconsin, US	276-00-00-44371-000				1				1					Average	1884	1619 N Wisconsin	
385 N Wisconsin	1910 Racine, Wisconsin, US	276-00-00-54942-000	1							1					Good	1885	1910 N Wisconsin	
386 N Wisconsin	1914 Racine, Wisconsin, US	276-00-00-56965-000	1							1					Very Good	1885	1914 N Wisconsin	
387 N Wisconsin	1843 Racine, Wisconsin, US	276-00-00-44851-000						2							Good	1888	1843 N Wisconsin	
388 N Wisconsin	1328 Racine, Wisconsin, US	276-00-00-42387-000				1				1					Average	1889	1328 N Wisconsin	
389 N Wisconsin	2011 Racine, Wisconsin, US	276-00-00-54876-000	1							1					Good	1890	2011 N Wisconsin	
390 N Wisconsin	1517 Racine, Wisconsin, US	276-00-00-42252-000				1				1					Fair	1890	1517 N Wisconsin	
391 N Wisconsin	1611 Racine, Wisconsin, US	276-00-00-44887-000				1				1					Average	1890	1611 N Wisconsin	
392 N Wisconsin	1713 Racine, Wisconsin, US	276-00-00-40774-000	1							1					Good	1890	1713 N Wisconsin	
393 N Wisconsin	1809 Racine, Wisconsin, US	276-00-00-40087-000				1				1					Good	1890	1809 N Wisconsin	
394 N Wisconsin	1935 Racine, Wisconsin, US	276-00-00-40786-000				1				1					Good	1890	1935 N Wisconsin	
395 N Wisconsin	1923 Racine, Wisconsin, US	276-00-00-46787-000				1				1					Average	1892	1923 N Wisconsin	
396 N Wisconsin	1925 Racine, Wisconsin, US	276-00-00-45786-000				1				1					Good	1892	1925 N Wisconsin	
397 N Wisconsin	2048 Racine, Wisconsin, US	276-00-00-54985-000	1							1					Good	1893	2048 N Wisconsin	
398 N Wisconsin	2012 Racine, Wisconsin, US	276-00-00-44885-000						1		1					Good	1894	2012 N Wisconsin	
399 N Wisconsin	1828 Racine, Wisconsin, US	276-00-00-42976-000				1				1					Good	1894	1828 N Wisconsin	
400 N Wisconsin	1837 Racine, Wisconsin, US	276-00-00-44826-000	1							1					Average	1899	1837 N Wisconsin	
401 N Wisconsin	2026 Racine, Wisconsin, US	276-00-00-54886-000				1				1					Good	1900	2026 N Wisconsin	
402 N Wisconsin	2044 Racine, Wisconsin, US	276-00-00-54985-000				1				1					Good	1900	2044 N Wisconsin	
403 N Wisconsin	1133 Racine, Wisconsin, US	276-00-00-42456-000	1							1					Fair	1900	1133 N Wisconsin	
404 N Wisconsin	1840 Racine, Wisconsin, US	276-00-00-42986-000				1				1					Fair	1900	1840 N Wisconsin	
405 N Wisconsin	1817 Racine, Wisconsin, US	276-00-00-44820-000	1							1					Average	1902	1817 N Wisconsin	
406 N Wisconsin	1412 Racine, Wisconsin, US	276-00-00-42265-000	1							1					Average	1913	1412 N Wisconsin	
407 N Wisconsin	1529 Racine, Wisconsin, US	276-00-00-42265-000	1								1				none lists	1882*	1529 N Wisconsin	
408 St Clair	1827 Racine, Wisconsin, US	276-00-00-44860-000						1		1					Good	1882	1827 St Clair	
409 St Clair	1816 Racine, Wisconsin, US	276-00-00-44731-000						1		1					Average	1886	1816 St Clair	
410 St Clair	2027 Racine, Wisconsin, US	276-00-00-54167-000	1							1					Good	1890	2027 St Clair	
411 St Clair	2037 Racine, Wisconsin, US	276-00-00-44163-000	1							1					Good	1899	2037 St Clair	
412 St Clair	1624 Racine, Wisconsin, US	276-00-00-44764-000				1				1					Good	1900	1624 St Clair	

# Near Northside Cream Brick Structures

## APPENDIX A, Near Northside Cream Brick Structures Inventory, 6 of 6

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Street	Address	City, State, Nation	Parcel #	Original	Original Painted	Original Altered	Original Painted	Original Altered	Reclaim	Reclaim	School	Church	Industrial	Commercial	Condition	Year	Bit
212	St Clair	1624 Racine, Wisconsin, US	276-00-00-04704-000	1						1					Good	1900	1624 St Clair
213	St Clair	1600 Racine, Wisconsin, US	276-00-00-04714-000	1						1					Average	1900	1600 St Clair
214	St Clair	1725 Racine, Wisconsin, US	276-00-00-04063-000							1					Average	1900	1725 St Clair
215	St Clair	1728 Racine, Wisconsin, US	276-00-00-04066-000							1					Average	1900	1728 St Clair
216	St Clair	1840 Racine, Wisconsin, US	276-00-00-05077-000	1						1					Fair	1900	1840 St Clair
217	St Clair	2019 Racine, Wisconsin, US	276-00-00-04111-000							1					Average	1905	2019 St Clair
218	St Clair	1714 Racine, Wisconsin, US	276-00-00-04059-000							1					Average	1910	1714 St Clair
219	St Patrick	825 Racine, Wisconsin, US	276-00-00-01840-000							1					Fair	1877	825 St Patrick
220	St Patrick	915 Racine, Wisconsin, US	276-00-00-02184-000	1						1					Average	1890	915 St Patrick
221	St Patrick	914 Racine, Wisconsin, US	276-00-00-04501-000							1					none listed	1890	914 St Patrick
222	Superior	1511 Racine, Wisconsin, US	276-00-00-01845-000	1						1					Average	1878	1511 Superior
223	Superior	1415 Racine, Wisconsin, US	276-00-00-01886-000							1					Fair	1879	1415 Superior
224	Superior	1536 Racine, Wisconsin, US	276-00-00-02183-000	1						1					Fair	1890	1536 Superior
225	Superior	947 Racine, Wisconsin, US	276-00-00-02775-000	1						1			1		Average	1900	947 Superior
226	Superior	953 Racine, Wisconsin, US	276-00-00-02775-000	1						1			1		Average	1900	953 Superior
227	Yout	819 Racine, Wisconsin, US	276-00-00-05081-000	1						1					Average	1900	819 Yout
228	Built Before 1916			105	15	75	32	0	0	188	3	6	3	27		1874	Average Yr Bit
229	Sub-Total	227														1890	Median Yr Bit
230																134	Median Age
231																124	Average Age
232																184	Max Age
233																109	Min Age
234																	
235																	
236	Douglas	2007 Racine, Wisconsin, US	276-00-00-18603-000	1						1					Average	1923	2007 Douglas
237	Douglas	1031 Racine, Wisconsin, US	276-00-00-01140-000							1				1	Fair	1928	1031 Douglas
238	Douglas	1600 Racine, Wisconsin, US	276-00-00-18622-000							1				1	Fair	1920	1600 Douglas
239	Geneva	1723 Racine, Wisconsin, US	276-00-00-21047-000							1					Average	1921	1723 Geneva
240	High	604 Racine, Wisconsin, US	276-00-00-04072-000							1				1	Average	1930	604 High
241	High	622 Racine, Wisconsin, US	276-00-00-04059-000							1				1	Average	1920	622 High
242	Michigan	1300 Racine, Wisconsin, US	276-00-00-02246-000							1				1	Very Good	1939	1300 Michigan
243	N Main	1401 Racine, Wisconsin, US	276-00-00-02289-000							1				1	Average	1920	1401 N Main
244	N Main	1115 Racine, Wisconsin, US	276-00-00-02459-000							1				1	Average	1920	1115 N Main
245	N Main	1201 Racine, Wisconsin, US	276-00-00-02446-000							1				1	Average	1922	1201 N Main
246	N Main	1302 Racine, Wisconsin, US	276-00-00-02425-000							1				1	Fair	1924	1302 N Main
247	N Main	2004 Racine, Wisconsin, US	276-00-00-04972-000	1						1					Average	1921	2004 N Main
248	N Wisconsin	2410 Racine, Wisconsin, US	276-00-00-04665-000							1					Very Good	1947	2410 N Wisconsin
249	St Clair	2632 Racine, Wisconsin, US	276-00-00-04426-000	1						1					Average	1920	2632 St Clair
250	Built After 1915			3	0	3	7	1	0	5	0	0	0	9		1925	Average Yr Bit
251	Sub-Total	14														99	Average Age
252																102	Median Age
253	Column Totals			108	15	78	39	1	0	193	3	6	3	36			
254	GRANT TOTAL																
255																	
256	1882*																
257																	

Where no data available, year represents average year between 1850 (oldest) and 1915, so estimated number does not unduly skew group average beyond +/- a plausible year.

**PRELIMINARY ANALYSIS OF HISTORICAL SIGNIFICANCE AND POTENTIAL FOR NATIONAL AND STATE REGISTERS LISTING**

**Address:** 2320 Westwood Dr. Racine, WI 53404

**Original Owner(s):** James Weed 1870-1879; William Smieding 1879-1920

**Current Owner:** Randall L. and Peggy L. Larsen Trust, 2320 Westwood Dr. since at least 2006<sup>1</sup>



*Photo source <sup>2</sup>*



*Map source <sup>3</sup>*

## Weed - Smieding



Map illustrates William Smieding land holdings, 34 Acres, 1908.<sup>iv</sup>

### Initial Research:

The house at 2320 Westwood Dr. (formerly Smieding Ln.), the property previously referred to as being on Northwestern Ave.<sup>v</sup> as well as Rapids Rd.<sup>vi</sup>, is commonly known as the Smieding house. The house was built by James Weed in 1870 of Cream Brick in the Italianate style.<sup>viii</sup> ix The original porch, which remains today, is estimated to be added in the 1880's.<sup>x</sup>

James Weed (1810 – 1902)<sup>xi</sup> arrived in Racine in 1842, first living in Caledonia and then Mt. Pleasant at the Westwood home.<sup>xii</sup> He was one of the early pioneers of Racine County and was a member of the Old Settler's Society.<sup>xiii</sup> xiv xv xvi Racine Agricultural Society<sup>xvii</sup> xviii, and was influential in local politics<sup>xix</sup> xx xxi and Racine society.<sup>xxii</sup> Around 1850, Mr. Weed donated \$100 towards the building of the First Presbyterian Church on Seventh St. in Racine;<sup>xxiii</sup> a structure recognized as a landmark at both the State and National levels.<sup>xxiv</sup> James Weed made his living by farming, and in 1866 posted an advertisement selling 500,000 strawberry plants.<sup>xxv</sup> In 1879, he sold his property for \$8,500 to William Smieding (1830 – 1920).<sup>xxvi</sup> xxvii xxviii xxix Mr. Weed then moved to Main St, in Racine where he lived until 1881 when he moved to Winona, MN. and remained there until his death<sup>xxx</sup> xxxi The Weed family maintained their connections with Racine, coming back for social visits.<sup>xxxii</sup> xxxiii xxxiv xxxv Mr. and Mrs. Weed and several family members are buried in Mound Cemetery in Racine.<sup>xxxvi</sup>

William Smieding, the second owner of 2320 Westwood Dr., came to Racine in 1855.<sup>xxxvii</sup> In September of 1864, he was married to Miss Mary Wustum, daughter of George Wustum.<sup>xxxviii</sup> xxxix William and his brother, Henry, operated H. & W. Druggists (or Smieding & Co.), a pioneer "drug



## Weed - Smieding

house” of the city, at 84 Main St., corner of 3<sup>rd</sup> and Main Street, (presently 300 Main St.) from approximately circa 1850 to 1879.<sup>xi xii xiii</sup> After selling their business, William retired to his Northwestern Ave home (Westwood Dr., formerly Smieding Ln.) of 35 acres and became a prosperous farmer.<sup>xiii</sup> In the 1910 US census, he is listed at the Northwestern Ave (Westwood) address as a truck farmer with 19 animals.<sup>xiv</sup> William and several of his family members are buried in Mound Cemetery in Racine.<sup>xv</sup>

The current owner of 2320 Westwood Dr. is the Randall L. and Peggy L. Larson Revocable Trust.

### **Potentially Applicable National Register Criteria:<sup>xvii</sup>**

**A. Associated with events that have made a significant contribution to the broad patterns of our history.**

The property is associated with two early settlers of territorial and early statehood Wisconsin between 1842-1855. Weed’s and Smeeding’s activities helped establish the agricultural community in Racine County (Weed and Smieding), and the growth of a mercantile economy in downtown Racine (Smieding). Both early agricultural and mercantile contributions helped create a supportive environment for the growth of the region. Weed’s participation in political activity as a delegate aided in the growth of the early Republican party.

**B. Associated with the lives of persons significant in our past.**

The property is associated with two early settlers of territorial and early statehood Wisconsin between 1842-1855. Weed’s and Smeeding’s activities helped establish the agricultural community in Racine County (Weed and Smieding), and the growth of a mercantile economy in downtown Racine (Smieding). Both early agricultural and mercantile contributions helped create a supportive environment for the growth of the region. Weed’s participation in political activity as a delegate aided in the growth of the early Republican party.

**C. Embodies distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The home represents a classic cream brick Italianate with impressive integrity to its original appearance in the 1880s. The home still displays original bracketry, carved porch railings and turned columns, and a double bracketed cupola. The cream brick exterior is unpainted and appears to be in good condition. Window openings appear to be unaltered. The building’s exterior envelope appears to be unaltered from its original form (no additions to it). Pending further research, the architect is currently unknown. However, the design reflects works by the prominent architect Lucas Bradley and Racine builder L.S. Jones. Other similar structures include 1012 S. Main Street, 1144 S. Main Street, 1526 College Avenue, 2519 Northwestern Avenue, 1123 Washington Avenue and 2800 Taylor Avenue.

**D. Yielded or may be likely to yield, information important in history of prehistory.**

No such information ascertained as this writing.

## Weed - Smieding

### Preliminary Conclusion:

Available information merits inquiry to Wisconsin Historical Society (WHS) VIA the submittal of a National Register of Historic Places Questionnaire to ascertain if WHS agrees that property is



Photo source <sup>xvii</sup>



Location of H. & W. Druggists 1879<sup>xviii</sup>

eligible for listing in the State and National Registers of Historic Places. Potential National Register Criteria met: A,B,C (A or B possibly being the strongest case unless observation of the homes interior reveals additional historical architectural context for C).

### Endnotes:

<sup>i</sup> City of Racine Land Records, Tax Information, February 2024.

<sup>ii</sup> The Heritage Guidebook, Landmarks and Historical Sites In Southeastern Wisconsin, H. Russell Zimmermann. Inland Heritage Corporation, 1976. p.392

<sup>iii</sup> City of Racine GIS, February 2024.

<sup>iv</sup> Plat Book, Racine and Kenosha Counties, Wisconsin, Hennessey & Co. Publishing & Engravers. Delevan, WI. 1908.

<sup>v</sup> U.S Census 1910

<sup>vi</sup> Racine City Directory, 1878

<sup>vii</sup> Racine City Directory, 1879

<sup>viii</sup> Architectural and Historical Survey of the City of Racine, Karr, Susan 1980, 57.

<sup>ix</sup> Wisconsin Architecture and History Inventory, 1975  
<https://www.wisconsinhistory.org/Records/Property/HI11913>

<sup>x</sup> Architectural and Historical Survey of the City of Racine, Karr, Susan 1980, 57.

## Weed - Smieding

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<sup>xi</sup> Findagrave.com, <https://www.findagrave.com/memorial/167914007/james-weed>

<sup>xii</sup> U.S. Census records 1850 and 1880

<sup>xiii</sup> Newspapers.com, The Racine Journal, 6-13-1877, p.3

<sup>xiv</sup> Newspapers.com, The Racine Journal, 6-5-1878, p.3

<sup>xv</sup> Newspapers.com, The Racine Journal, 6-5-1880, p.3

<sup>xvi</sup> Newspapers.com, The Racine Journal, 6-5-1880, p.3

<sup>xvii</sup> Newspapers.com, The Racine Advocate, 9-22-1852, p.3

<sup>xviii</sup> Newspapers.com, The Racine Advocate, 3-19-1862, p.2

<sup>xix</sup> Newspapers.com, Racine Daily Journal, 10-18-1859, p.1

<sup>xx</sup> Newspapers.com, Racine Daily Journal, 10-18-1859, p.1

<sup>xxi</sup> Newspapers.com, Weekly Journal, 9-11-1860, p.3

<sup>xxii</sup> Newspapers.com, The Racine Journal, 1-27-1879, p.3

<sup>xxiii</sup> Newspapers.com, The Racine Advocate, 11-14-1866, p.2

<sup>xxiv</sup> Wisconsin Historical Society, National or State Registers Record.  
<https://www.wisconsinhistory.org/Records/NationalRegister/NR307>

<sup>xxv</sup> Newspapers.com, The Racine Advocate, 5-2-66, p.3

<sup>xxvi</sup> Findagrave.com. <https://www.findagrave.com/memorial/169696036/william-smieding>

<sup>xxvii</sup> Newspapers.com, Racine Daily Herald, 2-11-1879, p.4

<sup>xxviii</sup> Newspapers.com, The Racine Journal, 2-12-1879, p.3

<sup>xxix</sup> Newspapers.com, The Racine Journal, 2-26-1879, p.3

<sup>xxx</sup> Newspapers.com, Racine Daily Journal, 1-21-1881, p.4

<sup>xxxi</sup> Newspapers.com, Racine Daily Journal, 3-5-1881, p.4

<sup>xxxii</sup> Newspapers.com, Racine Daily Journal, 4-14-1883, p.2

<sup>xxxiii</sup> Newspapers.com, Racine Daily Journal, 2-4-1889, p.3

<sup>xxxiv</sup> Newspapers.com, Racine Daily Journal, 9-10-1890, p.4

<sup>xxxv</sup> Newspapers.com, Racine Daily Journal, 5-3-1893, p.4

## Weed - Smieding

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<sup>xxxxi</sup> Findagrave.com, <https://www.findagrave.com/memorial/167914007/james-weed>

<sup>xxxxvii</sup> Commemorative Biographical Record of Prominent and Representative Men of Racine and Kenosha Counties Wisconsin, J. H. Beers & Co. Chicago, 1906 p.47

<sup>xxxxviii</sup> Commemorative Biographical Record of Prominent and Representative Men of Racine and Kenosha Counties Wisconsin, J. H. Beers & Co. Chicago, 1906 p.47

<sup>xxxxix</sup> Southeastern Wisconsin: Old Milwaukee County, Biography, Vol IV, 1932, p.54

<sup>xi</sup> The Heritage Guidebook, Landmarks and Historical Sites In Southeastern Wisconsin, H. Russell Zimmermann. Inland Heritage Corporation, 1976. p.392

<sup>xii</sup> Southeastern Wisconsin: Old Milwaukee County, Biography, Vol IV, 1932, p.54

<sup>xiii</sup> Racine City Directories: 1862, 1868-69, 1875-76, 1878, 1879

<sup>xiiii</sup> Southeastern Wisconsin: Old Milwaukee County, Biography, Vol IV, 1932, p.54

<sup>xlv</sup> U.S. Census 1910

<sup>xlv</sup> Findagrave.com. <https://www.findagrave.com/memorial/169696036/william-smieding>

<sup>xlvi</sup> National Register Criteria for Evaluation; National Register of Historic Places; National Park Service; U.S. Department of the Interior. <https://www.nps.gov/subjects/nationalregister/how-to-list-a-property.htm>

<sup>xlvii</sup> Southeastern Wisconsin: Old Milwaukee County, Biography, Vol IV, 1932, p.55

<sup>xlviii</sup> City of Racine, WI. Sanborn Map, 1887.

### **Additional Research Resources:**

- Preservation Racine.
- Racine County Register of Deeds.
- Racine Heritage Museum Archives.
- Racine Public Library Racine History Collection.
- University of Wisconsin – Milwaukee, American Geographical Society Library, Milwaukee, WI.
- University of Wisconsin - Parkside Library, Wisconsin Historical Society Repository, Kenosha, WI.
- Wisconsin Historical Society Archives, Madison, WI.

### **Prepared For:**

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02/29/2024

**PRELIMINARY ANALYSIS OF HISTORICAL SIGNIFICANCE AND POTENTIAL FOR NATIONAL AND STATE REGISTERS LISTING**

**Address:** 2800 Taylor Ave., Racine, WI 53405-4200

**Original Owner(s):** Joshua Pierce (owned 1861-1904)

**Current Owner:** GC Capital LLC, 6655 Esplanade Unit 6, Palya Del Rey, CA 90293<sup>1</sup>



*Location Map<sup>11</sup>*

## Joshua Pierce Home



Map Illustrates Joshua Pierce land holdings, 223 acres, 1858 <sup>ii</sup>

### Initial Research:

The house at 2800 Taylor Ave. (formally 2800 Asylum Ave.) is known as the Joshua Pierce (1814 - 1904)<sup>iv</sup> house and Highland Apartments (circa 1909 – 2024), and was built 1860-61 of Cream Brick in the Italianate Style.<sup>v vi vii</sup> Joshua came to Racine in 1840 and purchased 160 acres and added an additional 60 acres in 1841.<sup>viii</sup> Joshua Pierce was an early settler of Racine County and was one of the most well-known early pioneers of the county.<sup>ix</sup> He was the road commissioner for many years and helped lay out nearly all the early roads in Mt. Pleasant.<sup>x</sup> In addition, Joshua was active in politics, being appointed a County Supervisor in 1852, and Mt. Pleasant Republican Delegate in 1860, 1880, and 1884.<sup>xi xii xiii xiv xv</sup> Joshua was also active in the Old Settler's Society.<sup>xvi xvii xviii</sup> Mr. Pierce was active in the Agricultural Society and was a frequent judge at county exhibitions.<sup>xix xx xxi</sup> As a farmer, Joshua won agricultural awards and was known as the owner of fine horse stock.<sup>xxii xxiii xxiv xxv</sup> Mr. and Mrs. Pierce were well known socially and enjoyed entertaining on their property.<sup>xxvi xxvii</sup> Joshua Pierce died in his home in 1904 and is buried in Mound Cemetery in Racine.<sup>xxviii xxix</sup> Prior to his death, Joshua had subdivided his property to his children, leaving the largest acreage to his son William.<sup>xxx</sup> In the early 1900's, the home is sold and converted into apartments and is called "The Highland".<sup>xxxi</sup> Based upon review of historic photographs of the Pierce house, it appears the stained glass above the front door, bearing the word "Highland" was added at the time of the apartment conversion.<sup>xxxii</sup> The home no longer maintains its original cupola.

The present owners are listed as: GC Capital LLC, of Playa Del Rey, CA

## Joshua Pierce Home

### Potentially Applicable National Register Criteria:<sup>xxxiii</sup>

**A. Associated with events that have made a significant contribution to the broad patterns of our history.**

The property is associated with an early settler of territorial and early statehood Wisconsin beginning in 1840. Joshua Pierce's activities helped establish the agricultural community in Racine County, and develop the early road systems in eastern Racine County making it possible to efficiently transport agricultural goods to market, thus enhancing the farm economy. Mr. & Mrs. Pierce were active in societies and political organizations. Mr. Pierce's early agricultural and governmental contributions helped create a supportive environment for the growth of the region. Mr. Pierce's participation in political activity as a delegate aided in the growth of the early Republican party and selection of Abraham Lincoln in 1860.

**B. Associated with the lives of persons significant in our past.**

The property is associated with an early settler of territorial and early statehood Wisconsin beginning in 1840. Joshua Pierce's activities helped establish the agricultural community in Racine County, and develop the road systems in eastern Racine County. Mr. & Mrs. Pierce were active in societies and political organizations. Mr. Pierce's early agricultural and governmental contributions helped create a supportive environment for the growth of the region. Mr. Pierce's participation in political activity as a delegate aided in the growth of the early Republican party and selection of Abraham Lincoln in 1860.

**C. Embodies distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

The home represents a classic cream brick Italianate with impressive integrity to its original appearance in the 1860s. The home still displays original bracketry in the eaves except for those portions of the northerly and southerly eaves on the western building extension. While not original, in its simplicity the porch reflects its original scale, minus bracketed columns, panelized railings and a crowning balustrade. The cream brick exterior is unpainted and appears to be in good condition. Window and door openings appear to be largely unaltered except for those included to accommodate modern living practices (fire escapes and platforms to the northern and southern portions of a western extension. Original window openings in the eastern section of the home display what appear to be decorative cast iron headers/lintels; and unusual application for an 1860 home in this area where brick arches are the norm. The building's basic exterior envelope appears to be unaltered from its original form (no additions to it). The homes original cupola is no longer present. Pending further research, the architect is currently unknown. However, the design reflects works by the prominent architect Lucas Bradley and Racine builder L.S. Jones. Other similar structures include 1012 S. Main Street, 1144 S. Main Street, 1526 College Avenue, 2519 Northwestern Avenue, 1123 Washington Avenue and 2320 Westwood Drive.

## Joshua Pierce Home

- D. Yielded or may be likely to yield, information important in history of prehistory.**  
No such information has been suggested or located at this point.

### **Preliminary Conclusion:**

Available information merits inquiry to Wisconsin Historical Society (WHS) VIA the submittal of a National Register of Historic Places Questionnaire to ascertain if WHS agrees that property is eligible for listing in the State and National Registers of Historic Places. Potential National Register



Joshua Pierce

*Pierce portraits C 1880 <sup>xxxxiv</sup> xxxv*



Catherine Hayden Hadden Pierce

Criteria met:  
Criteria A & C seems to form the basis for eligibility (criteria C may be a strong case, given that while the home is similar in design to others in the Racine area, as the only known residential structure of its period to utilize cast iron lintels where brick arches are the norm).

### **Endnotes:**

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<sup>i</sup> City of Racine Land Records, Tax Information, February 2024.

<sup>ii</sup> City of Racine GIS, February, 2024.

<sup>iii</sup> Map of Racine County, 1858, Redding and Watson.

<sup>iv</sup> Findagrave.com. <https://www.findagrave.com/memorial/85454857/joshua-pierce/photo>

<sup>v</sup> Architectural and Historical Survey of the City of Racine, Sara E. Karr, 1979, p.63

<sup>vi</sup> Wisconsin Architecture and History Survey, 1975  
<https://www.wisconsinhistory.org/Records/Property/HI11257>

<sup>vii</sup> The Heritage Guidebook In Southeastern Wisconsin, Landmarks and Historical Sites, H. Russell Zimmermann, 1976



## Joshua Pierce Home

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<sup>viii</sup> Commemorative Biographical Record of Prominent and Representative Men of Racine and Kenosha Counties Wisconsin, J. H. Beers & Co., Chicago, 1966, p.13

<sup>ix</sup> Commemorative Biographical Record of Prominent and Representative Men of Racine and Kenosha Counties Wisconsin, J. H. Beers & Co., Chicago, 1966, p.138

<sup>x</sup> Commemorative Biographical Record of Prominent and Representative Men of Racine and Kenosha Counties Wisconsin, J. H. Beers & Co., Chicago, 1966, p.138

<sup>xi</sup> Newspapers.com, The Racine Advocate, 4-7-1852, p.2

<sup>xii</sup> Newspapers.com, Weekly Burlington Gazette, 9-11-1860, p.3

<sup>xiii</sup> Newspapers.com, The Racine Advocate, 10-17-1863, p.2

<sup>xiv</sup> Newspapers.com, The Racine Journal, 9-4-1880, p.3

<sup>xv</sup> Newspapers.com, The Racine Journal, 8-16-1884, p.3

<sup>xvi</sup> Newspapers.com, The Racine Journal, 7-5-1876, p.3

<sup>xvii</sup> Newspapers.com, The Racine Journal, 7-9-1880, p.3

<sup>xviii</sup> Newspapers.com, The Racine Journal, 8-16-1884, p.3

<sup>xix</sup> Newspapers.com, The Weekly Burlington Gazette, 3-27-1860, p.1

<sup>xx</sup> Newspapers.com, The Racine Journal, 4-6-1878, p.3

<sup>xxi</sup> Newspapers.com, The Racine Journal, 8-23-1884, p.3

<sup>xxii</sup> Newspapers.com, The Racine Democrat, 9-28-1859, p.1

<sup>xxiii</sup> Newspapers.com, The Racine Democrat, 10-5-1859, p.3

<sup>xxiv</sup> Newspapers.com, The Racine Journal, 1-14-1874, p.3

<sup>xxv</sup> Newspapers.com, Racine Daily Journal, 10-31-1881, p.3

<sup>xxvi</sup> Newspapers.com, Racine Daily Journal, 2-17-1882, p.4

<sup>xxvii</sup> Newspapers.com, The Racine Journal, 4-12-1882, p.3

<sup>xxviii</sup> Commemorative Biographical Record of Prominent and Representative Men of Racine and Kenosha Counties Wisconsin, J. H. Beers & Co., Chicago, 1966, p.138

<sup>xxix</sup> Findagrave.com. <https://www.findagrave.com/memorial/85454857/joshua-pierce/photo>

<sup>xxx</sup> Standard Atlas of Racine and Kenosha Counties Wisconsin, Plat Maps, 1908

<sup>xxxi</sup> The Heritage Guidebook, Landmarks and Historical Sites In Southeastern Wisconsin, H. Russell Zimmermann, 1976, H. Russel Zimmermann. Inland Heritage Corporation.

## Joshua Pierce Home

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<sup>xxiii</sup> Mcz.com. <https://markcz.com/racine-history-joshua-pierce/>

<sup>xxiii</sup> National Register Criteria for Evaluation; National Register of Historic Places; National Park Service; U.S. Department of the Interior. <https://www.nps.gov/subjects/nationalregister/how-to-list-a-property.htm>

<sup>xxiv</sup> Mcz.com. <https://markcz.com/racine-history-joshua-pierce/>

### **Additional Research Resources:**

- Preservation Racine.
- Racine County Register of Deeds.
- Racine Heritage Museum.
- Racine Public Library.
- University of Wisconsin – Milwaukee, American Geographical Society Library, Milwaukee, WI.
- University of Wisconsin - Parkside Library, Wisconsin Historical Society Repository, Kenosha, WI.
- Wisconsin Historical Society Archives, Madison, WI.

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