

# City of Burlington, Wisconsin

## Architectural and Historical Intensive Survey Report



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All photographs contained in this report were taken by Legacy Architecture, Inc. between October 2011 and June 2012 unless otherwise noted. Cover photo (St. Mary Catholic Church & hillside neighborhood, c. 1900) courtesy of the Burlington Historical Society.

# Abstract

This report documents an architectural and historical intensive survey of resources located within the boundaries of the City of Burlington, Wisconsin, as of 2011. A reconnaissance survey of this area was conducted by the principal and assistant investigators as the first part of the survey. After which, a research effort was conducted to ascertain the architectural and historical significance of the resources identified during the reconnaissance survey. The resulting products of the project were produced according to standards set by the Wisconsin Historical Society's Division of Historic Preservation and include the following:

## Intensive Survey Report

The intensive survey report includes a summary of the research and a brief history of the community. It provides a historical context for the evaluation of historic resources and serves as a means for identifying significant properties, complexes, and districts eligible for listing in the National Register of Historic Places. It also contains recommendations for future survey and research needs, priorities for National Register listing, and strategies for historic preservation.

## Survey and District Maps

Survey maps indicate all newly surveyed properties.

District maps identify district boundaries and all properties in the potential districts. These maps are included in this intensive survey report.

## Electronic Documents

The Wisconsin Historical Society's web site contains an electronic version of the inventory cards, called Wisconsin Historic Preservation Database (WHPD), for all inventoried properties. Also, an electronic copy of this report and digital photos are saved on compact disc and held at the Wisconsin Historical Society.

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## Introduction

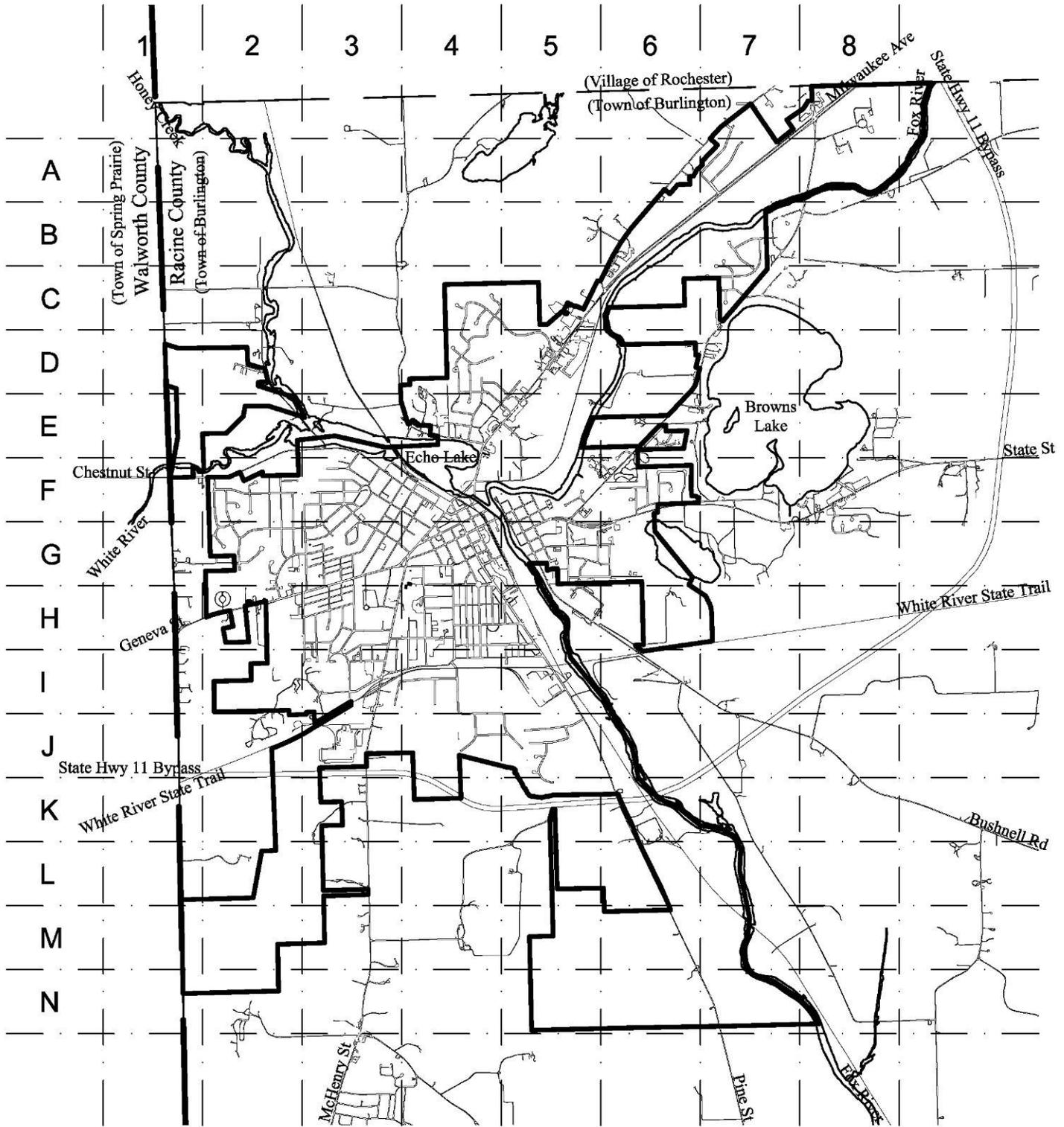
The Wisconsin Historical Society utilized a Historic Preservation grant-in-aid from the National Park Service, U.S. Department of the Interior to hire Legacy Architecture, Inc., an architectural and historic preservation consulting firm based in Sheboygan, Wisconsin, to conduct an intensive survey of architecturally and historically significant resources within the boundaries of the City of Burlington. The major objective of the project was to identify resources and districts of architectural or historical significance that are potentially eligible for nomination to the National Register of Historic Places.

The survey was executed during the period from October 2011 to June 2012 by Principal Investigators Jennifer L. Lehrke and Robert Short, both of Legacy Architecture, Inc., with assistance by Thomas Barg and JoAnn Veldman, both of Legacy Architecture. It consisted of several major work elements: completing a reconnaissance survey; conducting research; evaluating resources, and preparing an intensive survey report. The boundaries of the survey were delineated as shown on the Survey Boundaries Map. The survey identified 406 resources of architectural and historical interest as well as 2 potential historic districts and 6 potential historic complexes.

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

This architectural and historical intensive report and the associated work elements mentioned above are kept at the Historic Preservation Division of the Wisconsin Historical Society in Madison; and a copy of the report is kept at the Burlington City Hall and Burlington Public Library.

# City of Burlington Survey Boundaries



## SURVEY AREA MAP



LEGEND	
City of Burlington Limits & Survey Boundary	
County Line	
Grid Line	

## Survey Methodology

### Introduction

The Architectural and Historical Intensive Survey was conducted in the City of Burlington over a period of several months, beginning in October of 2011 and concluding in June of 2012. The architectural firm of Legacy Architecutre, Inc. of Sheboygan, Wisconsin, executed the survey. The principal investigators, Jennifer L. Lehrke and Robert Short, conducted the reconnaissance survey fieldwork and performed historical research. Jennifer L. Lehrke co-authored and edited the majority of the intensive survey report and generally oversaw the survey. Robert Short co-authored the report and prepared the survey maps. Thomas Barg assisted in preparing the survey maps and provided clerical support. JoAnn Veldman provided clerical support. The City of Burlington Architectural and Historical Survey consisted of four major work tasks: (1) reconnaissance survey, (2) architectural and historical research, (3) evaluation of significant resources for inclusion in the intensive survey report, and (4) preparation and presentation of the intensive survey report.

### Reconnaissance Survey

In October and November 2011, a windshield survey of the City of Burlington was conducted that resulted in the identification of 406 sites of architectural and historical interest. During this time, a field survey form of each site was prepared which included the location, name, style, and other key pieces of information and a digital photograph was taken. The portions of the city within the delineated boundary area as described in Chapter 1 were surveyed street-by-street and structure-by-structure for resources of architectural and historical significance.

Approximately 120 previously surveyed resources were updated. Information contained in the Wisconsin Historic Preservation Database (WHPD), particularly the address, was confirmed and corrected if needed, and field observations were recorded if any alterations, additions, or demolition work had been done to the structure since last surveyed. A new digital photograph of each property was taken to be added to the WHPD. Properties already listed in the National Register of Historic Places were excluded from the reconnaissance survey.

In addition to updating the approximately 120 previously surveyed sites, 336 new resources of interest were observed and documented. Information such as address, name, and architectural style were noted, and field observations were recorded which were later entered into the WHPD. A digital photograph of each property was also taken for inclusion in the WHPD. In areas where a potential historic district or complex was identified, all buildings within the potential district or

complex boundaries were observed and documented. In addition, all of the existing and newly surveyed properties were identified by photo code on maps which are included in the Survey Results Chapter.

## Architectural and Historical Research

Architectural and historical research of the City of Burlington was conducted by the principal and assistant investigators throughout the course of the project in an effort to provide a historical context to evaluate resources. Of great importance were items located at the Burlington Historical Society including, but not limited to, their extensive collection of research on local history and buildings. Secondary information was also found at the City of Burlington City Hall and the Wisconsin Historical Society.

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

## Evaluation of Significant Resources

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

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions, or used for religious purposes, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic period or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significant within the past 50 years is it is of exceptional importance.

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

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

## Preparation and Presentation of the Intensive Survey Report

This survey report describes the project and survey methodology, gives an overview of the history of Burlington, summarizes the thematic research and survey results, and gives recommendations for the City of Burlington. This report does not include a definitive history of the City of Burlington. Rather, it provides a broad historical overview of many themes in one publication. It is intended to be a work in progress which can lead to future research and can be updated over time as new information is collected.

Prior to issuance of the final survey report, the contents were reviewed by appointed members of the City of Burlington Historic Preservation Commission and staff at the Historic Preservation Division of the Wisconsin Historical Society. Copies of the final survey report were issued to the Historic Preservation Division of the Wisconsin Historical Society, the City of Burlington, and the Burlington Public Library.

Legacy Architecture, the City of Burlington Historic Preservation Commission, and the Historic Preservation Division of the Wisconsin Historical Society conducted two public information meetings regarding the survey. The first meeting was held on November 2, 2011, to introduce the survey team and the project process to the community. A second meeting, yet to be determined, will present the results of the project including the survey report, potential districts, and information in the National Register to the City of Burlington and its Historic Preservation Commission.

## Historical Overview

### Pre-Settlement

Prior to white settlement, the Burlington area was within the domain of three Indian tribes, the Fox, the Sac, and the Potawatomi. The Fox and Sac occupied the vast area bounded by the Wisconsin River to the north, the Mississippi River to the west, the Illinois River to the south, and the Fox River to the east. Lands between the Fox River on the west and Lake Michigan on the east were the territory of the Potawatomi. Present Racine County was included in territory ceded to the United States by the Potawatomi under the Treaty of 1833. However, the Potawatomi remained in possession of the land until 1836, after the Black Haw War, when the United States government moved Indians west onto reservations.<sup>1</sup>

### Settlement

In December of 1835, Moses Smith and William Whiting were the first white settlers to stake claims and settle in the present day City of Burlington. They left and returned two weeks later, with Smith's brother, Lemuel Smith, and Benjamin Perce. Together these four men constructed a shanty on the east bank in the bend of the Fox River. The following spring, Moses Smith constructed the first permanent structure in Burlington, a log cabin now non-extant, on the west side of the Fox River, while his brother and Perce settled nearby in Spring Prairie.<sup>2</sup>

Envisioning a town being built on the east side of the Fox River, Enoch Woodbridge claimed a quarter section of land on the east bank of the juncture of the Fox and White Rivers in early 1836 and built a cabin there. He soon hired I. D. Putnam of Kenosha to survey his land, which became known as Woodbridge Village. Later that year, Daniel Rork claimed land on the west bank of the Fox River, on which today stands downtown Burlington, which he soon sold to Silas Peck.<sup>3</sup>

Starting in the summer of 1836, other settlers gradually followed, mainly Americans from New England, the near south, and the earlier frontiers of Pennsylvania, Ohio, Kentucky, and Indiana that were then becoming more heavily settled. Within the next several years, farmers, skilled tradesmen, and land speculators from New England, especially New York and Vermont, began settling the area. In 1836, Moses Smith began construction of a dam and saw mill, purchased and completed the following year by, father and son, Ephraim and Pliny Merrick Perkins. A post office was established in 1837, the same year Ruel Nims arrived in Burlington and opened the first hotel. The Perkins opened the first flour and woolen mills by 1838 and the first store the following year. Initially called Lower Forks, describing the juncture of the White and Fox

Rivers, the settlement became known as Foxville until being officially named Burlington in 1839. Silas Peck surveyed and platted the original town plat for his settlement at Burlington on May 24, 1839. The settlement's first school was opened that same year. By the early 1840s, Burlington also boasted a flour mill, blacksmith shops, and a general merchandise store among many stone and log houses. Around that time, German immigrants began settling in Burlington. The settlement's population reached 483 in 1842. Ephraim and Pliny Perkins began operating the first woolen mill in the state in Burlington in 1843.<sup>4</sup>

Also during the mid-to-late 1840s, a boomtown of Mormon settlers known as Voree was built on 200 acres astride the White River just outside of what is now the City of Burlington. At its peak, Voree had a population of 300 to 400 inhabitants, which increased to audiences of 1,500 for preaching events. On the west side of the White River at Voree were a blacksmith shop, store, and village well. A tavern and schoolhouse were located on the east bank. Surrounding these public buildings were several modest stone and many temporary wooden houses. However, by the early twentieth century several of these stone houses and all of the civic and commercial buildings had become unoccupied and demolished<sup>5</sup>

## Development

Soon after its initial settlement, Burlington became the center for commerce in predominately agricultural western Racine County. Commerce grew in 1848 after the construction of the Racine and Rock River Plank Road from Racine. The importance of the plank road was overshadowed by the construction of the first railroad through Burlington in 1855, the Racine & Mississippi Railroad, which greatly enhanced Burlington's development. However, the growth fueled by this railroad was short-lived as it was soon slowed by the onset of the Civil War. After the war, industry continued to slowly prosper in Burlington, most notably the local breweries of Jacob Muth and William J. Finke and the McCanna Cheese & Butter Manufacturing Company.<sup>6</sup>

The Burlington Union School District was formed in 1857 to operate the primary, intermediate, and Burlington's first public high school. In 1860, the settlement had a population 993 residents. In that year, however, dissensions within the school board arose, leading to the existence of two separate boards, and ultimately caused the closing of the school until the spring of 1861. The Civil War provided an additional slowing of the school's progress as many boys enlisted for service. After several years of extremely small graduating classes, high school classes were abandoned between 1865 and 1872.<sup>7</sup>

A circuit court order made in 1874 to incorporate a village from the most densely settled center of the Town of Burlington did not pass an electors' vote. A second attempt at incorporation occurred in 1883, with resistance from residents on the east bank of the Fox River. The Village of Burlington was ultimately incorporated on September 27, 1886, with a population of over 1,700 residents. The matter of public water supply and fire protection were major factors leading to incorporation. Elections were held that November, and Ernst Merton was elected first village president; Francis Reuschlein, clerk; Eugene Hall, treasurer; and George Norton, police constable. In 1889, the first village hall was completed at the corner of Pine and Washington Streets, which also served as the hall for the Town of Burlington.<sup>8</sup>

After the construction of the Wisconsin Central Railroad through Burlington in 1884, the village experienced a boom in development, industry, and commerce, much larger than that of the mid-1850s. From the late 1880s through the turn of the twentieth century, Burlington's most influential industries were formed, including the Burlington Blanket Company in 1891, McCanna & Fraser Company in 1893, Finke-Uhen Brewing Company in 1896, the Multiscope & Film Company in 1897, Wisconsin Condensed Milk Company in 1898, and Burlington Brass Works in 1902. Economic success of the community during this period provided the means to install the city's first street lights, telephone system, public water works, sewer system, street pavement, and sidewalks.<sup>9</sup>

By 1890, Burlington reached a population of 2,043 residents. Plans to incorporate the village into a city were unsuccessful in 1897, principally due to perceived added costs. The following year, another petition for incorporation was circulated and the Village of Burlington was incorporated as a fourth-class city under state law on April 3, 1900 with a mayor-aldermanic form of government. The city's population in 1900 was 2,256.<sup>10</sup>

During the late nineteenth century, the lakes surrounding Burlington began attracting summer visitors from Milwaukee and Chicago. With several resorts soon being built to serve these tourists, the surrounding area became known as a summer weekend destination. Access to the area was increased in 1907, when Burlington was connected to Milwaukee by The Milwaukee Electric Railway & Light Company's interurban railway. Also that year, buildings were numbered and street signs erected.<sup>11</sup>

During the early twentieth century, Burlington's largest industry continued to be dairy processing, spurring the founding of the Badger Dairy Company in 1909 and continued growth of the Wisconsin Condensed Milk Company leading to its purchase by Nestlé Foods Corporation in 1919. Nestlé moved their Midwest district office to Burlington from Chicago at that time.<sup>12</sup>

Burlington's population increased to 3,212 in 1910 and 3,626 in 1920. Burlington's first hospital, the first in western Racine County, was constructed in 1923, as was a new City Hall in 1926. Burlington had a population of over 4,000 by 1930.<sup>13</sup>

## Recent History

By the early 1950s, the city's population grew to nearly 5,000; however, the city's industrial base was dramatically reduced with the closing of the Nestlé condensed milk plant and Burlington Mills fabric manufacturing plant. A municipal airport was established in 1956.<sup>14</sup>

Despite declining numbers of manufacturing jobs, the residential population of the community continued to increase through the mid-twentieth century, with the city reaching a population of 5,856 in 1960. The trend of declining industry was reversed in 1966, when Nestlé returned to Burlington and opened a large chocolate manufacturing plant. Since this time, the city has maintained a relatively stable industrial base which continued to encourage new development and growth. Nestlé remains Burlington's largest employer and is the inspiration for Burlington's nickname as "Chocolate City, USA." Burlington reached a population of 7,479 in 1970 and

8,385 in 1980. Growth slowed during the 1990s, but has continued with renewed strength in the twenty-first century. Burlington's population reached 10,464 in 2010. The City of Burlington continues to be the largest commercial and cultural center for western Racine County.<sup>15</sup>

## Historic Indians

Prior to white settlement in 1835, the Burlington area was within the domain of three Indian tribes; the Fox, the Sac, and the Potawatomi. The Fox and Sac occupied the vast area bounded by the Wisconsin River to the north, the Mississippi River to the west, the Illinois River to the south, and the Fox River to the east. Lands between the Fox River on the west and Lake Michigan on the east were the territory of the Potawatomi. However, after the Black Hawk War, the United States government moved Indians west onto reservations and opened what is now Wisconsin to settlement in 1835. A Potawatomi village was located in the Town of Burlington from approximately 1828 to 1836; and Indian mounds and several trails are known to have existed nearby. However, no extant resources associated to historic Indians remain in the City of Burlington.<sup>16</sup>

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## Government

### Introduction

Throughout its early history, the area that is now the State of Wisconsin was under the jurisdiction of the Northwest Territory from 1788 to 1800, the Indiana Territory from 1800 to 1809, the Illinois Territory from 1809 to 1818, and the Michigan Territory from 1818 to 1836. During that time, the area was ceded to the United States by a treaty in 1833 from the Potawatomie and other local American Indian tribes. However, southeastern Wisconsin remained in active Indian possession until 1836; at which time, the Wisconsin Territory was organized, and the area opened for settlement. The Burlington area was set off from the Wisconsin Territory's original Brown County as part of the newly formed Milwaukee County in 1834. From that county, it was set off as part of Racine County in late 1836, in which jurisdiction it remains to this day. All of Racine County west of Mount Pleasant, including the present City of Burlington, was established as the Town of Rochester in 1838. Burlington Township, from which the Burlington was ultimately incorporated from, separated from Rochester Township in the spring of 1839.<sup>17</sup>

### Federal Government

#### *United States Military*

Citizens of Burlington have served their country during all major military activities throughout the city's history and have received strong recognition for their contributions from their community.<sup>18</sup>

Over 100 Burlington residents fought in the Company C of the 1<sup>st</sup> Wisconsin Infantry during the Civil War. Burlington men in Company F of the 2<sup>nd</sup> Wisconsin Infantry fought at the Battle of Bull Run; at which, the death of one Burlington man was recorded. In 1880, a monument was constructed in Burlington Cemetery to honor the more than 250 Burlington residents who fought during the American Civil War.<sup>19</sup> The Burlington Cemetery Civil War Memorial, located at 701 S. Browns Lake Drive, was included in the survey but is not eligible for listing in the National Register of Historic Places. For more information on the Burlington Cemetery Civil War Memorial, refer to Chapter 15 Art & Literature.



*Burlington Cemetery  
Civil War Monument, 1880  
701 S. Browns Lake Drive*

Over 200 Burlington residents served the country in the First World War. Many citizens enlisted for World War II as well, fifteen of which lost their lives in service. One of these casualties included Sargent LeRoy Anderson, the first recipient of the Distinguished Service Cross presented by the United States Army.<sup>20</sup> The Distinguished Service Cross is the second highest military decoration that can be awarded to a member of the Army. Established by President Woodrow Wilson in 1918, the Distinguished Service Cross is awarded to servicemen who distinguish themselves by extraordinary heroism not justifying the award of a Medal of Honor while engaged in action against an opposing foreign force and involving risk of life so extraordinary as to set them apart from their comrades.<sup>21</sup>

In 1962, the Wisconsin National Guard built an armory on Wisconsin Street to house Battery A, 2nd Howitzer Battalion, 126th Artillery.<sup>22</sup> The Wisconsin National Guard, located at 240 S. Wisconsin Street, was included in the survey but is not eligible for listing in the National Register of Historic Places.

### *United States Congress*

Henry Allen Cooper was born in the nearby Town of Spring Prairie in 1850. His family moved to a house on Perkins Boulevard in Burlington the following year, where he spent his childhood. The Silas Peck House, located at 117 N. Perkins Boulevard, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. He graduated from Burlington Union High School in 1865 and Northwestern University in 1873. He then studied law at Union College of Law, from where he graduated in 1875. He was soon admitted to the Wisconsin Bar and began practicing law in Burlington. Cooper was elected Racine County District Attorney for the first of three terms in 1880, moving to Racine at that time. He served as a delegate to the Republican National Convention in 1884, 1908, and 1924. Cooper served as a member of the Wisconsin State Senate from 1887 to 1889. During his terms, Cooper authored legislation that required a secret ballot, called the Australian ballot, in all Wisconsin elections; it was the first such law in the United States.<sup>23</sup> After one unsuccessful campaign in 1890, Cooper was elected to the United States House of Representatives and served from 1893 until 1919. He served as chairman to the Committee on Rivers and Harbors and was a member of the Committee on Insular Affairs, where he wrote out the bill that gave Philippine citizens a voice in their territorial government. After another unsuccessful campaign in 1918, Cooper was again reelected as a representative in 1921 and served until his death in 1931. Also during his congressional career, he was instrumental in the construction of the Lincoln Memorial and in the naming of Constitution Avenue in Washington, D. C. Burlington's Conkey School was renamed in his honor around 1950.<sup>24</sup> Cooper School, located at 249 Conkey Street, was included in the survey but is not eligible for listing in the National Register of Historic Places.

Rev. Henry Carl Schadeberg was born in Manitowoc in 1913. He graduated from Carroll College in Waukesha in 1938. Attending Garrett Biblical Institute, in Evanston, Illinois, he received a Masters of Divinity and was ordained a minister of the Methodist church in 1941. He went on to serve at several Methodist churches across Wisconsin. In 1943, he began serving as a chaplain at the U.S. Navy Barrack Ammunition Depot in St. Juliens Creek, Virginia, in and then on the U.S.S. Louisville in combat in the Pacific Ocean during World War II until 1946. While at the U.S. Naval base in Guam, he studied American history and first considered a future career

in government. After again serving as a naval chaplain at a hospital in Maryland during the Korean Conflict, from 1952 to 1953, Rev. Schadeberg served as a captain in the United States Naval Reserve until 1969. During this time, he also served as minister at Plymouth Congregational Church in Burlington for fourteen years until he was elected as a United States Representative from the Wisconsin 1<sup>st</sup> District in 1961.<sup>25</sup> Plymouth Congregational Church, located at 124 W. Washington Street, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. He served as such from until 1965 and again from 1967 to 1971. Rev. Schadeberg served as a delegate to the Republican National Convention in 1964 and 1970. He resided in Burlington and was an active member of several organizations including the United Church of Christ, Rotary Club, Veterans of Foreign Wars, and the American Legion. Having received training in brick masonry in high school, Rev. Schadeberg constructed his own residence in Burlington where he lived until retiring in Virginia, where he died in 1985. The Rev. Henry Carl & Ruth Schadeberg House, located at 333 Emerson Street, was not included in the survey as it is not of age to be considered an historic resource.<sup>26</sup>

### *United States Court*

The Hon. Charles E. Dyer was born in Cicero, New York, in 1834, the son of Dr. Edward Galusha and Ann Eliza Dyer. His father settled in Burlington in 1836, where Charles and his family joined him in 1839. He grew up in Burlington's first frame house, on State Street, now non-extant. At the age of 15, Charles went to Chicago to work as a printer's apprentice in the office of the anti-slavery paper *The Western Citizen*. After two years, he returned to his parents' home in Burlington and began the study of photography. In the fall of 1851, he went to Sandusky, Ohio, to work in the Erie County Clerk's office. There, he studied law under the supervision of Judge Ebenezer Lane of the Ohio Supreme Court and was admitted to the Ohio bar in 1857. At that time he became affiliated with the Hon. Walter F. Stone of the Ohio Supreme Court and practiced until early 1859. He returned to Wisconsin at that time, opening a law office in Racine. He served as attorney for the City of Racine from 1860 to 1861. Starting in 1864, he practiced law in partnership with Henry T. Fuller. Charles E. Dyer was a member of the Wisconsin State Assembly from 1867 to 1868. In 1875, he was appointed Judge of the United States Court for the eastern district of Wisconsin by President Ulysses S. Grant. Resigning in 1888, he settled in Milwaukee to resume private law practice and became the head of the Law Department of the Northwestern Mutual Life Insurance Company until his death in 1905.<sup>27</sup>

### *United States Postal Service*

Burlington's first postmaster was Moses Smith, appointed in 1837. Smith operated what was then known as the Foxville Post Office from his non-extant home. In the early days of the settlement, mail was received once per week on a route from Racine to Mineral Point.<sup>28</sup>

In 1913, land at the corner of Pine and Jefferson Streets was purchased for \$9,000 for the location of a new post office. The following year, three houses and a barn were moved from that site or demolished for its construction which began in 1915. The Old Burlington Post Office, located at 301 N. Pine Street, is listed in the National Register of Historic Places as a

contributing resource to the Downtown Historic District and has been used as the public library since 1961.<sup>29</sup>

A new post office was constructed in 1961 by J. W. Peters & Sons at the corner of Pine and State Streets.<sup>30</sup> The Burlington Post Office, located at 100 S. Pine Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places.



*Burlington Post Office, 1961  
100 S. Pine Street*

## State Government

### *Wisconsin Supreme Court*

William Penn Lyons was born in Chatham, New York in 1822 and moved with his family to Walworth County. There he studied law and was admitted to the Wisconsin Bar. In 1847, he married Adelia Caroline Duncombe. He moved to Burlington to practice law before being elected Racine County District Attorney and moving to Racine. Lyons was elected to the Wisconsin State Assembly and served as Speaker from 1859 to 1860. During the Civil War, Lyons served as a colonel in the Union Army. He returned from duty to become the Wisconsin 1<sup>st</sup> Circuit judge from 1865 to 1871, before becoming chief justice of the Wisconsin Supreme Court in 1871.<sup>31</sup> No historic resources were found to be associated with the William Penn Lyons.

### *Wisconsin State Assembly*

Francis Reuschlein was born in Baden, Germany, in 1834. He immigrated to the United States and settled in Burlington in 1852. In 1861, he opened a variety store in downtown Burlington, which he operated until being elected as president of the Village of Burlington in 1892. However, he did not serve in this capacity for very long as he was elected to the Wisconsin State Assembly that same year. He served a single term, until 1894. Reuschlein also served as village clerk for 20 years, postmaster for 4 years, and as a justice of the peace.<sup>32</sup> No historic resources were found to be associated with Francis Reuschlein.

Edward F. Rakow, after being elected mayor of Burlington in 1902, was elected to serve as a Wisconsin State Assemblyman in 1903. After one term in the assembly, he was re-elected mayor and served again in that position from 1906 to 1908 and 1912 to 1916.<sup>33</sup> No historic resources were found to be associated with the Edward F. Rakow.

## Local Government

A circuit court order made in 1874 to incorporate a village from the most densely settled center of the Town of Burlington did not pass an electors' vote. A second attempt at incorporation occurred in 1883, with resistance from residents on the east bank of the Fox River. A survey and census of the proposed village was completed in 1886 finding 1,731 residents. Finally, the

Village of Burlington was incorporated on September 27, 1886. The matter of public water supply and fire protection were major factors leading to incorporation. Elections were held that November, and Ernst Merton was elected first village president; Francis Reuschlein, clerk; Eugene Hall, treasurer; and George Norton, police constable. In 1889, the first village hall was completed at the corner of Pine and Washington Streets, which also served as the hall for the Town of Burlington. The Old Burlington Village & Town Hall, located at 380-388 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.<sup>34</sup>



*Old Burlington Village & Town Hall, 1889  
380-388 N. Pine Street  
Photo taken c. 1905  
(Courtesy of Burlington Historical Society)*

In 1897, plans to incorporate the village into a city were unsuccessful, principally due to perceived added costs. The following year, another petition for incorporation was circulated and the Village of Burlington was incorporated as a fourth-class city under state law on April 3, 1900 with a mayor-aldermanic form of government. The first city elections were held that day resulting in the election of Gustave C. Rasch as mayor; Leonard J. Brehm, treasurer; and Louis A. Reuschlein, assessor. Supervisors and alderman for the four initial wards were also elected that day. The City of Burlington purchased the Town's share of the hall building in 1924.<sup>35</sup>

Construction of a new city hall at the corner of Pine and Jefferson Streets began in 1926 at the cost of \$30,000. Burlington City Hall, located at 300 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. Initially, the municipal offices, police department, city jail, library, council chamber, city clerk, and city engineer were all located there.<sup>36</sup>

#### *Burlington Village Presidents<sup>37</sup>*

1886 – 1899	Ernst Merton	1892 – 1893	Francis Reuschlein
1889 – 1891	Thomas M. Kearney	1893 – 1898	Elias N. White
1891 – 1892	Alma M. Aldrich	1898 – 1900	William A. Colby

#### *Burlington City Mayors<sup>38</sup>*

1900 – 1902	Gustav C. Rasch	1950 – 1954	Dr. Alfred J. Ketterhagen
1902 – 1904	Edward F. Rakow	1954 – 1958	Ralph H. Larson
1904 – 1906	John Mutter	1958 – 1960	Robert C. Beix
1906 – 1908	Edward F. Rakow	1960 – 1964	Anthony B. Rewald
1908 – 1912	H. E. Zimmerman	1964 – 1966	Leo J. Warren
1912 – 1916	Edward F. Rakow	1966 – 1970	Leonard C. Rauen
1916 – 1920	Henry A. Runkel	1970 – 1980	John H. Thate
1920 – 1924	William H. Kruckman	1980 – 1982	Leonard J. Kitkowski
1924 – 1936	L. A. Forge	1982 – 1988	Martin J. Itzin
1936 – 1938	Henry R. Pruemers	1988 – 1992	Steven David
1938 – 1944	Harold J. Runkel	1992 – 2000	Jeannie Hefty
1944 – 1948	Roy Hoffman	2000 – 2008	Claude Lois
1948 – 1950	George W. Krueger	2008 – present	Robert Miller

### *Police Department*

From the late 1850s, local law enforcement was provided by elected constables and justices of the peace. In 1896, the village hired Frank Beller as the first village marshal. When the village incorporated as a city, a constable was elected and Beller became the city's first police officer. He was promoted and became the first police chief in 1905 when additional officers were hired. From its beginning, the police station was located within the Old Burlington Village & Town Hall; which, located at 380-388 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. The city established a Fire & Police Commission in 1910. The station was moved to the new city hall when it was constructed in 1926. Burlington City Hall, located at 300 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. The police department purchased its first motor vehicles that same year and its first radio unit in 1947.<sup>39</sup>

The need for a new police station was identified during the early 1980s. Stubenrauch Architects of Sheboygan was hired in 1981 and helped choose the site at the corner of Jefferson and Dodge Streets. Ground was broken in 1982, and the building was completed at a cost of over \$1.2 million the following year by Scherrer Construction Company. Its exterior featured precast concrete panels supplied by J. W. Peters and Sons Inc. faced with an exposed local stone aggregate; but most noteworthy was the building's rooftop, glazed passive solar installation.<sup>40</sup> The Burlington Police Department, located at 224 E. Jefferson Street, was not included in the survey as it is not of age to be considered an historic resource.

### *Fire Department*

Burlington's first volunteer fire department was organized in 1877. At that time, fire protection was administered with water kept in large wood or stone neighborhood cisterns and a man-drawn hose cart supplied with 300 feet of rubber or cotton hose. The issue of a public water source and fire protection, which were contributing factors that led to the incorporation as a village, were not resolved until 1889, when an artesian well was drilled to provide the village with a public water source.<sup>41</sup>

In 1890, the department was reorganized as two: a hose company and a hook and ladder company. They were equipped by the city with 1,000 feet of new hose, a new hose wagon, a warning bell in the village hall tower, and new facilities at Village Hall. Old Burlington Village & Town Hall; which, located at 380-388 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. Around 1907, a fire alarm system was installed comprised of ten alarm boxes throughout the city. In 1910, the city established a Fire & Police Commission. The fire department purchased its first motorized truck in 1918.<sup>42</sup>

In 1919, the fire department relocated to the Burlington Water Works building; at which site were located three wells and a 150,000-gallon reservoir.<sup>43</sup> The Burlington Water Works, located at 164 Commerce Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.

In 1962, a new building was constructed for the fire department on Washington Street at a cost of \$130,000 and utilizing pre-cast structural concrete members manufactured by Burlington's J. W. Peters & Son, Inc. The Burlington Fire Department, located at 135 W. Washington Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. An addition to the fire department designed by Burlington architect Tom Stelling was built by Scherrer Construction in 1992 for \$311,500.<sup>44</sup>

### *Public Works*

Burlington's earliest public streets were dirt roads. Its first sidewalks were constructed of wood and cement in 1889 along portions of Pine Street and Chestnut Street to the Minneapolis, St. Paul & Sault Ste. Marie Railroad Depot. During the summer of 1889, the first thirty two electric street lights were installed, replacing the previously used oil lamps. The sidewalk system expanded by the late 1890s; by which time, crosswalks had been installed at the major business streets where hitching posts and railings were also located. Buildings were numbered, and street signs were erected in 1907. The city created the office of city engineer and the board of public works in 1908. The first streets in Burlington were paved with red brick the following year, including the Chestnut Street bend, the business section of Pine Street, and Milwaukee Avenue from the river to McHenry Street. With the construction of the electric railway at that time, the Milwaukee Avenue portion was funded by The Milwaukee Electric Railway & Light Company. For four years after, the grading and paving of residential streets followed with the inclusion of curbs, water mains, and storm and sanitary sewers. In 1955, a proposal was submitted to rename several city streets. Carl Treichel, a science teacher at Burlington High School, organized a plan for renaming and numbering addresses; this plan was adopted in 1962.<sup>45</sup>

The problem of public water supply, one of the major issues leading to incorporation as a village, was not resolved until 1889. During April of that year, a private meeting was held to address the issue of water supply; by the end of which, almost 70 subscribers pledged \$1,860 in \$10 shares to found the Burlington Artesian Well & Water Company. Soon \$5,000 was raised to finance the well digging, with plans to later sell the well to the village for a fair price. George H. Wilbur acted as president of the company, and Charles Bernard McCanna, vice-president. Bids were solicited, and while the O'Connor Brothers of Fond du Lac were lowest, a local man was hired despite the fact that he was not a professional well driller. Digging started at the Town Hall basement with a post-hole auger. Progress was extremely slow and, within a week, the O'Connor Brothers were hired to complete the project. Digging resumed at a site on Commerce Street. The 5 ½ inch diameter well was completed that October at a depth of over 1,000 feet.<sup>46</sup>

Later in 1889, the village was issued a \$20,000 bond to purchase the well and construct a pump house, water tower, and the first 2¾ miles of water pipe. Land along Lewis Street was donated for the erection of the water tower the following year. The Lewis Street Water tower was constructed by Eagle Tank Company of Chicago with a 70,000-gallon, elevated wooden tank. The Lewis Street Water Tower, located at 389 Lewis Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places. In 1938, the Lewis Street tower's wooden tank burst due to strained metal connection bands. A 40,000-gallon replacement was immediately constructed on top of the brick tower. Boards from the original tank were used by Edward B. Rueter to construct his house on Kane Street the following year.

The Edward B. Rueter House, located at 416 S. Kane Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Kane Street Historic District. In 1981, the Burlington Water Department considered demolishing the Lewis Street Water Tower deeming it no longer safe to hold water due to the deterioration of its wooden tank. A committee organized to investigate the preservation of the tower recommended pouring a concrete liner inside the wooden tank and replacing the tank's wooden roof with one of concrete. This preservation method was completed at a cost of over \$20,000.<sup>47</sup>



*Lewis Street Water Tower, 1890  
389 Lewis Street*

A village waterworks department was established in 1890. Water meters were installed to replace flat customer rates in 1908. By 1919, there were three wells and a 150,000-gallon reservoir located at the Burlington Water Works building. The Burlington Water Works, located at 164 Commerce Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. The reservoir was later used to store civil defense supplies and has since been filled in.<sup>48</sup>

Use of the original well was discontinued as the city drilled additional new wells, located near the Jefferson Street Bridge and South Pine Street. The Pine Street well was deepened in 1926 and several more times thereafter until it was eventually abandoned in 1950. The Jefferson Street well was utilized until 1973, when another well was dug near State Street on the far east side of the city.<sup>49</sup>

In 1947, another city well was dug on Origen Street, which was soon accompanied by a water tower.<sup>50</sup> Well No. 7 and the Origen Street Water Tower, both located at 341 Origen Street, were included in the survey but are both not eligible for listing in the National Register of Historic Places.

In 1964, the Burlington Water Commission was formed to replace the aldermanic committee administering the water utility. In 1972, a department headquarters building was constructed by Frahm Construction on Sheldon Street utilizing pre-cast structural concrete members manufactured by Burlington's J. W. Peters & Son, Inc.<sup>51</sup> The Burlington Water Department, located at 508 Sheldon Street, was included in the survey but is not eligible for listing in the National Register of Historic Places.

A new water tower was constructed on Dunford Drive near the Pine Street well during the 1970s. The Dunford Drive Water Tower, located at 392 Dunford Drive, was included in the survey but is not eligible for listing in the National Register of Historic Places. By 1975, the Water Department serviced a 35.5 mile water works system.<sup>52</sup>

Burlington's first sewers were built in 1895 on the main downtown streets. Residential streets began receiving the installation of storm and sanitary sewer mains after 1909. Prior to that time, the city discharged raw sewage into the Fox River, a common practice at the time. At the demands of the State of Wisconsin Conservation Department and deciding to forego Works Progress Administration aid, the city constructed the first unit of a sewage treatment plant south of city limits on Pine Street in 1934 at a cost of \$27,000.<sup>53</sup>

### List of Surveyed Historic Resources Mentioned in the Text

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
701 S. Browns Lake Drive	Burlington Cemetery Civil War Monument	1880	Surveyed
164 Commerce Street	Burlington Water Works	1890	Listed
392 Dunford Drive	Dunford Drive Water Tower	c. 1970	Surveyed
416 S. Kane Street	Edward B. Rueter House	1939	Surveyed
389 Lewis Street	Lewis Street Water Tower	1890	Eligible
341 Origen Street	Origen Street Water Tower	1947	Surveyed
341 Origen Street	Well No. 7	1947	Surveyed
300 N. Pine Street	Burlington City Hall	1925	Listed
301 N. Pine Street	Old Burlington Post Office	1917	Listed
380-388 N. Pine Street	Old Burlington Village Hall	1889	Listed
100 S. Pine Street	Burlington Post Office	1961	Eligible
508 Sheldon Street	Burlington Water Department	1972	Surveyed
135 W. Washington Street	Burlington Fire Department	1968	Surveyed
240 S. Wisconsin Street	Wisconsin National Guard	1962	Surveyed

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## Settlement

### Yankee

The first white settlers of Burlington, in 1835, were Moses Smith and William Whiting, both of who came New York in 1835. Starting in early 1836, other settlers gradually followed, most of these being Americans from New England, the near south, and the earlier frontiers of Pennsylvania, Ohio, Kentucky, and Indiana that were then becoming more heavily settled. Within the next several years, farmers, skilled tradesmen, and land speculators from New England, especially New York and Vermont, began settling the area. A large portion of Burlington's population after its settlement continued to be comprised of Yankee settlers.<sup>54</sup>

During the mid-to-late 1840s, a boomtown of Mormon settlers known as Voree was built on 200 acres astride the White River just outside of what is now the City of Burlington. At its peak, Voree had a population of 300 to 400 inhabitants, mostly settlers from the Mormon birth place of New York and Nauvoo, Illinois, the center of the Mormon Church at that time. However, by the early twentieth century most of Voree was no longer extant.<sup>55</sup> For more information on Voree and the Mormon Church, refer to Chapter 12 Religion.

### German

Germans began settling around Burlington in 1840, attracted to the area due to its similar climate to that of their homeland. During the following decade, German immigration to the area increased heavily due to the drafting of young men, poor economic conditions, and political discord brought on in Germany by wars with Austria. Those coming to Burlington were principally farmers, artisans, and tradesmen from the German provinces of Westphalia and Bavaria. Germans migrating to Burlington were primarily Catholic, with some Lutheran and Methodist denominations. They were heavily involved with the formation of St. Sebastian Catholic Church by 1843, St. John Evangelical Lutheran Church by 1856, the German Methodist Church in 1874, and Holy Cross Lutheran Church in 1883.<sup>56</sup> For more information on these churches, refer to Chapter 12 Religion.

For social and religious reasons many German immigrants settled close together in the area now known as "the hillside." Here they produced lime and, with it, constructed fieldstone houses; these include the Jefferson Street houses of Wilhelm & Maria Riel, John Heinrich & Catharina Burhans, and John Heinrich Reuter.<sup>57</sup> The Wilhelm & Maria Riel House, located at 508 E. Jefferson Street, and the John Heinrich Reuter House, at 208 & 210 W. Jefferson Street, were included in the survey and are eligible for listing in the National Register of Historic Places as

contributing resources to the proposed Kane Street Historic District. The John Heinrich & Catharina Burhans House, located at 200 & 202 W. Jefferson Street, was included in the survey and is eligible for listing in the National Register of Historic Places both individually and as a contributing resource to the proposed Kane Street Historic District.

While German was their native language, many are believed to have also spoken English as they integrated well with the English-speaking community. Germans historically represented the largest group of new settlers to Burlington and, therefore, created a heavy and lasting influence on the culture of the community. From 1896 to 1911, the Standard Democrat newspaper published an additional German-language copy under the name *The Standard Demokrat*.<sup>58</sup>

#### List of Surveyed Historic Resources Mentioned in the Text

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
508 E. Jefferson Street	Wilhelm & Maria Riel House	c. 1840	Surveyed
200 & 202 W. Jefferson Street	John Heinrich & Catharina Burhans House	c. 1853	Eligible
208 & 210 W. Jefferson Street	John Heinrich Reuter House	c. 1853	Surveyed

## Industry

### Quarrying and Masonry Products

#### *Voree Quarry*

Around 1843, Mormon settlers started quarrying limestone on the east side of the White River, northwest of the present-day intersection of Mormon and Ridge Roads. They constructed several modest houses of the stone, later known as “sunset stone” for its rust-yellow color with a soft blending of rainbow hues, along what are now State Highway 11 and Mormon Road during the 1840s. These belonged to Lemuel Smith; Deacon Strang, the father of James Jesse Strang; Mr. Werstern; Mr. Whitney; Mr. Bluck; Josiah Mainwaring; Mr. Whitcomb; and Mr. Montgomery. The Strang House, located at W141 State Highway 11 in the Town of Spring Prairie, is listed in the National Register of Historic Places. The Lemuel R. & Melissa Smith House, located at W202 State Highway 11 in the Town of Spring Prairie, and the Montgomery House, at 4325 Mormon Road, were included in the survey and are both individually eligible for listing in the National Register of Historic Places. The Werstern, Whitney, Bluck, Mainwaring, and Whitcomb Houses were all non-extant by the early twentieth century.<sup>59</sup>

Little is known about the quarry until it was purchased by John W. Peters around 1933; which he operated until 1935. The Material Service Corporation of Chicago purchased the quarry in 1944. The following year, a second and much larger quarry was dug on 22 acres on the west bank of the river. In 1955, Caesar Marconi of Franklin Park, Illinois, purchased the quarry and equipped it with two new diamond bladed saws. After experiencing flooding and tornado damage to the saw house, the quarry closed in 1965. During its operation in the twentieth century, the quarry supplied limestone for buildings constructed locally as well as in Milwaukee, Chicago, Kansas City, Minneapolis, Philadelphia, and New York.<sup>60</sup>

#### *Alby Block Company*

The Alby Block Company was founded in Waterford by Roy Alby and his father, Juel Alby, in 1926. Initially, the company produced concrete blocks with a hand-operated mold machine which were compacted by hand. The company ceased production in 1942 for World War II, but resumed when Roy’s son, Robert Alby, returned from military service and joined him in business. The company began operating a sand quarry and manufacturing their products on Market Street in Burlington in 1945. The Alby Block Company quarry and facilities, located at 34215 Market Street, were not included in the survey. In 1945, the company produced 100,000 blocks; by 1961, production was up to 600,000. By the 1980s, the company expanded its scope and manufactured conventional concrete blocks; chimney, patio, and litewate blocks called

“Materialite”; bricks; and pre-cast concrete lintels in fifty different sizes. Special faced architectural blocks were produced starting around 1985.<sup>61</sup> Sometime later, the Alby Block Company was purchased by Super Mix Inc. of McHenry, Illinois, and remains in operation to this day.<sup>62</sup>

### *J. W. Peters Company*

John W. Peters founded a sand and gravel company in 1928 when he acquired 86 acres of gravel hills west of Burlington. The following year, Peters sold the gravel pits to focus on expanding his business in grading and trucking. Around 1933, he purchased the old Voree stone quarry. Due to business fluctuations during the Great Depression, he sold the quarry in 1935. The company was reorganized as J. W. Peters & Sons when his son, Harold Peters, joined him in business after returning from military service in 1940. They repurchased the gravel pits Peters owned prior to 1930. The following year, his son, Jerome Peters, joined the business. A non-extant office and production facility were constructed near the gravel pit on Market Street. The company expanded into the production of ready-mix concrete in 1950. In 1952, a fire destroyed the company’s office, tool shop, weighting station, repair shop, and storage facility. Within three months, a new warehouse was constructed. In 1956, office space and a platform scale were built. The J. W. Peters & Sons facilities, located at 500 W. Market Street, were not included in the survey. Peters died in 1957 before the completion of his house on Peters Parkway. The John W. Peters House, located at 233 Peters Parkway, was not included in the survey.<sup>63</sup>

Harold and Jerome Peters continued J. W. Peters & Sons after John’s death. The company prospered when it began manufacturing pre-stressed, pre-cast structural concrete building members in 1961. The company produced standardized double-T floor and roof members, beams, and columns and special pre-cast shapes and finishes. The company’s first double-T roof members were used in the construction of the Veterans Memorial Building. The Veterans Memorial Building, located at 588 Milwaukee Avenue, was not included in the survey as subsequent additions and alterations have too greatly diminished its original architectural integrity. Pre-cast concrete products manufactured by J. W. Peters & Son, Inc. were also used in the construction of the Knights of Columbus Burlington Council 1578 around 1961, Burlington Junior High School in 1964, Burlington Community Pool Bathhouse in 1965, Burlington Fire Department and Red Owl Food Store in 1968, and the Burlington Water Department in 1972. The Burlington Junior High School, located at 201 S. Kendrick Avenue, was included in the survey but is not eligible for listing in the National Register of Historic Places. The Burlington Community Pool Bathhouse, located at 394 Amanda Street, was included in the survey and is eligible for listing in the National Register of Historic Places both individually and as a contributing resource to the Burlington Community Pool Historic Complex. The Burlington Fire Department, located at 135 W. Washington Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. The Red Owl Food Store, located at 401 Milwaukee Avenue, was included in the survey and is individually eligible for listing in the National Register of Historic Places. The Burlington Water Department, located at 508 Sheldon Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. J. W. Peters Company products have been used throughout Wisconsin and Illinois on bridge, university dormitory, stadium, retail, and airport projects. By 1965, the company’s facilities encompassed 160 acres.<sup>64</sup>

L. W. Nicholson, a salesman for J. W. Peters & Sons, had the company build a house for his family on Midwood Drive constructed of Peter's pre-stressed and pre-cast concrete beams, 8" square columns, and 12" deep roof tees on top of a poured concrete basement. This demonstration of the company's products was believed to be the second house of pre-cast concrete construction in the Midwest, after one constructed the previous year in Grosse Point, Michigan. The home was designed by architect Derald Martin West of Lake Geneva.<sup>65</sup> The L. W. & Kathy Nicholson House, located at 148 Midwood Drive, was included in the survey and is individually eligible for listing in the National Register of Historic Places.



*L. W. & Kathy Nicholson House, 1966  
148 Midwood Drive*

In 1969, J. W. Peters & Sons was sold to Mountain Prestress, Inc. of Denver, Colorado, and then in 1977 to Cretex Companies of Elk River, Minnesota.<sup>66</sup> J. W. Peters, Inc. continues to operate in Burlington at its facilities on Market Street and advertises itself as the Midwest's premier producer of structural pre-cast concrete, hollow-core plank, and industrial wall panels.<sup>67</sup>

## Milling

### *Perkins Saw Mill*

Moses Smith and Samuel C. Vaughn began constructing a dam and saw mill on the south bank of the White River at Mill Street in 1837. Smith and Vaughn's partnership was shortlived and ended that same year when Vaughn moved to nearby Spring Prairie to construct a mill there. The unfinished dam and mill, along with Smith's cabin, were sold to Ephraim and Pliny Merrick Perkins. The Perkins completed the dam and saw mill; the saw mill is no longer extant. The building of the rock and log dam caused the permanent flooding of the White River, forming what was known as the Mill Pond, which was later named Echo Lake.<sup>68</sup> The White River Dam was not included in the survey.

### *Burlington Flouring Mill*

Pliny Perkins went on to construct a flour mill and mill race, at the other end of the dam, on the north bank of the White River. It produced the first commercial shipment of flour from Wisconsin to eastern American markets under the brand name Echo. Known as the Burlington Flouring Mill, it was heavily damaged by fire in 1864. After rebuilding and with the addition of new machinery, the mill reopened in 1865. Portions of the dam washed away the following spring and were repaired with great community assistance.<sup>69</sup>

Perkins retired in 1871, leaving his sons, James and Edward Perkins, and son-in-law, Andrew Lawton, in charge of the mill's operation. Another fire occurred at the Burlington Flouring Mill in 1874. Pliny Perkins and his sons invested \$20,000 in the construction of a new building which they sold to Maurice Ayers and Elliot Benson. Ayers bought out Benson in 1879; his son,

Frank Ayers, took over management. Under Ayers' ownership, additional repairs to the dam were required in 1893 and 1897. The flour mill and its mill race are no longer extant.<sup>70</sup>

Additional problems with the dam during 1910 resulted in Ayers placing a concrete top on the dam. This action increased the dam's height and resulted in flooding of nearby farm fields. Litigation ensued, in which Ayers was successfully defended. The City of Burlington purchased the dam at this time, repairing it with a new spillway and gates.<sup>71</sup>

## Brewing

### *Finke-Uhen Brewing Company*

Anton Finke opened a brewery in 1865, after moving from the nearby Town of Spring Prairie where he had operated a farm. His son, William J. Finke, took over the company's operation upon his death in 1873.<sup>72</sup>

The William J. Finke & Company constructed a retail building on Pine Street in 1895.<sup>73</sup> The Finke & Company Block, located at 597 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.

The company became the Finke-Uhen Brewing Company in 1896 when William partnered with his brother-in-law, John H. Uhen. At this time, the non-extant factory on McHenry Street was enlarged. The company's early products were known as Burlington Beer, The Original Burlington Brew, and Old Wisconsin Lager.<sup>74</sup>

In 1900, Finke-Uhen Brewing purchased the Jacob Muth Malt House on Main Street to house its malting operations.<sup>75</sup> The Jacob Muth Brewery, located at 109 N. Main Street, was included in the survey but is not eligible for listing in the National Register of Historic Places.

Finke and Uhen constructed another retail building on Pine Street in 1914.<sup>76</sup> The Finke-Uhen Block, located at 581 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.

The federal prohibition of alcohol forced the company close in 1918. In 1920, the Finke and Uhen families donated a portion of the brewery's land for the construction of Burlington Memorial Hospital. Burlington Memorial Hospital, located at 252 McHenry Street, was not included in the survey as its additions and alterations have too greatly diminished its architectural integrity. In 1923, the McHenry and Main Street buildings were sold to the Burlington Cereal Products Company which produced malt cereal products.<sup>77</sup>

Albert Ketler of Chicago reopened the Brewery in 1933, after the end of prohibition, as the Burlington Brewing Company. In 1937, the company constructed a non-extant bottling plant. During the 1940s, the company produced 35,000 barrels of beer per year under the brand names of Chesterton Beer & Ale and Van Merritt. The Burlington Brewing Company closed in 1952, the factory falling into receivership.<sup>78</sup>

Purchasing the brewery in 1953, the Van Merritt Brewing Company of Chicago operated there for two years. The brewery was purchased by Elliot A. Johnson of the Weber-Waukesha Brewing Company in 1955. It was operated as a subsidiary of Weber-Waukesha under the name of Wisconsin Brewing Company until 1958, when it was sold to Mission Soft Drinks.<sup>79</sup> All of the original Finke-Uhen Brewery buildings have since been demolished.

### *Jacob Muth Brewery*

Jacob Muth moved to Burlington from Sheboygan in 1852, founded Burlington's first brewery, and constructed a frame factory at the cost of \$2,500. Soon, the Jacob Muth Brewery was producing 20 barrels of beer per day. Muth turned his production efforts fully to malting in 1870. In 1872, Muth replaced the frame brewery with a large brick building in which he malting 60 to 80 thousand bushels of grain. The Jacob Muth Brewery, located at 109 N. Main Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. He sold the company to Chauncey Hall and Maurice L. Ayers in 1879, who continued the malting operations.<sup>80</sup>



*Jacob Muth Brewery, 1872  
109 N. Main Street*

Mathias Petrie, who operated a malting business in Chicago, began leasing the malt house in 1898, and later purchased it. Petrie sold the former Muth Brewery in 1900 after constructing a new malt house on S. Pine Street which was destroyed by fire two years later.<sup>81</sup>

In 1933, after the end of Prohibition, the Old Dutch Brewing Company of Milwaukee purchased the former Muth Brewery; however, it was sold at sheriff's auction the following year. The malt house was foreclosed upon again in 1943, at which time it was purchased by the Haylofters, a community theater group, and renovated into the Malt House Theater.<sup>82</sup>

## Dairy Products

### *McCanna & Fraser Company*

In 1877, Charles Bernard McCanna and Truman P. Davis began operating a cheese factory in Rochester. In 1879, they opened a second factory in the nearby Town of Springfield. In 1882, McCanna opened a non-extant cheese factory in Burlington on Chestnut Street near the confluence of the White and Fox Rivers. The factory was enlarged and production increased in 1888. A non-extant office building was constructed in 1889. The following year, the company expanded into butter production.<sup>83</sup>

The McCanna Cheese & Butter Manufacturing Company opened a new factory in Windsor in 1885. Another was established in Waterford in 1888. In 1889, the company acquired a cheese factory in New Munster. McCanna purchased the non-extant E. N. White Tannery on the east side of the White River in Burlington in 1891 in which to operate an expanded butter factory.

By 1892, the McCanna Cheese & Butter Manufacturing Company had a total of nine factories in southern Wisconsin with the purchase of operations in Caldwell, Prospect, and Big Bend that year. By this time, the company exported its products internationally through Chicago cheese merchant, Robert G. Fraser, who constructed a non-extant office adjacent to the McCanna factory in Burlington in 1892.<sup>84</sup>

McCanna partnered with Fraser to reopen his cheese and butter company as the McCanna & Fraser Company in 1893. A branch office was maintained in Chicago. At its peak, the company produced butter in fifteen factories throughout the Fox River Valley area of southern Wisconsin and northern Illinois, including factories in Honey Creek, Rochester, Waterford, Muskego, and Caldwell. During the Chicago Columbian Exposition of 1893, the McCanna & Fraser Company received a perfect score of 100 for its products exhibited at the World's Fair, only one of six entries to receive this honor.<sup>85</sup>

### *Wisconsin Condensed Milk Company*

The Wisconsin Condensed Milk Company was founded by Charles Bernard McCanna, Robert G. Fraser, and Louis H. Rohr in 1898. Its milk condensing plant and canning factory, operating out of the non-extant McCanna & Fraser Company factory located on Bridge Street between Washington and Chestnut Streets, became the first and largest in Wisconsin. The company produced condensed milk primarily under the Fox and Lion Brands but also canned milk for other companies and private brands.<sup>86</sup>



*Fox Brand Condensed Milk label, Wisconsin Condensed Milk Co., early 1900s (Courtesy of the Burlington Historical Society)*

From the company's inception it experienced fantastic growth. Soon after its founding, the Wisconsin Condensed Milk Company operated condensories, in addition to its main factory in Burlington, at former McCanna & Fraser Company cheese factories nearby Burlington in Honey Creek, Rochester, Waterford, Muskego, and Caldwell. The company purchased a milk plant and can factory in Waverly, Iowa, in 1899. The company's market expanded to include New York City, Philadelphia, and New Orleans before becoming international. Around the turn of the century, a sales office was maintained in New York City.<sup>87</sup>

In 1901, the company built a tin can factory adjoining its Burlington condensory to manufacture its own packaging. A cold storage plant was constructed in 1902. A Burlington newspaper reported in 1903 that more milk was delivered daily to Burlington than any other city or village in the State, with the Wisconsin Condensed Milk Company receiving a majority of this shipment.<sup>88</sup>

In 1903, the company opened another condensory was in Pecatonica, Illinois, followed by others in New Munster in 1905 and Durham Hill in 1908.<sup>89</sup>

A two-story warehouse, now non-extant, was constructed next to the Burlington factory in 1906. In 1908, Wisconsin Condensed Milk Company began also manufacturing evaporated milk,

which became its largest selling product in domestic markets with condensed milk remaining strongest internationally.<sup>90</sup>

An office building was constructed downtown on Chestnut Street in 1909; today it is known as the Bank of Burlington Building.<sup>91</sup> The Bank of Burlington, located at 500 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.

The Wisconsin Condensed Milk Company opened factories in Grayslake, Illinois, in 1912.<sup>92</sup>

After Charles Bernard McCanna's death in 1913, his son, Charles Roy McCanna took over his position. In 1917, the company opened a condensory in Valders, Wisconsin. At some point in time, a saw mill was constructed by the company in Sawyer County, Wisconsin, to produce wood veneer for its delivery cases.<sup>93</sup>

Additions were built on the Burlington condensory in 1917. A second warehouse was constructed there in 1919.<sup>94</sup>

Charles Roy McCanna sold the company in 1919 to the Nestlé Foods Corporation of Vevey, Switzerland. At which time, the Wisconsin Condensed Milk Company was renamed Nestlé Milk Products, and Nestlé Foods Corporation relocated their Midwest district office from Chicago to Burlington. Production of powdered milk was added in 1922. Nestlé closed the milk plant in 1950 and sold the tin can factory to Phelps Can Company of Baltimore in 1959. Phelps operated the Burlington factory until 1965. Since that time, all Wisconsin Condensed Milk Company production and warehouse facilities in Burlington have been demolished.<sup>95</sup>

### *Badger Dairy Company*

To achieve better prices for their milk, Chicago area dairy farmers organized the Milk Producer's Co-Operative Marketing Company in 1909. By the 1920s, the organization had nearly twenty thousand members in Illinois, Indiana, and Wisconsin. The Burlington chapter of the organization incorporated as the Badger Dairy Company in 1920 with about three hundred members. Farmers owned a majority of the stock and had direct control over the organization's general board.<sup>96</sup>



*Badger Dairy Company Building, 1920  
100 S. Dodge Street*

Land on Dodge Street along the railroad tracks was purchased and a building was constructed by Olaf Hoganson that same year. The Badger Dairy Company Building, located at 100 S. Dodge Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. Plans for the building were donated by the Wilbur Lumber Company of Milwaukee and drawn by architect, M. F. White, of the lumber company's architectural department. The 80-foot by 230-foot brick building contained a chilled storeroom, laboratory, a 24-foot by 36-foot concrete water tank, three boilers, and equipment supplied by the Milk Producer's Co-Operative Marketing Company; the front office wing was constructed to support a

future second story. The factory had the capacity to handle 125,000 pounds of milk per day. The Badger Dairy Company produced evaporated milk under the popular brands “Producer” and “Chemung,” in addition to several private brands. The Badger Dairy Company Building was purchased by the Murphy Products Company in 1925. In 1947, L. R. Mangold constructed a second floor to the former Badger Dairy Company office building. The factory portion of the building was destroyed by fire in 1951.<sup>97</sup>

## Miscellaneous Food Products

### *Nestlé Foods Corporation*

Nestlé Foods Corporation of Vevey, Switzerland, purchased the Wisconsin Condensed Milk Company in 1919. Nestlé closed the milk plant in 1950 and sold the tin can factory to Phelps Can Company of Baltimore in 1959. In 1964, the Nestlé Foods Corporation announced construction of a multi-million dollar chocolate plant on the south side of Burlington. It opened for production two years later. The Nestlé Chocolate Plant, located at 637 S. Pine Street, was not included in the survey. An expansion in 1983 added over 27,000 more square feet of production facilities to the plant. The Burlington factory continues producing chocolate products to this day and is one of hundreds of Nestlé factories worldwide that processes cocoa beans imported from Africa, Venezuela, and the Caribbean.<sup>98</sup>

## Textile Industry

### *Perkins Woolen Mill*

In 1843, Pliny Merrick Perkins built a water-powered woolen mill along the White River his Burlington Flouring Mill. Perkins leased this mill to James Catton for five years until Catton constructed his own mill downriver. The Perkins Woolen Mill is believed to have produced the first commercial roll of cloth in Wisconsin and made uniforms for Union soldiers during the Civil War. Perkins retired in 1871, leaving his sons, James and Edward Perkins, and son-in-law, Andrew Lawton, in charge of the mill’s operation. Two years later, Elias N. White took over management. The woolen mill operated until it was destroyed by a fire in 1880.<sup>99</sup>

### *Burlington Blanket Company*

The Burlington Blanket Company was founded by Albert F. Ransom, R. L. Ransom, and Thomas M. Kearney in 1891 to manufacture the “Stay-On” horse blanket patented by Albert Ransom that year in the basement of the Hoch Building. The Hoch Block, located at 152 E. Chestnut Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. The company soon located on the third floor of the Klingele-Foltz Block. The Klingele-Foltz Block, located at 161-173 E. Chestnut Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.<sup>100</sup>

In May of 1891, the company purchased land on Chestnut Street along the White River and constructed a non-extant factory. Later that month, Kearney sold his stock in the company to G. C. Rasch, who became company president. By early 1892, the company opened a second factory in Hudson, New York, which Albert Ransom supervised.<sup>101</sup>

A two-story addition was constructed onto the Burlington factory by Frank Vande Sand and Joseph Salisbury in 1893. The following year, Vande Sand and Salisbury constructed a non-extant storage building next to the factory. By the late 1890s, the company had gained an international reputation for quality; and in 1897, the company was producing almost 300,000 blankets per year.<sup>102</sup>

In 1895, Ransom hired Frank Vande Sand and Joseph Salisbury to construct a residence on James Street near the factory.<sup>103</sup> The Albert F. Ransom House, located at 401 James Street, was included in the survey but is not eligible for listing in the National Register of Historic Places.

The company constructed an office building on Lewis Street in 1902. It was subsequently moved to the corner of Jefferson and Dodge Streets, where it was renovated into a house and later demolished.<sup>104</sup>

Another new factory, to replace the first was constructed in 1902. It received an addition in 1904. By 1905, the company was producing over one million blankets per year. A fire in 1906 destroyed the factory, which was soon reconstructed and then expanded in 1907 and 1909. A third factory opened in Windsor, Canada, in 1910. A second fire at the Burlington factory occurred in 1912, again destroying the factory. The company soon rebuilt and again enlarged the factory, which has since been demolished. A non-extant warehouse was constructed in 1915. A dormitory for the company's female employees was constructed in 1920. It is no longer extant.<sup>105</sup>

The Burlington Blanket Company was granted patents for a fastening attachment, collar pads, and breast fastener for its Stay-On blankets in 1903, 1910, and 1915 respectively.<sup>106</sup>

Another factory was opened in Windsor, Canada, in 1910. The Wisconsin Garment Company, a mackinaw coat branch of the Blanket Company, established a branch factory in Chicago in 1916. A blanket factory was opened in Waterford in 1919; however, it was only in operation for one year. In 1921, a branch was established in Hartford which was consolidated with a Milwaukee branch in 1927. At its peak, the company operated salesrooms in New York, Chicago, and San Francisco.<sup>107</sup>

In 1933, the Burlington Blanket Company was reorganized as Burlington Mills, Inc. By this time the company expanded its production to not only include horse blankets and mackinaw coats, but also motorcar mud aprons, carpets for Ford Model T's, floor carpeting, evaporation covers for the dairy industry, and refrigerator pipe insulation. In 1966, the company moved its operations to a new factory in Danville, Kentucky.<sup>108</sup>

## Miscellaneous Agricultural Products

### *Murphy Products Company*

While working at Tilden Farms in Delavan after 1914, James H. Murphy noted troubles with the farm's livestock each year and reasoned that they were linked to the livestock's' feed. He recognized the feed industry sought increased growth and production at the cost of animal health. Consulting leading authorities at his alma mater, he was advised to supply minerals in the animals' feed. After seeking out sources for products providing these nutrients, his mineral formula was credited with the improved health of the Tilden Farms' breeding stock. His mineral formula became highly requested, and he began supplying it to farmers at cost.<sup>109</sup>

In 1921, James and his brother, Lawrence Murphy, began manufacturing and selling his mineral food for livestock under the name Murphy Products Company. They opened their first plant in an old army barracks that they purchased from Camp Grant, Illinois, and reassembled in Delavan. Initially selling seed and hybrid corn, in 1925, the company began concentrating solely on nutritional feed concentrates which contained a combination of protein, minerals, and vitamins. Their first product, Murphy's N.R.G. Concentrate, is believed to be the first feed concentrate for poultry sold in the United States.<sup>110</sup>

Needing more space in 1925, they purchased the former Badger Dairy Company office and factory buildings on Dodge Street in Burlington. The Badger Dairy Company Building, located at 100 S. Dodge Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places. In 1947, L. R. Mangold constructed a second floor to the former Badger Dairy Company office building. The former Badger Dairy Company factory was destroyed by fire in 1951.<sup>111</sup>

Murphy Products recognized the importance of sales promotion and hired the Wade Advertising Agency of Chicago in 1926. They began selling their products during a Saturday night radio show called WLS Barn Dance. James Murphy traveled to Chicago every Saturday night to voice the commercials himself. The company hired an advertising manager in 1932 who pioneered the use of farm radio for advertising. The company's advertising came to be recognized as a leader in the feed industry.<sup>112</sup>

The company had a sales force of 800 men by 1933. At that time, the company decided to begin distributing through local dealers. With increased field service due to the dealers, Murphy Products actually expanded during the Great Depression. A franchise in the form of a mixing permit provided dealers with the ability to mix, bag, and sell Murphy Products national brands using local grain. Expanding their market, the company established warehouses in Iowa, California, Oregon, and Canada.<sup>113</sup>

The company hired Robert Spitzer as Research and Technical Director in 1947. He became integral to the company's management, product development, and success. Also that year, a 52-foot by 160-foot concrete block warehouse, designed by Milwaukee architect John Topzant, was constructed by Edward Rueter along the railroad tracks between State and Adams Streets.<sup>114</sup> The

Murphy Products Company storage building, located at 100 S. Dodge Street, was not included in the survey.

In 1949, a 90-foot by 60-foot office building, designed by Milwaukee architect John Topzant, was constructed by Edward Rueter adjacent to the plant at the cost of \$85,000. The Murphy Products Company Office Building, located at 124 S. Dodge Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places. After the new office building's completion, space in the old office building was renovated to house a quality control and testing laboratory.<sup>115</sup>



*Murphy Products Company Building, 1949  
124 S. Dodge Street*

A new factory was constructed behind the former Badger Dairy Company office building to replace the one lost to fire in 1951. The Murphy Products Company Feed Mill, located at 100 S. Dodge Street, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity.<sup>116</sup>

Murphy Products purchased a research farm in Brown's Lake in 1954 at which to test new products and methods.<sup>117</sup>

Following James Murphy's death, Spitzer became company president and purchased the Murphy Products with several other key personnel in 1960. During Spitzer's tenure, the company's product offerings multiplied from four to over one hundred types of feeds and nutrients. Murphy Products opened plants in Minnesota, Iowa, Mississippi, North Carolina, Texas, and California.<sup>118</sup>

A 32-foot by 36-foot addition was built onto the factory in 1959. Feed storage bins were added in 1960 and 1963. An addition to the factory's feed mixing department was completed in 1964. Forty-foot high and 10-foot diameter storage silos were erected adjacent to the factory in 1967. A final storage addition was completed in 1972.<sup>119</sup>

Joseph Schlitz Brewing Company of Milwaukee purchased Murphy Products in 1971, selling livestock and poultry feed and supplement manufacturing operations in 1977. The company continued to manufacture Maltage, a patented cattle feed made from spent brewer's grains and other brewing byproducts, at its remaining plants which were situated near Schlitz breweries. The Schlitz Brewing Company was purchased by Stroh Brewing Company of Detroit in 1982. The Murphy Products headquarters were moved to Detroit in 1983.<sup>120</sup>

Sometime later, Maple Leaf Farms of nearby Yorkville purchased the former Murphy Products buildings at 100 S. Dodge Street to house a duck feed mill. In 1996, Purina Mills acquired the property and completed a \$500,000 renovation before operating it as a full-scale feed operation.<sup>121</sup>

## Metal Products Industry

### *Burlington Brass Works*

In the fall of 1902, the Burlington Brass Works was founded by Gustav C. Rasch, O. O. Storle, and John P. Gill to manufacture an industrial steam valve patented by Gill. A 30-foot by 60-foot, brick foundry was constructed.<sup>122</sup> The Burlington Brass Works Foundry, located at 432, 442, 446, 448 & 450 S. Pine Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places.



*Burlington Brass Works Foundry, 1902  
432, 442, 446, 448 & 450 S. Pine Street*

In 1903, Storle sold his share in the company to Louis H. Rohr. Gill gave over his portion to Rasch in 1904, who later sold his interest in the company to Charles Bernard McCanna by 1906. An addition was constructed onto the foundry in 1907. A second addition, measuring 75-feet by 150-feet, was constructed in 1909. After McCanna's death in 1913, his leadership was succeeded by his son, Charles Roy McCanna. The company built a new office addition in 1931. Additional offices, storage space, and shipping rooms were constructed in 1936.<sup>123</sup>

In 1944, a 35-foot by 100-foot addition was built on the south side of the foundry. Burlington Brass Works was awarded two Army-Navy Production Awards, one in 1944 and the other in 1945, for its production of 75mm, 3-inch, and 90mm shells during World War II. A new 10,000 square-foot artillery shell manufacturing addition was constructed on the west end of the foundry in 1951, for production of 90mm shells for the Korean War.<sup>124</sup>

Burlington Brass Works was sold to Central Metal Company of Plainville, Connecticut, in 1975. By that time the company manufactured faucets, plumbing valves, and other custom products for the electrical, gas utility, air conditioning, and diesel engine industries. Operations were moved to Waterbury, Connecticut, in 1979. Today the foundry building is occupied by a variety of retail outlets of the local charity Love Inc., as well as Lakes Area Gymnastics.<sup>125</sup>

### *Wagner Foundry*

Hubert Wagner partnered with Anton Zwiebel to open a machine shop and brass foundry in a wood frame building on Pine Street north of Milwaukee Avenue in 1856. The partnership dissolved in 1863, at which time Wagner continued operating the company under his own name. In 1866, the wooden machine shop was replaced with a non-extant brick building.<sup>126</sup>

In 1867, Wagner partnered with F. G. Klein, continuing the machine shop and iron foundry under the name Wagner & Klein. Among their products were threshing machines and fanning mill irons. In 1870, the company produced new iron window sashes for the Immaculate Conception Catholic Church on McHenry Street. In 1875, the company hired John P. Mather to set up agents for selling Wagner's Threshing Machines in Minnesota and Iowa. Wagner constructed an office addition onto the foundry in 1876.<sup>127</sup>

By the 1870s, the Wagner foundry also produced wrought iron cross cemetery monuments, which can be found in an uncommonly large concentration in God's Acre Cemetery.<sup>128</sup> The God's Acre Wrought Iron Crosses, located at 373 W. State Street, were included in the survey and are eligible for listing in the National Register of Historic Places as contributing resources to the proposed God's Acre Cemetery Historic Complex. For more information on wrought iron cemetery crosses, refer to Chapter 15 Art & Literature.

Under the name of Burlington Foundry & Machine Shop, the company was producing corn shellers, churns, Iron Horse Hitching Posts, cast iron sinks, and leach tubs by 1877. By 1879, Wagner bought out Klein's interest in the company and continued again under his own name. By 1881, the company was known as Hubert Wagner's Machine Shop & Foundry and was marketing a hay and straw cutter. In 1884, Wagner's sons, Hubert Jr., William, and John, began leasing their father's machine shop and foundry under the name Wagner Brothers Burlington Foundry. The Brothers are known to have operated the business through the late 1890s.<sup>129</sup>

## Miscellaneous Small Industries

### *Multiscope & Film Company*

Peter N. Angsten of Coblenz, Germany, conceived the idea for a camera with a pivoting turret-like, spring-wound lens that could record an almost 180 degree-wide view on film. He immigrated to the United States in 1882, found work as a painter and decorator, and soon patented his idea. He partnered with C. H. Gesbeck and began manufacturing a small quantity of the cameras, called the Al-Vista, in Chicago. In 1897, Leonard J. Smith of Burlington met Angsten in Chicago and was astounded by the innovative camera. Angsten and Smith, with brothers Gustave C. and William G. Rasch, W. A. Bennett, Edward Caldwell, and William N. Selig, formed the Multiscope & Film Company, which commenced commercial production of the first American panoramic camera in Burlington in rented space at the former Burlington Union School. Burlington Union School, located at 100 N. Kane Street, was included in the survey and is eligible for listing in the National Register of Historic Places both individually and as a contributing resource to the proposed Kane Street Historic District. Gustave C. Rasch served as the first company president. Selig soon left his position as the company's vice-president to lead technical advancements with camera equipment for the early motion picture industry in Hollywood, California. Angsten succeeded Selig as vice-president and continued to develop improvements for the Al-Vista camera.<sup>130</sup>

During its first years, the company required a constant flux of equity from additional investors, which the Multiscope & Film Company leaders sought from the East Coast. Bennett and Caldwell eventually sold their shares in the company. In 1898, the new investors proposed moving the company's operations to the East Coast; however, Angsten liked living in Burlington and threatened to withhold new products improvements. Operations continued in Burlington. In 1899, the company received an achievement award from the Photographers Association of America. In 1900, the Al-Vista camera was awarded a gold medal at the International Photographic Exposition in Berlin, Germany.<sup>131</sup>

Soon outgrowing its space in the old school, the company rented a one-story building at the corner of Kendall and Amanda Streets. A fire in 1900 destroyed the factory and most of the company's machinery, tools, and supplies. The Multiscope & Film Company struggled to continue due to these handicaps and returned to its former space at the Burlington Union School. Led by Charles Bernard McCanna, the Burlington Advancement Association was formed by local businessmen for the purpose of purchasing a building site and erecting a factory for the Multiscope & Film Company, in an effort to aid and retain one of the city's prominent employers. A lot adjacent to the railroad tracks on the south side of Jefferson Street was purchased for \$300. By the end of the summer of 1900, a non-extant two-story brick factory was constructed. A third floor was later added.<sup>132</sup>

In 1902, Angsten abruptly sold his entire interest and patent rights to the other investors. With the exception of a brief period in Chicago, he lived in Burlington for the rest of his life at his residence on Milwaukee Avenue. This cobblestone house located at 357 & 359 Milwaukee Avenue was included in the survey but is not eligible for listing in the National Register of Historic Places. Two weeks after Angsten, Gustave C. Rasch disposed of his interest in the company and rendered his resignation as president. Smith, who until that time served as company treasurer, succeeded Rasch as president, retained a majority interest in the company, and made his son-in-law Clarence E. Partee company secretary. Partee founded the Partee Photo Supply Company in the downtown Chicago Loop as an outlet for Al-Vista cameras.<sup>133</sup>

After Angsten's departure, new improvements to and models of the Al-Vista camera were developed by other technicians, ultimately seven models in total. A conventional camera was sold under the brand name Badger. In 1908, the factory was sold to Verstraete-Fyfe Manufacturing Company of Milwaukee, makers of automobile parts, who were then contracted by Smith and Partee to manufacture cameras for the Multiscope & Film Company. Within a few years, the second of two fires destroyed the factory building. In 1915, the company was then sold to Conley Camera Company of Minnesota.<sup>134</sup>

A strong reputation and global fame grew for the Al-Vista camera among professional photographers. Branch sales offices were opened in New York, Chicago, and Portland, Oregon. International distribution was handled in London and Berlin. An Al-Vista camera took the first photograph that captured in one frame both the upper and lower falls at Yellowstone National Park, as well as, the first photograph of Niagara Falls in its entirety. An Al-Vista camera was purchased to accompany and photograph Teddy Roosevelt's historic safari tour of Africa in 1909.<sup>135</sup>

As a side venture to manufacturing the Al-Vista Camera, the company's founders and W. A. Bennett gained a five year franchise in 1895 with the Edison Vitagraph Company of Chicago and New York to show the first moving pictures in the State of Minnesota and gained rights from the holder of Wisconsin's franchisee to operate the first Vitagraph moving picture shows in Burlington and Elkhorn, making Burlington the first place outside of the largest metropolitan American cities in which the Vitascope was exhibited.<sup>136</sup>

## List of Surveyed Historic Resources Mentioned in the Text

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
394 Amanda Street	Burlington Community Pool Bathhouse	1965	Eligible
152 E. Chestnut Street	Hoch Block	1889	Listed
161-173 E. Chestnut Street	Klinge-Foltz Block	1853	Listed
100 S. Dodge Street	Badger Dairy Company Building	1920	Surveyed
124 S. Dodge Street	Murphy Products Company Building	1949	Eligible
401 James Street	Albert F. Ransom House	1895	Surveyed
100 N. Kane Street	Burlington Union School	1859	Eligible
201 S. Kendrick Avenue	Burlington Junior High School	1964	Surveyed
109 N. Main Street	Jacob Muth Brewery	1872	Surveyed
148 Midwood Drive	L. W. & Kathy Nicholson House	1966	Eligible
357 & 359 Milwaukee Avenue	House		Surveyed
401 Milwaukee Avenue	Red Owl Food Store	1968	Eligible
4325 Mormon Road	Montgomery House	1848	Eligible
500 N. Pine Street	Bank of Burlington	1909	Listed
581 N. Pine Street	Finke-Uhen Block	1914	Listed
597 N. Pine Street	Finke & Co. Block	1895	Listed
432, 442, 446, 448 & 450 S. Pine Street	Burlington Brass Works Foundry	1902	Eligible
508 Sheldon Street	Burlington Water Department	1972	Surveyed
W140 State Highway 11 (Town of Spring Prairie, Walworth Co.)	Strang House	1844	Listed
W202 State Highway 11 (Town of Spring Prairie, Walworth Co.)	Lemuel R. & Melissa Smith House	< 1846	Eligible
587 E. State Street	Knights of Columbus Burlington Council 1578	c. 1961	Surveyed
135 W. Washington Street	Burlington Fire Department	1968	Surveyed

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## Transportation

### Rail Lines

#### *Racine & Mississippi Railroad*

In 1855, the Racine & Mississippi Railroad was the first railroad to be built through Burlington; however, its growth was stunted by the Civil War. A non-extant depot was constructed near McHenry Street by 1860 to serve its passenger and freight service. In 1866, the Racine & Mississippi Railroad was foreclosed upon and its title acquired by the newly formed Western Union Railroad Company. In 1879, Western Union was purchased by the Chicago, Milwaukee, and St. Paul Railroad Company. By 1880, four trains traveled through Burlington daily.<sup>137</sup>

The Chicago, Milwaukee, and St. Paul depot was moved a short distance in 1882. New sidetracks, a platform, tower, and a 2,000-barrel water tank were also constructed at the site of the depot that year. These buildings are all non-extant. A new water tank was constructed at the depot in 1899; it was demolished in 1954. The Chicago, Milwaukee, and St. Paul ceased passenger service in 1964. The depot's tower was demolished in 1967.<sup>138</sup> No historic resources were found to be associated with the Racine & Mississippi Railroad or its successors.

#### *Wisconsin Central Railroad*

The Wisconsin Central Railroad planned to extend a rail line, from Schleisingerville to Chicago, through Burlington in 1884 which went on to spur a boom in local industry and commerce. In 1885, Wisconsin Central purchased the former Burlington County Fairgrounds and constructed a non-extant depot and water tower there the following year. The line began operating in 1886. At that time, 14 passenger trains, 3 accommodation trains, and 6 freight trains traveled through Burlington daily.<sup>139</sup>

Wisconsin Central began a commuter service to Chicago in 1889 which became known as the "Burlington Passenger." A new turn table and engine house were constructed near the depot for this service. These structures were dismantled in 1910 after years of discontinued use.<sup>140</sup>

In 1902, the Wisconsin Central Railroad was sold to the Minneapolis, St. Paul & Sault Ste. Marie Railroad, commonly referred to as the "Soo Line," with its service through Burlington known as the "Chicago Division". A non-extant water tank was constructed at the depot in 1915.<sup>141</sup>

Plans for a new depot began in 1916. The old depot was moved to the north end of its platform, where it continued to be used as a storage building. A new depot was constructed in the original

depot's location during the summer of 1917.<sup>142</sup> The Minneapolis, St. Paul & Sault Ste. Marie Railroad Depot, located at 824 N. Pine Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places.



*Minneapolis, St. Paul & Sault Ste. Marie  
Railroad Depot, 1916  
824 N. Pine Street*

In 1918, The Soo Line constructed two houses south of the depot on Pine Street to be occupied by its foremen. These houses have since been demolished.<sup>143</sup>

By 1924, 30 freight trains traveled daily through Burlington on the Soo Line. Passenger service was eliminated in 1965; and the original 1886 depot was demolished in 1969.<sup>144</sup>

### *Fox River Valley Railroad*

In 1856, the Fox River Valley Railroad Company was formed to construct a railroad from Milwaukee to Northern Illinois via Burlington and Rochester. A right-of-way was planned to run south along through the city along S. Pine Street. Stock was sold, contracts let, and work began excavating, filling, and grading. The roadbed was ready for ties and rails to be installed from approximately a quarter mile south of the city to a point along the state line a mile east of Genoa City; however, the railroad was never completed. Parts of the roadbed were later used for vehicular roads by the 1920s.<sup>145</sup> No historic resources were found to be associated with the Fox River Valley Railroad.

### *Milwaukee Electric Railway & Light Company*

The Milwaukee Electric Railway & Light Company (T.M.E.R. & L. Co.), a subsidiary of the North American Company, applied for a franchise to construct and operate electric interurban passenger railway in Burlington in early 1907. Accepted, the line connected Burlington to Milwaukee, and many communities in between. Initial plans included extending the Burlington line to Lake Geneva and eventually on to Beloit and Janesville; however, these extensions were never realized.<sup>146</sup>

The T.M.E.R. & L. Co.'s first three-car interurban train arrived in Burlington in July of 1909, stopping at the corners of Second and Fox Streets. Once a non-extant steel railroad bridge over the White River at Milwaukee Avenue was completed later that year, the line ran south on Milwaukee Avenue to the western limits of the city near God's Acre Cemetery. The non-extant Badger Hotel served as the line's first waiting station.<sup>147</sup>

In 1912, the North American Company, purchased the Hall & Smith Electric Company power plant on Pine Street and operated it under its newly formed Wisconsin Gas & Power Company.<sup>148</sup>

Freight service began on the T.M.E.R. & L. Co. line at the end of 1915, with two freight trips made daily. Deliveries and pick-ups were performed at the power plant.<sup>149</sup>

During the summer of 1916, the T.M.E.R. & L. Co. purchased property on the south bank of the White River next to its power plant for \$16,000 for future expansion of its interurban service and to provide a connection to the Wisconsin Central Railroad.<sup>150</sup>

Feeling the effects of the growing use of automobiles, the T.M.E.R. & L. Co. added motor bus service to extensively supplement its interurban rail lines. One such line began between Burlington and Lake Geneva in 1919. By the 1930s, the motor bus lines were later named Wisconsin Motor Bus Lines. Later that decade, bus service was cut back, and the Burlington-Lake Geneva line was abandoned as other services, such as Greyhound, were taking over much of the market.<sup>151</sup>

In 1925, the T.M.E.R. & L. Co. began constructing a terminal building for its interurban rail and bus lines on the company's land at the corner of Milwaukee and Chestnut Streets. The building originally housed a waiting room, a showroom, and offices. The T.M.E.R. & L. Co. Building, located at 140 Commerce Street, is listed in the National Register of Historic Places as a non-contributing resource to the Downtown Historic District. After the terminal's completion, the line's tracks along Milwaukee Avenue were removed and replaced with new service along Pine Street.<sup>152</sup>



*T.M.E.R. & L. Co. Building, 1925  
140 Commerce Street  
Photo taken during the 1930s  
(Courtesy of the Burlington Historical Society)*

The Milwaukee Electric Railway & Light Company line ceased operations in 1938. At that time, the Wisconsin Gas Company assumed ownership of the terminal building. Extensive renovations to the building were completed in 1954. The *Burlington Standard-Press* purchased the building in 1984. Today, the interurban right-of-way is occupied by a bike trail.<sup>153</sup>

## Road Networks

### *Plank Roads*

In order to transport produce and materials via waterways from urban centers, roads were built out into rural areas during the early nineteenth century. Unimproved dirt roads were not satisfactory for traveling long distances; therefore, toll roads paved with wooden planks were quickly developed. In Wisconsin, 113 charters were granted for the construction of plank roads from 1851 to 1854 alone.<sup>154</sup>

The Racine and Rock River Plank Road Company was incorporated in 1848 with a capital stock of \$300,000. Burlington residents, Nelson R. Norton and Philo Belden, were incorporating members. The Racine and Rock River Plank Road was constructed leaving the City of Racine to the west along what is now Washington Avenue, running through Mygatts Corners and Ives Grove on what is now Highway 20, continuing west through the former Scotch and English settlements along what is now County Road A, also known as Plank Road, past Browns Lake, and into Burlington along Browns Lake Drive past Burlington Cemetery. A mile stone was

located near the cemetery. The road was constructed of three inch pine planks eight feet long laid on four inch square stringers, all shipped from Muskegon, Michigan, on the schooner “Union” by Capt. Larry Easson. The road’s toll gates were regulated by its articles of incorporation to be no less than three miles apart. Due to wear, the original pine planks of the Burlington road were replaced by oak planks in 1851. The coming of the railroads in the late 1850s put the plank roads out of business. All wooden planks have long since been removed. Generally roads along the same routes were paved by the 1920s.<sup>155</sup> No historic resources were found to be associated with the Racine and Rock River Plank Road.

*Public Streets*

Burlington’s earliest public streets were dirt roads. The first sidewalks were constructed of wood and cement in 1889 along portions of Pine Street and Chestnut Street to the train depot. The sidewalk system was expanded by the late 1890s, by which time crosswalks had been installed at the major business streets where hitching posts and railings were also located. Buildings were numbered, and street signs were erected in 1907. The city created the office of city engineer and the board of public works in 1908. The first streets in Burlington were paved with red brick the following year, which included the Chestnut Street bend, the business section of Pine Street, and Milwaukee Avenue from the river to McHenry Street. With the construction of the electric railway at that time, the Milwaukee Avenue portion was funded by The Milwaukee Electric Railway & Light Company. For four years after, the grading and paving of residential streets followed with the inclusion of curbs, water mains, and storm and sanitary sewers.<sup>156</sup>

A municipal ordinance changed street numbering and the names of several city streets in 1962. The new numbering system included dividing the city into quadrants with Milwaukee and Kane Streets forming the East-West Base Line and State Street the North-South Base Line. The number system became uniform across the city with numbers starting at 100 along the base lines and growing larger with distance away from it in either direction. Streets crossing the base lines were denoted with a direction designation, either North, South, East, or West. The following is a summary of the changes to street names that occurred at this time.<sup>157</sup>

<i>Current Street Name</i>	<i>Former Street Name</i>
Bridge Street*	2 <sup>nd</sup> Street (north of the Fox River), Mutter Avenue (Fox River to Jefferson Street), W. Water Street (south of Jefferson Street)
Capital Street	East Street
W. Chandler Boulevard	Livingston Street
E. Chandler Boulevard	Chandler Boulevard
Congress Street	North Street
Delaware Avenue	5 <sup>th</sup> Street
Edgewood Street	South Street
Hawthorne Street	Fox River Street
E. Highland Avenue	Frederick Street
W. Highland Avenue	Highland Avenue

\*After a major riverfront redevelopment project in 2010, the current configuration of Bridge Street south of the Fox River is now located in the former right-of-way of N. Calumet Street. The former Bridge Street right-of-way was abandoned and redeveloped as private parcels and a public promenade along the river.

*Current Street Name*

N. Kane Street  
S. Kane Street  
N. Kendrick Avenue  
S. Kendrick Avenue  
E. Market Street  
W. Market Street  
Maryland Avenue  
Michigan Avenue  
Milwaukee Avenue  
Origen Street  
Park Avenue  
N. Perkins Boulevard  
S. Perkins Boulevard  
Peters Parkway  
N. Pine Street (north of Milwaukee Avenue)  
N. Pine Street (south of Milwaukee Avenue)  
S. Pine Street (north of Adams Street)  
S. Pine Street (south of Adams Street)  
Spring Street  
E. State Street  
W. State Street (east of Schemmer Street)  
W. State Street (west of Schemmer Street)

*Former Street Name*

Dyer Street  
Kane Street  
Kendrick Avenue  
Mary Ceil Drive  
S. Origen Street  
Market Street (east of Dutton Street),  
Delavan Street (west of Dutton Street)  
6<sup>th</sup> Street  
4<sup>th</sup> Street  
Geneva Street (south of Honey Lake Road)  
Milwaukee Avenue (north of Honey Lake Road)  
N. Origen Street  
Park Street (south of Amanda Street),  
Tower Street (north of Amanda Street)  
West Street  
Perkins Boulevard  
Tower Lawn Circle  
Commerce Street, Pine Street  
Pine Street  
Pine Street  
Wilmot Avenue  
E. Water Street  
State Street  
Liberty Street  
Geneva Street

## Mass Transportation

### *Wisconsin Motor Bus Lines*

Feeling the effects of the growing use of automobiles, the Milwaukee Electric Railway & Lights Company added motor bus service to extensively supplement its interurban rail lines. One such line began between Burlington and Lake Geneva in 1919. By the 1930s, the motor bus lines were later named Wisconsin Motor Bus Lines. Later that decade, bus service was cut back, and the Burlington-Lake Geneva line was abandoned as other services, such as Greyhound, were taking over much of the market.<sup>158</sup> No historic resources were found to be associated with Wisconsin Motor Bus Lines.

### *Greyhound Bus Lines*

Greyhound Bus lines began serving Burlington by the 1930s. The line served Burlington through the 1950s.<sup>159</sup> No historic resources were found to be associated with Greyhound Bus Lines.

## Air Transportation

### *Burlington Aircraft Corporation*

H. W. Schenning and Art Rein formed the Burlington Aircraft Corporation in 1928, to offer commercial sight-seeing flights and offer flying lessons. They purchased Burlington's first locally-owned airplane, a three-passenger, dual-control Eagle-Rock bi-plane. The company also became the local dealer of Eagle-Rock planes for three nearby counties. Burlington Aircraft opened Burlington's first airport that year on 50-acres of farmland on Highway 83 south of the city which they leased from Anthony Muegler and on which trees were cleared and two runways constructed. The company soon dissolved, and a hanger constructed at the airport was demolished in 1939.<sup>160</sup>

Located on Highway 43, an airport known as Wereley Field opened in 1946.<sup>161</sup> Little else is known about Wereley Field at this time. No historic resources were found to be associated with Wereley Field.

### *Burlington Municipal Airport*

Demand for a municipal airport was felt by the 1950s, and a discussion began on its location. A municipal airport was established with the support of Mayor Ralph Larson in 1956. 225 acres of land were purchased on the northwest side of the city, and plans were made for one 3,000-foot surfaced and lighted runway with a 2,600-foot cross strip. After some disagreement over funding and several failed referendums, construction on the airport was completed in 1962.<sup>162</sup> The Burlington Municipal Airport facilities were not included in the survey.

### *Experimental Aircraft Association*

The Burlington Aviation Association was formed in 1970 to help plan and promote the Experimental Aircraft Association's (EAA) All American Air Show, an aerobatic competition and airshow, at the Burlington Municipal Airport. The first annual Air Show was held at the Burlington Municipal Airport during the summer of 1971. Also that year, the EAA constructed a Flight Research Center at the airport. The following year, the organization purchased farmland across the runway from the main hanger to enlarge the airport and provide additional space for the annual event.<sup>163</sup> The EAA Facilities at the Burlington Municipal Airport were not included in the survey.

By 1978, the EAA sought to construct a new headquarters, museum, and shops for restoring and building aircraft. The organization considered the Burlington Municipal Airport as a potential location as it already owned land and facilities at that location. The organization faced strong public opposition to this development over the possibility of airport expansion and associated costs. The EAA dropped Burlington as a potential location and subsequently located in Oshkosh.<sup>164</sup>

## Bridges

### *Bieneman Road Bridge*

It is not known at this time when the first bridge was constructed crossing the White River at Bieneman Road. However, a new bridge was constructed there during the late twentieth century.<sup>165</sup> Little else is known about the bridge at this time. The Bieneman Road Bridge was not included in the survey as it is not of age to be considered an historic resource.

### *Jefferson Street Bridge*

The Fox River has been crossed by a bridge at Jefferson Street since 1837, when a covered log bridge was constructed to enable grain to be transported east to Kenosha. This original bridge was replaced in 1866 with a new wooden bridge.<sup>166</sup>

An iron bridge was erected in its place in 1876. The Fox River experienced great flooding in 1881, and the Jefferson Street Bridge was said to be the only one remaining over the river, as iron bridges in Waterford and Rochester and several railroad bridges were badly damaged.<sup>167</sup> A replacement bridge was constructed of iron around 1890. Still in operation despite deck replacement in 1917 and further deterioration, strict load limits were set for the bridge until it closed around 1930.<sup>168</sup>

Disagreement among residents and local, state, and federal officials over financing and location of a new bridge over the Fox River at either Jefferson or State Streets continued for two decades. Finally, a replacement was constructed by Kramp Construction Company of Milwaukee for \$193,000 in 1949 at Jefferson Street.<sup>169</sup>

The Jefferson Street Bridge was recently replaced during a major riverfront redevelopment project.<sup>170</sup> The Jefferson Street Bridge was not included in the survey as it is not of age to be considered an historic resource.

### *Milwaukee Avenue Bridge*

The Milwaukee Electric Railway & Light Company constructed a steel railroad bridge over the White River at Milwaukee Avenue, next to the Milwaukee Avenue Bridge, in 1909 to carry its interurban passenger rail line to Milwaukee. This bridge was dismantled in 1943 and sold as scrap to aid in the World War II efforts.<sup>171</sup>

By the turn of the twentieth century, the first in a series of several vehicular bridges crossing the White River at Milwaukee Avenue had been constructed. During the early 1920s, the Milwaukee Avenue Bridge was reconstructed for \$15,000. It was replaced again in 1956.<sup>172</sup>

The Milwaukee Avenue Bridge was most recently reconstructed during a major riverfront revitalization project during the early 2000s.<sup>173</sup> The Milwaukee Avenue Bridge was not included in the survey as it is not of age to be considered an historic resource.

### *State Street Bridge*

Disagreement among local, state, and federal officials over financing and location of a new bridge over the Fox River at either Jefferson or State Streets occurred for two decades after the closing of the Jefferson Street Bridge in 1930. A replacement was finally constructed in 1949 at Jefferson Street. Later, a bridge was also constructed at State Street.<sup>174</sup>

The State Street Bridge was recently reconstructed during a major riverfront revitalization project.<sup>175</sup> The State Street Bridge was not included in the survey as it is not of age to be considered an historic resource.

### *Wehmhoff Jucker Park Bridges*

In 1987, two footbridges were constructed in Wehmhoff Jucker Park by the Continental Custom Bridge Company of Alexandria, Minnesota. One connects the park northeast across the Fox River to Riverside Park near Main Street; the second crosses the Fox River to the west at Fox Street.<sup>176</sup> The Wehmhoff Jucker Park Bridges were included in the survey but both are not eligible for listing in the National Register of Historic Places.

### *White River Bridge*

A wooden truss bridge was constructed over the White River at end of Chestnut and Second Streets in 1867. This bridge was replaced by an iron Pratt through truss bridge in 1877. Designed and built by Milwaukee Bridge & Iron Works, the bridge became known as the White River Bridge. The White River Bridge is the oldest known truss bridge in the State of Wisconsin. The White River Bridge, now located at 3801 Bieneman Road in the Town of Burlington, was included in the survey and is individually eligible for listing in the National Register of Historic Places. By the summer of 1920, warning signs were placed on the bridge due to the increased stresses on the structure by automobile traffic. The bridge was pronounced unsafe the following spring. The iron truss bridge was moved thirty feet upriver so that traffic could be maintained while construction began that year on a new concrete bridge. The iron truss bridge was sold for \$300 and reinstalled over the Honey Creek on the farm at 3801 Bieneman Road in the Town of Burlington.



*White River Bridge, 1877*

*Photo taken c. 1900, at the bridge's original location over the White River at Second Street  
(Courtesy of the Burlington Historical Society)*

The new concrete bridge over the White River connecting Chestnut and Second Streets opened in July of 1922. It was reconstructed in 1984 at the cost of \$357,605. This bridge was demolished recently during a major riverfront revitalization project and was replaced with a new bridge over the White River at Bridge Street.<sup>177</sup> The Bridge Street Bridge was not included in the survey as it is not of age to be considered an historic resource.

*Wisconsin Central Railroad Bridges*

The Wisconsin Central Railroad planned to extend a rail line, from Slinger, Wisconsin, to Chicago, through Burlington in 1884. The following year, work began on constructing a Howe truss bridge across the White River at Echo Lake.<sup>178</sup> The Wisconsin Central Railroad Bridge was not included in the survey as it is not readily visible from the public right of way.

A second bridge was constructed by the Wisconsin Central Railroad in 1910 over the former mill race on the south side of the White River at the opposite end of Echo Lake. This bridge was removed in 1919 when the company filled in the mill race.<sup>179</sup>

List of Surveyed Historic Resources Mentioned in the Text

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
3081 Bieneman Road (Town of Burlington)	White River Bridge	1877	Eligible
140 Commerce Street	T.M.E.R.&L. Co. Building	1926	Listed
Fox River at Fox Street	Wehmhoff Jucker Park Bridge	1987	Surveyed
Fox River at Main Street	Wehmhoff Jucker Park Bridge	1987	Surveyed
824 N. Pine Street	Minneapolis, St. Paul, & Sault Ste. Marie Railroad Depot	1916	Eligible

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## Architecture

### Introduction

Architecture in Wisconsin has mirrored the trends and fashions that were evident in the rest of the United States. Burlington's historic architecture stock is no different. Beginning with the Greek Revival style, most major architectural styles of the nineteenth and twentieth century are seen in Burlington. This chapter includes a brief description of the major architectural styles and vernacular building forms evident in Burlington followed by examples of buildings of that particular style. A discussion of the prevalent building materials in Burlington is also included with several examples of buildings constructed of those materials. Lastly, a brief history of many of the architects, engineers, and contractors who worked in the area is included along with listings of buildings associated with those persons or firms.

### Architectural Styles

#### *Greek Revival*

The Greek Revival style is derived from historic Greek temples. It was one of the first recognized styles seen in Wisconsin, dating from 1840 to 1870. Because these buildings date so early in Wisconsin's history, they were often wood framed as it was the only readily available material of the time. Unique to the area, cobblestone examples are prevalent in Burlington as well. The style's main elements include a formal and symmetrical arrangement of columns, which may be of the Doric, Ionic, or Corinthian order, that support a triangular shaped, low sloped pediment roof. The arrangement of the fenestration is also regular and symmetrical. In some instances, Greek Revival style buildings have tall first floor windows topped by a pediment-shaped window head while the second floor windows may be hidden into an enlarged frieze. The front entry door may be topped with a transom and flanked by sidelights. In simpler designs, the columns are translated into fluted pilaster corner boards and the gabled roofline has returned eaves.<sup>180</sup>



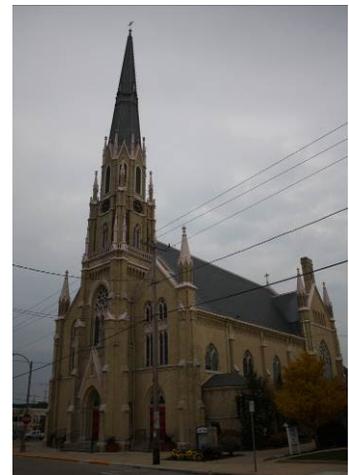
*Greek Revival*  
*John Heinrich & Catharina Burhans House,*  
*c. 1853*  
*200 & 202 W. Jefferson Street*

Examples of Greek Revival style buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
200 & 202 W. Jefferson Street	John Heinrich & Catharina Burhans House	c. 1853	Eligible
216 W. Jefferson Street	Ephraim & Lucy Perkins House	< 1851	Eligible
100 N. Kane Street	Burlington Union School	1859	Eligible
457 Kendall Street	House		Surveyed
309 & 311 Milwaukee Avenue	House		Surveyed
5805, 5807 & 5809 S. Pine Street	House	c. 1840	Surveyed
117 E. State Street	Origen & Julia Ann Perkins House	1846	Surveyed
117 W. State Street	Deacon Trueworthy Durgin House	c. 1848	Surveyed
132 W. State Street	House		Eligible
172, 174 & 176 W. State Street	John Frank Rueter Duplex	1844	Surveyed

### *Gothic Revival*

The Gothic Revival style was popular in Wisconsin from 1850 to 1880. In its masonry form, it is a religious style and a residential style in its wood form. As opposed to the Greek Revival, this style is more picturesque in its form and massing. Characteristics of the style include steeply sloped roofs with wall dormers, sometimes with an ornate and shapely chimney projecting well above the roofline. Its gables may be trimmed in curvilinear gingerbread barge-boards. Fenestration is often large and pointed with tracery and colored glass and topped with a window hood. Masonry buildings of this style may have buttresses, battlements, and towers.<sup>181</sup>



*Gothic Revival*  
St. Mary Catholic Church, 1891  
100 McHenry Street

Examples of Gothic Revival style buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
208 N. Kane Street	House		Surveyed
165 Lewis Street	House		Surveyed
173 Lewis Street	House		Surveyed
100 McHenry Street	St. Mary Catholic Church	1891	Eligible
100 McHenry Street	Good Shepherd Chapel	1979	Surveyed
112 McHenry Street	Immaculate Conception Catholic Church	1854	Eligible
232 N. Perkins Blvd	Holy Cross Lutheran Church	1883	Surveyed
125 E. State Street	First Methodist Episcopal Church	1904	Surveyed
373 W. State Street	God's Acre Cemetery Chapel	1892	Eligible

*Italianate*

The Italianate style dates from approximately 1850 to 1880. These buildings are square or rectangular in plan and, at two stories in height, are often cubic in mass. Its main elements include a low sloped hipped roof with wide soffits that is seemingly supported by a series of decorative oversized wooden brackets. The roof may be topped with a cupola. The fenestration arrangement is regular and balanced with tall thin windows that are topped with decorative window heads or hood moldings. The windows may also be arched. Italianate buildings are often adorned with a decorative full porch or a smaller central porch that is supported by thin wooden columns and decorative brackets.<sup>182</sup>



*Italianate  
Elliot C. Benson House, c. 1875  
125 N. Kane Street*

Examples of Italianate style buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
241 & 249 Amanda Street	House		Surveyed
209 E. Chestnut Street	House		Eligible
158 W. Chestnut Street	House		Surveyed
290 W. Jefferson Street	House		Surveyed
125 N. Kane Street	Elliot C. Benson House	c. 1875	Eligible
332 Milwaukee Avenue	House		Surveyed
101 S. Pine Street	House		Surveyed
233 W. State Street	School Sisters of Notre Dame Convent	1890	Surveyed

*Romanesque Revival*

Romanesque Revival architecture was popular in Wisconsin from 1855 to 1885. These buildings tend to be monochromatic and constructed of brick or stone. They are very heavy and massive in their appearance. Openings are exaggerated and often have thick, elaborate round arched tops. Buildings of this style may have towers and buttresses. In the later years of this period, polychromatic finishes appeared in a more Victorian Romanesque style that used different colored and textured stone or brick to highlight decorative elements of the building.<sup>183</sup>



*Romanesque Revival  
St. Francis Friary, 1930  
2457 S. Browns Lake Drive*

Examples of Romanesque Revival style buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
701 S. Browns Lake Drive	Burlington Cemetery Chapel	1921	Eligible
2457 S. Browns Lake Drive	St. Francis Friary	1930	Eligible

### *High Victorian Gothic*

The High Victorian Gothic style was used relatively rarely in Wisconsin, most often from 1865 to 1900. Eclecticism characterizes styles of the High Victorian period; during which features of Gothic Revival, Italianate, Romanesque, and Second Empire were often combined to compose picturesque facades. High Victorian Gothic buildings exhibit heavier detailing and more complex massing than the earlier Gothic Revival style. Hallmarks of the style include pointed arches and a polychromatic effect achieved by the use of materials of differing textures and colors.<sup>184</sup>



*High Victorian Gothic*  
*St. John the Divine Episcopal Church, 1893*  
*124 S. Edward Street*

An example of High Victorian Gothic style buildings in Burlington includes the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
124 S. Edward Street	St. John the Divine Episcopal Church	1893	Surveyed

### *Queen Anne*

The Queen Anne style was popular in Wisconsin from 1880 to 1910. This style is highlighted by its asymmetrical plan and massing and lavish surface decoration. Architectural elements that lend to the varied massing include towers, turrets, tall chimneys, large wrap-around porches, bays, and other projecting elements. Steeply sloped roofs with multiple gables and hips are evident in this style. Wall surfaces tend to be adorned with wood clapboards, scalloped fish scale shingles, stone, brick, as well as other ornamental details. The fenestration on these types of buildings is often irregular and may include a border of colored glazing in the upper sash of a double hung window.<sup>185</sup>



*Queen Anne*  
*Charles A. & Sarah Jones House, 1896*  
*225 N. Kane Street*

Examples of Queen Anne style buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
300 W. Chestnut Street	Archibald Sutton Schiller House	c. 1892	Surveyed
233 S. Edward Street	House		Eligible
149 & 151 W. Jefferson Street	John Pieters House	c. 1910	Surveyed
225 N. Kane Street	Charles A. & Sarah Jones House	1896	Eligible
200 S. Kane Street	E. E. Mills House	<1898	Eligible
201 S. Kane Street	Anthony & Elisa Meinhardt House	1882	Eligible
233 S. Kane Street	O. B. Rittmann House	c. 1910	Eligible
230 Milwaukee Avenue	Barney J. Wentker Saloon	1908	Eligible
187 & 189 S. Pine Street	B. H. Rewald House	c. 1910	Eligible
164 W. State Street	Joseph P. Rueter House	1898	Eligible

### *American Craftsman*

The American Craftsman style, descending from the English Arts and Crafts movement in the nineteenth century, was popular in Wisconsin from 1900 to 1920. In Wisconsin, American Craftsman style houses are two and one-half stories in height and constructed of brick, stucco, or stone with contrasting wood bands. The style is distinguishable by its characteristic quality construction and simple exterior and interior detailing such as broad gable or hipped roofs, one or two large front dormers, decorative brackets or rafters, prominent chimneys, and simple sashes. Glazed sun porches or open wood pergolas are common in addition to the style's hallmark open porch and heavy piers.<sup>186</sup>



*American Craftsman  
Minneapolis, St. Paul & Sault Ste. Marie  
Railroad Depot, 1916*

Examples of American Craftsman style buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
101 S. Edward Street	Dr. H. H. Newbury House		Surveyed
824 N. Pine Street	Minneapolis, St. Paul & Sault Ste. Marie Railroad Depot	1916	Eligible

### *American Foursquare*

The American Foursquare style, popularized by mail-order catalogues and speculative builders, was popular in Wisconsin from 1900 to 1930. Part of a larger movement toward more simplified and rectilinear residential architecture, the style is primarily distinguished by its boxy massing, broad proportions, and lack of overt stylistic references. A typical residence is two stories in height, with a hipped roof, widely overhanging eaves, and a central dormer. The simple exterior is a reflection of the straightforward interior plan of the Foursquare, typically featuring four large rooms on each floor and a corner entry hall and stairwell. A one-story porch spanning the front façade, another essential component of the American Foursquare plan, often features Tuscan columns and a filled-in or balustraded railing. Exterior surface materials commonly include brick, stone, stucco, concrete block, clapboards, and shingles. Often the exterior is articulated by floor with alternating materials. Occasionally, the style's simplicity is embellished by details of the Period Revival, Craftsman, or Prairie styles.<sup>187</sup>



*American Foursquare  
House, c. 1920  
217 N. Kane Street*

Examples of American Foursquare style buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
441 W. Chestnut Street	House	c. 1922	Surveyed
549 W. Chestnut Street	Edwin & Lucille Perkins Caldwell House	1908	Eligible
308 Johnson Street	House		Surveyed
124 N. Kane Street	W. H. Allen House	1916	Surveyed
217 N. Kane Street	House	c. 1920	Surveyed
140 S. Kane Street	Isabelle McKercher House	c. 1920	Surveyed
348 S. Kane Street	Vincent & Florence Uhen House	c. 1920	Surveyed
140 Kendall Street	House	c. 1910	Surveyed
341 Lewis Street	House		Surveyed
457 W. State Street	House	c. 1920	Surveyed

### *Bungalow*

From 1910 to 1940, the Bungalow style was very popular in Wisconsin. Houses, classified in this style because of their plan and not because of their aesthetics, can appear in several variants. They can be one story or two stories; roofs can be gabled or hipped and may have decorative, exposed rafter ends. If the house is one story, the roof is generally low sloped. If the house is two stories, the roof often starts above the first floor and is more steeply pitched to allow for the second floor. Features of Bungalow Style buildings include dominant fireplaces and chimney, exposed and exaggerated structural elements, and porches supported by massive piers. The exterior design is adaptable to many different stylistic interpretations and can be seen with Colonial, Craftsman, Tudor, Japanese, and Spanish influences. Buildings of this style are clad in natural materials such as wood clapboards, shingles, brick, stone, stucco, or a combination thereof in order to achieve the desired stylistic interpretation.<sup>188</sup>



*Bungalow*  
Charles B. Jr. & Rosa Wagner House, c. 1920  
301 N. Kane Street

Examples of Bungalow style buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
300 Henry Street	Olaf & Josephine Hoganson House	c. 1920	Surveyed
449 Herman Street	House	c. 1910	Surveyed
172 W. Highland Avenue	House	1927	Surveyed
301 N. Kane Street	Charles B. Jr. & Rosa Wagner House	c. 1920	Eligible
141 Kendall Street	House	1921	Surveyed
172 Kendall Street	George & Mary Williams House	c. 1920	Surveyed
340 S. Perkins Boulevard	Flora Korn House	c. 1910	Surveyed
207 Randolph Street	House	1922	Surveyed
180 W. State Street	House	1924	Surveyed
101 E. Washington Street	G. P. Luettgen House	c. 1920	Surveyed

*Period Revival*

Period Revival Styles were popular in Wisconsin from 1900 to 1940. As their name suggests, period revival styles are reminiscent of a wide range of earlier styles. The intent of many period revival architects was creative interpretation of the style, not exact replication of historic precedent.<sup>189</sup>

*Colonial Revival*

The Colonial Revival style became especially popular in the early twentieth century due to the restoration of Williamsburg, Virginia. The style is characterized by side gable roofs, dormers, simple columns and pilasters, denticulated cornices, and shutters. Residential structures are typically two stories in height and faced with wood clapboards. Most commonly rectangular in plan, later residential examples may assume an L-shaped form to accommodate a breezeway and garage. The symmetry of examples with a rectangular plan is often offset by a small wing on either of the gable ends. Due to the style's simplicity and regularity, it lent itself well to standardization. Builders used a colonial sensibility for many houses in the early decades of the twentieth century.<sup>190</sup>



*Colonial Revival House, 1922  
157 Duane Street*

Examples of Colonial Revival style buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
201 Capital Street	Edward M. & Irma Bulgrin House	1925	Surveyed
157 Duane Street	House	1922	Surveyed
408 James Street	House		Surveyed
440 Kendall Street	St. Charles Borromeo Congregation Sisters House	1949	Surveyed
456 Kendall Street	St. Charles Borromeo Rectory	1922	Surveyed
333 Randolph Street	House	1935	Surveyed
340 Randolph Street	House	c. 1940	Surveyed
349 Randolph Street	Leo A. Lankie House	c. 1930	Surveyed
373 Randolph Street	Benjamin H. & Katie Leach House	1925	Surveyed
389 Randolph Street	House	1938	Surveyed

*Dutch Colonial Revival*

The Dutch Colonial Revival style is less formal than the Colonial, Georgian, or Regency period revival styles. Examples of the style are most easily identified by a gambrel roof, occasionally ending with deep, flared eaves. Clapboards, shingles, brick, and stone are materials commonly used in combination on the exteriors. The



*Dutch Colonial Revival W. M. Huse House, c. 1910  
241 S. Kane Street*

symmetry of the style is often offset by a small wing on either of the gable ends. The style was especially popular for small-scale residences in early twentieth century suburbs.<sup>191</sup>

Examples of Dutch Colonial Revival style buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
141 Duane Street	House	1925	Surveyed
173 Duane Street	Lawrence & Evelyn Murphy House	1925	Surveyed
249 E. Highland Avenue	House	1932	Surveyed
164 W. Highland Avenue	House	1925	Surveyed
241 S. Kane Street	W. M. Huse House	c. 1910	Surveyed
257 S. Kane Street	Donald W. & Stella Dardis House	1925	Surveyed
332 S. Kane Street	August Luebbers House	c. 1910	Surveyed
209 Kendall Street	William & Lila Stanfield House	c. 1920	Surveyed
773 & 775 N. Pine Street	House	1915	Surveyed
365 Randolph Street	House	1932	Surveyed

### *Tudor Revival*

The Tudor Revival style drew primarily upon sixteenth century English precedents. Typical elements include masonry construction and the style's hallmark half timbering, generally on the second floor or gable ends, infilled with stucco or brick. A common variant of the style are smaller brick homes with an asymmetrical, steeply pitched, gabled entry. In either case, these homes are asymmetrical, but balanced in composition, irregular in plan, and have steeply sloped gable roofs and decorative casement windows.<sup>192</sup>



*Tudor Revival  
Ruzicka House, 1931  
457 S. Kane Street*

Examples of Tudor Revival style buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
441 Conkey Street	St. Charles Borromeo Catholic Church	1910	Eligible
165 Duane Street	House	c. 1930	Surveyed
208 Gardner Avenue	House	1935	Surveyed
209 Gardner Avenue	House	1943	Surveyed
141 W. Highland Avenue	House	1914	Surveyed
373 S. Kane Street	Louis H. & Ella Rohr House	1908	Eligible
432 S. Kane Street	House	c. 1930	Surveyed
457 S. Kane Street	Ruzicka House	1931	Eligible
325 Randolph Street	House	1927	Surveyed
390 W. State Street	House	1941	Surveyed

*Mediterranean Revival:*

The Mediterranean Revival style is relatively rare in Wisconsin. Homes in this style are often architect designed and constructed of brick with stone trim. They may feature straight or arched openings, columns, stone balconies and porch railings, and low sloped, red clay tile, hipped roofs. The Mediterranean Revival style is often planned around a courtyard and exhibits flat wall surfaces, broken by arcading, terra cotta, plaster, or tile ornamentation, sometimes drawing on classical motifs. This style is often used for both residential and commercial buildings.<sup>193</sup>



*Mediterranean Revival  
St. Mary Catholic High School, 1925  
148 McHenry Street*

Examples of Mediterranean Revival style buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
2457 S. Browns Lake Drive	Portiuncula Chapel	1940	Eligible
325 S. Kane Street	House	1935	Surveyed
148 McHenry Street	St. Mary Catholic High School	1925	Eligible
101 E. State Street	Charles Roy & Elfrieda McCanna House	1919	Surveyed

*Spanish Colonial Revival:*

The Spanish Colonial Revival style is even rarer than the Mediterranean Revival style in Wisconsin. Spanish Colonial Revival style buildings generally appear less restrained than Mediterranean Revival yet are also characterized by red tile roofs, heavy brackets, and flat wall surfaces, typically plastered, broken by arcading, terra cotta, plaster, or tile ornamentation. They also feature straight or arched openings, wrought iron balconies and porch railings, and low sloped, red clay tile hipped and gable roofs. The style can have a rustic demeanor and include mission-style elements such as wooden vigas, iron grillwork, and shaped gables.<sup>194</sup>



*Spanish Colonial Revival  
George & Nellie Harper House, 1925  
101 S. Kane Street*

An example of Spanish Colonial Revival style buildings in Burlington includes the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
101 S. Kane Street	George & Nellie Harper House	1925	Eligible

*Art Deco*

Art Deco is a more modern style, dating from 1925 to 1940 in Wisconsin. It features clean, smooth surfaces and geometrical massing with stepped or setback facade and a vertical orientation. These buildings are adorned with stylized decorative elements and sunrise, zigzag, or chevron patterns made of metals, glazed bricks, or mosaic tiles which are used at openings, spandrels, or parapets. Windows and doors are often metal.<sup>195</sup>



*Art Deco  
Temple of Free Masonry, 1929  
325 N. Kane Street*

Examples of Art Deco style buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
317 N. Dodge Street	Commercial Building		Surveyed
325 N. Kane Street	Temple of Free Masonry	1929	Eligible

*International Style*

The International Style was first defined by Henry-Russell Hitchcock and Phillip Johnson in their 1932 publication, *The International Style: Architecture Since 1922*. They noted three principles of the style. The first is an emphasis on volume or space enclosed by thin planes instead of a suggestion of mass and solidity. Second was regularity, an underlying orderliness seen clearly before the outside surfaces are applied. The third principle was the avoidance of applied, surface decoration, instead depending on the intrinsic qualities of the materials, technical perfection, and proportions for aesthetic richness. Thus, International Style buildings do not imitate or recall past styles. Windows tend to be grouped in vertical or horizontal bands, commonly wrapping around corners. Small scale residential examples of the style are small, cube-like structures, typically covered with glazed tile, stucco, brick, concrete block, or composition panels. If present, detailing is often of an Art Moderne influence.<sup>196</sup>



*International Style  
House, 1938  
157 N. Elmwood Avenue*

An example of International Style buildings in Burlington includes the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
157 N. Elmwood Avenue	House	1938	Eligible

*Ranch*

The Ranch style, which originated in California during the 1930s, reflects design for a more informal lifestyle. It became popular throughout the United States after World War II for suburban single-family residences. It was used extensively in large and affordable suburban tract developments of the mid- to late-twentieth century. Ranch may incorporate elements of other historic styles; echo the low profile of the Bungalow style; the wide, overhanging hip roofs of the Prairie style; and the minimalism and wrapped corner windows of the International Style. Ranch homes are typically single story or bi-level, often rambling with hipped or gabled roofs. They are generally rectangular, L-, or U-shaped in plan with horizontal and asymmetrical façades. Attached garages, sliding glass doors, and large picture windows are common features.<sup>197</sup>



*Ranch  
Jack Berry House, 1970  
625 Madison Street*

Examples of Ranch style buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
225 S. Kane Street	Leland Koch House	c. 1950	Surveyed
448 S. Kane Street	Art Roberts House	1953	Surveyed
309 N. Kendrick Avenue	Francis C. Sommers House	1956	Surveyed
625 Madison Street	Jack Berry House	1970	Surveyed
240 N. Main Street	Dr. L. E. Ryall Dental Office	1965	Surveyed
300 Park Avenue	Robert Bauman House	1966	Surveyed
340 Park Avenue	Martin J. Itzin House	1960	Surveyed
525 Park Avenue	Phillip Reinfeldt House	1967	Surveyed
539 Tower Street	Hieron Bauman House	1969	Surveyed
516 N. Westridge Avenue	House	1960	Surveyed

*Lustron*

The Lustron Corporation, a division of the Chicago Vitreous Enamel Corporation led by industrialist Carl Strandlund, received a \$12.5-million Reconstruction Finance Corporation Loan in January of 1947 to mass-produce prefabricated, enameled steel houses in response to the shortage of houses for returning veterans. The corporation constructed around 3,000 Lustron homes between 1948 and 1950, designed by Morris Beckman of the Chicago firm Beckman and Blass, and produced in its plant in Columbus, Ohio.<sup>198</sup>



*Lustron  
Walter Yonk Jr. House, 1949  
340 Origen Street*

The company offered three lines of Lustron homes, each available in two- or three-bedroom models, with the choice of eight exterior color options: "Surf Blue," "Blue-green," "Dove Gray,"

"Maize Yellow," "Desert Tan," Green, Pink, and White. Lustron homes featured metal-paneled interior walls, pocket doors, metal cabinetry, metal ceiling tiles, and built-in wall units to maximize space. Two window types were originally utilized on the Lustron homes, three-light or square aluminum casements and "tripartites," a central light flanked by two four-light casement windows. Exterior doors featured a single light of translucent, rippled glass. The most dynamic feature of the Lustron homes was a zig-zag downspout accent on the buildings' front and rear corners, which in some models, doubles as a support for an open porch.<sup>199</sup>

Examples of Lustron homes in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
419 McHenry Street	George A. Borgo House	1949	Eligible
340 Origen Street	Walter Yonk Jr. House	1949	Eligible
356 S. Perkins Blvd	House	1949	Eligible
457 Randolph Street	Arthur E. Brenton House	1949	Eligible

### *Contemporary*

The term Contemporary is used to describe mid- and late-twentieth century buildings that cannot be ascribed to styles detailed previously in this chapter. Architectural historians and architects have identified names for many contemporary theories of architecture; however, buildings of these genres are now first reaching sufficient age to be evaluated for significance per National Register criterion.<sup>200</sup>



*Contemporary*  
L. W. & Kathy Nicholson House, 1966  
148 Midwood Drive

Examples of Contemporary style buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
394 Amanda Street	Burlington Community Pool Bathhouse	1965	Eligible
197 W. Chestnut Street	Burlington Savings & Loan Building	1972	Surveyed
124 S. Dodge Street	Murphy Products Company Office	1949	Eligible
567 Edgewood Drive	Edgewood Apartments		Surveyed
417 S. Kane Street	Our Savior Lutheran Church	1965	Eligible
148 Midwood Drive	L. W. & Kathy Nicholson House	1966	Eligible
401 Milwaukee Avenue	Red Owl Food Store	1968	Eligible
733 Milwaukee Avenue	Rainbow Motel	1961	Eligible
100 S. Pine Street	Burlington Post Office	1961	Eligible
225 W. State Street	St. Mary's School	1955	Eligible

## Vernacular Forms

Vernacular architecture is a term for buildings easily described as a “backdrop” to others that can be attributed to the previously described styles. These common buildings, whose distinguishing characteristic is their simplicity, are generally classified by their exterior massing, roof shape, and number of stories.<sup>201</sup>

### *Front Gable*

The front gable was a common form for houses, commercial buildings, halls, churches, schools, and other types of buildings in both rural and urban Wisconsin communities from 1840 well into the twentieth century. Characterized by a rectangular plan and gabled roof, the form is named so as its major façade is placed on the gable end of the building. Front gabled buildings are most commonly one-and-a-half stories in Wisconsin; however, one, two, and two-and-a-half story versions are found. Proportions of earlier examples of the form are narrower in width than the later, generally broader examples regardless of the number of stories.

Correspondingly, roofs of earlier examples tend to be steeper and later versions more gently sloped. While typically symmetrical, a central or offset entry door may be sheltered by a small porch, uncovered stoop, or full porch with shed or hipped roof.<sup>202</sup>



*Front Gable*  
*Church of Jesus Christ of Latter Day Saints,*  
*1926*  
*4207 Mormon Road*

The front gable form typically has a clapboard-clad, or occasionally brick, exterior. Simply detailed sills and lintels, turned porch posts, decorative shingles, and oversized parlor windows are commonly the only decorative embellishment associated with the form, a lack of which disassociates the form from recognized styles of the same period the front gable form predominates. This front gable form should not be confused with mundane versions of other major styles.<sup>203</sup>

Examples of front gabled buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
449 Beloit Street	Whitman School	1839	Surveyed
109 Conkey Street	House		Surveyed
248 S. Edward Street	Elizabeth Albrecht House	c. 1910	Surveyed
356 Henry Street	House	1915	Surveyed
125 W. Highland Avenue	N. H. Bottomley House	c. 1910	Surveyed
180 W. Highland Avenue	Fred & Rose Pella House	1918	Surveyed
108 Johnson Street	Henry Pruemers House	c. 1910	Surveyed
416 S. Kane Street	Edward B. Rueter House	c. 1940	Surveyed
4207 Mormon Road	Church of Jesus Christ of Latter Day Saints	1926	Eligible
505 Storle Street	House	c. 1920	Surveyed

### *Side Gable*

The side gable form, while also used for commercial and public buildings, is predominately one of the earliest and most universal of all residential forms. It has been built around the world for centuries and during all periods of white settlement in Wisconsin with a variety of materials by various ethnic groups, especially between 1840 and 1940. The form is characterized by a rectangular plan and generally low-sloped gabled roof with its major façade on one of the long sides and its roof gables on the short ends. The side gable form is often adapted to half-story heights with or without dormers, from one to three stories; the one-and-a-half story version being most common in Wisconsin.<sup>204</sup>



*Side Gable  
Montgomery House, 1848  
4325 Mormon Road*

While most side gables commonly covered in clapboards, side gabled buildings can also be commonly found constructed of fieldstone, cut stone, or brick. Many early examples are log or timber-framed structures. As with other vernacular forms, earlier examples tend to be narrower, often only one room wide. Added wings are very common on the side gable form, often as a one-story with a shed roof along the rear wall or as perpendicular extensions that form a T- or L-shaped plan to the rear. Porches are very common, partially or entirely spanning the front façade, and may have the building's only decorative embellishment such as small brackets or turned posts. The porch roof is generally not an extension of the main roof but is a separate shed, flat, or hipped roof.<sup>205</sup>

Examples of side gabled buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
508 E. Jefferson Street	Wilhelm & Maria Riel House	c. 1840	Surveyed
309 N. Main Street	House		Surveyed
4325 Mormon Road	Montgomery House	1848	Eligible

### *Gabled Ell*

The gabled ell form is one of the most ubiquitous vernacular building types built in Wisconsin from 1860 to 1910 and nearly always a residential form. The name is attributed to all buildings that are cruciform, “L,” or “T” shaped in plan. Gabled ells generally appear as two gabled wings perpendicular to each other, with the exception of the cruciform version which appears as a central front gable wing flanked by perpendicular wings on each side. Although it is uncertain with what frequency construction of the two wings of the gabled ell form was done as a whole unit, it is certain that the form commonly evolved from front or side gabled buildings. Examples of the gabled ell form exhibit a variety



*Gabled Ell  
House, c. 1900  
125 W. Jefferson Street*

of combinations of stories amongst its multiple wings; although a one-and-a-half story main block with a one-story side wing is most common. Constrained by generally narrow urban lot sizes, gabled ells appear more commonly in rural or small communities. Exterior surfaces are most often covered with clapboards; however, brick and stone are not uncommon. A porch with either a shed or hipped roof is most always located at the ell created by the junction of the two wings and has often been enclosed. The main entry door located on the porch and is commonly located on either or both walls. The only decorative elements of the gabled ell are generally brackets, turned posts, and a balustrade on the porch, making it the most visually interesting element of the otherwise simple form. Early examples may exhibit modest references to the Greek Revival or Italianate styles.<sup>206</sup>

Examples of gabled ells in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
156 W. Highland Avenue	House	c. 1910	Surveyed
124 W. Jefferson Street	House		Surveyed
125 W. Jefferson Street	House	c. 1900	Surveyed
189 W. Jefferson Street	House		Surveyed
201 & 203 N. Kane Street	House	c. 1910	Surveyed
308 S. Kane Street	House		Surveyed
140 Lewis Street	House		Surveyed
141 W. State Street	House	c. 1870	Surveyed

### *Two-Story Cube*

The two-story cube, a vernacular residential form commonly built in Wisconsin during the mid-nineteenth century, is characterized by its boxy massing, square proportions, and hipped roof with minimal overhang. Two-story cubes generally have simple exteriors of brick, clapboard, and less frequently, stucco; however, materials are rarely juxtaposed as in the later and similar American Foursquare style. Windows are generally located symmetrically across the façade and articulated with simple frames, lintels, and sills. In most examples, a hip-roofed front porch spans the front façade or at least covers the centrally placed or offset entry door. Generally, absence of decoration distinguishes the two-story cube form from other defined styles; the only decorative elements of the two-story cube may include porch brackets and turned posts on earlier examples and Tuscan columns and a balustrade on later examples.<sup>207</sup>



*Two-Story Cube  
Pliny Merrick & Ellen A. Perkins House,  
c. 1845  
565 W. State Street*

An example of two-story cube buildings in Burlington includes the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
565 W. State Street	Pliny Merrick & Ellen A. Perkins House	c. 1845	Eligible

### *One-Story Cube*

The one-story cube, commonly built in Wisconsin between 1870 and 1930, is characterized by diminutive proportions. With a square or rectangular plan, one-story cubes convey a sense of cubic dimensions, from the ground to the typically hipped roof top, approximately the same as the front width. One-story cube houses almost always have a full front porch, often recessed under the front roof. Decoration is even less common than other vernacular forms; however, later versions may exhibit to Bungalow, Craftsman, or Prairie details. Usually sided with clapboards, brick and stucco examples do exist. Windows are plain, and irregularly spaced. The main entry door is nearly always centrally placed. Small dormers with either shed or hipped roofs often appear on the front façade. One or more back additions are common, typically telescoping out from the original cube in the buildings rear.<sup>208</sup>



*One-Story Cube House, c. 1940  
357 Alice Street*

An example of one-story cube buildings in Burlington includes the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
357 Alice Street	House	c. 1940	Surveyed

### *Cross Gable*

The cross gable was commonly built in Wisconsin from 1890 to 1930, usually two stories in height, roughly square in plan, and with two intersecting, identical gable or gambrel roofs whose ridges form a cruciform. Lesser examples may achieve the crossed gabled roofs with oversized roof or wall dormers. Early examples tend to feature delicate reminders of the Queen Anne style, while later examples may exhibit broad proportions, squatty form, and other elements of the American Foursquare and Bungalow styles. However, due to their simplicity and general lack of adornments, cross gabled buildings are not strongly associated with any style. Roof lines broken by small gables and full front porches with low, often gabled, roofs are typical. Most often clapboard-clad examples, porches often feature wood balustrades; however, masonry examples with either masonry or wooden porches are not uncommon. Windows are often paired or tripled and randomly spaced on all but the front façade, which may be organized symmetrically despite an often offset front door.<sup>209</sup>



*Cross Gable House  
225 & 227 N. Pine Street*

Examples of cross gabled buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
224 Amanda Street	House		Surveyed
317 Conkey Street	House		Surveyed
341 Conkey Street	House		Surveyed
316 Kendall Street	House		Surveyed
225 & 227 S. Pine Street	House		Surveyed
216 & 218 W. State Street	Frank Rueter House		Surveyed

*Commercial Vernacular*

Commercial Vernacular is a generalist style for nineteenth century commercial buildings that do not quite fit into high style categories. They may have elements of Italianate, Romanesque, or Queen Anne styles, but not enough to categorize them as such. For instance, a first floor storefront may be reminiscent of a particular period, but with no evidence of that period throughout the rest of the facade. Second story openings may have hood moldings or be arched, and the parapet of the building may be adorned with a decorative corbelled cornice. In many communities early Commercial Vernacular buildings were constructed of wood, but were taken by fire over the years. Remaining buildings are of brick or stone.<sup>210</sup>



*Commercial Vernacular  
Jacob Muth Brewery, 1872  
109 N. Main Street*

Examples of 19<sup>th</sup> Century Commercial Vernacular buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
233, 235 & 237 W. Jefferson Street	Colburn Tavern	< 1898	Surveyed
109 N. Main Street	Jacob Muth Brewery	1872	Surveyed
801, 803 & 805 N. Pine Street & 525 Kendall Street	Henry Plate Hotel	1890	Surveyed

*Twentieth Century Commercial*

Similar to Commercial Vernacular, Twentieth Century Commercial is a generalist style for twentieth century commercial buildings that do not quite fit into the high style categories described above or below. They are simpler, undecorated buildings with very little architectural ornamentation. The only ornamentation that may appear in the building may come in the form of decorative brickwork at the parapet.<sup>211</sup>



*Twentieth Century Commercial  
Burlington Brass Works Foundry, 1902  
432, 442, 446, 448 & 450 S. Pine Street*

Examples of 20<sup>th</sup> Century Commercial buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
100 S. Dodge Street	Badger Dairy Company Building	1920	Surveyed
241 & 243 W. Jefferson Street	Joseph A. Yanny Building	1910	Surveyed
208 N. Main Street	Hersh's Washerette Building	1948	Surveyed
841 Milwaukee Avenue	Rewald Electric Company Building	1951	Surveyed
432, 442, 446, 448 & 450 S. Pine Street	Burlington Brass Works Foundry	1902	Eligible

### *Astylistic Utilitarian*

The term astylistic utilitarian is used to describe buildings and other structures built for their utility alone and cannot be attributed to the previously described styles or forms. Generally service and outbuildings, these structures were typically constructed with minimal architectural detail and their form dictated by functional requirements.



*White River Bridge, 1877  
3801 Bieneman Road (Town of Burlington)*

Examples of astylistic utilitarian structures in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
324 Alice Street	Olaf Hoganson Carpenter Shop		Surveyed
3801 Bieneman Road (Town of Burlington)	White River Bridge	1877	Eligible
208 Capital Street	Carriage House		Surveyed
389 Lewis Street	Lewis Street Water Tower	1890	Eligible
524 Madison Street	Carriage House		Surveyed
733 Milwaukee Avenue	Rainbow Motel Poolhouse	1962	Surveyed
341 Origen Street	Well No. 7	1947	Surveyed
440 Origen Street	Carriage House	1915	Surveyed
824 N. Pine Street	Shed		Surveyed
540 Storle Street	Edwin & Lucille Perkins Caldwell Carriage House	1908	Surveyed

## Construction Materials and Methods

### *Wood*

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



*B. H. Rewald House, c. 1910  
187 & 189 S. Pine Street*

Examples of historic wood framed and sided buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
300 W. Chestnut Street	Archibald Sutton Schiller House	c. 1892	Surveyed
449 Herman Street	House	c. 1910	Surveyed
172 W. Highland Avenue	House	1927	Surveyed
149 & 151 W. Jefferson Street	John Pieters House	c. 1910	Surveyed
180 W. Jefferson Street	House		Surveyed
225 N. Kane Street	Charles A. & Sarah Jones House	1896	Eligible
200 S. Kane Street	E. E. Mills House	< 1898	Eligible
233 S. Kane Street	O. B. Rittmann House	c. 1910	Eligible
241 S. Kane Street	W. M. Huse House	c. 1910	Surveyed
187 & 189 S. Pine Street	B. H. Rewald House	c. 1910	Eligible

### *Half-Timber*

To coincide with many of the examples of Tudor Revival style buildings, Burlington has several buildings with extant half-timber exteriors. Variants on this construction method include infill materials of brick or stucco.

Examples of historic buildings in Burlington exhibiting half-timber include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
208 S. Edward Street	George & Ellen Uebele House	c. 1920	Surveyed
141 W. Highland Avenue	House	1914	Surveyed
373 S. Kane Street	Louis H. & Ella Rohr House	1908	Eligible
457 S. Kane Street	Ruzicka House	1931	Eligible
201 McHenry Street	House		Surveyed
133 S. Perkins Boulevard	House		Surveyed
340 S. Perkins Boulevard	Flora Korn House	c. 1910	Surveyed



*Louis H. & Ella Rohr House, 1908  
373 S. Kane Street*

### *Stone*

Stone was a popular construction material historically due to its fire resistive properties and aesthetic qualities. It was used in churches, schools, and high end houses. A wide variety of masonry construction techniques and stone types were used throughout Burlington. Masonry patterns found in Burlington include uncoursed fieldstone, uncoursed roughly square, and coursed ashlar. While there are a few examples of more refined, smooth cut stone facades, the overwhelming majority of stone buildings in Burlington have rusticated stone facades, with rectangular or square building stones having a rough or rock face.



*Burlington Cemetery Chapel, 1921  
701 S. Browns Lake Drive*

During the period of Burlington’s development, limestone was considered one of the best materials for foundations and was also used extensively for window sills and other decorative trim on masonry buildings. Limestone was quarried locally around Burlington. The “sunset stone” from the nearby Voree Quarry has a rust-yellow color with a soft blending of rainbow hues.<sup>212</sup>

Examples of historic stone buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
701 S. Browns Lake Drive	Burlington Cemetery Chapel	1921	Eligible
2457 S. Browns Lake Drive	Portiuncula Chapel	1940	Eligible
2457 S. Browns Lake Drive	Our Lady of Lourdes Grotto	1935	Surveyed
2457 S. Browns Lake Drive	Our Lady of Czestochowa Grotto	1968	Surveyed
126 Chapel Terrace	Cross Evangelical Lutheran Church	1962	Surveyed
201 S. Kane Street	Anthony & Elisa Meinhardt House	1882	Eligible
225 S. Kane Street	Leland Koch House	c. 1950	Surveyed
457 S. Kane Street	Ruzicka House	1931	Eligible
389 Lewis Street	Lewis Street Water Tower		Eligible
4325 Mormon Road	Montgomery House	1848	Eligible

### *Cobblestone*

Burlington uniquely boasts numerous cobblestone buildings that were largely built by the city’s German immigrants during the mid-nineteenth century.



*Immaculate Conception Catholic Church, 1854  
112 McHenry Street*

Examples of historic cobblestone buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
508 E. Jefferson Street	Wilhelm & Maria Riel House	c. 1840	Surveyed
200 & 202 W. Jefferson Street	John Heinrich & Catharina Burhans House	c. 1853	Eligible
208 & 210 W. Jefferson Street	John Heinrich Reuter House	c. 1853	Surveyed
216 W. Jefferson Street	Ephraim & Lucy Perkins House	< 1851	Surveyed
309 N. Main Street	House		Surveyed
112 McHenry Street	Immaculate Conception Catholic Church	1854	Eligible
357 & 359 Milwaukee Avenue	House		Surveyed
117 W. State Street	Deacon Trueworthy Durgin House	c. 1848	Surveyed
132 W. State Street	House		Eligible
565 W. State Street	Pliny Merrick & Ellen A. Perkins House	c. 1845	Eligible

## Concrete

An experimental building material during the early twentieth century, historically, concrete was rarely used as an exterior finish material in Wisconsin.

Pre-stressed and pre-cast concrete products were manufactured in Burlington by J. W. Peters & Sons starting in 1961, whose standardized double-T floor and roof members, beams, and columns and special pre-cast shapes and finishes were used on many buildings locally as well as across the Midwest.<sup>213</sup>



*Red Owl Food Store, 1968  
401 Milwaukee Avenue*

Examples of concrete historic buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
394 Amanda Street	Burlington Community Pool Bathhouse	1965	Eligible
2457 S. Browns Lake Drive	Our Lady of Lourdes Service Building	1958	Surveyed
441 W. Chestnut Street	House	c. 1922	Surveyed
317 N. Dodge Street	Commercial Building		Surveyed
201 S. Kendrick Avenue	Burlington Junior High School	1964	Surveyed
148 Midwood Drive	L. W. & Kathy Nicholson House	1966	Eligible
401 Milwaukee Avenue	Red Owl Food Store	1968	Eligible
733 Milwaukee Avenue	Rainbow Motel	1961	Surveyed
4207 N. Mormon Road	Church of Jesus Christ of Latter Day Saints	1926	Eligible
587 E. State Street	Knights of Columbus Burlington Council 1578	c. 1961	Surveyed

## Brick

Historically, brick was a very popular building material in Wisconsin. Due to fear of fire, it became widely used in commercial buildings as a replacement for earlier wood framed buildings. Its use was also prevalent on churches, schools, and as a veneer on wood-framed houses. The bonding technique found most commonly in Burlington is common bond; however, herringbone and basket weave patterns are also found. Brick color in the city ranges from cream, tan, and red to brown.

Brick was manufactured in Burlington by the Burlington Brick & Tile Company, which was founded in 1886. The company's primary product in its early years was a white brick which was used locally on St. Mary's Catholic Church and shipped throughout the country. All of the clay used in the manufacture of the brick and tile was obtained at the company's clay pit on the site of present-day Athletic Park.<sup>214</sup>



*God's Acre Cemetery Chapel, 1892  
373 W. State Street*

Examples of historic brick buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
2457 S. Browns Lake Drive	St. Francis Friary	1930	Eligible
209 E. Chestnut Street	House		Eligible
125 N. Kane Street	Elliot C. Benson House	c. 1875	Eligible
325 N. Kane Street	Temple of Free Masonry	1929	Eligible
101 S. Kane Street	George & Nellie Harper House	1925	Eligible
100 McHenry Street	St. Mary's Catholic Church	1891	Eligible
148 McHenry Street	St. Mary's Catholic High School	1925	Eligible
230 Milwaukee Avenue	Barney J. Wentker Saloon	1908	Eligible
432, 442, 446, 448 & 450 Pine Street	Burlington Brass Works Foundry	1902	Eligible
373 W. State Street	God's Acre Cemetery Chapel	1892	Eligible

### *Stucco*

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



*Louis H. & Ella Rohr House, 1908  
373 S. Kane Street*

Examples of historic stucco buildings in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
165 Duane Street	House	c. 1930	Surveyed
208 S. Edward Street	George & Ellen Uebele House	c. 1920	Surveyed
141 W. Highland Avenue	House	1914	Surveyed
217 N. Kane Street	House	c. 1920	Surveyed
373 S. Kane Street	Louis H. & Ella Rohr House	1908	Eligible
201 McHenry Street	House		Surveyed
133 S. Perkins Boulevard	House		Surveyed
340 S. Perkins Boulevard	Flora Korn House	c. 1910	Surveyed
117 E. State Street	Origen & Julia Ann Perkins House	1846	Surveyed
101 E. Washington Street	G. P. Luetten House	c. 1920	Surveyed

### *Enameled Steel*

Square enameled was used as an exterior wall cladding in square segments and as a shingle-style roofing on prefabricated houses developed by the Lustron Corporation in the post-World War II era in response to the shortage of houses for returning veterans. The extremely durable, low-maintenance enamel finish was utilized to eliminate the



*House, 1949  
356 S. Perkins Boulevard*

repairing and painting required by conventional materials required. The Lustron Corporation produced around 3,000 enameled steel-clad homes across the country between 1948 and 1950 from its plant in Columbus, Ohio.<sup>215</sup>

Examples of historic enameled steel homes in Burlington include the following:

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
419 McHenry Street	George A. Borgo House	1949	Surveyed
340 Origen Street	Walter Yonk Jr. House	1949	Surveyed
356 S. Perkins Boulevard	House	1949	Surveyed
457 Randolph Street	Arthur E. Brenton House	1949	Surveyed

## Architects and Designers

### *N. K. Aldrich*

N. K. Aldrich was an architect with a practice located in Galesburg, Illinois.<sup>216</sup> Little else is known at this time about the career of N. K. Aldrich except for the following resource included in the survey:<sup>217</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
225 N. Kane Street	Charles A. & Sarah Jones House	1896	Eligible

### *Ebling, Plunkett & Keymar*

Herbert L. Ebling was born in Milwaukee in 1892. He apprenticed with the architecture firm Buemming & Guth in Milwaukee from 1913 to 1914, studied fine arts at the Milwaukee State Teacher's College between 1915 and 1917, and worked as a draftsman and field inspector for Eschweiler & Eschweiler in Milwaukee between 1920 and 1930. He was a supervisor of construction with H. Smith & Son from 1930 to 1932, when he became a registered architect.<sup>218</sup>

Henry Plunkett was born in Milwaukee in 1900. After studying at the University of Wisconsin from 1921 to 1923, he went to work as a draftsman at Eschweiler & Eschweiler in Milwaukee in 1925, where it is assumed he met Ebling. In 1933, Plunkett and Ebling formed a partnership under the name Ebling & Plunkett.<sup>219</sup>

Albert F. Keymar was born in Milwaukee in 1897. He worked as a draftsman at the architecture firm of Herbst & Kuenzli, from 1918 to 1920, before working for architect Hugo Haeuser. In 1925, he formed the partnership of Keymar & Nack which lasted until 1931. During which time, from 1928 to 1930, Keymar also attended the University of Wisconsin Extension. He formed a partnership in 1931 with the name Keymar & Steffen, which lasted until 1933. He practiced independently until 1939, at which time he partnered with a Mr. Salby. He worked for the Allis-Chambers Company from 1942 to 1945, when he became a partner with Ebling & Plunkett to form Ebling, Plunkett & Keymar.<sup>220</sup>

The firm became Ebling Plunkett Keymar Reginato Architects in 1958; and the name Ebling was dropped in 1970. The firm became Plunkett Raysich Architects in 1992, which continues to practice to this day with offices located in Milwaukee, Madison, and Northbrook, Illinois.<sup>221</sup>

Resources attributed to Ebling, Plunkett & Keymar in this survey include the following:<sup>222</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
195 Gardner Avenue	Waller Elementary School	1956	Surveyed

### *John J. Flad & Associates*

John J. Flad was born in Madison in 1889. In 1907, he apprenticed with Madison architect James O. Gordon before a brief period of employment as a draftsman for architect Robert Wright. In 1909, Flad moved to Chicago where he worked for several architects and builders, including George Nimmons; Howard Van Doren Shaw; the Chicago, Milwaukee & St. Paul Railroad; and the Leonard Construction Company. Flad returned to Madison in 1914 to work for architect Alvin E. Small. He began an almost two-year period working in the office of the Wisconsin state architect in 1917. From 1922 to 1925, he returned to work for Small. In 1925, Flad formed a partnership with Frank S. Moulton under the name Flad & Moulton. The partnership lasted until 1932, when both began working independently. In 1941, Flad partnered with his relative, Thomas H. Flad, to form the firm John J. Flad & Associates.<sup>223</sup> The firm grew to become a regional practice through the 1950s and 1960s. Flad's son, Joe Flad, continued the practice under the name Flad & Associates after his father's death in 1967. In 1985, Joe sold the practice to five of the firm's employees. In 2008 Flad & Associates changed its name to Flad Architects.<sup>224</sup>

Resources attributed to J. J. Flad & Associates in this survey include the following:<sup>225</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
225 W. State Street	St. Mary Catholic School	1955	Surveyed

### *The Garlinghouse Company*

Lewis F. Garlinghouse, a homebuilder in Topeka, Kansas, began the first home plan business in the United States in 1907. At the end of the First World War, The Garlinghouse Company initially distributed catalogs of home plans to lumber dealers across the country who then distributed the publications to prospective builders to which Garlinghouse sold the blueprints. By the end of World War II, the demand for modestly sized and affordable homes prompted the company to sell its plans directly to consumers. The Garlinghouse Company grew into the world's largest home plan company. L. F. Garlinghouse is credited with designing the "airplane bungalow," an unusual bungalow style with a glassed-in upper level that extends from the front to the rear of the house and resembles a cockpit. The company's 1920s Bungalow Homes catalog billed itself as "the World's Most Popular Plan Book" and contained 105 different plans with a huge variety of stylistic variations. Garlinghouse eventually published plan books for Southern homes, cottages, vacation homes, duplexes, garage apartment homes, Cape Cod-style homes, and ranches. Based in Beaufort, South Carolina, The Garlinghouse Company continues to produce and sell home plans to this day.<sup>226</sup>

Resources attributed to The Garlinghouse Company in this survey include the following:<sup>227</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
209 N. Wisconsin Street	Herman H. Hoerneman House	1952	Surveyed

### *Aubrey Jack Greenberg*

Aubrey Jack Greenberg was an architect with an office in Chicago during the mid-twentieth century.<sup>228</sup> Little else is known at this time about the career of Aubrey Jack Greenberg except for the following resource included in the survey:<sup>229</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
733 Milwaukee Avenue	Rainbow Restaurant	1961	Surveyed

### *George M. Hinkley*

George M. Hinkley was born in Ogden, Utah, in 1892. In 1905, he moved with his family to West Allis, Wisconsin, where his father, George C. Hinkley, worked for the E. P. Allis Company before establishing the Hinkley Company in 1911. The Hinkley Company initially provided mortgages, insurance, and other real estate services, including building, until the mid-1930s. George M. joined his father's business and became a licensed architect in 1932, although he had been practicing as such for nearly twenty years. George M. Hinkley was active as a Mason with the West Allis Lodge #291.<sup>230</sup>

Resources attributed to George M. Hinkley in this survey include the following:<sup>231</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
325 N. Kane Street	Temple of Free Masonry	1929	Eligible

### *Home Design Service*

Home Design Service is a residential design firm that worked in the Burlington area during the mid- to late-twentieth century. Little else is known at this time about Home Design Service except for the following resource included in the survey:<sup>232</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
625 Madison Street	Jack Berry House	1970	Surveyed

### *R. Houlihan*

R. Houlihan was an architect whose office was in Chicago during the mid-twentieth century. Little else is known at this time about the career of R. Houlihan except for the following resource included in the survey:<sup>233</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
416 S. Edwin Street	Edwin Smith House	1946	Surveyed

### *E. F. Ihlenfeld*

E. F. Ihlenfeld was an architect who practiced in the Burlington area during the mid-twentieth century. Little else is known at this time about the career of E. F. Ihlenfeld except for the following resource included in the survey:<sup>234</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
208 N. Main Street	Hersh's Washerette Building	1948	Surveyed

### *Robert Kemp*

Robert Kemp was an architect whose office was in Milwaukee during the mid- to late-twentieth century. Little else is known at this time about the career of E. F. Ihlenfeld except for the following resource included in the survey:<sup>235</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
401 Milwaukee Avenue	Red Owl Food Store	1968	Eligible

### *John Kemptner*

John Kemptner learned the carpenter trade as a boy and worked as a builder, and later as an architect, during the second half of the nineteenth century. In addition to his work in the construction field, he began farming in 1867. Kemptner passed away in 1894. Little else is known at this time about the career of John Kemptner except for the following resource included in the survey:<sup>236</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
112 McHenry Street	Immaculate Conception Catholic Church	1854	Eligible
373 W. State Street	God's Acre Cemetery Chapel	1892	Eligible

### *Edward Townsend Mix*

Edward Townsend Mix was born in New Haven, Connecticut, in 1831. He moved with his parents to Andover, Illinois, in 1836 and to New York City in 1845, where he eventually studied architecture. In 1855, Mix moved to Chicago before settling in Milwaukee the following year and establishing an architectural practice. Edward Townsend Mix served as State architect for Wisconsin from 1864 to 1867. He practiced independently in Milwaukee again until 1882, when he partnered with Walter A. Holbrook. The partnership ended in 1889. During his career, Mix designed many of Milwaukee's most prominent buildings including the Iron Block in 1860, the Academy of Music in 1865, the Plankinton House in 1868, the Mitchell Building in 1878, the Chamber of Commerce Building in 1880, and the Chicago, Milwaukee & St. Paul Depot in 1886. In addition to these, Mix also designed numerous churches and private residences. From 1888 until his death in 1890, Mix was president of the Wisconsin Architectural League.<sup>237</sup>

Resources attributed to Edward Townsend Mix in this survey include the following:<sup>238</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
201 S. Kane Street	Anthony & Elisa Meinhardt House	1882	Eligible

### *Mark Frank Pfaller*

Mark Frank Pfaller was born in Jefferson, Wisconsin, in 1892. He studied mathematics at the University of Wisconsin before working as a draftsman for architect Henry C. Hensel from 1909 to 1910. In the following years, he worked for several other architects and then the City of Milwaukee from 1916 to 1917. In 1918, Pfaller and Nicholas P. Backes established a partnership in Milwaukee. The partnership dissolved in 1924, the year after which, Pfaller became the president of the Eastern Manufacturing Company, a dye manufacturer. That company dissolving after one year, Pfaller worked again as an architect before become vice-president of the Residence Park Building & Loan Association in 1933. Returning again to architecture sometime after 1939, he worked with his son Mark Arthur Pfaller as a draftsman. After Mark Arthur graduated from the University of Notre Dame in 1942 and served in the military during World War II, the father and son established the firm Mark F. Pfaller Associates, Architects in Wauwatosa, Wisconsin. Mark Frank Pfaller retired in 1976 and moved to Florida, where he died in 1982.<sup>239</sup>

Resources attributed to Mark Frank Pfaller in this survey include the following:<sup>240</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
440 Kendall Street	St. Charles Borromeo Congregation Sisters House	1949	Surveyed

### *William J. Raeuber*

William J. Raeuber was an architect whose office was in Manitowoc during the early-twentieth century. Little else is known at this time about the career of William J. Raeuber except for the following resource included in the survey:<sup>241</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
441 Conkey Street	St. Charles Borromeo Catholic Church	1910	Eligible

### *Victor Schulte*

Victor Schulte was an architect who practiced in the Burlington area during the mid-nineteenth century. Little else is known at this time about the career of Victor Schulte except for the following resource included in the survey:<sup>242</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
112 McHenry Street	Immaculate Conception Catholic Church	1854	Eligible

### *Stade & Associates*

Stade & Associates was an architectural firm with an office in Park Ridge, Illinois, during the mid-twentieth century. Little else is known at this time about Stade & Associates except for the following resource included in the survey:<sup>243</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
126 Chapel Terrace	Cross Evangelical Lutheran Church	1962	Surveyed

### *John Topzant*

John Topzant was born in Milwaukee in 1890 and completed his architectural education through correspondence school between 1909 and 1910. He worked as a draftsman for Fred Graf in Milwaukee from 1908 to 1910 and 1912 to 1919; working for Henry J. Rotier in between. In 1919, Topzant established his own practice in Milwaukee.<sup>244</sup>

Resources attributed to John Topzant in this survey include the following:<sup>245</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
124 S. Dodge Street	Murphy Products Company Building	1949	Eligible

### *Derald Milton West*

Derald Milton West was an architect with an office in Lake Geneva during the mid-twentieth century.<sup>246</sup> Little else is known at this time about the career of Derald Milton West except for the following resource included in the survey:<sup>247</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
148 Midwood Drive	L. W. & Kathy Nicholson House	1966	Eligible

### *M. F. White*

M. F. White was an architect for the Wilbur Lumber Company in Milwaukee during the early twentieth century.<sup>248</sup> Little else is known at this time about the career of M. F. White except for the following resource included in the survey:<sup>249</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
100 S. Dodge Street	Badger Dairy Company Building	1920	Surveyed

## Contractors and Masons

### *Jacob Brehm*

Jacob Brehm was a builder in Burlington during the mid-nineteenth century. He constructed his house in Burlington around 1850. Little else is known at this time about the career of Jacob Brehm except that the following resource included in the survey can be attributed to him:<sup>250</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
232, 234 & 236 W. State Street	Jacob Brehm House	c. 1850	Surveyed

### *John Heinrich Burhans*

John Heinrich Burhans was a builder in Burlington during the mid-nineteenth century. He constructed his own house in Burlington around 1853. Little else is known at this time about the

career of John Heinrich Burhans except that the following resource included in the survey can be attributed to him:<sup>251</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
200 & 202 W. Jefferson Street	John Heinrich & Catharina Burhans House	c. 1853	Eligible

### *Consolidated Services*

Consolidated Services served as the local Lustron Corporation builder and dealer in the Burlington area. The steel-framed Lustron homes were delivered via a Lustron Corporation delivery truck and assembled piece-by-piece from a following a manual from Lustron, and were supposed to take 360 man-hours.<sup>252</sup> Little else is known at this time about Consolidated Services except that the following resources included in the survey can be attributed to it:<sup>253</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
419 McHenry Street	George A. Borgo House	1949	Surveyed
340 Origen Street	Walter Yonk Jr. House	1949	Surveyed
356 S. Perkins Blvd	House	1949	Surveyed
457 Randolph Street	Arthur E. Brenton House	1949	Surveyed

### *Continental Custom Bridge Company*

The Continental Custom Bridge Company was a bridge construction company based in Alexandria, Minnesota, during the late-twentieth century. Little else is known at this time about the Continental Custom Bridge Company except that the following resources included in the survey can be attributed to it:<sup>254</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Fox River at Fox Street	Wehmhoff Jucker Park Bridge	1987	Surveyed
Fox River at Main Street	Wehmhoff Jucker Park Bridge	1987	Surveyed

### *Jules Danielson*

Jules Danielson was a builder who worked in Burlington during the mid-twentieth century. Little else is known at this time about the career of Jules Danielson except that the following resource included in the survey can be attributed to him:<sup>255</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
400 Walnut Street	Richard Lois House	1954	Surveyed

### *Joe Dreesman*

Joe Dreesman was a builder who worked in Burlington during the early-twentieth century. Little else is known at this time about the career of Joe Dreesman except that the following resource included in the survey can be attributed to him:<sup>256</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
230 Milwaukee Avenue	Barney J. Wentker Saloon	1908	Eligible

### *Eagle Tank Company*

The Eagle Tank Company was an industrial manufacturing and construction company during the late-nineteenth century. Little else is known at this time about the Eagle Tank Company except that the following structure included in the survey can be attributed to it:<sup>257</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
389 Lewis Street	Lewis Street Water Tower	1890	Eligible

### *Robert H. Fitch*

Robert H. Fitch was a stone monument maker in Burlington during the early-twentieth century, whose business was named Robert Fitch Monuments. Fitch served as a trustee of the Master Builders of Wisconsin for several years. Little else is known at this time about the career of Robert H. Fitch except that the following resources included in the survey can be attributed to him:<sup>258</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
701 S. Browns Lake Drive	Elias N. White Mausoleum	1917	Surveyed
Kane & State Streets	Abraham Lincoln Statue	1913	Eligible

### *Construction Company*

The Frahm Construction Company was a construction company working in Burlington during the mid- to late-twentieth century. Little else is known at this time about the Frahm Construction Company except that the following resource included in the survey can be attributed to it:<sup>259</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
508 Sheldon Street	Burlington Water Department	1972	Surveyed

### *Charles L. Graham*

Charles L. Graham was a builder who worked in Burlington during the late-nineteenth century. He constructed himself a house on Kane Street. Little else is known at this time about the career of Charles L. Graham except that the following resource included in the survey can be attributed to him:<sup>260</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
225 N. Kane Street	Charles A. & Sarah Jones House	1896	Eligible
341 S. Kane Street	Charles L. Graham House		Surveyed

### *Olaf Hoganson*

Olaf Hoganson was a builder who in Burlington during the early-twentieth century. During his career, he had a workshop located on Alice Street. In the 1922-1923 City of Burlington Directory, he advertised himself as a general contractor with a specialty in churches and schools.<sup>261</sup> By the 1950s, he was joined in business by his son; together they conducted their business under the name Hoganson & Son. Little else is known at this time about the career of

Olaf Hoganson except that the following resources included in the survey can be attributed to him:<sup>262</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
324 Alice Street	Olaf Hoganson Carpenter Shop		Surveyed
100 S. Dodge Street	Badger Dairy Company Building	1920	Surveyed
309 N. Kendrick Avenue	Francis C. Sommers House	1956	Surveyed

### *William Hoppe*

William Hoppe was a builder in Burlington during the early-twentieth century. Most likely working on one house at a time, he and his family would occupy houses that he constructed before selling them while beginning construction of another. Little else is known at this time about the career of William Hoppe except that the following resources included in the survey can be attributed to him:<sup>263</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
141 S. Edward Street	William Hoppe House	1904	Surveyed
149 S. Edward Street	William Hoppe House	1907	Surveyed

### *Fred Itzin*

Fred Itzin was a builder in Burlington who constructed houses for some of the city's most prominent citizens during the late-nineteenth century, including the non-extant house for Finke-Uhen Brewing Company founder, John H. Uhen, in 1896. Little else is known at this time about the career of Fred Itzin except that the following resource included in the survey can be attributed to him:<sup>264</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
201 S. Kane Street	Anthony & Elisa Meinhardt House	1882	Eligible

### *William Johnson*

William Johnson was a builder in Burlington during the mid-nineteenth century. He is known to have worked with mason Joseph Wackerman, Sr. Little else is known at this time about the career of William Johnson except that the following resource included in the survey can be attributed to him:<sup>265</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
100 N. Kane Street	Burlington Union School	1859	Eligible

### *Theodore Karges*

Theodore Karges was a builder in Burlington during the early-twentieth century. Most likely working on one house at a time, he and his family would occupy houses that he constructed before selling them while beginning construction of another. Little else is known at this time about the career of Theodore Karges except that the following resources included in the survey can be attributed to him:<sup>266</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
248 S. Kane Street	Theodore Karges House	1904	Surveyed
256 S. Kane Street	Theodore Karges House	1893	Surveyed

### *Fred Ketterhagen*

Fred Ketterhagen was a builder who worked in Burlington during the early-twentieth century. He constructed himself a house on Duane Street in 1923. Little else is known at this time about the career of Fred Ketterhagen except that the following resource included in the survey can be attributed to him:<sup>267</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
181 Duane Street	Fred Ketterhagen House	1923	Surveyed

### *William Kilps & Sons*

William Kilps & Sons was a construction company that worked in Burlington during the mid- to late-twentieth century. Little else is known at this time about William Kilps & Sons except that the following resources included in the survey can be attributed to it:<sup>268</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
625 Madison Street	Jack Berry House	1970	Surveyed
300 Park Avenue	Robert Bauman House	1966	Surveyed

### *Luke Brothers Construction Company*

The Luke Brothers Construction Company was a construction company in Burlington during the mid- to late-twentieth century. Little else is known at this time about the Luke Brothers Construction Company except that the following resource included in the survey can be attributed to it:<sup>269</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
539 Tower Street	Hieron Bauman House	1969	Surveyed

### *Milwaukee Bridge & Iron Works*

The Milwaukee Bridge & Iron Works was a bridge construction company in Milwaukee during the mid- to late-nineteenth century. Little else is known at this time about the Milwaukee Bridge & Iron Works except that the following structure included in the survey can be attributed to it:<sup>270</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
3801 Bieneman Road (Town of Burlington)	White River Bridge	1877	Eligible

### *J. W. Peters & Sons, Inc.*

J. W. Peters was founded by John W. Peters as a sand and gravel company in 1928. The company was reorganized as J. W. Peters & Sons when his sons, Harold and Jerome Peters,

joined him in business in 1940 and 1941, respectively. The company's office and production facility were located in Burlington at 500 W. Market Street. The company expanded into the production of ready-mix concrete in 1950 and pre-stressed, pre-cast structural concrete building members in 1961, which ultimately became its foremost products. The company produced standardized double-T floor and roof members, beams, and columns and special pre-cast shapes and finishes. The company's products were used in the construction of many buildings locally and throughout the country.<sup>271</sup>

In 1966, a home owned by one of the company's salesmen, L. W. Nicholson, was constructed to demonstrate the company's products in a residential application. It was believed to be the second house of pre-cast concrete construction in the Midwest, after one constructed the previous year in Grosse Point, Michigan. At this time, this is the only building known to have been constructed by the company itself.<sup>272</sup>

In 1969, J. W. Peters & Sons was sold to Mountain Prestress, Inc. of Denver, Colorado, and then in 1977 to Cretex Companies of Elk River, Minnesota.<sup>273</sup>

Buildings constructed of materials attributed to J. W. Peters & Sons, Inc. in this survey include the following:<sup>274</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
394 Amanda Street	Burlington Community Pool Bathhouse	1965	Eligible
201 S. Kendrick Avenue	Burlington Junior High School	1964	Surveyed
148 Midwood Drive	L. W. & Kathy Nicholson House	1966	Eligible
401 Milwaukee Avenue	Red Owl Food Store	1968	Eligible
508 Sheldon Street	Burlington Water Department	1972	Surveyed
587 E. State Street	Knights of Columbus Burlington Council 1578	c. 1961	Surveyed
135 W. Washington Street	Burlington Fire Department	1968	Surveyed

### *Art Roberts*

Art Roberts was a builder who worked in Burlington during the mid-twentieth century. He designed and constructed himself a house in Burlington in 1953. Little else is known at this time about the career of Richard Lois except that the following resource included in the survey can be attributed to him:<sup>275</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
448 S. Kane Street	Art Roberts House	1953	Surveyed

### *John Heinrich Reuter*

John Heinrich Reuter was a builder in Burlington during the mid-nineteenth century. He constructed his own house in Burlington around 1853. Little else is known at this time about the career of John Heinrich Reuter except that the following resources included in the survey can be attributed to him:<sup>276</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
208 & 210 W. Jefferson Street	John Heinrich Reuter House	c. 1853	Surveyed

### *William F. Rothering*

William F. Rothering was a builder in Burlington during the early-twentieth century. He constructed himself a house on Milwaukee Avenue. Little else is known at this time about the career of William F. Rothering except that the following resources included in the survey can be attributed to him:<sup>277</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
333 Milwaukee Avenue	William F. Rothering House		Surveyed

### *Joseph A. Rueter*

Joseph A. Rueter operated a general contracting business in Burlington around the turn of the twentieth century. He is known to have worked on multiple separate projects for St. Mary Catholic Church with masons by the names of Zarnecky and Frank Rueter, relation unknown. He constructed a house for himself on Jefferson Street. Operation of Joseph A. Rueter's construction company was taken over by his son, Henry Rueter, by 1937.<sup>278</sup>

Resources attributed to Henry Rueter in this survey include the following:<sup>279</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
373 S. Kane Street	Louis H. & Ella Rohr House	1908	Eligible
217 W. Jefferson Street	Joseph A. & Kate Rueter House		Surveyed
241 & 243 W. Jefferson Street	Joseph A. Yanny Building	1910	Surveyed
100 McHenry Street	St. Mary Catholic Church	1891	Eligible
108 McHenry Street	St. Mary Rectory	1891	Surveyed
373 W. State Street	God's Acre Cemetery Chapel	1892	Eligible

### *Joseph P. Rueter*

Joseph A. Rueter was a mason working in Burlington around the turn of the twentieth century. He constructed a house for himself on State Street in 1898. Little else is known at this time about the career of Joseph P. Rueter except that the following resources included in the survey can be attributed to him:<sup>280</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
164 W. State Street	Joseph P. Rueter House	1898	Eligible

### *Henry Rueter*

Henry Rueter began working as a builder with his father, Joseph A. Rueter, during the early twentieth century. In 1923, he was involved with the founding of the Burlington Building & Loan Association, serving on the initial board of directors. Henry took over operation of his father's contracting business by 1937, at which time his son, Edward B. Rueter, joined him in partnership.<sup>281</sup>

Resources attributed to Henry Rueter in this survey include the following:<sup>282</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
373 S. Kane Street	Louis H. & Ella Rohr House	1908	Eligible

### *Edward B. Rueter*

Edward B. Rueter began working as a builder with his father, Henry Rueter, for his grandfather, Joseph A. Rueter. In 1937, he joined his father as partner of the general contracting business. Edward's work consisted largely of commercial building projects; however, he did residential work as well. He constructed himself a house on Kane Street in 1939, and a new house on Summit Avenue in 1945. Later in his career, his company went by the names of Rueter General Contractors, Inc. and Rueter, Inc.<sup>283</sup>

Resources attributed to Edward B. Rueter in this survey include the following:<sup>284</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
124 S. Dodge Street	Murphy Products Company Office Building	1949	Eligible
416 S. Kane Street	Edward B. Rueter House	1939	Surveyed
240 N. Main Street	Dr. L. E. Ryall Dental Office	1965	Surveyed
400 Summit Avenue	Edward B. Rueter House	1945	Surveyed

### *Frank Rueter*

Frank Rueter worked in Burlington as a mason during the late-nineteenth century. He is known to have worked with contractor Joseph A. Rueter, relation unknown. He constructed a house for himself on State Street. Little else is known at this time about the career of Frank Rueter except that the following resources included in the survey can be attributed to him.<sup>285</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
216 & 218 W. State Street	Frank Rueter House		Surveyed
373 W. State Street	God's Acre Cemetery Chapel	1892	Eligible

### *Joseph C. Salisbury*

Joseph C. Salisbury was a builder who worked in Burlington with Frank Vande Sand during the late-nineteenth century. He later worked independently. He constructed himself a house on Edward Street. Little else is known at this time about the career of Joseph C. Salisbury except that the following resources included in the survey can be attributed to him.<sup>286</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
549 W. Chestnut Street	Edwin & Lucille Perkins Caldwell House	1908	Eligible
117 & 119 S. Edward Street	Joseph M. & Mary Christien House	c. 1910	Surveyed
240 & 242 S. Edward Street	Joseph C. Salisbury House		Surveyed
401 James Street	Albert F. Ransom House	1895	Surveyed
540 Storle Street	Edwin & Lucille Perkins Caldwell Carriage House	1908	Surveyed

### *Scherrer Construction Company*

The Scherrer Construction Company was a construction company founded in New Munster, Wisconsin, in 1920. The firm advertised itself as also offering planning and design services by the 1950s and, by 1958, was involved in real estate development with the sale of lots its own subdivision.<sup>287</sup>

Resources attributed to the Scherrer Construction Company in this survey include the following:<sup>288</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
440 Kendall Street	St. Charles Borromeo Congregation Sisters House	1949	Surveyed
201 S. Kendrick Avenue	Burlington Junior High School	1964	Surveyed
401 Milwaukee Avenue	Red Owl Food Store	1968	Eligible
135 W. Washington Street	Burlington Fire Department	1968	Surveyed

### *C. G. Schmidt Company*

The C. G. Schmidt Company was a construction company in Milwaukee during the mid-twentieth century. Little else is known at this time about the C. G. Schmidt Company except that the following resource included in the survey can be attributed to it:<sup>289</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
225 W. State Street	St. Mary Catholic School	1955	Surveyed

### *Schmidt-Bushman*

Schmidt-Bushman was a construction company with its shop located in Burlington and its offices in nearby Browns Lake. The firm advertised in the 1958 City of Burlington Directory as offering design and building services.<sup>290</sup> Little else is known at this time about Schmidt-Bushman except that the following resource included in the survey can be attributed to it:<sup>291</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
208 N. Main Street	Hersh's Washerette Building	1948	Surveyed

### *Severson Schlintz, Inc.*

Severson Schlintz, Inc. was a construction company in Janesville during the mid-twentieth century. Little else is known at this time about Severson Schlintz, Inc. except that the following resource included in the survey can be attributed to it:<sup>292</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
195 Gardner Avenue	Waller Elementary School	1956	Surveyed

### *Spring-Tide Pools*

Spring-Tide Pools was a swimming pool construction company in the Burlington area during the mid-twentieth century. Little else is known at this time about Spring-Tide Pools except that the following structure included in the survey can be attributed to it:<sup>293</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
733 Milwaukee Avenue	Rainbow Motel Pool	1962	Surveyed

### *Fred Uhen*

Fred Uhen was a builder in Burlington during the early-twentieth century. Little else is known at this time about the career of Fred Uhen except that the following structure included in the survey can be attributed to him:<sup>294</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
133 S. Edward Street	Henry A. Steffen House	1910	Surveyed

### *Frank Vande Sand*

Frank Vande Sand was a builder who worked in Burlington with Joseph C. Salisbury during the late-nineteenth century. Little else is known at this time about the career of Frank Vande Sand except that the following resource included in the survey can be attributed to him:<sup>295</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
401 James Street	Albert F. Ransom House	1895	Surveyed

### *Jospeh Wackerman, Sr.*

Joseph Wackerman, Sr was a mason in Burlington during the mid-nineteenth century. He is known to have worked with builder William Johnson. Little else is known at this time about the career of Joseph Wackerman, Sr., except that the following resource included in the survey can be attributed to him:<sup>296</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
100 N. Kane Street	Burlington Union School	1859	Eligible

### *C. Weis*

C. Weis was a builder in Burlington during the mid- to late-twentieth century. Little else is known at this time about the career of Fred Uhen except that the following structure included in the survey can be attributed to him:<sup>297</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
525 Park Avenue	Phillip Reinfeldt House	1967	Surveyed

*Zarnecky*

A mason by the name of Zarnecky worked in Burlington during the late nineteenth century. Little else is known at this time about the career Zarnecky except that the following resource included in the survey can be attributed to him:<sup>298</sup>

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
100 McHenry Street	St. Mary Catholic Church	1891	Eligible

## Education

### Primary Education

#### *Burlington Junior High School*

In reaction to the school district's need for elementary and intermediate grade classrooms, 11 acres of land was purchased for a new school on Kendrick Avenue in 1962. An \$815,000 bonds referendum was passed the following year. Burlington Junior High School was constructed at that site in 1964 by Scherrer Construction Company utilizing pre-cast structural concrete members manufactured by Burlington's J. W. Peters & Son, Inc. Burlington Junior High School, located at 201 S. Kendrick Avenue, was included in the survey but is not eligible for listing in the National Register of Historic Places. The school originally housed the seventh and eighth grades. An eight classroom addition, designed as an option to the original building plans, was completed in 1964 at an additional cost of \$250,000 to house sixth grade students formerly held at Cooper School.<sup>299</sup> The Junior High School was later renamed after local abolitionist, Dr. Edward G. Dyer. Dr. Edward G. Dyer School continues to serve the city to this day housing the fourth through sixth grades.<sup>300</sup>

#### *Burlington Union School*

The Burlington Union School District was formed in 1857 to operate the primary, intermediate, and Burlington's first public high school. Classes were initially held at the non-extant Klingele Hall. The following year, classes were moved to the second floor of the Meinhardt Bank building. The Meinhardt Bank, located at 189 E. Chestnut Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.<sup>301</sup>

During the late 1850s, \$4,000 was allocated to construct a schoolhouse at the corner of Kane and State Streets. William Johnson and Joseph Wackerman, Sr., were hired to construct the building. The first floor of the Burlington Union School was completed and utilized for classes in September of 1859. Burlington Union School, located at 100 N. Kane Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places and as a contributing resource to the proposed Kane Street Historic District.

Initially, the three rooms on the first floor housed all grades. Enrollment grew quickly, and the primary grades were soon moved to the unfinished second floor.<sup>302</sup>



*Burlington Union School, 1859  
100 N. Kane Street*

In 1860, dissensions within the school board arose, leading to the existence of two separate boards, and ultimately caused the closing of the school until the spring of 1861. The Civil War provided an additional slowing of the school's progress as many boys enlisted for service. After several years of extremely small graduating classes, high school classes were abandoned between 1865 and 1872. Sometime during the mid-to-late-nineteen century, an addition was built on the east side of the school; however, it was removed by the beginning of the twentieth century. After the passage of the State Free High School Law in 1877, the Burlington Union School District was reorganized with the high school department separated into its own district, known as Burlington Union Free High School. Classes remained in the old school until 1895 when plans began for a new building capable of meeting both districts' growing needs.<sup>303</sup>

Following the opening of Conkey School in 1897, the old Burlington Union School was occupied by several commercial businesses. These included the Multiscope & Film Company, maker of the Al-Vista panoramic camera; the Security Lightning Rod Company; and Hugh Agner, manufacturer of gum and peanut slot machines and money changing machines.<sup>304</sup>

In 1912, the former Burlington Union School was remodeled and renamed Lincoln School, in honor of the Abraham Lincoln. After interior and exterior renovations, the school reopened on the 100<sup>th</sup> anniversary of Lincoln's birthday with a statue in the President's honor constructed outside the school at the intersection of Kane and State Streets. For more information on the Lincoln Statue, refer to Chapter 15 Arts and Literature. Today the building houses the Burlington Area School District offices.<sup>305</sup>

### *Conkey School*



*Conkey School (left) and Kindergarten Building (right), 1895  
Photo taken around the turn of the twentieth century  
(Courtesy of Burlington Historical Society)*

In 1895, plans began for a new public school building for the Burlington Union Primary School and Burlington Free High School Districts. A building Streets was designed by J. G. Chandler and constructed near the corner of Amanda and Conkey Streets of cream brick and Superior red sandstone for \$35,000 by H. R. Edwards. Conkey School opened the following year to house third through twelfth grade students. The primary grades occupied the first floor with the high school department on the second; a large gymnasium was located in the basement. The building boasted new modern conveniences such as mechanical heating and ventilation, water fountains, and electric lights. A Kindergarten Building for lower grades was constructed next door.<sup>306</sup>

After the completion of a new high school building in 1925, Conkey School served third through eighth grades until the first and second grades were relocated there in 1949. The school was renamed Cooper School in honor of United States Congressman Henry Allen Cooper. Renovations occurred to the building in 1951. By late 1953, the school board began planning for a new school, which resulted in the re-introduction of kindergarten classes at Cooper School in 1955 and the relocation of seventh and eighth grades elsewhere.<sup>307</sup>

A bond for \$875,000 was issued after a 1967 referendum to replace Cooper's 72-year-old building. The old Cooper School and its kindergarten building were demolished in 1970 for room to construct a parking lot and playground for the new Cooper School building that was constructed immediately adjacent to the old school in 1968.<sup>308</sup> Cooper School, located at 249 Conkey Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. Cooper Elementary School continues to serve the city to this day and houses kindergarten through the fourth grade.<sup>309</sup>

### *Cornerstone Christian Academy*

Soon after Cornerstone Church was founded and purchased the former Grace Community Church on Westridge Avenue, the congregation established a school in 1983. Grace Community Church, located at 141 Westridge Avenue, was not included in the survey as it is not of age to be considered an historic resource. Kindergarten through high school was taught at Cornerstone Christian Academy.; however, the school is no longer in operation and the building is now occupied by Faith Chapel Evangelical Free Church.<sup>310</sup>

### *Karcher Middle School*

The Burlington Union Free High School became Karcher Middle School after a new high school was constructed on McCanna Parkway on the city's far south-east side during the early twenty first century.<sup>311</sup> Burlington Union Free High School, located at 225 Robert Street, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. For more information on the Burlington Union Free High School, refer to the Secondary Education section of this chapter. Karcher Middle School continues to serve the city to this day and houses the seventh through eighth grades.<sup>312</sup>

### *St. Charles Borromeo Catholic School*

St. Charles Borromeo Catholic School was established in 1910, two years after the formation of its parish. A building to house the new church and a school was constructed that year by Matthew Rewald as designed by architect William J. Raeuber, both of Manitowoc. Construction was hurried on the school portion so that classes could begin in September of that year. St. Charles Borromeo Catholic Church, located at 441 Conkey Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the St. Charles Borromeo Catholic



*St. Charles Borromeo Catholic Church, 1910  
441 Conkey Street*

Church and School Historic Complex. Dominican Sisters arrived from Racine to serve the parish in 1911 and initially resided in one of the building's classrooms.<sup>313</sup>

Throughout the church's history, several adjacent residential properties were purchased; the houses were removed for building expansion, parking, and playground facilities. To maximize space for expanding school enrollment, a new rectory was constructed in 1922 so that the former rectory could be used as a convent. With additional sisters needed for teaching at the expanded school, the original rectory was demolished in 1949 to make room for a new and larger convent designed by Mark Pfaller and constructed by the Scherrer Construction Company.<sup>314</sup> St. Charles Borromeo Congregation Sisters House, located at 440 Kendall Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the St. Charles Borromeo Catholic Church and School Historic Complex.

By 1955, the school had completely outgrown its existing facilities in the church building. A new school building was constructed and opened for classes the following year. St. Charles Borromeo Catholic School, at 449 Conkey Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the St. Charles Borromeo Catholic Church and School Historic Complex. A two classroom addition was completed onto the school in 1989. In 2000, the convent was converted into the parish office. In recent years, an activity and recreation center was added onto the school housing a gymnasium, locker rooms, and kitchen.<sup>315</sup> St. Charles Borromeo Catholic School continues to operate to this day and serves students from kindergarten through the eighth grade.<sup>316</sup>



*St. Charles Borromeo Catholic School, 1955  
449 Conkey Street*

### *St. John Lutheran School*

In 1859, St. John Evangelical Lutheran Church purchased a house near the corner of State and Dodge to serve as a church, Sunday school, and parsonage. In 1895, a new Sunday school building was constructed to house the upper grades, with the lower grades remaining in the church's original building. In 1900, St. John Lutheran School began serving as a full-time day school. An addition and second story were constructed in 1907. Another classroom was added in 1951. The school sold these buildings in 1973, and they are now non-extant.<sup>317</sup>

The congregation began planning for future space needs during the early 1950s, and in 1957, the church purchased 7.32 acres of land on the west side of the city for future expansion. There, groundbreaking began on a new school in 1961 which was designed by the architecture firm of Cooley & Boore and constructed by Edward B. Rueter. St. John Lutheran School opened the following year uniting all grades under one roof. St. John Lutheran School, located at 198 Westridge Avenue, was not included in the survey.<sup>318</sup> St. John Lutheran School continues to operate to this day and serves students from kindergarten through the eighth grade.<sup>319</sup>

### *St. Mary Catholic School*

The first parochial school in Burlington was established by St. Sebastian Catholic Church during the 1840s. For more information on St. Sebastian Catholic Church which later became known as St. Mary Catholic Church, refer to Chapter 14 Religion. Initially, classes were held in the church building until a school was constructed at the southeast corner of McHenry and Jefferson Streets by the 1850s. St. Sebastian Catholic School, located at 84, 86, 88, 90 & 92 McHenry Street, was not included in the survey as its alterations have too greatly diminished its original architectural integrity.<sup>320</sup>

In 1859, the Church and School were renamed for the Immaculate Conception of the Blessed Virgin Mary when a new church building was constructed. Immaculate Conception Catholic Church, located at 112 McHenry Street, was included in the survey and is eligible for listing in the National Register of Historic Places individually and as a contributing resource to the proposed St. Mary Catholic Church and Schools Historic Complex. That same year, the non-extant St. Sebastian Church was renovated to serve as additional space for the school.<sup>321</sup>

Starting in 1860, St. Mary Catholic School was taught by the Sisters of Notre Dame of Milwaukee for eighty years. The sisters lived on the second floor of the school, until later residing in the non-extant parish house on the south side of State Street that they then purchased with the surrounding property from the parish in the late 1860s. A convent for the school sisters was constructed behind the church's rectory in 1893. The School Sisters of Notre Dame Convent, located at 233 W. State Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed St. Mary Catholic Church and Schools Historic Complex. It received an addition, including a chapel, in 1914. A \$43,000 addition onto the convent, designed by architect Urban Peacock, was built by Scherrer Construction Company in 1965.<sup>322</sup>

In 1889, ambitious plans for the church's overextended space needs were proposed including constructing a new, larger church and converting the Immaculate Conception Church into a larger facility for the parish school. By 1893, \$6,300 in renovations to the church were completed to relocate the school there, including first floor classrooms and a second floor auditorium.<sup>323</sup>

After many years of operating a growing parish elementary school, the parish began operating what would become a Catholic high school in 1920. Originally housed in the former St. Sebastian Church, a new Mediterranean Revival style school building was constructed adjacent



*Immaculate Conception Catholic Church, 1854  
112 McHenry Street*



*School Sisters of Notre Dame Convent, 1890  
233 W. State Street*

to the church in 1926 which soon aided in housing some of the elementary grades as well.<sup>324</sup> St. Mary Catholic High School, at 148 McHenry Street, was included in the survey and is eligible for listing in the National Register of Historic Places individually and as a contributing resource to the proposed St. Mary Catholic Church and Schools Historic Complex.

In 1936, the grade school had increased to such an enrollment that the old St. Sebastian Church was again remodeled and was used to house several elementary classes. Due to continued growth, a new elementary school building was constructed by C. C. Schmidt Co. of Milwaukee on State Street in 1955 at a cost of \$380,000 as designed by the architecture firm J. J. Flad & Associates of Madison. St. Mary Catholic School, at 225 W. State Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed St. Mary Catholic Church and Schools Historic Complex. Renovations to the grade school in 2008 converted a portion of the cafeteria into additional classrooms.<sup>325</sup> St. Mary Catholic School continues to operate to this day and serves students from kindergarten through the eighth grade.<sup>326</sup>



*St. Mary Catholic School, 1955  
225 W. State Street*

#### *Waller Elementary School*

As the City of Burlington grew during the mid-twentieth century, need arose for an additional elementary school. Waller Elementary School, named after a prominent local citizen and attorney, George W. Waller, was designed by the Milwaukee architecture firm of Ebling, Plunkett & Keymar and constructed by Severson Schlintz Inc. of Janesville in 1955. The school opened for classes in the fall of 1956. Waller Elementary School, located at 195 Gardner Avenue, was included in the survey but is not eligible for listing in the National Register of Historic Places. Within four years, an 18-classroom addition was built at the cost of \$350,000 to meet continued space needs. In 1963, a second addition was completed at the cost of \$100,000 to expand the cafeteria, add two classrooms, and provide additional office space.<sup>327</sup> Waller Elementary School continues to serve the city to this day and houses kindergarten through the fourth grade.<sup>328</sup>

#### *Whitman School*

The first school in Burlington began operating in the summer of 1838 in a non-extant sixteen-foot square log cabin on the west side of Pine Street between Milwaukee Avenue and Mill Street. The following year, classes were held in a non-extant building on the north side of the White River in present-day Echo Veterans Memorial Park. Also that year, a brick one-room schoolhouse was constructed at 218 Madison Street and opened in 1840. Whitman School, now located at 449 Beloit Street, was included in the survey but is not eligible for



*Whitman School, 1840  
449 Beloit Street*

listing in the National Register of Historic Places. For unknown reasons, however, classes were suspended at the end of that year until 1842. In 1855, the Burlington Education Society was formed and resumed teaching primary, middle, and senior classes in the brick schoolhouse on Madison Street. The building was used until 1859, when the public school relocated to the Burlington Union School on Kane Street.

During its early history, the school was also used as a Presbyterian church. After the school's closing and with continued interior alterations, the building went on to be used as a place of worship, warehouse, home, and repair shop. In 1985, the Burlington Historical Society purchased the building, moved it the following summer to Schmaling Park, and restored the building to its original configuration as a one-room schoolhouse. It was dedicated as Whitman School in 1988, named after the building's subsequent and longtime owners, and is used by the Historical Society for educational programs.<sup>329</sup>

## Secondary Education

### *Burlington Academy*

Burlington's first high school began operating in 1843 and was officially incorporated the following year. A building was constructed on Jefferson Street between Kane Street and Perkins Boulevard. The Burlington Academy building, located at 116 & 118 E. Jefferson Street, was not included in the survey as its alterations have too greatly diminished its original architectural integrity. Known as "Dr. Lewis' Academy," after one of its early teachers, the school followed a course of study similar to what was common in eastern academies. Eventually becoming a seminary for girls, the academy ceased operations by 1860. In 1920, the building was converted into a private residence.<sup>330</sup>

### *Burlington Union Free High School*

Burlington's first public high school was established in 1857 by the Burlington Union School District. Classes were initially held at the non-extant Klingele Hall. The following year, classes were moved to the second floor of the Meinhardt Bank building. The Meinhardt Bank, located at 189 E. Chestnut Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. Around that time, \$4,000 was allocated to construct a school building at the corner of Kane and State Streets. William Johnson, general contractor, and Joseph Wackerman, Sr., mason, were hired to construct the building. Burlington Union School, located at 100 N. Kane Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places and as a contributing resource to the proposed Kane Street Historic District. The first floor of the Burlington Union School was completed and utilized for classes for all grades in September of 1859. Enrollment grew quickly, and the secondary grades soon occupied the entire first floor.<sup>331</sup>

In 1860, dissensions within the school board arose, leading to the existence of two separate boards, and ultimately caused the closing of the school until the spring of 1861. The Civil War provided an additional slowing of the school's progress as many boys enlisted for service. After

several years of extremely small graduating classes, high school classes were abandoned between 1865 and 1872. After the passage of the State Free High School Law in 1877, the Burlington Union School District was reorganized with the high school department separated into its own district, known as Burlington Union Free High School.<sup>332</sup>

High School classes remained in the Burlington Union School until 1895 when a now non-extant building near the corner of Amanda and Conkey Streets, designed by architect J. G. Chandler of Racine, was constructed of cream brick and Superior red sandstone for \$35,000 by H. R. Edwards, also of Racine. It opened as Conkey School the following year and housed third through twelfth grade students with the high school department on the second floor.<sup>333</sup>

With increased enrollment in the 1920s, steps were taken towards a new and separate building for the secondary grades. While initial plans for a campus-style high school were deemed too ambitious, \$200,000 was eventually allotted for the construction of a new school on Robert Street. Burlington Union Free High School opened for classes in September 1925. Burlington Union Free High School, located at 225 Robert Street, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. An agriculture department wing was completed in 1948, the first of many additions over the coming decades. An addition completed around 1960 contained a gymnasium, cafeteria, art rooms, industrial and agriculture shops, and other academic classrooms. Another addition was completed in 1963. A new library and classroom addition was built in 1985.<sup>334</sup>

In 1966, the school system was reorganized into a single district from its previous two separate districts, one primary and the other high school. To this day, the Burlington High School and the Burlington Area School District serve an area of 16 square miles, including the entire City of Burlington and parts of the towns of Rochester and Dover in Racine County and parts of the towns of East Troy, Lyons, and Spring Prairie in Walworth County.<sup>335</sup>

In 1973, the school district constructed a separate vocational building for the high school on Wainwright Avenue across the street from the high school.<sup>336</sup> The vocational school building, located at 209 E. Wainwright Avenue, was not included in the survey.

In recent years, a new building for Burlington High School was constructed on McCanna Parkway on the city's far south-east side that continues to serve the city for ninth through twelfth grades; thereafter, the former high school building gained use as Karcher Middle School.<sup>337</sup> Burlington High School, located at 400 McCanna Parkway, was not included in the survey as it is not of age to be considered an historic resource.

### *St. Mary Catholic High School*

After many years of operating a successful parish elementary school, the church began planning for a Catholic high school in 1920, the idea of parish priest Rev. Joseph A. Van Treeck. That year, St. Mary Commercial School was established offering a two-year commercial course. It developed into St. Mary Catholic High School, which was established just three years later with a full four-year high school curriculum. Originally the school operated within the former St. Sebastian Church. However, a new Mediterranean Revival style school building was constructed

adjacent to the church in 1926, and soon housed some of St. Mary Catholic School's elementary grades as well until a new grade school was built in 1955.<sup>338</sup> St. Mary Catholic High School, located at 148 McHenry Street, was included in the survey and is eligible for listing in the National Register of Historic Places individually and as a contributing resource to the proposed St. Mary Catholic Church and Schools Historic Complex.



*St. Mary Catholic High School, 1925  
148 McHenry Street*

In 1984, thirteen other parish schools merged with St. Mary High School, which was reflected in the school's name change to Catholic Central High School. Recently, a recreation addition called the Marian Activity Center was constructed onto the high school.<sup>339</sup> The Marian Activity Center, located at 148 McHenry Street, was included in the survey and is a non-contributing resource to the proposed St. Mary Catholic Church and Schools Historic Complex. Catholic Central High School continues to operate to this day and serves students from ninth through twelfth grades.<sup>340</sup>

## Libraries

### *Burlington Public Library*

In 1908, a group of interested Burlington citizens organized a free library association, called the Burlington Library Association. The library association was initially granted space from the Burlington Men's Association and eventually located in the Florence Building. The Florence Block, located at 492 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. In 1911, the association's officers began to investigate other space alternatives: including using space at the town hall and applying for a Carnegie Library Grant. That same year, the City of Burlington began supporting the library association with an annual financial appropriation.<sup>341</sup>

In 1913, the city council voted to take over the library's operation from the library association. Reorganized under the laws of the State of Wisconsin for public library service, it reopened on the upper floor of the combined town and city Hall. The Old Burlington City Hall, located at 380-388 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. When the current city hall was constructed in 1925, the library became housed on its second floor.<sup>342</sup> Burlington City Hall, located at 300 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.

In the early 1960s, the library moved to its current location in the former post office building.<sup>343</sup> The Old Burlington Post Office, located at 301 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.

## Museums

### *Burlington Historical Society*

The Burlington Historical Society was organized in 1928 by a group of residents interested in preserving the area's history. Initial meetings were held in the city hall. Burlington City Hall, located at 300 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. After accumulating donations, the society required permanent space to exhibit its collection of historic articles. Three rooms in the non-extant Conkey School were soon obtained for the society's first museum. In 1947, the collection was moved to the school's attic and kept there for thirteen years. The former Holy Cross Lutheran Church was donated to the society for use as a museum in 1964.<sup>344</sup> Holy Cross Lutheran Church, located at 232 N. Perkins Boulevard, was included in the survey but is not eligible for listing in the National Register of Historic Places.



*Holy Cross Lutheran Church, 1883  
232 N. Perkins Boulevard*

Since that time, the society has erected several historical markers throughout the Burlington area, including a one at the location of the historic Mormon settlement Voree, a monument in honor of Dr. Edward Galusha Dyer at Lincoln School, and a marker at the site of the first wooden frame house in Burlington. None of the Burlington Historical Society historical markers were included in the survey.<sup>345</sup>

## Cultural Centers

### *The Center for Art, Technology, and Entrepreneurship*

The Center for Art, Technology, Health, and Entrepreneurship, known as the CATHE, was organized in the early 2000s. The CATHE acts as a cultural center serving all generations and providing space for many activities, including small musical and theatrical performances, music and art studios, non-profit organization offices, and gymnasium uses. In an attempt to preserve historic buildings and provide a cost effective home for the organization, the CATHE purchased the former First Methodist Episcopal Church in 2005.<sup>346</sup> First Methodist Episcopal Church, located at 125 E. State Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Kane Street Historic District.

## List of Surveyed Historic Resources Mentioned in the Text

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
449 Beloit Street	Whitman School	1839	Surveyed
189 E. Chestnut Street	Meinhardt Bank	1848	Listed
249 Conkey Street	Cooper Elementary School	1967	Surveyed
441 Conkey Street	St. Charles Borromeo Catholic Church	1910	Eligible
449 Conkey Street	St. Charles Borromeo Catholic School	1955	Surveyed
195 Gardner Avenue	Waller Elementary School	1956	Surveyed
100 E. Jefferson Street	Burlington Free Church	1852	Surveyed
100 N. Kane Street	Burlington Union School-Lincoln School	1859	Eligible
440 Kendall Street	St. Charles Borromeo Congregation Sisters House	1949	Surveyed
201 S. Kendrick Avenue	Burlington Junior High School	1964	Surveyed
112 McHenry Street	Immaculate Conception Catholic Church	1854	Eligible
148 McHenry Street	St. Mary Catholic High School	1925	Eligible
148 McHenry Street	Marian Activity Center	> 2005	Surveyed
232 N. Perkins Boulevard	Cross Evangelical Lutheran Church	1883	Surveyed
300 N. Pine Street	Burlington City Hall	1925	Listed
301 N. Pine Street	Old Burlington Post Office	1917	Listed
380-388 N. Pine Street	Bazal Creamery-Old Burlington City Hall	1889	Listed
492 N. Pine Street	Florence Block	1888	Listed
125 E. State Street	First Methodist Episcopal Church	1904	Surveyed
225 W. State Street	St. Mary Catholic School	1955	Surveyed
233 W. State Street	School Sisters of Notre Dame Convent	1890	Surveyed

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## Social & Political Movements

### Introduction

Throughout the city's history, Burlington's citizens have been active in a large variety of fraternal, political, professional, service, and social organizations. As it would be an impossible feat to detail every group that has gathered in the city, the following chapter details organizations that have played a large role in shaping Burlington's growth and physical environment.

### Women's Organizations

#### *Burlington Federated Women's Club*

Burlington's oldest active civil group is the Burlington Federated Women's Club, established as a women's study club in the early 1900s. Historically, the club met in private residences. In 1915, the Burlington club joined the state and district federation of women's clubs. The club took on its current name when it joined the general federation of women's clubs in 1922. Throughout its history, the club has supported local non-profit groups and educational programs in Burlington schools. After years of gathering in private residences and several public buildings, the club obtained its first permanent meeting place in the Veterans Memorial Building after its construction in 1964.<sup>347</sup> The Veterans Memorial Building, located at 588 Milwaukee Avenue, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity.

### Fraternal Organizations

#### *Free Masons*

Fox River Lodge No. 28 of the Free & Accepted Masons was formed in Burlington in 1849 with its meetings being held above a local saloon. As the Masonic Lodge in Oshkosh was named Fox River Lodge No. 27, the Burlington Masons petitioned for a name change in 1852 and became the Burlington Lodge No. 28. Meetings were held at the Meinhardt Bank, and later the non-extant Sheldon Hardware Store, the Ebbers Store, and the Keuper Building. The Meinhardt Bank, located at 189 E. Chestnut Street; Kords-Schwaller Block, at 484 N. Pine Street; Ebbers Brothers Bakery, located at 169 E. Chestnut Street; Gill Block, at 100-112 E. Chestnut Street; and Charles Keuper Block, at 413 N. Pine Street, are all listed in the National Register of Historic Places as contributing resources to the Downtown Historic District.<sup>348</sup>

By 1922, the lodge recognized a need for their own meeting hall. Several business properties, including the Old Village Hall were purchased and later resold after being determined unsuitable lodge sites. The Old Burlington Village and Town Hall, located at 380-388 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.<sup>349</sup>

In 1928, the Masons purchased the C. G. Foltz property on the corner of Kane and Washington Streets. The existing house was sold and moved. The Masonic Temple was designed by architecture firm Hinkley Co. of West Allis and constructed in 1929 of brick with Bedford stone trim at the cost of \$70,000. The Temple of Free Masonry, located at 325 N. Kane Street, was included in the survey and is eligible for listing in the National Register of Historic Places individually and as a contributing resource to the proposed Kane Street Historic District. Today the Masonic Temple is also used as a meeting place for many other community organizations and has been well maintained. However, in 2008, the ground level windows were enclosed with brick matching the exterior.<sup>350</sup>



*Temple of Free Masonry, 1929  
325 N. Kane Street*

### *Knights of Columbus*

After the founding of the Racine Council No. 697 Knights of Columbus in 1902, several Burlington men became members. These men sought the granting of a charter for the Burlington Council No. 1578 in 1911. Initially meeting in Forester Hall on the second floor of the Zimmerman Block on Milwaukee Avenue, the group later rented clubrooms in the Weiler Block. The Zimmerman-McDonald Block, located at 533-541 Milwaukee Avenue, and the Weiler Block, at 408 N. Pine Street, are both listed in the National Register of Historic Places as contributing resources to the Downtown Historic District.<sup>351</sup>

In 1914, the Knights of Columbus purchased and renovated the non-extant Eugene & Florence Cooper Hall House at the corner of Milwaukee Avenue and Kane Street. In 1915, a local chapter of the Daughters of Isabella, an international auxiliary organization to the Knights of Columbus, was established under the name Queenship of Mary, Burlington Circle No. 55. Throughout the organization's history, the Knights of Columbus clubhouse has been available to other community causes and organizations. In its early years, both a chorus and drama club were established.<sup>352</sup>

Plans were made for a new meeting house which was constructed around 1960.<sup>353</sup> The Knights of Columbus Burlington Council No. 1578 Building, located at 587 E. State Street, was included in the survey but is not eligible for listing in the National Register of Historic Places.



*Knights of Columbus Burlington Council  
No. 1578 Building, c. 1960  
587 E. State Street*

Throughout its history, the Burlington Council has made many donations to community development projects, including the building of St. Mary's High School in 1925 and restoration of St. Mary's Catholic Church in 1977, local institutions, youth activities, and social and health causes.<sup>354</sup> For more information on St. Mary Catholic High School and St. Mary Catholic Church, refer to Chapter 12 Education and Chapter 14 Religion, respectively.

## Service and Social Groups

### *American Legion*

Burlington's unit of the American Legion, Post 79, was organized in 1919 and named after Ross Wilcox, the first Burlington man to lose his life in service during World War I. A ladies' American Legion Auxiliary was chartered in 1922. Initially, the Legion met in the former Knights of Columbus Clubhouse in the non-extant Eugene Hall House. Once the Burlington City Hall was constructed in 1925, the city provided them with facilities there. Burlington City Hall, located at 300 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. Some of the Legion's efforts have included establishing and financially supporting the Burlington High School band, contributions to Burlington Memorial Hospital, and sponsoring youth activities including Boy Scouts.<sup>355</sup>

In cooperation with the Disabled American Veterans and Veterans of Foreign Wars, the Ross Wilcox Post 79 constructed the Veterans Memorial Building on Milwaukee Avenue in 1964. The Veterans Memorial Building, located at 588 Milwaukee Avenue, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. It was extensively renovated in 2007 and renamed Veterans Terrace at Echo Park.<sup>356</sup>



*Veterans Memorial Building, 1964  
588 Milwaukee Avenue  
Photo taken in 1971  
(Courtesy of the Burlington Historical Society)*

### *Kiwanis International*

The Burlington chapter of Kiwanis International was organized and established in 1928. Throughout its history, the organization has made many donations to community development and city beautification projects, local non-profit groups, and youth activities. Most notably, Kiwanis participated in the building of, owning, and initially operating the Burlington Community Pool in cooperation with the Burlington Jaycees, Lions Club, and Rotary Club in 1965.<sup>357</sup> For more information on the Burlington Community Pool, refer to Chapter 18 Recreation & Entertainment.

### *Lions Clubs International*

The Burlington Lions Club was organized and established in 1950. Initial meetings were held at the non-extant Badger Hotel. A women's group, known as the Lioness Club, was formed in 1978. Throughout its history, the organization has made many donations to community development projects, local non-profit groups, and youth activities. Most notably, the Lions

Club participated in the building, owning, and initial operating of the Burlington Community Pool in cooperation with the Burlington Jaycees, Kiwanis Club, and Rotary Club in 1965.<sup>358</sup> For more information on the Burlington Community Pool, refer to Chapter 18 Recreation & Entertainment.

#### *Rotary International*

The Burlington Rotary Club was founded in 1924. Until 1951, meetings were held at the non-extant Badger Hotel. The club gathered at the Colonial Club in Browns Lake, the White Oaks Restaurant near Bohners Lake, and later Brandy Bay in Browns Lake. The Burlington Rescue Squad, a local volunteer, aquatic rescue squad, was created, equipped, and supported by the Rotary Club starting in the mid-twentieth century. Throughout its history, the organization has also made donations to community development projects, local non-profit groups, and youth activities. Most notably, the Rotary Club participated in the building, owning, and initial operating of the Burlington Community Pool in cooperation with the Burlington Jaycees, Kiwanis Club, and Lions Club in 1965.<sup>359</sup> For more information on the Burlington Community Pool, refer to Chapter 18 Recreation & Entertainment.

#### *United States Junior Chamber*

The Burlington chapter of the United States Junior Chamber, more commonly referred to as the Jaycees, was organized and established in 1961. A women's group, originally known as the Jaycettes, was established later that year. The Jaycees and Jaycees Women merged in 1985. Throughout its history, the organization has made many donations to community development projects, local non-profit groups, and youth activities. Most notably, the Jaycees participated in the building of, owning, and initially operating the Burlington Community Pool in cooperation with the Burlington Kiwanis, Lions, and Rotary Clubs in 1965.<sup>360</sup> For more information on the Burlington Community Pool, refer to Chapter 18 Recreation & Entertainment.

### Business, Trade, and Professional Associations

#### *Chamber of Commerce*

The Burlington Chamber of Commerce began as the Commercial Club in 1891. By 1906, the Commercial club became a social club for Burlington young men under the name Business Men's Association. The group changed name to the Burlington Club in 1922 and again to the Burlington Association of Commerce in 1928. At that time, the group established the Burlington Credit Bureau. In 1930, the group reorganized as the Chamber of Commerce and was divided into four service areas: agriculture, professional, retail, and industrial. Into the 1980s, the Chamber organized regular retail merchants' meetings and hosted an ambassador welcoming committee for new businesses in the city. To this day, the Chamber works with the local, county, and state governments to attract industry to Burlington and promote new businesses. Presently the Chamber of Commerce is located in the first Jones Block on Chestnut Street.<sup>361</sup> Jones Block 1, located at 113-129 E. Chestnut Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.

## Youth Organizations

### *Boy Scouts of America*

The Boy Scouts of America has been active in Burlington since the first group met at Plymouth Congregational Church in 1916, five years after the national organization was founded. Plymouth Congregational Church, located at 124 W. Washington Avenue, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. Since that time, the city's troops have been a part of the Southeast Wisconsin Council.<sup>362</sup>

### *Girl Scouts of the United States of America*

Girl Scouts have also been active in Burlington since 1937, the first troop meeting that year at Plymouth Congregational Church. Plymouth Congregational Church, located at 124 W. Washington Avenue, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. The city's troops are now a part of the Wisconsin Southeast Council.<sup>363</sup>

### *Lutheran Pioneers*

The Lutheran Pioneers is a faith-based organization which gives boys, first grade and older, the opportunity to participate in outdoors activities. The organization was founded in Burlington by Rev. Reuben Marti and members of St. John's Lutheran Church in 1951. The original St. John's Evangelical has since been demolished. Originally intended as a test program to last one year, the congregation voted unanimously to continue it. Soon other congregations heard of the Pioneers program and requested information. In 1957, the Wisconsin Evangelical Lutheran Synod began studying the program and approved an affiliation two years later. In 1960, Lutheran Pioneers, Inc. was incorporated. A National Headquarters building was constructed outside of Burlington in 1976. Since then, the organization has grown to include local chapters, called trains, in churches across most of the United States and internationally. Today, Lutheran Pioneers, Inc. maintains an office in the Kruckman & Glaeser Building.<sup>364</sup> The Kruckman & Glaeser Building, located at 115 Commerce Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.

## Intellectual Societies

### *Burlington Liars Club*

The Burlington Liars Club was formed in 1929 after reporters Otis C. Hulett and Manuel Hahn invented a filler news story during an especially slow news week. The concocted story told of how the police chief, policemen, and firemen sat around the station on New Year's Day, competing to see who could tell the biggest lie; the police chief unanimously won the title of champion liar. The story was picked up by other news services, and the following year, the Associated Press inquired if another champion liar would again be picked. An annual contest

began, growing in popularity locally. The contest expanded nationally and eventually began to receive international submissions. Sending in a lie and a dime were the only requirements to join the club. Starting on New Year's Day of 1934, the Liar's Club announced its champion liar on a national radio program broadcast from the Merchandise Mart in Chicago by the NBC network. Hulett administered the club for fifty years; until at the age of 82 in 1980, he announced the club's disbanding. At this time, the Burlington Chamber of Commerce took over running the club and elected officers to answer correspondence and judge the lies annually.<sup>365</sup> No historic resources were found to be associated with this group.

## Health Services

### *Memorial Hospital*

Plans for a hospital in Burlington, to serve all of western Racine County, began in 1920. \$10,000 of funds remaining from a Racine County war chest fund and over \$50,000 in additional private donations were combined to finance the hospital's initial construction and equipment. Late in 1920, a hospital association was formed, and the name Memorial Hospital chosen to honor Racine County veterans who served in the First World War. The Finke and Uhen Brewing Company donated 4 acres of land on Randolph Street on which construction of the hospital began in 1923; the Wilbur Lumber Company donated the services of its architect, Martin White, for the building's design. Hospital, located at 252 McHenry Street, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. Burlington Memorial Hospital was initially funded solely through private donations, payments for services, and a community auxiliary hospital association and was one of the first strictly community hospitals in the country. The 22-bed hospital opened to serve its first patient in June of 1924 and achieved approval by the American College of Surgeons ten years later.<sup>366</sup>

The original hospital building became insufficient for the community within two decades. However, plans for an addition were stunted by the availability of building materials during World War II. After the war, the Federal Government enacted the Hill-Burton Act to aid in the hospital construction across the country. Burlington Memorial received Hill-Burton funding for its first major expansion which began construction by Cunningham Brothers of Beloit in 1949 at the cost of \$506,000. Completed the following year, the expansion designed by architect Gerritt J. DeGelleke of Milwaukee consisted of alterations to the hospital's basement and construction of two sixty-foot wings, one on to the north and the to the south of the original building. New facilities at this time increased capacity to 60 patient beds and also included a new main entrance and lobby, x-ray facilities, administration and employee offices and lounge, maternity ward, morgue, boiler room, and incinerator.<sup>367</sup>

More space was need by 1957, when additional Hill-Burton funds were received to aid in a \$1.3 million expansion increasing the hospital's capacity to over 90 beds. Including expanded x-ray, laboratory, and emergency facilities, this second major expansion was completed in 1960.<sup>368</sup>

In 1970, a \$2.5 million expansion project was completed that included the addition of a new power plant, receiving dock, maintenance shops, meeting and education rooms, rehabilitation

facilities, and several other renovations to the existing building. This three story wing, increasing hospital capacity to 145 beds, was designed to serve as a base to a future, and never-realized, tower structure. Further construction projects were completed in 1989; a new chapel was completed in 1999. Today the hospital is affiliated with Aurora Health Care.<sup>369</sup>

## Nineteenth Century Political Movements

### *Abolition*

Several early churches in Burlington were founded by members with strong abolitionist views, including Burlington Free Church and Plymouth Congregation Church. For more information on the early churches of Burlington, refer to Chapter 14 Religion. By the mid-1840s, several Burlington residents were stockholders in the abolitionist newspaper, the *American Free Man*, published in Milwaukee, and later Waukesha; these residents included Dr. Edward Galusha Dyer, Caleb P. Barns, Richard C. Brown, Ephraim Perkins, Pliny M. Perkins, Origen Perkins, and John Aiken, as well as John Bacon of the neighboring Town of Spring Prairie. The *American Free Man* was one of the first abolitionist newspapers in the Midwest, and had agents finding sympathetic supporters and delivering the paper throughout Racine and Kenosha Counties; Dr. Dyer served as the Burlington agent.<sup>370</sup> No historic resources were found to be associated with the American Free Man.

In 1842, Dr. Dyer formed the Territorial Anti-Slavery Society. In 1844, he formed the Burlington Liberty Association. The Association sponsored a Liberty Ticket in local elections, of which several members were elected to public offices in Spring Prairie in 1844. A Territorial Liberty Convention was hosted in Burlington by the Liberty Association in June of 1844.<sup>371</sup> No historic resources were found to be associated with the Burlington Liberty Association.

Several members of the Burlington Liberty Association were also supporters of and active with the Underground Railroad. Due to the illegal nature and secrecy of the railroad's activities, information about its operation and all individuals involved was heavily guarded at the time leaving detailed firsthand accounts rare for contemporary research; available documentation is often insufficient for conclusive determinations. The Underground Railroad is reported to have routed several run-away slaves seeking freedom in Canada via northern Illinois, avoiding Chicago, and then through Wisconsin via Racine, Burlington, Spring Prairie, Troy, Mukwonago, Pewaukee, Waukesha, and Milwaukee. The first passenger believed to have traveled this route was Caroline Quarrels in 1842; the last was Joshua Glover in 1854. The non-extant home of Dr. Dyer and those of Lemuel Smith and Origen Perkins are highly suspected to have sheltered fugitive slaves. The Lemuel R. & Melissa Smith House, located at W202 State Highway 11 in the Town of Spring Prairie, was included in the survey and is individually eligible for listing in the National Register of Historic Places. The Origen & Julia Ann Perkins House, located at 117 E. State Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Kane Street Historic District. Lemuel Smith is also suspected to have been active in the escape of Quarrels.<sup>372</sup>

## List of Surveyed Historic Resources Mentioned in the Text

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
394 Amanda Street	Burlington Community Pool Bathhouse	1965	Eligible
100-112 E. Chestnut Street	Gill Block	1895	Listed
115 Commerce Street	Kruckman & Glaeser Building	1923	Listed
216 W. Jefferson Street	Ephraim & Lucy Perkins House	< 1851	Eligible
100 McHenry Street	St. Mary's Catholic Church	1891	Eligible
148 McHenry Street	St. Mary's Catholic High School	1925	Eligible
533-541 Milwaukee Avenue	Zimmerman-McDonald Block	1907	Listed
408 N. Pine Street	Weiler Block	1894	Listed
W202 State Highway 11 (Town of Spring Prairie, Walworth Co.)	Lemuel R. & Melissa Smith House	< 1846	Eligible

## Religion

### Introduction

The City of Burlington has been shaped and influenced by the spiritual convictions of many of its settlers and residents. Throughout its history, groups holding to a diverse array of beliefs have lived in and made their mark on the city. The following histories of churches and congregations are by no means an exhaustive list of religious groups that have gathered in Burlington, but rather a history of those whose construction projects have most changed and shaped the city's built environment.

### Baptist

#### *Burlington Free Church*

In March of 1843, several members withdrew from a Baptist congregation that met in Spring Prairie to organize another in Burlington. This is believed to be the first church to be established in Burlington. Sunday services were held at what is now known as Whitman School through 1851. Whitman School, now located at 449 Beloit Street, was included in the survey but is not eligible for listing in the National Register of Historic Places.<sup>373</sup>

In 1852, the congregation organized a “free church” and continued to meet in a room at the non-extant Klingley Building on Chestnut Street. Later that year, construction began on a Greek Revival style stone church at the corner of Jefferson and Kane Street; which was dedicated in the spring of 1853. The Burlington Free Church, located at 100 E. Jefferson Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Kane Street Historic District. In order to pay off the \$2,400 cost of the new building, pew space in the church was sold to congregation members. The original written covenant of the church shows the congregation to have a strong abolitionist and temperance mentality. A meeting was held in in September of 1858 to consider calling a pastor and recognizing the newly organized Plymouth Church. After this meeting, these congregations appeared to have merged.<sup>374</sup>



*Burlington Free Church, 1852  
100 E. Jefferson Street  
Photo taken c. 1936  
(Courtesy of the Burlington Historical Society)*

After a period of use by Cross Lutheran Church as a Sunday school facility in 1923 and then sanctuary in 1939, the Burlington Free Church building was purchased by the Bohner's Lake Baptist Church in 1963. Today the building is occupied by the Church of the Nazarene, which organized in 1974. Sometime thereafter, a 40-foot square addition was constructed to the rear of the sanctuary to house a nursery, kitchen, fellowship room, and Sunday school rooms.<sup>375</sup>

### *Bethel Baptist Church*

After the formation of Plymouth Church in 1858, a Baptist congregation did not gather in Burlington until 1955, when Bethel Baptist Church was organized. That year meetings began being held in a tent on Pine Street, then above a paint store on Milwaukee Avenue. Later that year, the congregation purchased a house on Pine Street to serve as a temporary church and parsonage. Bethel Baptist Church, located at 257 Kendall Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. In 1956, land on Kendall Street was donated to the congregation on which a church was constructed at the cost of \$14,000. Two years later, a house on the corner of Kendall and Amanda Streets was also donated to the church to be used as a parsonage. Bethel Baptist was active at this location through 1980s. Today the church is occupied by Grace Church.<sup>376</sup>

## Catholic

The first Catholic Mass to be celebrated in Burlington occurred in 1838 at a non-extant log hotel operated by a Mr. Nimms on the east bank of the Fox River. For the next several years, Burlington was served by priests traveling from Milwaukee to celebrate Mass in private residences.<sup>377</sup>

### *St. Mary Catholic Church*

During the early 1840s, a Catholic parish was established. In 1843, land on both sides of State Street immediately east of McHenry Street was purchased, which included a partially finished stone residence that after completion was used as a parish house.<sup>378</sup>

In 1847, the congregation purchased 5 acres of land for a cemetery, named God's Acre.<sup>379</sup> God's Acre Cemetery, located at 373 W. State Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the God's Acre Cemetery Historic Complex. For more information on God's Acre Cemetery, refer to Chapter 17 Planning & Landscape Architecture.

A small stone church, 30 by 40-feet, was constructed at the cost of \$580 on the north side of State Street in 1847. At this time, the congregation was named St. Sebastian under the care of its first permanent priest, Rev. Michael Wisbauer.<sup>380</sup>



*St. Sebastian Catholic Church, 1847  
Photo taken during the mid- to late-1800s  
(Courtesy of the Catholic Central High School)*

St. Sebastian Catholic Church soon established the first parochial school in Burlington. For more information on St. Sebastian Catholic School which later became known as St. Mary Catholic School, refer to Chapter 12 Education. In 1859, at which time the parish constructed a new church, the St. Sebastian church was renovated to provide additional space for St. Sebastian School and served as such until 1893. At that time, the building was sold to the St. Eustachius Benevolent Society and became known as Eustachius Hall. The original St. Sebastian parish house was razed in 1913, and the old St. Sebastian church was demolished in 1965.<sup>381</sup>

By 1854, the St. Sebastian parish had outgrown their original church, and a new cobblestone church designed by Victor Schulte was constructed by John Kemptner on McHenry Street. Completed in 1859, it was dedicated with the name Immaculate Conception of the Blessed Virgin Mary. Immaculate Conception Catholic Church, located at 112 McHenry Street, was included in the survey and is eligible for listing in the National Register of Historic Places individually and as a contributing resource to the proposed St. Mary Catholic Church and Schools Historic Complex. New iron window sashes produced by the Wagner & Klein foundry were installed in 1870. In 1893, the Immaculate Conception Church was renovated, including removal of the steeple and roof alterations to accommodate a new second floor auditorium, to house St. Mary Catholic School, and served as such until the mid-1950s. The church building continues to serve the congregation today as a large gathering hall.<sup>382</sup>

After Rev. Wisbauer's death in 1889, his successor, Rev. Theodore Jacobs, proposed an ambitious solution for Immaculate Conception Church's overextended space needs. These plans included constructing a new and larger church, erecting a new rectory, and converting the Immaculate Conception Church into a larger facility for the parish school. Rev. Jacobs purchased a portion of the Sisters of Notre Dame property at the corner of McHenry and State Streets and donated it to the parish. There the new church, with a prominent 186-foot tower, was erected by masons Rueter & Zarnecky with great speed at a cost of over \$60,000. It was dedicated St. Mary Church in 1891.<sup>383</sup> St. Mary Catholic Church, located at 100 McHenry Street, was included in the survey and is eligible for listing in the National Register of Historic Places individually and as a contributing resource to the proposed St. Mary Catholic Church and Schools Historic Complex.



*Immaculate Conception Catholic Church, 1854  
112 McHenry Street*



*St. Mary Catholic Church, 1891  
100 McHenry Street*



*St. Mary Rectory, 1891  
108 McHenry Street*

The new rectory was also constructed in 1891, by contractors Joseph and Frank Rueter and mason Alber Kroening, on McHenry Street between the St. Mary and Immaculate Conception Churches. The St. Mary Rectory, located at 108 McHenry Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed St. Mary Catholic Church and Schools Historic Complex. A new sanctuary, side altars, and a newly excavated basement meeting hall were completed in St. Mary Church in 1915. A fire on July 24, 1977, at St. Mary Church destroyed the roof and portions of the steeple. As part of the \$2.6 million restoration, the Good Shepherd Chapel was completed in 1979.<sup>384</sup> The Good Shepherd Chapel, located at 100 McHenry Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed St. Mary Catholic Church and Schools Historic Complex.

After many years of operating an elementary school, the St. Mary parish began planning for a Catholic high school in 1920.<sup>385</sup> For more information on St. Mary Catholic High School, refer to Chapter 12 Education.

### *St. Charles Borromeo Catholic Church*

As St. Mary parish experienced substantial growth, the Milwaukee Archdiocese saw the need for Burlington to be served by a second Catholic parish. As such, St. Charles Borromeo Church was formed in 1908. Land between Conkey and Kendall Streets was purchased and, after a long-vacant sorghum mill was demolished on the site in 1909, a building to house the new church and a school was constructed by Matthew Rewald as designed by architect William J. Raeuber, both of Manitowoc. St. Charles Borromeo Catholic Church, located at 441 Conkey Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed St. Charles Borromeo Catholic Church and School Historic Complex. Its mother parish, St. Mary donated \$11,000 towards the \$40,000 building of the St. Charles church and school building. Construction was hurried on the school portion so that classes could begin in September of 1910; the church was completed two months later. In 1944, stained glass windows were installed in the sanctuary. The building gained sole use as a church in 1955, when an adjacent new school building was constructed. For more information on St. Charles Borromeo Catholic School, refer to Chapter 12 Education. The church's sanctuary went under major renovations during the early 1980s.<sup>386</sup>



*St. Charles Borromeo Catholic Church, 1910  
441 Conkey Street*



*St. Charles Borromeo Rectory, 1922  
456 Kendall Street*

A non-extant rectory for St. Charles Borromeo Catholic Church was constructed on Kendall Street in 1909. A new rectory was constructed next door to the old in 1922, and the old rectory took up use as a convent. St. Charles Borromeo Rectory, located at 456 Kendall Street, was

included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed St. Charles Borromeo Catholic Church and School Historic Complex. The first rectory was demolished in 1949 to make room for a new and larger convent designed by Mark Pfaller and constructed by the Scherrer Construction Company that year. The St. Charles Borromeo Congregation Sisters House, located at 440 Kendall Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed St. Charles Borromeo Catholic Church and School Historic Complex. In 2000, the convent was converted into a parish office.<sup>387</sup>

St. Charles Borromeo Catholic Church parish purchased 25 acres of land for a cemetery in 1929.<sup>388</sup> For more information on St. Charles Cemetery, refer to Chapter 17 Planning & Landscape Architecture.

### *St. Francis Friary*

In 1929, a 170-acre farm was purchased on which to construct a friary for the Assumption of the Blessed Virgin Mary Commissariat. The following year, a Romanesque Revival style church was constructed containing a chapel as well as priests' and clerics' rooms.<sup>389</sup> The St. Francis Friary, located at 2457 S. Browns Lake Drive, was included in the survey and is eligible for listing in the National Register of Historic Places both individually and as a contributing resource to the proposed St. Francis Friary Historic Complex.



*St. Francis Friary (church wing), 1930  
2457 S. Browns Lake Drive*

In 1931, a group of Polish friars migrated from Pulaski, Wisconsin; the new seminary was dedicated; and classes began that fall for a bachelor's degree program that was accredited by the University of Wisconsin System and was affiliated with Marquette University in Milwaukee and the Catholic University of America in Washington, D.C. The friary soon became a popular pilgrimage site for Polish-American Catholics as it housed copies of two cherished pictures, Our Lady of Czestochowa and Our Lady of Ostrobrama. An addition was built onto the church in 1957 containing a library, print shop, and seminar rooms. As the number of vocations decreased during the 1960s, St. Francis College Seminary was closed in 1969. During the 1980s, the friary began hosting retreats in addition to its continued use as a monastery. A major restoration of the friary's main church was completed in 1983.<sup>390</sup>



*St. Francis Friary (seminary wing), 1930  
2457 S. Browns Lake Drive*

Since opening, pilgrims began donating religious statues to the friary which the friars began displaying outside in the grounds as their number increased. In 1935, the seminarians began major work on the friary grounds with substantial landscaping including trees, plantings, terraces, ponds, waterfalls, and a rock garden. Also that year, they constructed a series of

fourteen monuments memorializing the Stations of the Cross, a Calvary Grotto, and the Our Lady of the Lourdes Grotto in what became referred to as the Valley of the Immaculate Conception. All of these projects were constructed of tufa rock from the Ohio River Valley. The Stations of the Cross, Stations of the Cross Gateway, Calvary Grotto, Our Lady of Lourdes Grotto, and Valley of the Immaculate Conception, all located at 2457 S. Browns Lake Drive, were included in the survey and are all eligible for listing in the National Register of Historic Places as contributing resources to the proposed St. Francis Friary Historic Complex. Soon thereafter, a pilgrimage office was established.<sup>391</sup>

The Portiuncula Chapel was constructed in 1947, a replica of the original chapel in Assisi, Italy, where St. Francis founded the Franciscan order. The Portiuncula Chapel, located at 2457 S. Browns Lake Drive, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed St. Francis Friary Historic Complex. Sometime later, a large mosaic was erected on the front façade of the chapel.<sup>392</sup>



*Portiuncula Chapel, 1947  
2457 S. Browns Lake Drive*

In 1958, the Our Lady of the Lords Pavilion was constructed of laminated wood and colored fiberglass to provide a setting for large outdoor services. The pavilion houses a white marble altar donated by and relocated from St. Andrew's Church in Chicago. A support building was also constructed adjacent to the pavilion at that time.<sup>393</sup> The Our Lady of Lourdes Pavilion and Our Lady of Lourdes Service Building, both located at 2457 S. Browns Lake Drive, were included in the survey and are both eligible for listing in the National Register of Historic Places as contributing resources to the proposed St. Francis Friary Historic Complex.



*Our Lady of the Lords Pavilion, 1958  
2457 S. Browns Lake Drive*

A shrine that resembles a castle was constructed on the friary grounds in 1968 to house the mosaic picture of Our Lady of Czestochowa, Patroness of Poland.<sup>394</sup> The Our Lady of Czestochowa Grotto, located at 2457 S. Browns Lake Drive, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed St. Francis Friary Historic Complex.

## Church of Christ, Scientist

### *First Church of Christ, Scientist*

A group of members to the Church of Christ, Scientist began meeting in the nearby Village of Rochester around 1917. By 1923, a group of Burlington residents became interested in joining; subsequently the group began meeting in Burlington at private residences. Some time after, the group grew large enough to require renting space at the Masonic Temple to hold meetings. The Temple of Free Masonry, located at 325 N. Kane Street, was included in the survey and is

eligible for listing in the National Register of Historic Places individually and as a contributing resource to the proposed Kane Street Historic District. The society incorporated under Wisconsin law in January of 1924 and continued meeting at the Masonic Temple for three more years. During that time additional services and Sunday school were begun. Eventually the church rented and remodeled a larger room. A loan library was opened in 1932.<sup>395</sup>

In 1948, the church purchased their current building, a former residence constructed prior to 1870. The First Church of Christ, Scientist, located at 133 W. Jefferson Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Kane Street Historic District. The church officially became recognized as the First Church of Christ-Scientist in 1960. Remodeling that occurred in 1965 and 1966 increased the seating capacity of their meeting hall from 24 to 84. Eventually, the lending library matured into a public reading room at the church.<sup>396</sup>

## Church of Jesus Christ of Latter Day Saints (Strangite)

### *Mormon Settlement of Voree*

In December of 1835, Moses Smith laid the first land claims in the present day City of Burlington. He returned and settled the following spring. The first Mormon congregation in Wisconsin was organized in Burlington by Moses and his brother, Aaron Smith, both of whom had been devout Mormons from around the time of the faith's founding by Joseph Smith in 1830. Initial meetings were held along the banks of the Fox River.<sup>397</sup>

Moses Smith convinced his sister-in-law and her husband, James Jesse Strang, to migrate to Burlington in 1843. Strang was converted to Mormonism the following January. In February of 1844, he traveled to the headquarters of Mormon Church in Nauvoo, Illinois, with Aaron Smith and was baptized there personally by Joseph Smith. Before returning to Burlington, Strang was also made a church elder and was commissioned to form a settlement for persecuted Mormons in Wisconsin with his brothers-in-law, Moses and Aaron Smith.<sup>398</sup>

Months later, the Mormon Church was thrown into upheaval after Joseph Smith's assassination. Strang returned to Nauvoo to present to the church elder's two claims for his succession as the new leader of the Mormon Church. The first being that at the time of Joseph Smith's death, Strang claimed an angel appeared to him and appointing him to be the next leader of the Mormon Church. The second was a letter he claimed to have received, postmarked from Nauvoo and purportedly written by Joseph Smith nine days prior to his death, commissioning Strang to lead the church and move all adherents of the faith to the settlement in Wisconsin, to be named "Voree." Brigham Young, another elder claiming succession to Smith, and other church leaders doubted the authenticity of these claims and ultimately excommunicated Strang from the church. Believing his rightful role as church leader, Strang proceeded to excommunicate Young and gathered Nauvoo Mormons to join him. Young led his followers to resettle at Salt Lake City, Utah, in January 1845, while Strang purchased 200 acres along the White River and established the settlement of Voree there. The name Voree is said to mean "Garden of Peace".

Strang was successful in persuading some of Young's followers to leave their journey to Utah and join him in Voree, including several relatives of and church leaders close to Joseph Smith. To this day, both Young and Strang divisions consider themselves to be the one true Church of Jesus Christ of Latter Day Saints founded by Joseph Smith, not acknowledging any of the many other Latter Day Saint sects as legitimate.<sup>399</sup>

In the fall of 1845, Strang claimed another angelic visitation, this time, telling him to dig beneath a certain oak tree on the nearby "Hill of Promise" to uncover a divine message. Strang and four church elders, Aaron Smith, Jirah B. Wheeler, J. M. Van Ostrand, and Edward Whitcomb, uncovered three copper plates engraved with hieroglyphics which Strang was divinely told only he could translate. According to Strang, the plates, referred to as the Voree Record, had been left there by a prophet and leader of ancient North American inhabitants, named Rajah Manchore of Vorito.<sup>400</sup>

The first church meeting at Voree was held in the house of Aaron Smith. However, Strang soon had a revelation commissioning his church to construct a temple at Voree to be the grandest building in the world. It was to cover two-and-a-half acres and have 8-foot-thick stone walls, 12 towers, and a great hall 200-foot square in the center with marble floors and roofs. Referred to as "Strong Tower of Zion," the structure was to rise imposingly on the summit of the Hill of Promise. The Voree settlers started quarrying limestone north of the hill on the east side of the White River, northwest of the present-day intersection of Mormon and Ridge Roads, to supply stone for the temple's construction. The temple's cornerstone was laid in October of 1847. Construction continued slowly due to a lack of money, materials, and skilled builders; only the foundation to the 38-foot square southeast tower, the "Tower of Strength," was constructed by 1848 and never reached a height of more than one-and a half stories.<sup>401</sup>

At its peak, the Mormon settlement at Voree had a population of 300 to 400 inhabitants, which Strang claimed increased to audiences of 1,500. On the west side of the White River were the blacksmith shop of Mr. Werstern, a store operated by a Mr. Stratton, and a village well. A tavern and schoolhouse were built on the east bank. A tithing post was located on Mormon Road, as the community exacted ten percent of all income and agricultural products. By the early twentieth century all of these civic and commercial buildings had become non-extant.<sup>402</sup>

During the early 1840s, several modest houses were constructed of the "Voree Quarry" stone along what is now State Highway 11. These belonged to Lemuel Smith, James Strang's father Deacon Strang, Mr. Werstern, Mr. Whitney, Mr. Bluck, and Josiah Mainwaring. The Strang House, located at W141 State Highway 11 in the Town of Spring Prairie, is listed in the National Register of Historic Places. The Lemuel R. & Melissa Smith House, located at W202 State Highway 11 in the Town of Spring Prairie, was included in the survey and is individually eligible for listing in the National Register of Historic Places. A non-extant road led south from Highway 11, passing the quarry, to what was described as the rather pretentious home of a Mr. Whitcomb.



*Lemuel R. & Melissa Smith House, <1846  
W202 State Highway 11,  
Town of Spring Prairie, Walworth County*

The Werstern, Whitney, Bluck, Mainwaring, and Whitcomb Houses were all non-extant by the early twentieth century. However, due to the settlers' generally small financial means and the fast rate of their migration, the majority of residences in Voree were crude log cabins, wooden sheds, or tents. Nearby farmhouses were crowded by the incoming settlers. James Strang did not have a house of his own until 1846 when he received a divine revelation that faithful followers should build one for him. Now non-extant, it was a one-room log cabin located on the west bank of the White River near his father's house which had been constructed in 1844. A Mr. Montgomery constructed a stone house nearby on Mormon Road in 1848. The Montgomery House, located at 4325 Mormon Road; was included in the survey and is individually eligible for listing in the National Register of Historic Places.<sup>403</sup>



*Strang House, 1844*  
W140 State Highway 11,  
Town of Spring Prairie, Walworth County

From his father's house, Strang began publishing a weekly paper called the *Voree Herald* in January of 1846 with a printing press acquired from Philadelphia. In November of that year, the name was changed to *Zion's Reveille*, and finally to *The Gospel Herald* in September of 1847. Considered the first newspaper in the region, Strang published legal notices such as mortgage sales, attachments, and deeds for the Burlington area in addition to Mormon literature used in proselytizing throughout the country.<sup>404</sup>



*Montgomery House, 1848*  
4325 Mormon Road

Also in 1846, Strang began searching for a new and more isolated home for his following. The following year he said it had been revealed to him in a vision that they should relocate the community to Big Beaver Island at the northern tip of Lake Michigan, near Mackinac, Michigan. As the island had not yet been opened for settlement, Strang was granted permission by the federal government to operate an Indian mission there in 1847. He began publishing a newspaper there known as *The Northern Islander* promoting life in what he described as the "New Zion." While many stayed at Voree and other Mormon settlements across the country, more than 1,500 people migrated to St. James during the following two years. In 1850, Strang received a divine command to establish an ecclesiastical monarchy. On July 8<sup>th</sup> of that year, Strang was crowned king of his church. Also that year, Strang began practicing polygamy. While members of the Young's church in Utah had been employing the practice before that time, Strang was the first Mormon leader to publicly embrace the doctrine of polygamy, marrying four additional wives named Elvira, Betsy, Sarah, and Phoebe. Strang was shot by two disenchanted followers in the summer of 1856. He was brought back to Voree accompanied by his four wives, died 10 days later, and was buried in the Voree cemetery. At some point in time, his remains were reinterred at Burlington Cemetery. After Strang left Big Beaver Island, his church fled as their settlement was destroyed by angered mainlanders.<sup>405</sup>

After Strang's death, the Voree land was foreclosed upon and the uncompleted temple structure was torn down. The remaining Strangite Latter Day Saints in Voree reorganized in 1857, using the non-extant, cobblestone Voree schoolhouse to house meetings. A loyal Strangite, Wingfield Watson, repurchased 105 acres of the land in hopes that other Strangites might resettle at Voree. At his death in 1922, Watson left his property to a trust. In 1926, a new church building was constructed of concrete block on a portion of this land at the southeast corner of the intersection of State Highway 11 and Mormon Road. The Church of Jesus Christ of Latter Day Saints, located at 4207 Mormon Road, was included in the survey and is individually eligible for listing in the National Register of Historic Places. By 1930, membership in the Strangite division of the Mormon Church was estimated at as low as 4 members.<sup>406</sup>



*Church of Jesus Christ of Latter Day Saints, 1926  
4207 Mormon Road*

In 1935, a memorial of stone from the Voree Quarry was constructed at the south side of Highway 11 at the White River in honor of the history of Voree in conjunction with the City of Burlington's 100<sup>th</sup> anniversary. The Voree Monument, located in Voree Park on State Highway 11 at the White River, was not included in the survey. The monument displays a plaque made by internationally renowned sculptor Nancy Coonsman Hahn on each side, one sponsored by the Burlington Historical Society containing a map created that year depicting the location of the old Voree landmarks and the reverse side hosting a memorial plaque to James Jesse Strang sponsored by remaining church members. The memorial site was leased to the historical society by the Watson trust and was maintained as a park for several years by the church members.<sup>407</sup>

In 1974, membership was estimated at 15, and increased to between 50 and 200 members by the mid-1990s, located mainly in Wisconsin, Michigan, Colorado, and New Mexico. By that time, only two public meeting places were in existence locally, the headquarters and church on Mormon Road and another in the nearby Town of Lyon.<sup>408</sup>

## Congregational

### *Plymouth Congregational Church*

In 1858, the Plymouth Church was organized by 23 members of an existing Presbyterian congregation in Burlington. Soon after its founding, the Burlington Free Church appears to have merged with the new Plymouth Church. Words spoken by a charter member, T. W. Buell, at Plymouth Congregational Church's 50<sup>th</sup> Anniversary celebration linked the formation of both churches heavily with an abolitionist attitude that was held among its Baptist, Episcopal, Methodist, Presbyterian, and Unitarian members. In 1859, the former Presbyterian Church was officially sold to Plymouth Church. In 1876, the church's gallery was removed; front extended; and a spire added. During the 1880s, Rev. Luman A. Pettibone of Plymouth Congregational organized one of the first Christian Endeavor societies in the nation soon after that organization's

establishment in Portland, Maine. Rev. Pettibone also sponsored the organization of the congregation's active Ladies' Missionary Society. In 1891, new stained glass windows were installed.<sup>409</sup>

The old church was razed in 1902, at which time construction began on a larger church in its place. The new church, designed by architect Gilbert Turnbull of Elgin, Illinois, was finished at a cost of \$11,377 for dedication the following year. Plymouth Congregational Church, located at 124 W. Washington Street, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. The church basement was finished in 1908 for Sunday school use. Several interior and mechanical renovations occurred in 1925, 1930, and 1940, much of the labor performed by congregation members. In 1933, Plymouth Church joined the National Christian Church and became Plymouth Congregational Christian Church. Plymouth Congregational joined the newly-formed United Church of Christ in 1960. A new narthex was added to the main church in 1972. The Plymouth Day Care Center became the first state-licensed center in the area when it opened in 1974. A major sanctuary renovation was completed in 1992.<sup>410</sup>

A non-extant, neighboring house on Kane Street was purchased for use as a parsonage in 1905. It was sold around 1950, and two other neighboring houses at the corner of Washington Avenue and Johnson Street were purchased. One of these houses was moved to the corner of Edward and Wainwright Streets to make room for the construction of the educational wing, named Plymouth Hall, and a new chapel for a total cost of \$90,000; these facilities opened the next year. Located at 457 S. Edward Street, this house was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. The second house purchased in 1950, built by John Hegeman in 1879, was used as a parsonage until its demolition in 1954.<sup>411</sup>

## Episcopal Church

### *St. John the Divine Episcopal Church*

During 1869, the need for an Episcopal church in Burlington was observed. An official mission was soon organized and services began at the Burlington Free Church. The Burlington Free Church, located at 100 E. Jefferson Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Kane Street Historic District. In 1880, the mission became organized as a church in the Wisconsin Diocese under the name St. John the Divine. Starting that year, services were held in a second floor meeting room in the Bushman Building. The Bushman Building, located at 100 W. Chestnut Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. At that time, land at the corner of Pine & State Streets was donated for the construction of a church; however, the congregation was unable to afford construction at that time. In 1888, services were moved to Holy Cross Lutheran Church.<sup>412</sup> Holy Cross Lutheran Church, located at 232 N. Perkins Boulevard, was included in the survey but is not eligible for listing in the National Register of Historic Places.

In 1893, land at the corner of Perkins Boulevard and Edward Street was purchased by the congregation. Brick and stone quarried at the Voree Quarry were donated for the construction of a church. With many other donations by its members of time, money, and labor; the church was completed the following year at the cost of \$4,000 to the congregation. St. John the Divine Church, located at 124 S. Edward Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Kane Street Historic District. New art glass windows were installed in 1918. On September 9, 1925, a storm with strong winds caused damage to the church building, including the toppling of the main tower; which was quickly restored. A gallery was added onto the rear of the church for the installation of a new pipe organ during the late 1920s, and the basement renovated for use as a fellowship hall in the early 1930s. An addition to the church was designed by William R. Henry & Associates of Elkhorn and constructed in 1993.<sup>413</sup>



*St. John the Divine Episcopal Church, 1893  
124 S. Edward Street*

By 1924, the need for a parsonage was felt and the residence neighboring the church to the south came up for sale and was purchased for that use. The St. John the Divine Parsonage, historically the Frank Weinman House and located at 148 S. Edward Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Kane Street Historic District. In 2000, the church began using the parsonage to house their new children's center.<sup>414</sup>

In 1976, a cornerstone that had been made for the unrealized church construction in 1880 had been salvaged from the demolition from the house on the donated site on Pine Street. It was donated to St. John the Divine and currently sits outside the current church as a monument to the founding of the congregation.<sup>415</sup>

## Evangelical Church

### *Grace Community Church*

Grace Community Church constructed a church on Westridge Avenue during the mid-twentieth century. Grace Community Church, located at 141 Westridge Avenue, was not included in the survey as it is not of age to be considered an historic resource. In 1982, the building was purchased by Cornerstone Church, a congregation founded two years prior that had rented the old St. John Lutheran Church on Pine Street. Soon thereafter, the congregation began operating a grade school. For more information on Cornerstone Christian Academy, refer to Chapter 12 Education. Today the building is occupied by Faith Chapel Evangelical Free Church.<sup>416</sup>

## Lutheran

### *St. John Evangelical Lutheran Church*

A group of Lutherans began holding services in Burlington by 1856 and organized St. John Evangelical Lutheran Church two years later as a mission of the Wisconsin Lutheran Synod. In 1859, a house near the corner of State and Dodge Streets was purchased to serve as a church, Sunday school, and parsonage. In 1874, the congregation voted to construct new church. Originally planned as a stone church, the building was constructed of wood for \$3,900 and completed by the following year on land just one block away at the corner of Pine and Madison Streets. A larger chancel and sacristy were added onto the church in 1899; art glass windows were installed in the church the next year. Originally a German-speaking congregation, English didn't become the church's official language until 1927. Sold by the congregation in 1980, the original St. John Evangelical Lutheran Church has since been demolished.<sup>417</sup>

In 1887, a parsonage was built by the congregation; and a new Sunday school building to house upper grades was constructed in 1895, with the lower grades remaining in the church's original building. In 1900, St. John Lutheran School began operating as a full-time day school. For more information on St. John Lutheran School, refer to Chapter 12 Education. The congregation sold the parsonage and school buildings, both now non-extant, in 1973.<sup>418</sup>

The congregation began planning for future space needs in 1951. Six years later, the church purchased 7.32 acres of land on the west side of the city for future expansion. There, construction began on a new school and fellowship hall in 1961.<sup>419</sup> St. John Evangelical Lutheran School, located at 198 Westridge Avenue, was not included in the survey as it is not of age to be considered an historic resource.

A new parsonage was completed on Westridge Avenue in 1974.<sup>420</sup> The St. John Evangelical Lutheran Church Parsonage, located at 198 Westridge Avenue, was not included in the survey as it is not of age to be considered an historic resource.

St. John Evangelical Lutheran Church's congregation approved the construction of a new church building for in 1976. Designed by the firm Rugg & Knopp and constructed by Scherrer Construction, the new church was opened in 1980.<sup>421</sup> St. John Evangelical Lutheran Church, located at 198 Westridge Avenue, was not included in the survey as it is not of age to be considered an historic resource.

### *Holy Cross Lutheran Church*

A group known as the German Evangelical Lutheran Society withdrew from St. John Evangelical Lutheran Church in 1883. Plans were laid out at once for construction of a new church on land purchased for \$1,000 at the corner of Perkins Boulevard and Jefferson Street. A stone house at that location was used as a parsonage. The church was completed that fall and the congregation became known as Holy Cross Lutheran Church.



*Holy Cross Lutheran Church, 1883  
232 N. Perkins Boulevard*

Holy Cross Lutheran Church, located at 232 N. Perkins Boulevard, was included in the survey but is not eligible for listing in the National Register of Historic Places. During the fall of 1889, the church's steeple was destroyed by lightning and soon replaced. The following year, a new bell was installed. While originally a German-speaking congregation, there was a gradually increasing demand for more English preaching until eventually German services were eliminated.<sup>422</sup>

By 1939, Holy Cross began using the church strictly for Sunday school classes when the former Luther Hall had been converted into a new sanctuary. After this, the original Holy Cross church building was then referred to as Luther Hall.<sup>423</sup>

In 1918, the stone house on Perkins Boulevard was replaced by a new frame parsonage. The Holy Cross Lutheran Church Parsonage, located at 224 N. Perkins Boulevard, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. The congregation sold this parsonage in 1947.<sup>424</sup>

Holy Cross acquired the former Burlington Free Church in 1923 and renovated it, including a new basement in 1928. Burlington Free Church, located at 100 E. Jefferson Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Kane Street Historic District. Used to house Sunday school and organization meetings, it became known as Luther Hall. A larger worship space was needed by 1939, so Holy Cross renovated the building back into a sanctuary and began holding its services there. The exterior was extensively renovated, including cladding the exterior in stucco and constructing a Colonial Revival style steeple and entrance tower that housed a bell cast in Germany. At this time, the old Holy Cross Lutheran Church was then referred to as Luther Hall.<sup>425</sup>

As a plan for future growth in 1947, the congregation purchased the house immediately east of the church, to be used as a parsonage and eventually as Sunday school rooms. This house, located at 108 E. Jefferson Street, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. The Sunday school renovations were completed in 1950 and that building became known to the congregation as the Annex.<sup>426</sup>

The church purchased a residence north of the annex on Washington Street for additional space in 1953.<sup>427</sup> This house, located at 109 & 111 E. Washington Street, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity.

It became clear that a permanent building planning committee was needed for Holy Cross Lutheran Church, and one was organized in 1955. Five years later, the congregation decided to relocate to another site rather than expanding their facilities at Kane and Jefferson Streets, which were subsequently sold. In 1959, Holy Cross purchased 5 acres of land on the east side of the city. The following year a new church was designed by the architectural firm Stade & Associates of Park Ridge, Illinois; construction began in 1962 and was completed within one year. The congregation was renamed Cross Evangelical Lutheran Church. Cross Evangelical Lutheran Church, located at 126 Chapel Terrace, was included in the survey but is not eligible

for listing in the National Register of Historic Places. The German-cast bell from the Jefferson Street church was reinstalled in the new building in 1974. An addition onto the new church was completed in 1980 and included a library, offices, and classrooms. Holy Cross established of Noah's Ark Nursery School in these facilities the following year.<sup>428</sup>

A new parsonage was completed on Terrace Drive in 1969. A second parsonage was built on Donald Drive in 1970, however it was later sold.<sup>429</sup> The Cross Evangelical Lutheran Church parsonages located on Chapel Terrace and Donald Drive were not included in the survey as they are not of age to be considered historic resources.

### *Our Savior Lutheran Church*

Our Savior Lutheran Church was established in 1962, with initial services being held at the Veterans Memorial Building. The Veterans Memorial Building, located at 588 Milwaukee Avenue, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. The church officially was organized as a part of the Missouri Synod Lutheran Church in 1963. That year, the congregation voted to purchase the Palmer & Margaret Gardner House on Kane Street to use as a church, using the lower floor as a sanctuary and Sunday school rooms and a parsonage on the second. The Palmer & Margaret Gardner House, now located at 344 Picket Court, was included in the survey but is not eligible for listing in the National Register of Historic Places due to its alterations and change in setting.<sup>430</sup>



*Palmer & Margaret Gardner House, 1871  
344 Picket Court*

By 1965, Our Savior outgrew these spaces and started constructed a new church on the same property. The new church was completed the following year. Our Savior Lutheran Church, located at 417 S. Kane Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places. The Gardner House was later sold and moved to be used as a private residence to create room for the church to construct an educational wing.<sup>431</sup>



*Our Savior Lutheran Church, 1965  
417 S. Kane Street*

### *Peace Lutheran Church*

Peace Lutheran Church was established in 1974, with initial services being held in the basement of the First Banking Center. The First Banking Center, located at 400 Milwaukee Avenue, was not included in the survey as it is not of age to be considered an historic resource. Later, services were held at the Masonic Temple. The Temple of Free Masonry, located at 325 N. Kane Street, was included in the survey and is eligible for listing in the National Register of Historic Places individually and as a contributing resource to the proposed Kane Street Historic District. In 1976, Peace Lutheran Church became affiliated with the Lutheran Church of America. Three years later, Peace Lutheran merged with St. Paul's Lutheran Church in nearby Lyons. A church

was constructed in 1983 with a bell from the old St. Paul's in Lyons installed in the new building's tower. Peace Lutheran Church, located at 349 Wegge Road, was not included in the survey as it is not of age to be considered an historic resource.<sup>432</sup>

## Methodist

### *First Methodist Episcopal Church*

By 1837, Methodist residents of Burlington were served by visiting pastors on several early circuits, including the Aztalan Methodist Circuit in 1837, Honey Creek Circuit in 1838, Walworth Circuit in 1839, and finally the Rock River Conference in 1840, which served Burlington and nearby Rochester exclusively. In 1858, many of the city's Methodists joined with Baptists, Episcopalians, Presbyterians, and Unitarians to form Plymouth Congregational Church.<sup>433</sup>

During the late 1860s, a group of German speaking Methodists began organizing and holding services in a non-extant building at the corner of Milwaukee Avenue and Johnson Street. In 1873, the German Methodist Church was constructed at the corner of Washington Street and Perkins Boulevard, and a small parsonage soon thereafter. By 1924, the German Methodist Church merged with First Methodist Episcopal. The German Methodist building was sold to the Town of Burlington for use as a town hall. It and the neighboring parsonage have since been demolished.<sup>434</sup>

As younger generations began to prefer speaking English, services in that language were organized at the German Methodist Church in 1899. However, the English-speaking group branched off and incorporated as the Burlington Methodist Episcopal Church in 1902. Two years later, the congregation changed its name to the First Methodist Episcopal Church and started construction on a building at the corner of State Street and Perkins Boulevard at the cost of \$8,000. First Methodist Episcopal Church, located at 125 E. State Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Kane Street Historic District. An addition was constructed onto First Methodist Episcopal Church in 1928. An educational wing was later added. Decades later, the First Methodist Episcopal congregation constructed new facilities just outside the city in the Town of Burlington under the name Burlington United Methodist Church. Since 2005, the former First Methodist Episcopal Church has been occupied by a non-profit cultural center called the CATHE, the Center for Art, Technology, Health, and Education. The parsonage has been demolished for the construction of a parking lot.<sup>435</sup>

## Presbyterian Church

### *Burlington Presbyterian Church*

A Presbyterian congregation was organized in 1843 with initial meetings taking place in private residences. As the group grew, meetings were held at the Burlington Academy, the old Whitman

School, and a schoolhouse outside the city on Spring Prairie Road. The Burlington Academy building, located at 116 & 118 E. Jefferson Street, was not included in the survey as its alterations have too greatly diminished its original architectural integrity. Whitman School, located at 449 Beloit Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. A Colonial Revival style church was constructed in 1852. Six years later, the Presbyterian congregation merged with the congregational church as Plymouth Congregational Church, and the building and land were officially sold to the that organization in in 1859. In 1902, Plymouth Congregational demolished the Presbyterian Church for construction of a new larger facility on the same site.<sup>436</sup>

### List of Surveyed Historic Resources Mentioned in the Text

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
449 Beloit Street	Whitman School	1839	Surveyed
2457 S. Browns Lake Drive	St. Francis Friary	1930	Eligible
2457 S. Browns Lake Drive	St. Francis Friary Entry Gate	1930	Surveyed
2457 S. Browns Lake Drive	Stations of the Cross	1935	Surveyed
2457 S. Browns Lake Drive	Stations of the Cross Gateway	1935	Surveyed
2457 S. Browns Lake Drive	Calvary Grotto	1935	Surveyed
2457 S. Browns Lake Drive	Our Lady of Lourdes Grotto	1935	Surveyed
2457 S. Browns Lake Drive	Valley of the Immaculate Conception	1935	Surveyed
2457 S. Browns Lake Drive	Portiuncula Chapel	1940	Eligible
2457 S. Browns Lake Drive	Our Lady of Lourdes Pavilion	1958	Surveyed
2457 S. Browns Lake Drive	Our Lady of Lourdes Service Building	1958	Surveyed
2457 S. Browns Lake Drive	Our Lady of Czestochowa Grotto	1968	Surveyed
126 Chapel Terrace	Cross Evangelical Lutheran Church	1962	Surveyed
200-112 E. Chestnut Street	Gill Block	1895	Listed
441 Conkey Street	St. Charles Borromeo Catholic Church	1910	Eligible
124 S. Edward Street	St. John the Divine Episcopal Church	1893	Surveyed
148 S. Edward Street	Frank Weinman House		Surveyed
100 E. Jefferson Street	Burlington Free Church	1852	Surveyed
133 W. Jefferson Street	First Church of Christ Scientist	< 1870	Surveyed
325 N. Kane Street	Temple of Free Masonry	1929	Eligible
417 S. Kane Street	Our Savior Lutheran Church	1965	Eligible
257 Kendall Street	Bethel Baptist Church	1956	Surveyed
440 Kendall Street	St. Charles Borromeo Congregation Sisters House	1949	Surveyed
440 Kendall Street	St. Charles Borromeo Garage		Surveyed
456 Kendall Street	St. Charles Borromeo Rectory	1922	Surveyed
100 McHenry Street	St. Mary Catholic Church	1891	Eligible
100 McHenry Street	Good Shepherd Chapel	1979	Surveyed
108 McHenry Street	St. Mary Rectory	1891	Surveyed
112 McHenry Street	Immaculate Conception Catholic Church	1854	Eligible
4207 Mormon Road	Church of Jesus Christ of Latter Day Saints	1926	Eligible
4325 Mormon Road	Montgomery House	1848	Eligible
232 N. Perkins Boulevard	Cross Evangelical Lutheran Church	1883	Surveyed
344 Pickett Court	Palmer & Margaret Gardner House	1871	Surveyed
W140 State Highway 11 (Town of Springe Prairie, Walworth Co.)	Strang House	1844	Listed

W202 State Highway 11 (Town of Springe Prairie, Walworth Co.)	Lemuel R. & Melissa Smith House	< 1846	Eligible
125 E. State Street	First Methodist Episcopal Church	1904	Surveyed
373 W. State Street	God's Acre Chapel	1892	Eligible

## Art & Literature

### Painting and Sculpture

#### *Abraham Lincoln Statue*

Dr. Francis W. Meinhardt donated funds for a statue of Abraham Lincoln to the City of Burlington before his death in 1912. The following year, George Etienne Ganiere was commissioned by Dr. Meinhardt's sister, Eda Meinhardt, to sculpt the statue with a stipulation that the statue be an original and never copied. The Abraham Lincoln Statue, located on a triangular median at the intersection of Kane and State Streets, was included in the survey and is individually eligible for listing in the National Register of Historic Places. The eight-foot-tall statue was cast in bronze at the Florentine Brotherhood Foundry in Chicago and erected in Burlington on a Vermont granite pedestal produced by R. H. Fitch, a Burlington monument dealer. The pedestal itself is eight feet high and tapers from four feet wide at the base to slightly less than three feet at the top. Near the base of the pedestal, a brass plaque commemorates words from the president's second inaugural address. On the back of the statue, a plaque acknowledges the donation of Dr. Meinhardt. During the early 1990s, the original bronze finish was restored by Venus Bronze Works of Detroit with funds raised by the Burlington Historical Society. A rededication of the statue was celebrated in the fall of 1995.<sup>437</sup>



*Abraham Lincoln Statue, 1913  
Intersection of Kane and State Streets*

George Etienne Ganiere, of Chicago, studied and also taught at the Art Institute of Chicago. During the early 1910s, he worked in the studio of Lorado Taft. By the time of his Burlington commission in 1913, Ganiere was one of 43 professional sculptors who had previously rendered President Lincoln. A second original statue of Lincoln produced by Ganiere in 1913 is located in Webster City, Iowa. Ganiere's work can be found in cities throughout the United States. Three years before his death in 1935, Ganiere was named the official sculptor for the State of Florida.<sup>438</sup>

### *Burlington Cemetery Civil War Memorial*

In 1879, Henry Allen Cooper suggested the construction of a monument to honor Burlington soldiers who died in the Civil War. A contract was awarded to Klane's Marble Yard the following year. Palmer Gardner offered 3 acres of his property on Randolph Street as a site for the memorial; however the Town of Burlington donated a memorial site in the Burlington Cemetery where the monument was erected in 1880. The Burlington Cemetery Civil War Memorial, located at 701 S. Browns Lake Drive, was included in the survey and but is not eligible for listing in the National Register of Historic Places. At the time of its construction, it was believed to be the first Civil War memorial constructed in Southeastern Wisconsin.<sup>439</sup>



*Burlington Cemetery  
Civil War Monument, 1880  
701 S. Browns Lake Drive*

### *Burlington Pioneers Monument*

During the early twentieth century, the Burlington Historical Society erected several historical markers throughout the Burlington area, including a monument in honor of Burlington's first settlers. The Burlington Pioneers Monument, located at 101 E. State Street, was not included in the survey. Erected on the lawn of the Charles Roy & Elfreida McCanna House on State Street, the monument marks the location of Burlington's first wooden frame house constructed there by Dr. Edward Galusha and Eliza Ann Dyer in 1840. The Dyer house was moved from the site in 1915 and later demolished. The Pioneers Monument, a golden ship mounted on a stone pedestal, was commissioned by Mrs. Charles Dyer Norton and dedicated in 1935.<sup>440</sup>

### *Dr. Edward Galusha Dyer Monument*

During the early twentieth century, the Burlington Historical Society erected several historical markers throughout the Burlington area, including a monument in honor of Dr. Edward Galusha Dyer at Lincoln School. The Dr. Edward Galusha Dyer Monument, now located at 232 N. Perkins Boulevard, was not included in the survey. The Dr. Dyer Monument, a sundial, was commissioned by Mrs. Charles Dyer Norton and dedicated in 1935, honoring Burlington's first physician, leading abolitionist, and local participant in the Underground Railroad. The monument was created by sculptor Thomas Hudson Jones, hewn from the same stone the artist used to produce the Tomb of the Unknown Soldier in Arlington National Cemetery in Arlington, Virginia. Originally placed on the Burlington Union School grounds across on Kane Street, it was later moved to and stored in a house basement to prevent further deterioration. The monument was restored by Bosman Monument Company in recent years and reinstalled outside the Burlington Historical Society on Perkins Boulevard.<sup>441</sup>

Thomas Hudson Jones was born in 1892 and studied at the Albright Art School in Buffalo, New York. At the age of 19, he won the Prix de Rome Fellowship and studied at the American Academy of Art in Rome for three years. Until 1917, Jones worked in the studio of Daniel Chester French, while French was sculpting the seated Lincoln for the Lincoln Memorial in

Washington, D. C. Jones served in the military during the First World War and returned to the United States to sculpt and teach at Columbia University in New York in 1922. In 1934, he returned to Rome and taught at the Academy of Art. Jones produced his most prominent work in 1929, the Tomb of the Unknown Soldier in Arlington National Cemetery in Arlington, Virginia. In 1944, he served as sculptor for the United States Army's Institute of Heraldry, during which tenure he designed the Air Force Academy seal and over 40 military service medals.<sup>442</sup>

*God's Acre Cemetery Wrought Iron Crosses*

During the 1860s to 1880s, many decorative wrought iron crosses were erected as burial monuments for German members of St. Mary Catholic Church in the parish cemetery, God's Acre. The God's Acre Cemetery Crosses, located at 373 W. State Street, were included in the survey and are eligible for listing in the National Register of Historic Places as contributing resources to the proposed God's Acre Cemetery Historic Complex. Many of these crosses were manufactured by the Wagner foundry.<sup>443</sup>

Decorative wrought iron crosses are commonly found in cemeteries throughout Germany<sup>444</sup> and around the Black Sea in southern Russia.<sup>445</sup> Iron cross grave markers can also be found in thousands of cemeteries across the American heartland, from Kansas to central Canada and from the Mississippi River to the Rocky Mountains. Unlike wooden crosses, those made of metal were capable of withstanding the elements over time.<sup>446</sup> Wrought iron cross grave markers in the United States were used predominately by Catholics of German, Polish, and Czech heritage during the late nineteenth- and early twentieth-century.<sup>447</sup> The tradition of wrought iron cemetery crosses is especially tied to the wave of German migration to the United States from the Volga region of Russia that started in the 1870s. Many Volga Germans first traveled to Wisconsin before settling in heavy concentrations in Great Plains states.<sup>448</sup>



*God's Acre Cemetery Wrought Iron Crosses, c. 1860s – 1880s  
373 W. State Street*

Crosses were commonly homemade, while others were manufactured commercially throughout the region by blacksmith shops and foundries. Local companies known to manufacture the crosses include Badger Wire and Iron Works of Milwaukee, active during the early twentieth century,<sup>449</sup> and the foundry of Hubert Wagner in Burlington, active during the late nineteenth-century.<sup>450</sup> For more information on the foundry of Hubert Wagner, refer to Chapter 9 Industry. Many cross-making blacksmiths learned their trade before they immigrated to the United States during the late nineteenth-century and were from a variety of nationalities including German, Irish, Hungarian, Czech, Ukrainian, and French. Use of the wrought iron crosses waned by the end of Second World War, as tombstones of granite, marble, or concrete increased in affordability and the demand for other services of local blacksmiths declined.<sup>451</sup>

During the late 1980s and 1990s, wrought iron cemetery crosses in North Dakota were heavily researched and documented by the Institute of Regional Studies at North Dakota State University. This marks what appears to be the first major research conducted on the subject and recognizes the wrought iron crosses not solely as a product of a cultural group or matter of ethnic tradition, but also as folk art form.<sup>452</sup>

### *Fred & Mary Rewald Monument*

A monument featuring a major piece of statuary, depicting the crucifixion of Jesus Christ with onlooking Saints, was constructed in the center of St. Charles Cemetery in 1954 as a memorial to Fred & Mary Rewald.<sup>453</sup> The Fred & Mary Rewald Monument, located at 900 W. State Street, was included in the survey but is not eligible for listing in the National Register of Historic Places.

### *St. Francis Friary Statuary & Mosaics*

The St. Francis Friary on S. Brown Lake Road became a popular pilgrimage site soon after its construction in 1929. Pilgrims began donating religious statues to the friary which the friars began displaying outside in the grounds as their number increased. Several of these statues had been previously located at churches throughout the Midwest.<sup>454</sup> The Christ the King Statue, Jesus Christ Statue, Virgin Mary Statue, Our Lady of Fatime Statue, and two St. Francis of Assisi Statues, all located at 2457 S. Browns Lake Drive, were included in the survey and are all eligible for listing in the National Register of Historic Places as contributing resources to the proposed St. Francis Friary Historic Complex.

In 1935, the seminarians began substantial landscaping work on the grounds, in what became referred to as the Valley of the Immaculate Conception, including a series of fourteen sculptural monuments with tile mosaics depicting the Stations of the Cross, the Calvary Grotto with a variety of statuary, and the Our Lady of the Lourdes Grotto with a variety of statuary and mosaics. All of these were constructed of tufa rock from the Ohio River Valley.<sup>455</sup> The Stations of the Cross, Stations of the Cross Gateway, Calvary Grotto, Our Lady of Lourdes Grotto, and Valley of the Immaculate Conception, all located at 2457 S. Browns Lake Drive, were included in the survey and are all eligible for listing in the National Register of Historic Places as contributing resources to the proposed St. Francis Friary Historic Complex.



*Jesus Christ Statue  
2457 S. Browns Lake Drive*



*Christ the King Statue  
2457 S. Browns Lake Drive*



*Fourth Station of the Cross, 1935  
2457 S. Browns Lake Drive*



*Our Lady of Lourdes Grotto, 1935  
2457 S. Browns Lake Drive*

Sometime after the construction of the Portiuncula Chapel on the friary grounds in 1940, a large mosaic was installed on the chapel's front façade above the main entry. The Portiuncula Chapel, located at 2457 S. Browns Lake Drive, was included in the survey and is eligible for listing in the National Register of Historic Places a contributing resource to the proposed St. Francis Friary Historic Complex.

A shrine that resembles a castle was constructed on the friary grounds in 1968 to house a mosaic icon of Our Lady of Czestochowa, Patroness of Poland.<sup>456</sup> The Our Lady of Czestochowa Grotto, located at 2457 S. Browns Lake Drive, was included in the survey and is eligible for listing in the National Register of Historic Places a contributing resource to the proposed St. Francis Friary Historic Complex.



*Portiuncula Chapel, 1940, and  
St. Francis of Assisi Statue  
2457 S. Browns Lake Drive*

### *Voree Monument*

In 1935, a monument made of stone from the Voree Quarry was erected at the south side of Highway 11 at the White River in honor of the history of Voree in conjunction with the City of Burlington's 100<sup>th</sup> anniversary. The Voree Monument, located in Voree Park on State Highway 11 at the White River, was not included in the survey. The monument displays a plaque made by sculptor Nancy Coonsman Hahn on each side, one sponsored by the Burlington Historical Society containing a map created that year depicting the location of the old Voree landmarks and the reverse side hosting a memorial plaque to James Jesse Strang sponsored by remaining church members. The memorial site was leased to the historical society by the Watson Trust and was maintained for several years by members of the local Church of Jesus Christ of Latter Day Saints.<sup>457</sup>

Nancy Coonsman Hahn, of Winnetka, Minnesota, was born around 1887 and studied sculpture at the St. Louis School of Fine Arts. During her career, she was commissioned for several

memorials and public fountains as well as small statues and busts for private parties. She died in 1976.<sup>458</sup>

### List of Surveyed Historic Resources Mentioned in the Text

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
701 S. Browns Lake Drive	Burlington Cemetery Civil War Memorial	1880	Surveyed
2457 S. Browns Lake Drive	Our Lady of Fatima Statue		Surveyed
2457 S. Browns Lake Drive	Jesus Christ Statue		Surveyed
2457 S. Browns Lake Drive	Mary Queen of Peace Statue		Surveyed
2457 S. Browns Lake Drive	Stations of the Cross Gateway	1935	Surveyed
2457 S. Browns Lake Drive	Stations of the Cross	1935	Surveyed
2457 S. Browns Lake Drive	Calvary Grotto	1935	Surveyed
2457 S. Browns Lake Drive	Virgin Mary Statue		Surveyed
2457 S. Browns Lake Drive	Our Lady of Czestochowa Grotto	1968	Surveyed
2457 S. Browns Lake Drive	St. Francis of Assisi Statue		Surveyed
2457 S. Browns Lake Drive	Christ the King Statue		Surveyed
2457 S. Browns Lake Drive	Valley of the Immaculate Virgin	1935	Surveyed
2457 S. Browns Lake Drive	Our Lady of Lourdes Grotto	1935	Surveyed
2457 S. Browns Lake Drive	Portiuncula Chapel	1940	Surveyed
2457 S. Browns Lake Drive	St. Francis of Assisi Statue		Surveyed
2457 S. Browns Lake Drive	Our Lady of Czestochowa Grotto	1968	Surveyed
Intersection of Kane & State Streets	Abraham Lincoln Statue	1913	Eligible
373 W. State Street	God's Acre Cemetery Wrought Iron Crosses	c. 1860s - 1880s	Surveyed
900 W. State Street	Fred & Mary Rewald Monument	1954	Surveyed

## Commerce

### Introduction

Since the time of its settlement, Burlington has been the primary center of commerce in western Racine County. Due to several cycles of rapid and slow growth, Burlington's landscape has been enhanced by commercial buildings that give a testament to the city's commercial successes. The greatest concentration of commercial buildings is located in Burlington's downtown. The high level of preservation of these buildings resulted in the core downtown area's listing in the National Register of Historic Places as the Downtown Historic District in 1999. The district's 65-page nomination contains extensive history on both the commercial buildings and business that occupied them and is an invaluable resource in describing the history of commerce in Burlington. Consequently, no attempt will be made in this chapter to cover ground that has been so expertly covered by others. Instead, the history that follows will deal primarily with buildings outside of the listed Downtown Historic District, primarily with extant commercial buildings.

### Goods and Services

#### *Retail Businesses*

By the late 1890s, William Colburn operated a saloon on Jefferson Street in a non-extant building. In 1898, he purchased B. Ebbers' neighboring tavern building which faced State Street and hired Joseph A. Rueter to move and rotate it to face Jefferson Street. The Colburn Tavern, now located at 233, 235 & 237 W. Jefferson Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. Colburn sold the building and business to his sons, Howard H. and Clarence Colburn, in 1905. The brothers hired John Lockmett to remodel the interior, including a tamarack log wall veneer, and reopened the saloon as the Log Cabin Inn in 1911. The Colburn brothers sold the building in 1922 to Michael Fleuker, owner of a neighboring meat market. Sometime later however, the Log Cabin Tavern reopened. The tavern remains in business to this day under different ownership.<sup>459</sup>



*Colburn Tavern, < 1898  
233, 235 & 237 W. Jefferson Street*

Barney J. Wentker immigrated to the United States from Westphalia, Germany, at the age of nineteen in 1880; settled in Burlington; and worked at the Finke-Uhen Brewery for nine years. He began operating a non-extant tavern at the corner of Milwaukee Avenue and State Street in 1892. In 1897, he purchased the triangle-shaped block bounded by State Street, Milwaukee Avenue, and McHenry Street on which stood a non-extant tavern and a boarding house, historically known as both the Farmers House and the Hillside Hotel, which he continued to operate. Soon after, he constructed a non-extant horse barn north of the hotel. He sold his hotel, tavern, and livery businesses to Dick Kelly and Al Reuschlein in 1903.<sup>460</sup>

Upon Kelly and Reuschlein's retirement in 1908, Wentker demolished the horse barn and hired Joe Dreesman to construct a brick tavern building in its place. With the financial assistance of William Finke, the new tavern's interior was lavishly finished. The Barney J. Wentker Saloon, located at 230 Milwaukee Avenue, was included in the survey and is individually eligible for listing in the National Register of Historic Places. After Wentker's death in 1936, the hotel fell into disrepair and was demolished during the 1950s. Wentker's widow, Eunice Krueger, continued to own the tavern building while selling the business, which has continued operation to this day. Additions and renovations to the building were completed in 1968 and 1977, with a major restoration taking place in 1998. Today the building houses a tavern by the name of B. J. Wentker's Triangle Tavern & Grill.<sup>461</sup>



*Barney J. Wentker Saloon, 1908  
230 Milwaukee Avenue*

A two-story, 34- by 65-foot store building was constructed by Joseph A. Rueter on Jefferson Street for Joseph A. Yanny in 1910. The Joseph A. Yanny Building, located at 241 & 243 W. Jefferson Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. By the early 1920s, the building was occupied by Michael Fleuker's meat market. The Hawkins Super Market was located there by 1941. Donald Rehberg purchased the building and grocery business in 1951, which he operated until 1971. Dr. Charles Puntillo operated a dental office in the building by 1976 until 1979. Since that time, other retailers have occupied the building including those selling uniforms, music, vacuums, and party supplies.<sup>462</sup>



*Joseph A. Yanny Building, 1910  
241 & 243 W. Jefferson Street*

In 1948, a building designed by E. F. Ihlenfeld was constructed on Main Street at the cost of \$9,000 for Hersh's Washerette.<sup>463</sup> Hersh's Washerette Building, located at 208 N. Main Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. In 1953, the building was sold to Willard O'Keefe, who opened the O.K. Washerette there. An addition was completed in 1957. The building briefly housed King Fabrics during the mid-1960s before being occupied by Rock Bottom Sport Shop through the 1970s and 1980s.<sup>464</sup>

A contemporary style building, designed by architect Robert Kemp of Milwaukee, was constructed on Milwaukee Avenue by the Scherrer Construction Company in 1968 for the Red Owl Food Store. The Red Owl Food Store, located at 401 Milwaukee Avenue, was included in the survey and is individually eligible for listing in the National Register of Historic Places. Red Owl closed in 1977, and Spiegelhoff's Super Food Market moved into the building from its former location on Chestnut Street. An addition onto the building was completed in 1978. By 1986, Spiegelhoff's became a Roundy's Pick n' Save and moved to a non-extant building at 1120 Milwaukee Avenue. Since 1987, the building has been occupied by Reineman's True Value Hardware.<sup>465</sup>



*Red Owl Food Store, 1968  
401 Milwaukee Avenue*

### *Hotels*

Henry Plate, previously a shoemaker, constructed a building on the corner of Pine and Kendall Streets in which to open a hotel and tavern in 1890. The Henry Plate Hotel, located at 801, 803 & 805 Pine Street and 525 Kendall Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. A 22- by 20-foot addition was constructed onto the west side of the building in 1893. In 1908, Plate sold the business to his son-in-law, William Heidermann, who owned a saloon on the corner of Milwaukee Avenue and Pine Street. However, Heidermann sold the hotel back to Plate in 1913. After Plate's death later that year, the property was purchased by William Forge. During Prohibition, Forge renovated the tavern into an ice cream parlor and sweet shop. After Forge's death in 1922, the tavern was rented and a saloon was operated there by Urban Schemmer. Later, the building housed the Y-Go-By Tavern. In 1974, John Robbins opened a judo and karate school in the building which today is occupied by Alcoholic Anonymous of Burlington.<sup>466</sup>

A contemporary-style hotel building was constructed for International Trading of Milwaukee on Milwaukee Avenue in 1961. It opened as the Rainbow Motel the following year. A concrete block fence, original to the hotel, located along the property's Milwaukee Avenue street frontage coordinates with concrete block accents on the hotel building.<sup>467</sup> The Rainbow Motel, located at 733 Milwaukee Avenue, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Rainbow Motel Historic Complex. The hotel is still in operation under its original name.



*Rainbow Motel, 1961  
733 Milwaukee Avenue*

A building designed by architect A. J. Greenberg to house the Rainbow Restaurant was constructed next to the Rainbow Motel on Milwaukee Avenue in 1961.<sup>468</sup> Today the building houses Los Compadres Mexican Restaurant. The Rainbow Restaurant, located at 725 Milwaukee Avenue, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Rainbow Motel Historic Complex.



*Rainbow Restaurant, 1961  
725 Milwaukee Avenue*

A free-form, heated outdoor pool designed by John Maletz and an accompanying poolhouse were constructed at the Rainbow Motel in 1962. A concrete block fence surrounding the pool, similar to that on the Milwaukee Avenue street frontage in front of the hotel, coordinates with concrete block accents on the hotel building.<sup>469</sup> The Rainbow Motel Pool and Rainbow Motel Poolhouse, both located at 733 Milwaukee Avenue, were included in the survey and are eligible for listing in the National Register of Historic Places as contributing resources to the proposed Rainbow Motel Historic Complex.

A garage was constructed on the grounds of the Rainbow Motel sometime during the late twentieth century. The Rainbow Motel Garage, located at 733 Milwaukee Avenue, was included in the survey and is a non-contributing resource to the proposed Rainbow Motel Historic Complex.

### *Banks*

The Burlington Building & Loan Association was chartered in 1923. Frank H. Schwaller served as the association's first president; Martin Schroeder, vice-president; L. C. Cunningham, secretary; and Otto Klein, treasurer. These four initial officers also served as directors along with Henry Rueter, L. J. Stang, Rev. J. A. VanTreek, E. John Wehmhoff, and Leo Zwiebel. The Burlington Building & Loan Association was first located on the second floor of the Schwaller Building.<sup>470</sup> The Kords-Schwaller Block, located at 484 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.

By the mid-twentieth century, the association changed its name to the Burlington Savings & Loan Association and, in 1958, moved to the ground floor of the Finke Building.<sup>471</sup> The Finke & Company Block, located at 597 Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.

The office of Burlington Savings & Loan moved again in 1963 to the Klingele-Fenn Block.<sup>472</sup> The Klingele-Fenn Block, located at 149 E. Chestnut Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.

Burlington Savings & Loan constructed a new office building on Chestnut Street in 1972.<sup>473</sup> The Burlington Savings & Loan Building, located at 197 W. Chestnut Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. Today, the building houses Odyssey Hospice.



*Burlington Savings & Loan Building, 1972  
197 W. Chestnut Street*

## *Service Businesses*

Rewald Electric Company, founded by A. J. Rewald in 1925, constructed a building on Milwaukee Avenue to house their offices and shop in 1951, which at that time was located in the Town of Burlington. The property was annexed into the City of Burlington in 1953. The Rewald Electric Company Building, located at 841 Milwaukee Avenue, was included in the survey but is not eligible for listing in the National Register of Historic Places. The company was purchased by William Ebbers in 1988 and relocated to Teut Road in 2007. The building at 1607 S. Teut Road was not included in the survey as it is not of age to be considered an historic resource. In 2007, a tattoo parlor opened in the former Rewald Electric building, which today houses Cool Nails Professional Nail Care.<sup>474</sup>

A small, Art Deco style office building was constructed on Dodge Street during the early twentieth century. The building located at 317 N. Dodge Street was included in the survey but is not eligible for listing in the National Register of Historic Places. An Art Deco style radio antenna was added to the building in 1996.<sup>475</sup> Today this building houses Modern Steel Structures Inc. and Win Media. Little else is known about the building at this time



*Commerical Building  
317 N. Dodge Street*

In 1965, Dr. L. E. Ryall was joined in his dental practice by his son, Dr. John Ryall. To house the growing business, a new building to house the dental office was constructed at the cost of \$18,000 on Main Street by Rueter, Inc.<sup>476</sup> The Dr. L. E. Ryall Dental Office, located at 240 N. Main Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. Continuing the practice after his father's death, Dr. John Royall was later joined in business by Dr. Charles Mesec. Today the building houses Dr. Mesec's practice under the name Burlington Family & Laser Dentistry.



*Dr. L. E. Ryall Dental Office, 1965  
240 N. Main Street*

## Information Services

### *Publishing*

From his father's house, Strang began publishing a weekly paper called the *Voree Herald* in January of 1846 with a printing press acquired from Philadelphia. In November of that year, the name was changed to *Zion's Reveille*, and finally to *The Gospel Herald* in September of 1847. Considered the first newspaper in the region, Strang published legal notices such as mortgage sales, attachments, and deeds for the Burlington area in addition to Mormon literature used in proselytizing throughout the country.<sup>477</sup> The Strang House, located at W141 State Highway 11 in the Town of Spring Prairie, is listed in the National Register of Historic Places.

A weekly village newspaper by the name of the *Burlington Gazette* was founded in 1859 by H. W. Phelps. Short-lived, it ceased publication at the end of 1860 when Phelps relocated to Houston, Texas.<sup>478</sup> No historic resources were found to be associated with the *Burlington Gazette*.

During the 1860s, M. Bachmeyer published a paper by the name of *The Political Judge*.<sup>479</sup> Little else is known at this time about this publication. No historic resources were found to be associated with *The Political Judge*.

A newspaper by the name of *The Burlington Standard* was founded by Lathrop E. Smith in 1863, changing its name to *The Standard-Democrat* three years later. Henry L. Devereux served as editor from 1866 to 1883; and Michael Wagner Jr. from 1883 to 1886. James I. Toner served as editor at that time until Smith sold the publication in 1889 to Henry E. Zimmerman. From 1896 to 1911, the paper published an additional German-language copy under the name *The Standard Demokrat*. Henry E. Zimmerman was succeeded as editor by Louis H. Zimmer in 1923. In 1955, *The Standard Democrat* merged with the *Burlington Free Press* to become *The Burlington Standard-Press*, with Charles H. Zimmerman and William Branen as editors. In 1984, *The Standard-Press* purchased the former Milwaukee Electric Railway & Light Company terminal from the Wisconsin Gas & Power Company.<sup>480</sup> The T.M.E.R. & L. Co. Building, located at 140 Commerce Street, is listed in the National Register of Historic Places as a non-contributing resource to the Downtown Historic District. Since that time, the paper has ceased publication.

A publication by the name of *The Burlington Independent* was published by C. M. Whitman between 1874 and 1875.<sup>481</sup> No historic resources were found to be associated with the *Burlington Gazette*.

A newspaper by the name of *The Burlington Democrat* was founded by Levi K. Alden in late 1879. With a change of editor to William A. Colby, the publication changed its name to *The Burlington Free Press* in 1881. William Devor purchased the paper in 1891. Five years later, the newspaper moved into offices in the Gill Block, where it was located for the next twenty years. The Gill Block, located at 100-112 E. Chestnut Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. *The Free Press* was purchased by Albert C. Kirchner and Paul Koch in 1920 and sold to Elmer H. Ebert in 1947. *The Free Press* ceased publication in 1955, when it merged with *The Burlington Standard Democrat* to become *The Burlington Standard-Press*.<sup>482</sup> No historic resources were found to be associated with *The Burlington Free Press*.

## Utilities

### *Telegraph*

A telegraph line was first completed to Burlington from Racine along the Racine & Mississippi Railroad right-of-way at the end of 1860. A telegraph office was operated within the village, however little else is known about this service at this time.<sup>483</sup> No historic resources were found to be associated with telegraph service.

## *Telephone*

Commercial telephone service was established in Burlington in 1886. In 1913, the Wisconsin Telephone Company exchange moved from an earlier location, unknown at this time, to a non-extant building on Chestnut Street. With the advancement from a manual switch system to direct dial technology, telephone exchange services were consolidated from the Burlington office to facilities in Lake Geneva in 1954.<sup>484</sup> No historic resources were found to be associated with the Wisconsin Telephone Company or telephone service.

## *Gas*

Soon after 1900, the Citizens Gas Company was incorporated, granted a city franchise, and installed gas mains in Burlington.<sup>485</sup> Little else is known at this time about this company. No historic resources were found to be associated with the Citizens Gas Company.

## *Electricity*

In 1888, electric service began in Burlington with the incorporation of the Burlington Electric Company. At that time, a non-extant building on the southeast bank of the White River, housed two 12½ kilowatt Edison bipolar generators connected to a 40 horsepower Atlas engine and a 60 horsepower tubular boiler. Financed by Leonard J. Smith, the system cost \$7,000. Initial service was provided daily until midnight, and until 3 a.m. on dance nights. During the summer of 1889, the first thirty two electric street lights were installed, replacing the previously used oil lamps.<sup>486</sup>

The company operated without a profit until 1894, when Smith partnered with local banker Eugene Hall to form the Hall & Smith Electric Company. Hall owned the property containing the ruins of Pliny Perkins' woolen mill on the northwest side of the White River dam and erected a water-powered electric plant, now non-extant, on the old woolen mill foundation and in it installed new water wheels to drive electric generators. With these improvements, full 24-hour electric service was provided, an impetus for a period of industrial growth in the city. Boilers and a steam engine were installed at the electric plant some time later to provide a backup to the water power.<sup>487</sup>

In 1912, Hall & Smith sold the plant to the North American Company, owners of the Milwaukee Electric Railway & Light Company (T.M.E.R. & L. Co.). That same year, North American formed the Wisconsin Gas & Power Company to operate its electric holdings. In 1925, a building was constructed at the corner of Milwaukee and Chestnut Streets to house both of North American Company's subsidiaries operating in Burlington at that time, the Wisconsin Gas & Power Company and the Milwaukee Electric Railway & Light Company. A railway depot and showroom were located on the first floor with offices above on the second. The T.M.E.R. & L. Co. Building, located at 140 Commerce Street, is listed in the National Register of Historic Places as a non-contributing resource to the Downtown Historic District. The Burlington plant supplied electricity to the city until 1933 and was demolished in 1974.<sup>488</sup>

With the T.M.E.R. & L. Co. ceasing operations in Burlington in 1938; the Wisconsin Gas Company assumed complete ownership of the building at that time, which it sold to the *Burlington Standard-Press* in 1984.<sup>489</sup>

### *Water*

The problem of public water supply, one of the major issues leading to incorporation as a village, was not resolved until 1889. During April of that year, a private meeting was held to address the issue of water supply; by the end of which, almost 70 subscribers pledged \$1,860 in \$10 shares to found the Burlington Artesian Well & Water Company. Soon \$5,000 was raised to finance the well digging, with plans to later sell the well to the village for a fair price. George H. Wilbur acted as president of the company, and Charles Bernard McCanna, vice-president. Bids were solicited, and while the O'Connor Brothers of Fond du Lac were lowest, a local man was hired despite the fact that he was not a professional well driller. Digging started at the Town Hall basement with a post-hole auger. Progress was extremely slow and, within a week, the O'Connor Brothers were hired to complete the project. Digging resumed at a site on Commerce Street. The 5 ½ inch diameter well was completed that October at a depth of over 1,000 feet.<sup>490</sup> Later in 1889, the village was issued a \$20,000 bond to purchase the well and construct a pump house, water tower, and the first 2¾ miles of water pipe. Since that time, the supply of water has been publicly supplied.<sup>491</sup> For more information on the public supply and distribution of water, refer to Chapter 4 Government.

### List of Surveyed Historic Resources Mentioned in the Text

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
197 W. Chestnut Street	Burlington Savings & Loan Building	1972	Surveyed
140 Commerce Street	T.M.E.R. & L. Co. Building	1925	Listed
164 Commerce Street	Burlington Water Works	1890	Listed
317 N. Dodge Street	Commerical Building		Surveyed
233, 235 & 237 W. Jefferson Street	Colburn Tavern	< 1898	Surveyed
241 & 243 W. Jefferson Street	Joseph A. Yanny Building	1910	Surveyed
525 Kendall Street & 801, 803 & 805 N. Pine Street	Henry Plate Hotel	1890	Surveyed
208 N. Main Street	Hersh's Washerette Building	1948	Surveyed
240 N. Main Street	Dr. L. E. Ryall Dental Office	1965	Surveyed
230 Milwaukee Avenue	Barney J. Wentker Saloon	1903	Eligible
401 Milwaukee Avenue	Red Owl Food Store	1968	Eligible
725 Milwaukee Avenue	Rainbow Restaurant	1961	Surveyed
733 Milwaukee Avenue	Rainbow Motel	1961	Surveyed
733 Milwaukee Avenue	Rainbow Motel Pool	1962	Surveyed
733 Milwaukee Avenue	Rainbow Motel Poolhouse	1962	Surveyed
733 Milwaukee Avenue	Rainbow Motel Garage		Surveyed
841 Milwaukee Avenue	Rewald Electric Company Building	1951	Surveyed
484 N. Pine Street	Kords-Schwaller Block	1864	Listed
597 N. Pine Street	Finke & Co. Block	1895	Listed
801, 803 & 805 N. Pine Street & 525 Kendall Street	Henry Plate Hotel	1890	Surveyed

## Planning & Landscape Architecture

### Urban Parks and Planning

In response to the attitude of many residents, a resolution was introduced before the city council to investigate acquisition of a public park in the city. Three individual sites were proposed by 1917; however, no actions were taken on any of the three. The drive for a Burlington public park by independent citizens, community advocates, and various organizations grew stronger during the early 1920s resulting in a petition in 1926 seeking the issuance of city bonds for that purpose. This campaign proved successful and a \$25,000 bond was approved by the city to purchase land and construct park buildings and public boulevards. A Park Board was created with five members in January of 1927. The original board members appointed by Mayor L. A. Forge were Charles Roy McCanna, Albert Meinhardt, Henry A. Runkel, Louis Rein, and Louis H. Zimmerman, who approved the purchase of land on what was referred to as the Mill Pond. In 1928, the pond and park were both named Echo Lake.<sup>492</sup>

In 1931, an ordinance was passed founding the City of Burlington Park District. At that time, all land set aside as public parks or parkways came under the jurisdiction of the Board of Park Commissioners. In 1933, the Park Board was granted jurisdiction over all trees between the public sidewalks and curbs. The park board hired its first playground director in 1936. That summer marked Burlington's first organized playground activities. Today, Burlington has numerous park and recreational facilities.<sup>493</sup>

#### *Bear Meadows Park*

Bear Meadows Park consists of two wetland areas located at 149 Karyl Street and 1073 Cooperhawk Drive on the far north side of the City of Burlington.<sup>494</sup> No historic resources were found to be associated with Bear Meadows Park.

#### *Beaumont Field*

The Burlington Club purchased the 7-acre former Burlington Brick & Tile Company property at the corner of Milwaukee Avenue and Congress Street in early 1922. A baseball field was constructed there and dedicated that spring. The park, located at 650 Milwaukee Avenue, soon became known as Athletic Park. Athletic Park was purchased by the City of Burlington and made a public park in 1930. During the mid-twentieth century, Athletic Park was the home of Burlington's community White Fox baseball team.<sup>495</sup>

The Burlington Tennis Club constructed two non-extant tennis courts in the park near Congress Street in 1926. A lighted softball field was constructed on the southern end of the park in 1934. This field is known today as the Congress Street Baseball Diamond. Lights were installed for the Athletic Park diamond in 1939. A non-extant, 60-foot flag pole was donated and erected at the field in 1949.<sup>496</sup>

The Athletic Park grandstand was condemned by the city in 1967. The following year, new bleachers, dugouts, and backstop were installed. The baseball field has been renovated in recent years.<sup>497</sup> The Athletic Park Baseball Diamond, located at 650 Milwaukee Avenue, was not included in the survey as it lacks architectural integrity. In 1980, Athletic Park was renamed Beaumont Field, honoring Clarence Howeth “Ginger” Beaumont.<sup>498</sup>

#### *Beverly-Jo Park*

Beverly-Jo Park is located at 367 Dunford Drive and features hiking trails and a sledding hill.<sup>499</sup> No historic resources were found to be associated with Beverly-Jo Park.

#### *Burlington Dog Park*

Burlington Dog Park was created on 16 acres of land on Maryland Avenue in 2006.<sup>500</sup> Since that time, it has been moved to 480 S. Calumet Street. The park features an enclosed dog run and bicycle trails.<sup>501</sup> No historic resources were found to be associated with the Burlington Dog Park.

#### *Burlington Skateboard Park*

Burlington Skateboard Park was constructed behind the City of Burlington Public Works Building on Maryland Avenue in 2000 and opened the following summer. The park features an enclosed area of ramps and jumps for skateboarding.<sup>502</sup> No historic resources were found to be associated with Burlington Skateboard Park.

#### *Central Park*

As early as the 1890s, Central Park was home to a baseball diamond along S. Pine Street. The field, featuring a board fence and grandstand, was also used as a football field and circus grounds. The Park later became known as Perkins South Park. The grandstand and fence were dismantled by 1913.<sup>503</sup> No historic resources were found to be associated with Central Park.

#### *Devor Park*

The City of Burlington received a gift of \$25,000 from the estate of Clara Devor in 1963 to be used to establish a new public park. A park was developed at the corner of Amanda and Park Streets and named Devor Park.<sup>504</sup>

The Burlington Community Pool was developed in Devor Park in 1965 at a total cost of approximately \$95,000. The main and kiddie pools were constructed by the Kubiak

Construction Company. A bathhouse was constructed by Zinzow Construction Company utilizing pre-cast structural concrete members manufactured by Burlington's J. W. Peters & Son, Inc. The Burlington Community Pool Bathhouse, Burlington Community Pool, and Burlington Community Kiddie Pool, all located at 394 Amanda Street, were included in the survey and are all eligible for listing in the National Register of Historic Places as contributing resources to the proposed Burlington Community Pool Historic Complex. The facility, which was first open for the summer of 1966 season, was financed, initially co-owned, and operated by the Burlington Jaycees, Kiwanis Club, Lions Club, and Rotary Club.<sup>505</sup>

In 2000, the Burlington Jaycees helped finance the construction of a new pavilion in Devor Park.<sup>506</sup> The Devor Park Pavilion, located at 394 Amanda Street, was not included in the survey as it is not of age to be considered an historic resource.

A new retaining wall and parking lot were constructed in the park in 2004. An additional, interactive kiddie pool was also constructed in the park in recent years.<sup>507</sup> The Burlington Community Kiddie Pool, located at 394 Amanda Street, was included in the survey and is a non-contributing resource to the proposed Burlington Community Pool Historic Complex. Today, the park also features tennis courts and a playground in addition to the operation of the community pool.<sup>508</sup>

#### *Echo Veterans Memorial Park*

In 1928, the city purchased for \$16,000 three tracts of land along Mill Pond known as Norris Point and at the confluence of the Fox and White Rivers for Burlington's first public park. The pond and park were both named Echo Lake after the brand of flour milled by Ephraim & Pliny Merrick Perkins at their non-extant mill which had been located on that site.<sup>509</sup>

Several improvements were made to the park in 1929. These included a flagpole donated by William F. Reineman, horseshoe pits, and a new stone seawall. In 1930, additional land purchased from the Nestlé Company was added to the park; two existing factory buildings on said land were demolished at that time. A wading pool was also created that year. Shuffleboard courts were installed in 1931. In 1932, a tennis court was constructed upon a remaining concrete floor from one of the demolished Nestlé factories. In 1933, the Wisconsin Gas & Electric Company sold their White River dam and water rights adjoining the park to the city.<sup>510</sup>

A variety of work was completed at Echo Lake Park during the early 1930s utilizing Civil Works Administration (CWA) funds, to the total of \$30,576. In 1934, Federal Emergency Relief Administration (FERA) work was completed. By the end of 1934, several additional acres of land were deeded to the city for the expansion of Echo Lake Park, bringing it to a total area of 20 acres. In 1937, Mount Vernon willow trees were planted along the lake by Louis Wagner. A memorial tablet was erected in the park by the American Legion in 1938.<sup>511</sup> The Echo Lake Park Veterans Memorial, located at 595 Milwaukee Avenue, was not included in the survey.

A band stand was constructed by L. R. Mangold in the park in 1939. Edward Reuter installed screens on the stand in 1941. The band stand underwent renovations in 1999, including a new

roof.<sup>512</sup> The Echo Park Band Stand, located at 595 Milwaukee Avenue, was not included in the survey as its alterations have too greatly diminished its original architectural integrity.

A sand bathing beach on Echo Lake was completed in 1941. In 1943, additional park land was donated by the Wisconsin Gas & Electric Company, on which its former facilities were demolished. A parking lot and two new tennis courts were completed in 1947. The dam was repaired in 1951.<sup>513</sup>

The Veterans Memorial Building was constructed in the park by the American Legion Ross Wilcox Post 79, Disabled American Veterans, and Veterans of Foreign Wars in 1964. The Veterans Memorial Building, located at 588 Milwaukee Avenue, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. Around that time, the name of the park was changed to Echo Veterans Memorial Park.<sup>514</sup>

A new veterans memorial was constructed in Echo Lake Park in 1991. A park pavilion and restroom building was constructed in 1997. A Korean War memorial was constructed in the park in 2005.<sup>515</sup> These resources, all located at 595 Milwaukee Avenue, were not included in the survey as they are not of age to be considered historic.

Today, Echo Veterans Memorial Park features bike trails, fishing and water access, grills and picnic areas, seasonal ice skating, and a playground.<sup>516</sup>

#### *Festival Park*

Public festival grounds, used annually for the city's ChocolateFest event, were constructed on a former landfill site at 681 Maryland Avenue within the past several decades.<sup>517</sup> No historic resources were found to be associated with Festival Park.

#### *Grove Street Park*

Grove Street Park, located at 125 Grove Street, features fishing and water access on the north banks of Echo Lake.<sup>518</sup> No historic resources were found to be associated with Grove Street Park.

#### *Hintz Sports Complex*

Baseball diamonds were constructed on a former landfill site at 712 Maryland Avenue within the past several decades and are now known as the Hintz Sports Complex.<sup>519</sup> No historic resources were found to be associated with the Hintz Sports Complex.

#### *McCanna Park*

In 1962, the City of Burlington acquired 32 acres of land in the McCanna Edgewood Subdivision with frontage on Rockland Lake for a park. McCanna Park opened by 1967. Since that time, a park shelter and a restroom facility were constructed in the park.<sup>520</sup> The McCanna Park Shelter and McCanna Park Restroom Building, both located at 100 McCanna Parkway, were not

included in the survey. Today, the park also features a playground, bicycle trails, and picnic areas.<sup>521</sup>

### *Meinhardt Park*

In 1943, Eda and Albert Meinhardt purchased the former Charles Beller property on Jefferson Street along the east bank of the Fox River and donated it to the City of Burlington for use as a park. The Beller House was removed and several small buildings demolished at that time. A monument honoring Henry Schadeberg was erected in the park in 1991. The Henry Schadeberg Monument, located at 225 N. Spring Street, was not included in the survey.<sup>522</sup> Today, Meinhardt Park provides water and fishing access.<sup>523</sup>

### *Nestlé Park*

Nestlé Park is an undeveloped green space located at 624 S. Pine Street.<sup>524</sup> No historic resources were found to be associated with Nestlé Park.

### *Riverside Park*

Concerts and picnics were frequently held near Robert Davis's ice house on the Fox River near Congress Street. The area became known as Davis's Park. Peter Hurtgen purchased this land from Davis in 1906 and named it Riverside Park. The 1923 Racine County Fair was held at Riverside Park. In 1934, Mrs. Hurtgen sold Riverside Park to the city in honor of her late husband provided it continued to be used as a public park. It remains a public park to this day and is crossed by the Seven Waters Trail.<sup>525</sup> No historic resources were found associated with the Riverside Park.

### *St. Mary's Park*

St. Mary's Park is located on the west bank of the Fox River features water access and a restroom building constructed within the last several decades. The St. Mary's Park Restroom Building, located at 348 S. Calumet Street, was not included in the survey as it is not of age to be considered an historic resource. The White River State Trail crosses the park and connects St. Mary's Park across the river with a pedestrian bridge to the Bushnell County Park.<sup>526</sup>

### *Schmaling Park*

In 1985, the Burlington Historical Society purchased a brick one-room schoolhouse constructed at 218 Madison Street in 1840, and moved it the following summer to land on Beloit Street. The school was restored and dedicated as Whitman School in 1988, named after the building's longtime owners, and is used by the Historical Society for educational programs. Whitman School, located at 449 Beloit Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. The property became known as Schmaling Park.<sup>527</sup>

### *Steinhoff Park*

Steinhoff Park is located at 833 Cedar Drive and features a volleyball court, playground, and sledding hill.<sup>528</sup> No historic resources were found to be associated with Steinhoff Park.

### *Sunset Park*

Sunset Park features a baseball diamond, tennis courts, and a restroom building constructed within the last several decades.<sup>529</sup> The Sunset Park Restroom Building, located at 400 Sunset Drive, was not included in the survey as it is not of age to be considered an historic resource.

### *Teutonia Park*

Teutonia Park was a private park owned by Burlington's Teutonia Society, a men's singing society, during the mid- to late-nineteenth century. It was located along Chestnut Street in the area of Teutonia Drive. It was most often used by Burlington organizations and community groups for reunions and other picnics. In 1887, it was purchased by Fred Jahns and operated as Jahns Park. After Jahn's death, the park continued to be operated by Mrs. Jahn until her death in 1899. The parkland was then developed into residential lots.<sup>530</sup> No historic resources were found to be associated with the Teutonia Park.

### *Town Square*

In 1839, prominent Burlington resident and landowner, Silas Peck, donated the block bound by Pine, Dodge, Washington, and Jefferson Streets to be used as a public square. Lying vacant for many years, ownership of the square reverted back to the Peck Family. The land was later purchased by Caleb P. Barnes in 1864 and developed.<sup>531</sup> No historic resources were found to be associated with the Burlington's first town square.

### *Voree Park*

In 1935, a monument made of stone from the Voree Quarry was erected at the south side of Highway 11 at the White River in honor of the history of Voree in conjunction with the City of Burlington's 100<sup>th</sup> anniversary. The Voree Monument, located in Voree Park on State Highway 11 at the White River, was not included in the survey. The monument displays two plaques made by internationally renowned sculptor Nancy Coonsman Hahn, one on each side; one sponsored by the Burlington Historical Society containing a map depicting the location of the old Voree landmarks, and the other is a memorial plaque to James Jesse Strang sponsored by remaining church members. The memorial site was leased to the historical society by the Watson Trust and was maintained for several years by members of the local Church of Jesus Christ of Latter Day Saints.<sup>532</sup>

### *Wagner Park*

During the late 1920s, Ida Bernhoft purchased and cleaned up a dumping ground on Chestnut Street along the White River. After her death in 1927, a house was removed from the property

which was then given to the City of Burlington for use as a park. It became known as Bernhoft Park.<sup>533</sup>

In 1931, a shuffleboard court was installed in the park. Mount Vernon willow trees were planted along the river by Louis Wagner in 1937. In 1955, a monument was erected by the Daughters of the American Revolution honoring Aaron Smith, who fought in the Revolutionary War and died in Burlington in 1838 were he had settled with his sons Moses, Lemuel, and Aaron Smith a few years prior.<sup>534</sup> The Aaron Smith Monument, located at 500 W. Chestnut Street, was not included in the survey.

The park has since been renamed Wagner Park and today features a playground and a small restroom building.<sup>535</sup> The Wagner Park Pavilion, located at 500 W. Chestnut Street, was not included in the survey.

#### *Water Tower Park*

Land on Lewis Street was donated for the erection of the water tower in 1890. The Lewis Street Water tower was constructed by Eagle Tank Company of Chicago with a 70,000-gallon, elevated wooden tank. The Lewis Street Water Tower, located at 389 Lewis Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places. In 1938, the Lewis Street tower's wooden tank burst due to strained metal connection bands. A 40,000-gallon replacement was immediately constructed on top of the brick tower. In 1981, the Burlington Water Department considered demolishing the Lewis Street Water Tower deeming it no longer safe to hold water due to the deterioration of its wooden tank. A committee organized to investigate the preservation of the tower recommended pouring a concrete liner inside the wooden tank and replacing the tank's wooden roof with one of concrete. This preservation method was completed at a cost of over \$20,000. At that time, the water tower property was designated a public park by the name of Water Tower Park.<sup>536</sup>

#### *Wehmhoff Jucker Park*

In 1929, Albert Meinhardt purchased property on Washington Street, west of the Main Street towards the Fox River, and donated it to the City of Burlington for use as a public park. The park was enlarged by a donation by E. John, Freda, and Gertrude Whemhoff of land known as Jucker's Point in 1953. The park, located at 408 E. Washington Street, became known as Wehmhoff Jucker Park. A picnic shelter was eventually constructed in the park.<sup>537</sup> The Wehmhoff Jucker Park Shelter, located at 408 E. Washington Street, was included in the survey.

In 1987, two footbridges were constructed in the park by the Continental Custom Bridge Company of Alexandria, Minnesota. One connects the park northeast across the Fox River to Riverside Park near Main Street; the second crosses the Fox River to the west at Fox Street.<sup>538</sup> The Wehmhoff Jucker Park Bridges were included in the survey but both are not eligible for listing in the National Register of Historic Places.

A restroom facility was constructed in the park within the past several decades.<sup>539</sup> The Wehmhoff Jucker Restroom Building, located at 408 E. Washington Street, was not included in the survey.

Today, Wehmhoff Jucker Park also features a parking lot, basketball court, volleyball court, and bicycle trails.<sup>540</sup>

### *Wehmhoff Square*

Land at the corner of Pine and Washington Streets was donated by the Wehmhoff family to the City of Burlington for park purposes in 1968. The park was named Wehmhoff Square.<sup>541</sup> Wehmhoff Square, located at 355 N. Pine Street, is listed in the National Register of Historic Places as a non-contributing site to the Downtown Historic District. By 1973, a fountain known as Sudsy Fountain, now non-extant, was installed in the square.

Sometime during the past several decades, a gazebo was constructed in the park.<sup>542</sup> The Wehmhoff Square Gazebo, located at 355 N. Pine Street, was not included in the survey as it is not of age to be considered an historic resource.

A log cabin, originally from a farm south of Burlington and previously relocated to both the grounds of the Meinhardt House on Kane Street and Echo Lake Park, was reconstructed in Wehmhoff Square in 1997. Known as the “Pioneer Cabin,” it remains in the square and is operated by the Historical Society as a public education center.<sup>543</sup> The Pioneer Cabin, located at 355 N. Pine Street, was not included in the survey as it has been moved from its original location and therefore lacks contextual integrity. In 1998, following the cabin’s relocation to Wehmhoff Square, the park was landscaped by the Burlington Area Garden Club.

### *Westedge Park*

Westedge Park is located at 632 Hillside Drive adjacent to Dr. Edward G. Dyer School. The park features several baseball diamonds.<sup>544</sup> No historic resources were found to be associated with Westedge Park.

## Cemeteries

### *Burlington Cemetery*

While not clearly defined as the earliest cemetery in the Burlington area, the first burials on land owned by Nelson P. Norton, in what is now Burlington Cemetery in the City of Burlington, took place in 1842, seven years after Burlington’s first settlers arrived.<sup>545</sup> Richard Brown deeded over the burial ground and a right-of-way to the Town of Burlington in 1851. 6.6 additional acres of land to expand the cemetery was acquired by the Town from Norton in 1859 for \$600, enlarging the grounds to 11 acres. Trees were planted on the cemetery grounds in 1867. A well was dug on the grounds in 1871. Additional improvements to the cemetery were completed in 1879, including a new well pump and curbs surrounding many of the cemetery lots.<sup>546</sup>

In 1879, Henry Allen Cooper suggested the construction of a monument to honor Burlington soldiers who died in the Civil War. A contract was awarded to Klane's Marble Yard the following year. Palmer Gardner offered 3 acres of his property on Randolph Street as a site for the memorial; however the Town of Burlington donated a memorial site in the Burlington Cemetery where the monument was erected. The Burlington Cemetery Civil War Memorial, located at 701 S. Browns Lake Drive, was included in the survey but is not eligible for listing in the National Register of Historic Places. When it was unveiled on Memorial Day of 1880, it was believed to be the first Civil War memorial constructed in Southeastern Wisconsin. A non-extant iron fence was constructed around the monument in 1886.<sup>547</sup>

A tool shed was constructed on the cemetery grounds in 1891. Eight years later, it was moved to the back of the cemetery grounds and enlarged with a veranda. A room in the shed was renovated for rest and shelter. The shed is no longer extant.<sup>548</sup>

During the fall of 1892, lots in the cemetery were conveyed to the Luther Crane Post, GAR, for burial of soldiers, sailors, and marines. The following year, 20 additional acres were purchased from the Griebel farm to enlarge the cemetery grounds. 19 acres of adjacent land to the north and east, purchased from B. Curtis in 1895, connected Burlington Cemetery to a nearby burial ground, now referred to as the Old Burlington Cemetery. Additional burial plots were laid out on these lands by surveyor S. G. Knight, of Racine, in 1896. Also that year, new hitching rails at the street and a fence on three sides of the cemetery were installed.<sup>549</sup>

In 1899, a cemetery improvement association was formed to oversee maintenance. The following year, the improvement association installed gravel drives through the cemetery grounds.<sup>550</sup>

By 1910, additional space was needed for burials at Burlington Cemetery. At this time, the Town purchased 2.8 acres from Mrs. B. Curtis for \$840.<sup>551</sup>

In March of 1911, the Burlington Cemetery Association was formed by owners of cemetery lots to hold ownership and continue management and maintenance of the cemetery. G. C. Rasch, Roy Moore, Mrs. Charles McCumber, Eda Meinhardt, and Emma Patterson were elected the first cemetery association board of trustees and held the titles of president, vice president, secretary, treasurer, and trustee, respectively. The Town of Burlington deeded the cemetery to the association in May of 1911. The cemetery association immediately sought to beautify the grounds by planting over one hundred trees and several varieties of shrubs that spring.<sup>552</sup>

Two years after the death of Elias N. White, a mausoleum was built by White's estate in Burlington Cemetery in 1917 as called for in his will. The Elias N. White Mausoleum, located at 701 S. Browns Lake Drive, was included in the survey but is not eligible for listing in the National Register of Historic Places. Designed by R. H. Fitch, the concrete mausoleum features an exterior of polished, white Vermont marble and solid bronze doors. Four interior crypts house the remains of White, his wife, their son Charles, and an infant child.<sup>553</sup>



*Elias N. White Mausoleum, 1917  
701 S. Browns Lake Drive*

Plans were made by the Burlington Cemetery Association in 1921 for the construction of a chapel, also referred to as a “shelter house.” That year, 1.35 acres along the southern border of the cemetery were purchased from Charles Roy and Elfreida McCanna on which construction of the chapel began that fall. The chapel was not complete by the April of 1922, at which time \$1,100 had been spent thus far on the structure. It is unknown when the building was completed.<sup>554</sup> The Burlington Cemetery Chapel, located at 701 S. Browns Lake Drive, was included in the survey and is individually eligible for listing in the National Register of Historic Places.



*Burlington Cemetery Chapel, 1921  
701 S. Browns Lake Drive*

The cemetery roads were widened by six feet to allow cars to pass each other in 1924. A water works system was constructed in Burlington Cemetery in 1928. In 1938, over 100 additional burial plots were laid out on the south side of the cemetery near the chapel. In 1942, 15 acres of land were purchased from Howard Bell to enlarge the cemetery. Ida Bushnell bequeathed land to enlarge Burlington Cemetery in 1966.<sup>555</sup>

Sometime prior to the mid-1990s, a garage was constructed in the southeast corner of the cemetery.<sup>556</sup> The Burlington Cemetery Garage, located at 701 S. Browns Lake Drive, was not included in the survey.

#### *God's Acre Cemetery*

In 1847, the newly formed Catholic parish that would become St. Sebastian's Catholic Church and later St. Mary's Catholic Church purchased 5 acres of land along State Street from Silas Peck for \$78 to become a parish cemetery. The cemetery was named God's Acre.<sup>557</sup> God's Acre Cemetery, located at 373 W. State Street, was included in the survey and is eligible for listing in the National Register of Historic Places as the proposed God's Acre Cemetery Historic Complex.

During the 1860s to 1880s, many decorative wrought iron crosses were erected as burial monuments by German parishioners, many of which were manufactured by the Wagner Brothers foundry in Burlington.<sup>558</sup> The God's Acre Cemetery Crosses, located at 373 W. State Street, were included in the survey and are eligible for listing in the National Register of Historic Places as contributing resources to the proposed God's Acre Cemetery Historic Complex.



*God's Acre Cemetery Chapel, 1892  
373 W. State Street*

A chapel designed by John Kemptner was constructed by mason Frank Rueter and carpenter Joseph A. Rueter in 1892 at the cost of \$1,200. God's Acre Chapel, located at 373 W. State Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed God's Acre Cemetery Historic Complex. As a

memorial to St. Sebastian's first permanent priest, Rev. Michael Wisbauer who passed away in 1889, the chapel was constructed over Wisbauer's gravesite. Inside the cemetery chapel is the altar from the parish's original, non-extant church.<sup>559</sup>

Under the direction of parish priest Rev. John A. Bertram, a Cemetery Association was organized in 1914. Rev. Van Treeck influenced the parish to purchase 10 acres of adjacent land to meet needs for additional space at the cemetery in 1927. Also that year, a brick pier and wrought iron fence was constructed by mason John Rausch along State Street.<sup>560</sup> The God's Acre Cemetery Fence, located at 373 W. State Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed God's Acre Cemetery Historic Complex.

### *St. Charles Cemetery*

St. Charles Borromeo Catholic Church, formed in 1908, purchased 25 acres of land for a cemetery on State Street in 1929. A monument featuring a major piece of statuary, depicting the crucifixion of Jesus Christ with Saints looking on, was constructed in the center of the cemetery in 1954 as a memorial to Fred & Mary Rewald.<sup>561</sup> The Fred & Mary Rewald Monument, located at 900 W. State Street, was included in the survey but is not eligible for listing in the National Register of Historic Places.

## Gardens and Landscaping

### *St. Francis Friary*

In 1929, a 170-acre farm was purchased on which to construct a friary for the Assumption of the Blessed Virgin Mary Commissariat. The following year, a Romanesque Revival style church was constructed.<sup>562</sup> The St. Francis Friary, located at 2457 S. Browns Lake Drive, was included in the survey and is eligible for listing in the National Register of Historic Places both individually and as a contributing resource to the proposed St. Francis Friary Historic Complex.

The friary soon became a popular pilgrimage site. Pilgrims began donating religious statues to the friary which the friars began displaying outside in the grounds as their number increased. In 1935, the seminarians began major work on the friary grounds with substantial landscaping including trees, plantings, terraces, ponds, waterfalls, and a rock garden. Also that year, they constructed a series of fourteen of monuments memorializing the Stations of the Cross, a Calvary Grotto, and a grotto to Our Lady of the Lourdes in what became referred to as the Valley of the Immaculate Conception. All of these projects were constructed of tufa rock from the Ohio River



*Valley of the Immaculate Virgin, 1935  
2457 S. Browns Lake Drive*



*Stations of the Cross Gateway, 1935  
2457 S. Browns Lake Drive*

Valley. The Stations of the Cross, Stations of the Cross Gateway, Calvary Grotto, Our Lady of Lourdes Grotto, and the Valley of the Immaculate Conception, all located at 2457 S. Browns Lake Drive, were included in the survey and are all eligible for listing in the National Register of Historic Places as contributing resources to the proposed St. Francis Friary Historic Complex. Soon thereafter, a pilgrimage office was established.<sup>563</sup>

#### List of Surveyed Historic Resources Mentioned in the Text

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
394 Amanda Street	Burlington Community Pool Bathhouse	1965	Eligible
394 Amanda Street	Burlington Community Pool	1965	Surveyed
394 Amanda Street	Burlington Community Kiddie Pool	1965	Surveyed
394 Amanda Street	Burlington Community Kiddie Pool		Surveyed
701 S. Browns Lake Drive	Burlington Cemetery Chapel	1921	Eligible
701 S. Browns Lake Drive	Elias N. White Mausoleum	1917	Surveyed
701 S. Browns Lake Drive	Burlington Cemetery Civil War Memorial	1880	Surveyed
2457 S. Browns Lake Drive	St. Francis Friary	1930	Eligible
2457 S. Browns Lake Drive	St. Francis Friary Entry Gate	1930	Surveyed
2457 S. Browns Lake Drive	Stations of the Cross	1935	Surveyed
2457 S. Browns Lake Drive	Stations of the Cross Gateway	1935	Surveyed
2457 S. Browns Lake Drive	Calvary Grotto	1935	Surveyed
2457 S. Browns Lake Drive	Our Lady of Lourdes Grotto	1935	Surveyed
2457 S. Browns Lake Drive	Valley of the Immaculate Conception	1935	Surveyed
Fox River at Fox Street	Wehmhoff Jucker Park Bridge	1987	Surveyed
Fox River at Main Street	Wehmhoff Jucker Park Bridge	1987	Surveyed
389 Lewis Street	Lewis Street Water Tower	1890	Eligible
373 W. State Street	God's Acre Cemetery	1846	Surveyed
373 W. State Street	God's Acre Cemetery Fence	1927	Surveyed
373 W. State Street	God's Acre Cemetery Wrought Iron Crosses	c. 1860s - 1880s	Surveyed
373 W. State Street	God's Acre Cemetery Chapel	1892	Eligible
900 W. State Street	Fred & Mary Rewald Monument	1954	Surveyed
408 E. Washington Street	Wehmhoff Jucker Park Shelter		Surveyed

## Recreation & Entertainment

### Athletics

#### *Burlington Community Pool*

The Burlington Community Pool was developed in Devor Park in 1965 at a total cost of approximately \$95,000. The main and kiddie pools were constructed by the Kubiak Construction Company. A bathhouse was constructed by Zinzow Construction Company utilizing pre-cast structural concrete members manufactured by Burlington's J. W. Peters & Son, Inc. The Burlington Community Pool Bathhouse, Burlington Community Pool, and Burlington Community Kiddie Pool, all located at 394 Amanda Street, were included in the survey and are all eligible for listing in the National Register of Historic Places as contributing resources to the proposed Burlington Community Pool Historic Complex. The facility, which was first open for the summer of 1966 season, was financed, initially co-owned, and operated by the Burlington Jaycees, Kiwanis Club, Lions Club, and Rotary Club.<sup>564</sup>



*Burlington Community Pool Bathhouse, 1965  
394 Amanda Street*

An additional, interactive kiddie pool was also constructed in the park in recent years.<sup>565</sup> The Burlington Community Kiddie Pool, located at 394 Amanda Street, was included in the survey and is a non-contributing resource to the proposed Burlington Community Pool Historic Complex. Today, the park also features tennis courts and a playground in addition to the operation of the community pool.<sup>566</sup>

### Performing Arts and Motion Pictures

#### *Burlington Lyceum Club*

Burlington's Lyceum Club was organized and founded in 1915. The group arranged musical concerts, initially performed in the non-extant Teutonia Hall. Originally a women's club, men were admitted after 1919. Programs were then held on Kane Street in the large private residence of the club's founder, Mrs. W. G. Rasch. After a hiatus from 1923 to 1934, the club was reorganized and began meeting at City Hall. Burlington City Hall, located at 300 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown

Historic District. A junior club was formed in 1935. By the 1980s, the Lyceum Club's nine annual programs were held at the Rasch Memorial Hall in the Veterans Memorial Building. The Veterans Memorial Building, located at 589 Milwaukee Avenue, was not included in the survey as its addition and alterations have too greatly diminished its original architectural integrity.<sup>567</sup>

### *Haylofters*

The Haylofters was formed from an adult recreation group that met in the non-extant stable of Howard Newell at the corner of State and Pine Streets in 1932. After being formed as the Burlington Drama Club, meetings were held in a local barn. The club's first play was entitled "Square Crooks." The club became known as the Haylofters in 1933 in reference to their meeting place. By 1938, the group rented the Town Hall for their meetings and rehearsals, but maintained the Haylofters name.<sup>568</sup> The Old Burlington Village and Town Hall, located at 380-388 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.

In 1944, a permanent home was obtained with the purchase of the former Jacob Muth Brewery. The Jacob Muth Brewery, located at 109 N. Main Street, was included in the survey but is not eligible for listing in the National Register of Historic Places. Due to its poor condition and the extensive required renovations, the Haylofters did not present their first production in their new auditorium at the brewery facility until 1954. Since that time, the facility has undergone additional renovations and remodeling. Today, the facility is known as the Malt House Theatre, where the Haylofters continue to present several theatrical productions per year and claim to be the oldest active theater group in Wisconsin.<sup>569</sup>



*Jacob Muth Brewery, 1872  
109 N. Main Street*

## Fairs, Carnivals, and Circuses

### *Racine County Fair*

The Racine County Agricultural Society hosted its first annual Racine County Agricultural & Mechanical Fair in 1850 in the Town of Yorkville. During the early 1860s, the fair moved to a site in Union Grove. However, following the Fair in 1863, the Agricultural Society decided that a new venue for the fair was necessary. At a meeting in Union Grove in January of 1864, the society's officers unanimously voted for the fair to be held in Burlington for the next three years.<sup>570</sup>

Pliny Perkins offered 10 acres of land along the White River on W. Chestnut Street between Conkey and James Streets for the fairgrounds. In June of 1864, fence posts and boards from the Union Grove fair grounds were reinstalled enclosing the fairgrounds in Burlington. By September, a group of citizens began work on a race track that was intended to be the best in the state. The Fair of 1864 was a large success with an attendance in the thousands.<sup>571</sup>

By 1860, a large, existing octagonal Floral Hall was moved to the Burlington fairgrounds from Union Grove onto which two wings were constructed in 1875. Horse stables and cattle sheds were constructed by 1867. A 1,000-seat grandstand was also constructed. The fair was held in Burlington until 1885. The Floral Hall was moved to another location along the railroad and was used as a grain warehouse for M. McLaughlin & Warehouse until its demolition in 1918.<sup>572</sup>

The fairgrounds were purchased by the Wisconsin Central Railroad in 1885 where it extended its tracks and constructed a non-extant depot the following year. All of the Racine County Agricultural & Mechanical Fairground buildings have since been demolished. The Racine County Agricultural Society dissolved in 1899.<sup>573</sup>

Faculty at the Racine County School of Agriculture at Rochester formed the Racine County Fair Association in 1922 to transform its annual fair exhibiting student projects, held since 1919 in Rochester, into a modern county fair. The first Racine County Fair was held at what is now Riverside Park in Burlington in 1923. The following year, the association voted to hold all future fairs at the former fairgrounds in Union Grove, where the Racine County Fair has been to this day.<sup>574</sup> No historic resources were found to be associated with the Racine County Fair.

#### List of Surveyed Historic Resources Mentioned in the Text

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
394 Amanda Street	Burlington Community Pool Bathhouse	1965	Eligible
394 Amanda Street	Burlington Community Pool	1965	Surveyed
394 Amanda Street	Burlington Community Kiddie Pool	1965	Surveyed
394 Amanda Street	Burlington Community Kiddie Pool		Surveyed
109 N. Main Street	Jacob Muth Brewery	1872	Surveyed
300 N. Pine Street	Burlington City Hall	1925	Listed
380-388 N. Pine Street	Old Burlington Village and Town Hall	1889	Listed

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## Notable People

### Introduction

This list of “notable people” includes people who have helped to shape the City of Burlington. These people range from bankers, entrepreneurs, industrialists, politicians, brewmeisters, craftsmen, and professionals. Most of these people can be connected with an historic event or building. Any historic resources associated with these persons are listed within their short biographies. More research may unearth additional resources.

#### *John Aiken*

John Aiken was a stockholder in the abolitionist newspaper, the *American Free Man*, published in Milwaukee, and later Waukesha. The *American Free Man* was one of the first abolitionist newspapers in the Midwest and had agents finding sympathetic supporters and delivering the paper throughout Racine and Kenosha Counties.<sup>575</sup> No historic resources were found to be associated with John Aiken.

#### *Sgt. LeRoy Clark Anderson*

LeRoy Clark Anderson was born in Burlington in 1918, and was raised at his family’s home on Briody Street. The Erwin Anderson House, located at 408 Briody Street, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. In 1941, he enlisted in the United States Army with the first group of Burlington citizens to do so during World War II and was assigned as a tank driver to Company A of the 192<sup>nd</sup> Tank Battalion. He was promoted to the rank of Sargent.<sup>576</sup>

He was deployed with Company A to the Philippines, arriving in Manila on Thanksgiving Day 1941. On February 3, 1942, Sgt. Anderson led his platoon of tanks into a counterattack. His tank being disabled, he and his crew successfully continued the attack on foot. Wounded, he did not return to duty for almost two weeks. For these actions, Sgt. Anderson was honored as the first recipient of the Distinguished Service Cross presented by the United States Army.<sup>577</sup>



*Sgt. LeRoy Clark Anderson  
(Courtesy of the Burlington Historical Society)*

On April 4, 1942, Sgt. Anderson became a prisoner of war after the American surrender at Bataan. He and the other members of Company A were taken on the infamous Bataan Death March to the southern tip of the Bataan Peninsula, where they suffered brutal treatment. Surviving the death march, Sgt. Anderson and the other surviving POWs were transported aboard the freighter Arisan Maru to work in Japanese factories. As the Japanese refused to mark POW ships with a red cross, an agreement of the Geneva Convention, the Arisan Maru was torpedoed by an American submarine on October 24, 1942. There were no American POW survivors of the tragedy. To honor his death, the Burlington Veterans of Foreign Wars named their post in honor of Sgt. Anderson.<sup>578</sup>

### *Peter N. Angsten*

Peter N. Angsten was born in Coblenz, Germany, in 1855. While still in Germany, where he worked briefly as a schoolteacher, he conceived the idea for a camera with a pivoting turret-like, spring-wound lens that could record an almost 180 degree-wide view on film. He immigrated to the United States in 1882, found work as a painter and decorator, and soon patented his idea. He partnered with C. H. Gesbeck and began manufacturing a small number of the camera, called the Al-Vista, in Chicago. In 1897, Leonard J. Smith of Burlington met Angsten in Chicago and was astounded by the innovative camera. Smith bought out Gesbeck, and with Angsten, brothers Gustave C. and William G. Rasch, W. A. Bennett, Edward Caldwell, and William N. Selig formed the Multiscope & Film Company, which commenced production of the first American panoramic camera in Burlington. Angsten served as vice-president and continued to develop improvements for the Al-Vista camera, receiving multiple additional patents.<sup>579</sup>

As a side venture to manufacturing the Al-Vista Camera, Smith and the Multiscope & Film Company's other founders gained a five year franchise in 1895 with the Edison Vitagraph Company of Chicago and New York to show the first moving pictures in the State of Minnesota and gained rights from the holder of Wisconsin's franchisee to operate the first Vitagraph moving picture shows in Burlington and Elkhorn, making Burlington the first place outside of the largest metropolitan American cities in which the Vitascope was exhibited.<sup>580</sup>

In 1902, Angsten abruptly sold his patent rights and entire interest in the Multiscope & Film Company to the other investors. With the exception of a brief period in Chicago, he lived in Burlington for the rest of his life at his residence on Milwaukee Avenue. This cobblestone house located at 357 & 359 Milwaukee Avenue was included in the survey but is not eligible for listing in the National Register of Historic Places.<sup>581</sup> No other extant historic resources were found associated with Peter Angsten or the Multiscope & Film Company.



*House  
357 & 359 Milwaukee Avenue*

### *Caleb P. Barns*

Caleb P. Barns was born around 1822 in New York and migrated to Burlington by the early-1840s. During the mid-1840s, he was a stockholder in the abolitionist newspaper, the *American*

*Free Man*, published in Milwaukee, and later Waukesha. The *American Free Man* was one of the first abolitionist newspapers in the Midwest, and had agents finding sympathetic supporters and delivering the paper throughout Racine and Kenosha Counties. He constructed a house on Pine Street around 1850; however, it has since been razed.<sup>582</sup> No extant historic resources were found to be associated with Caleb P. Barns.

#### *Clarence Howeth "Ginger" Beaumont*

Clarence Howeth "Ginger" Beaumont was born in nearby Rochester in 1876. After attending Beloit College, he played as a center fielder for the Pittsburgh Pirates from 1899 to 1906. During his time with the Pirates, he was the National League Batting Champion of 1902 and had the distinction of being the first hitter to bat in the first game of the first World Series in 1903. He played for the Boston Braves from 1907 to 1909 and the Chicago Cubs for the 1910 season before retiring to his farm outside of Burlington. In 1951, Beaumont was one of the first inductees to the Wisconsin Athletic Hall of Fame. He died in Burlington in 1956. Burlington's Athletic Park was renamed Beaumont Field to honor Ginger Beaumont in 1980.<sup>583</sup> No historic resources were found to be associated with Ginger Beaumont.

#### *W. A. Bennett*

W. A. Bennet, in partnership with Edwin Caldwell, Gustav C. Rasch, William G. Rasch, and Leonard J. Smith, gained a five year franchise in 1895 with the Edison Vitagraph Company of Chicago and New York to show the first moving pictures in the State of Minnesota and gained rights from the holder of Wisconsin's franchisee to operate the first Vitagraph moving picture shows in Burlington and Elkhorn, making Burlington the first place outside of the largest metropolitan American cities in which the Vitascope was exhibited.<sup>584</sup>

#### *Richard C. Brown*

Richard C. Brown was born around 1792 in Vermont and migrated to Burlington by the early-1840s. During the mid-1840s, he was a stockholder in the abolitionist newspaper, the *American Free Man*, published in Milwaukee and later Waukesha. The *American Free Man* was one of the first abolitionist newspapers in the Midwest, and had agents finding sympathetic supporters and delivering the paper throughout Racine and Kenosha Counties. He served as a Burlington delegate to the 1845 annual meeting of the Wisconsin Anti-Slavery Society held that year in Waukesha.<sup>585</sup> No historic resources were found to be associated with Richard C. Brown.

#### *Edwin Caldwell*

Edwin Caldwell worked as an early salesman for the Burlington Blanket Company. Also an inventor, he sold many of his inventions including an automatic stop for talking machines. He married Lucille Perkins, daughter of early Burlington settler Ephraim Perkins. In 1897, Caldwell formed the Multiscope & Film Company with Peter N. Angsten, Leonard J. Smith, brothers Gustave C. and William G. Rasch, W. A. Bennett, and William N. Selig to produce the Al-Vista camera, the first American panoramic camera, in Burlington.<sup>586</sup>

As a side venture to manufacturing the Al-Vista Camera, Caldwell and the Multiscope & Film Company's other founders gained a five year franchise in 1895 with the Edison Vitagraph Company of Chicago and New York to show the first moving pictures in the State of Minnesota and gained rights from the holder of Wisconsin's franchisee to operate the first Vitagraph moving picture shows in Burlington and Elkhorn, making Burlington the first place outside of the largest metropolitan American cities in which the Vitascope was exhibited.<sup>587</sup>

In 1908, Caldwell hired Joseph Salisbury to construct his residence and carriage house on Chestnut Street atop one of the highest points in Burlington. The Edwin & Lucille Perkins Caldwell House, located at 549 W. Chestnut Street, and the Edwin & Lucille Caldwell Carriage House, at 540 Storle Street, were both included in the survey and are eligible for listing in the National Register of Historic Places. Caldwell sold the house in 1913 and eventually moved to New York. Since 1986, the house has been operated as the Hillcrest Inn & Carriage House.<sup>588</sup>



*Edwin & Lucille Perkins Caldwell House, 1908  
549 W. Chestnut Street  
(Courtesy of the Wisconsin Historical Society)*

### *Henry Allen Cooper*

Henry Allen Cooper was born in the nearby Town of Spring Prairie in 1850, the son of Dr. Joel Cooper and brother of Florence Cooper Hall. His family moved to a house on Perkins Boulevard in Burlington the following year, where he spent his childhood.<sup>589</sup> The Silas Peck House, located at 117 N. Perkins Boulevard, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity.

Cooper graduated from Burlington Union High School in 1865 and Northwestern University in 1873. He then studied law at Union College of Law from where he graduated in 1875. He was soon admitted to the Wisconsin Bar and began practicing law in Burlington. Cooper was elected Racine County District Attorney for the first of three terms in 1880, moving to Racine at that time. He served as a delegate to the Republican National Convention in 1884, 1908, and 1924. Cooper served as a member of the Wisconsin State Senate from 1887 to 1889. During his terms, Cooper authored legislation that required a secret ballot, called the Australian ballot, in all Wisconsin elections; it was the first such law in the United States.<sup>590</sup>



*Henry Allen Cooper  
(Courtesy of the Burlington Historical Society)*

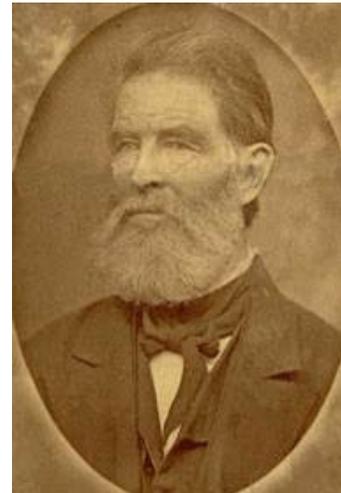
After one unsuccessful campaign in 1890, Cooper was elected to the United States House of Representatives and served from 1893 until 1919. He served as chairman to the Committee on Rivers and Harbors and was a member of the Committee on Insular Affairs, where he wrote out the bill that gave Philippine citizens a voice in their territorial government. After another unsuccessful campaign in 1918, Cooper was again reelected as a representative in 1921 and served until his death in 1931. Also during his congressional career, he was instrumental in the

construction of the Lincoln Memorial and in the naming of Constitution Avenue in Washington, D. C. Burlington's Cooper School was renamed in his honor around 1950.<sup>591</sup> Cooper School, located at 249 Conkey Street, was included in the survey but is not eligible for listing in the National Register of Historic Places.

#### *Dr. Edward Galusha Dyer*

Dr. Edward Galusha Dyer was born around 1807 in Russia, New York, and lived briefly in Ohio during the mid-1830s before migrating to Wisconsin in 1836. His wife, Ann Eliza Morse, and children joined him in Burlington in 1839. Dr. Dyer was Burlington's first physician. The Dyer family initially lived in the non-extant cabin of Dyer's brother-in-law, Origen Perkins, on the site of present-day Athletic Park. In 1840 they constructed Burlington's first wooden frame house on State Street, now non-extant. The Burlington Pioneers Monument marks the site of Dyers House.<sup>592</sup> For more information on the Burlington Pioneers Monument, refer to Chapter 15 Art & Literature.

Dr. Dyer played a central role in local abolitionist activities. In 1842, Dr. Dyer formed the Territorial Anti-Slavery Society. During the mid-1840s, he was a stockholder and local agent of the abolitionist newspaper, the *American Free Man*, published in Milwaukee, and later Waukesha. He helped found the Burlington Liberty Association in 1844. He also served as vice president of the Colporteur Association of Milwaukee and Racine Counties, an auxiliary of the American Tract Society. Dr. Dyer is known to have played a minor role in the escape of Caroline Quarrels through the Underground Railroad, helping supply her and her escorts with money and resources during her time spent at the Peffer House just outside of Burlington. It is highly suspected that his non-extant home on State Street sheltered other fugitive slaves as a part of the Underground Railroad. As such, Dr. Dyer named the street its original name of Liberty Street.<sup>593</sup> No extant historic resources were found to be associated with Dr. Edward Galusha Dyer.



*Dr. Edward Galusha Dyer*  
(*Courtesy of the Burlington Historical Society*)

Dyer passed away in 1888, having been a practicing physician for 50 years. During the early twentieth century, the Burlington Historical Society erected a monument in honor of Dr. Dyer at Lincoln School.<sup>594</sup> For more information on the Dr. Edward Galusha Dyer Monument, refer to Chapter 15 Art & Literature.

#### *Hon. Charles E. Dyer*

The Hon. Charles E. Dyer was born in Cicero, New York, in 1834, the son of Dr. Edward Galusha and Ann Eliza Dyer. His father settled in Burlington in 1836, where Charles and his family joined him in 1839. He grew up in Burlington's first frame house, on State Street, now non-extant. At the age of 15, Charles went to Chicago to work as a printer's apprentice in the

office of the anti-slavery paper *The Western Citizen*. After two years, he returned to his parents' home in Burlington and began the study of photography. In the fall of 1851, he went to Sandusky, Ohio, to work in the Erie County Clerk's office. There, he studied law under the supervision of Judge Ebenezer Lane of the Ohio Supreme Court and was admitted to the Ohio bar in 1857. At that time he became affiliated with the Hon. Walter F. Stone of the Ohio Supreme Court and practiced until early 1859. He returned to Wisconsin at that time, opening a law office in Racine. He served as attorney for the City of Racine from 1860 to 1861. Starting in 1864, he practiced law in partnership with Henry T. Fuller. Charles E. Dyer was a member of the Wisconsin State Assembly from 1867 to 1868. In 1875, he was appointed Judge of the United States Court for the eastern district of Wisconsin by President Ulysses S. Grant. Resigning in 1888, he settled in Milwaukee to resume private law practice and became the head of the Law Department of the Northwestern Mutual Life Insurance Company until his death in 1905.<sup>595</sup>

### *William J. Finke*

William J. Finke, the son of Anton Finke, was born in the Town of Spring Prairie in 1850. He began working for his father's brewery in 1868. At the time of his father's death in 1873, William took over the company's operations. That same year, he married Barbara Prash. Finke constructed a house on McHenry Street across from the brewery in 1887; it was demolished in 1992. Barbara passed away in 1890; and one year later he married her cousin, also named Barbara Prash. His second wife passed away in 1911.<sup>596</sup>

William Finke constructed a retail building on Pine Street in 1895.<sup>597</sup> The Finke & Company Block, located at 597 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. In 1896, he partnered with his brother-in-law, John H. Uhen, to form the Finke-Uhen Brewing Company. Together, they constructed a retail building on Pine Street in 1914.<sup>598</sup> The Finke-Uhen Block, located at 581 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. Finke-Uhen Brewing soon became one of the most prominent breweries in southern Wisconsin; however, the federal prohibition of alcohol forced the company close in 1918. William's sister, Francis Uhen, passed away in 1920, at which time the Finke and Uhen families donated a portion of the brewery's land for the construction of a Burlington's first hospital. Burlington Memorial Hospital, located at 252 McHenry Street, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. William J. Finke passed away in 1936. All of the original Finke brewery buildings were demolished by 1958.<sup>599</sup>

### *Robert G. Fraser*

Robert G. Fraser, of Glasgow, Scotland, worked as a cheese merchant through Chicago during the late 1890s, exporting cheeses produced in the Midwest to Great Britain. In 1892, he opened a branch office in Burlington adjacent to Charles Bernard McCanna's cheese and butter factory. In 1893, McCanna and Fraser partnered to form the McCanna & Fraser Company. At its peak, the company produced butter in fifteen factories throughout the Fox River Valley area of southern Wisconsin and northern Illinois. During the Chicago Columbian Exposition of 1893,

the McCanna & Fraser Company received a perfect score of 100 for its products exhibited at the World's Fair, only one of six entries to receive this honor.<sup>600</sup>

The Wisconsin Condensed Milk Company was founded by McCanna, Fraser, and Louis H. Rohr in 1898. Its milk condensing plant and canning factory, operating out of the non-extant McCanna & Fraser Company factory located on Bridge Street between Washington and Chestnut Streets, became the first and largest of its kind in Wisconsin. The company produced condensed milk primarily under the name Lion Brand but also canned milk for other companies and private brands. In 1901, the company built a tin can factory adjoining the condensory to manufacture its own packaging. A Burlington newspaper reported in 1903 that more milk was delivered daily to Burlington than any other city or village in the State, with the Wisconsin Condensed Milk Company receiving a majority of this shipment. Offices were located to the Bank of Burlington building upon its construction in 1909.<sup>601</sup> The Bank of Burlington, located at 500 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.

When Robert G. Fraser moved to Burlington in 1894; he purchased and lived at the non-extant Pliny Merrick & Ellen A. Perkins house on Milwaukee Street until 1907. For a period of time starting in 1898, Fraser and his family moved to Waverly, Iowa, where he purchased an existing condensed milk and tin can factory for the Wisconsin Condensed Milk Company. Fraser passed away on a visit to Glasgow in 1922.<sup>602</sup>

### *John P. Gill*

Around the turn of the twentieth century, John P. Gill patented an industrial steam valve. In the fall of 1902, he partnered with Gustave C. Rasch and O. O. Storle to found the Burlington Brass Works and constructed a brick foundry in which to manufacture it. The Burlington Brass Works Foundry, located at 432, 442, 446, 448 & 450 S. Pine Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places. Gill sold his share in the company to Rasch in 1904.<sup>603</sup>



*Burlington Brass Works Foundry, 1902  
432, 442, 446, 448 & 450 S. Pine Street*

### *Eugene & Florence Cooper Hall*

Eugene Hall was born in Burlington, the son of Chauncey Hall who founded the First National Bank of Burlington with R. H. Baker, Stephen Bull, Jerome I. Case, and B. B. Northrop in 1872. The bank was reorganized as a State bank and changed its name to the Bank of Burlington in 1891, at which time Eugene served as assistant cashier. Upon his father's death in 1894, Eugene succeeded his father as cashier of the bank.<sup>604</sup>

Florence Cooper was born in Spring Prairie in 1853, the daughter of Dr. Joel H. Cooper and sister of Henry Allen Cooper. Her childhood home, the Silas Peck House located at 117 N. Perkins Boulevard, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. After graduating from the University of

Wisconsin, she married Eugene Hall. With him, she became involved with the operation of the Bank of Burlington.<sup>605</sup>

Eugene Hall was active in attaining the incorporation of Burlington as a village in the 1880s, and was elected the first village treasurer in 1886.<sup>606</sup>

In 1894, Eugene Hall partnered with Leonard J. Smith of the floundering Burlington Electric Company to form the Hall & Smith Electric Company. Hall & Smith purchased the property containing the ruins of Pliny Perkins' woolen mill on the northwest side of the White River dam and erected a water-powered electric plant, now non-extant, on the old woolen mill foundation and in it installed new water wheels to drive electric generators. With these improvements, full 24-hour electric service was provided, an impetus for a period of industrial growth in the city.<sup>607</sup>

Sometime prior to 1900, Eugene and Florence Cooper Hall constructed a non-extant house at the southwest corner of Kane and Milwaukee Streets. Very fond of the natural environment in the Burlington area, the Halls also purchased a large tract of land on the east shore of Browns Lake, in the present Village of Browns Lake. On a portion this land that juts out into the lake, the couple constructed a seasonal home. The land became known as Florence Point and was later commonly referred to as Hall Point.<sup>608</sup>

Eugene Hall served as Burlington School Board president, treasurer of the Burlington Land & Improvement Company, as well as treasurer of a local cannery.<sup>609</sup>

Upon Eugene's death in 1895, Florence was elected president and took over operation of the Bank of Burlington. She served in this capacity until 1902.<sup>610</sup>

In 1914, the Knights of Columbus purchased and renovated the Eugene & Florence Cooper Hall House on Milwaukee Avenue in Burlington. It was later demolished for the construction of the First National Bank & Trust. Florence Cooper Hall passed away in 1927.<sup>611</sup>

### *John Hockings*

John Hockings was born around 1802 in England and immigrated to Burlington shortly before 1844. He served as a Burlington delegate to the 1845 annual meeting of the Wisconsin Anti-Slavery Society, held that year in Waukesha.<sup>612</sup> No historic resources were found to be associated with John Hockings.

### *Otis C. Hulett*

Local reporter, Otis C. Hulett formed the Burlington Liars Club in 1929 with Manuel Hahn by inventing a fictional news story during an especially slow news week about how the police chief, policemen, and firemen sat around the station on New Year's Day, competing to see who could tell the biggest lie. The story was picked up by other news services, and the following year, the Associate Press inquired to Hulett if another champion liar would again be picked. He began an annual contest which grew in popularity locally. The contest expanded nationally; and eventually began to receive international submissions. Sending in a lie and a dime were the only

requirements to join the club. Hulett administered the club for fifty years; until at the age of 82 in 1980, he announced the club's disbanding. At this time, the Burlington Chamber of Commerce took over running the club and elected officers to answer correspondence and judge the lies annually.<sup>613</sup> No historic resources were found to be associated with Otis C. Hulett.

### *Gregory Itzin*

Gregory Itzin was born in Washington, D. C., in 1948. His family moved to Burlington in 1960, where Greg was raised in a house on Park Avenue. The Martin J. Itzin House, located at 340 Park Avenue, was included in the survey but is not eligible for listing in the National Register of Historic Places. Upon graduation from Burlington High School, Gregory received training in acting at the American Conservatory Theater in San Francisco, California. He moved to Los Angeles, California, in 1979, with his wife, Judie Itzin. Throughout his acting career, he has appeared in many stage performances throughout the country as well as held multiple television roles and guest appearances. In 1994, he received a Tony Award for his role in the Pulitzer Prize winning play, *The Kentucky Cycle*. Itzin is most noted for his recurring role as President Charles Logan on the television show *24*, from 2005 to 2010. Both in 2006 and 2010, he received an Emmy Award nomination for Outstanding Supporting Actor in a Drama Series for his performance in *24*.<sup>614</sup>

### *Nettie E. Karcher*

Nettie E. Karcher was born on a farm near Burlington in 1892. She attended Burlington High School and then studied law at the University of Wisconsin. She became the first female attorney in Racine County in 1915 and opened her first law office on Pine Street in 1917. The Florence Block, located at 492 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. In 1927, she moved her office to the Tichlofen Building. The Tichlofen Block, located at 316-328 N. Pine Street, is also listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. She served as clerk on the two Burlington school boards for over 35 years, was a member of the Racine County Park Commission, and helped charter the Burlington Business and Professional Women's Club. She practiced law in Burlington until her death in 1969. After the completion of a new high school during the early twenty first century, the former high school was renamed in honor of Karcher and became the Karcher Middle School.<sup>615</sup> Burlington Union Free High School, located at 225 Robert Street, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity.

### *William Penn Lyons*

William Penn Lyons was born in Chatham, New York in 1822 and moved with his family to Walworth County. There he studied law and was admitted to the Wisconsin Bar. In 1847, he married Adelia Caroline Duncombe. He moved to Burlington to practice law before being elected Racine County District Attorney and moving to Racine. Lyons was elected to the Wisconsin State Assembly and served as Speaker from 1859 to 1860. During the Civil War, Lyons served as a colonel in the Union Army. He returned from duty to become the Wisconsin

1<sup>st</sup> Circuit judge from 1865 to 1871, before becoming chief justice of the Wisconsin Supreme Court in 1871.<sup>616</sup> No historic resources were found to be associated with William Penn Lyons.

### *Charles Bernard McCanna*

Charles Bernard McCanna was born in 1851 in upstate New York. In 1877, he began operating a cheese factory with Truman P. Davis in Rochester. After getting married in 1879, he settled down in nearby Springfield, where he had opened his own cheese factory the previous year. A factory in Spring Prairie was constructed soon after. In 1882, McCanna opened a cheese and butter factory in Burlington on Chestnut Street near the confluence of the White and Fox Rivers. He moved to Burlington in 1887. By 1892, the McCanna Cheese & Butter Manufacturing Company had a total of nine factories in southern Wisconsin and exported its products internationally through Chicago cheese merchant, Robert G. Fraser. In 1893, McCanna partnered with Fraser to form the McCanna & Fraser Company. At its peak, the company produced butter in fifteen factories throughout the Fox River Valley area of southern Wisconsin and northern Illinois. During the Chicago Columbian Exposition of 1893, the McCanna & Fraser Company received a perfect score of 100 for its products exhibited at the World's Fair, only one of six entries to receive this honor.<sup>617</sup>

The Wisconsin Condensed Milk Company was founded by McCanna, Fraser, and Louis H. Rohr in 1898. Its milk condensing plant and canning factory, operating out of the non-extant McCanna & Fraser Company factory located on Bridge Street between Washington and Chestnut Streets, became the first and largest of its kind in Wisconsin. The company produced condensed milk primarily under the name Lion Brand but also canned milk for other companies and private brands. In 1901, the company built a tin can factory adjoining the condensory to manufacture its own packaging. A Burlington newspaper reported in 1903 that more milk was delivered daily to Burlington than any other city or village in the State, with the Wisconsin Condensed Milk Company receiving a majority of this shipment. Offices were moved to the Bank of Burlington Building upon its construction in 1909. The Bank of Burlington, located at 500 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. After Charles Bernard McCanna's death in 1913, his son, Charles Roy McCanna led the company until it was sold in 1919 to the Nestlé Foods Corporation of Vevey, Switzerland.<sup>618</sup>

Charles Bernard McCanna maintained ownership of a farm just outside of Burlington, named the Edgewood Stock Farm. The farm was known for its advanced registered Holsteins. A cow on the farm made a world's record by producing 35.55 pounds of butter in seven days.<sup>619</sup>

McCanna constructed a residence at the corner of Pine and Madison Streets in 1885. It was demolished in 1954 for the construction of the National Tea Company Grocery Store. In 1895, he was elected school board president and was instrumental in the construction of the non-extant Conkey School in 1897.<sup>620</sup>

In 1900, Charles Bernard McCanna led a group of local business men to form the Burlington Advancement Association for the purpose of purchasing a building site and erecting a factory for the Multiscope & Film Company, an effort to aid and retain one of the city's prominent

employers. A lot adjacent to the railroad tracks on the south side of Jefferson Street was purchased for \$300. By the end of that summer, a non-extant two-story brick factory was constructed keeping the company in Burlington.<sup>621</sup>

McCanna was involved, as part of a group of local businessmen, with the purchase of all non-locally held stock in the Bank of Burlington in 1902. He became president of the Bank of Burlington in 1906, and served as such until 1913. In this role, he was heavily involved with the construction of the new building for the bank in 1909. The Bank of Burlington, located at 500 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. After completion of the new bank, McCanna also located offices of the Wisconsin Condensed Milk Company on its second floor.<sup>622</sup>

In 1906, McCanna purchased majority share of the Burlington Brass Works. Under McCanna's leadership, the Brass Works experienced great success.<sup>623</sup> The Burlington Brass Works Foundry, located at 432, 442, 446, 448 & 450 S. Pine Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places.

### *Charles Roy McCanna*

Charles Roy McCanna was born in nearby Springfield in 1881, the son of Charles Bernard McCanna. The McCanna family moved to Burlington in 1887. After his father's death in 1913, Charles Roy McCanna took over leading the Wisconsin Condensed Milk Company and was upped from secretary to president of the Burlington Brass Works. He led the Condensed Milk Company until it was sold in 1919 to the Nestlé Foods Corporation of Vevey, Switzerland. Under his leadership as president, and later board chairman and director, the Brass Works experienced great success and was awarded two Army-Navy Production Awards, one in 1944 and the other in 1945, for its production of 75mm, 3-inch, and 90mm shells during World War II. The Burlington Brass Works Foundry, located at 432, 442, 446, 448 & 450 S. Pine Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places.<sup>624</sup>

Charles Roy McCanna succeeded his father as the president of the Bank of Burlington, and served as such from 1914 to 1947, and board chairman from 1947 to 1967.<sup>625</sup>

During 1916 and 1917, Charles Roy McCanna acquired seven residential lots on the southeast corner of State and Kane Streets, including the non-extant Dr. Edward Galusha Dyer House. After the demolition of these buildings, McCanna's large house was constructed on there in 1919.<sup>626</sup> The Charles Roy & Elfrieda McCanna House, located at 101 E. State Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the Kane Street Historic District.



*Charles Roy & Elfrieda McCanna House, 1919  
101 E. State Street*

McCanna also served on Burlington's first park board in 1927.<sup>627</sup>

After his death in 1975, McCanna's residence was renovated to house the McCarthy-Koenig Funeral Home.<sup>628</sup>

### *Anthony & Elisa Meinhardt*

Elisa Riel was born in Germany in 1840. At a young age, she immigrated with her family to the United States, where they settled on a farm in Bohner's Lake in 1848 but soon moved to Burlington. In 1858, she married Anthony Meinhardt, who operated a grocery store and served as Burlington postmaster; and they eventually had nine children.<sup>629</sup>

The Meinhardts constructed a large residence on Kane Street in 1882. The Anthony & Elisa Meinhardt House, located at 201 S. Kane Street, was included in the survey and is eligible for listing in the National Register of Historic Places both individually and as a contributing resource to the proposed Kane Street Historic District. The house was designed by Milwaukee architect Edward Townsend Mix and was constructed by Fred Itzin of limestone supplied from the excavation of the house's basement and from the nearby property of Charles G. Foltz. The house was situated on a 15 acre property that featured gardens, an orchard, pasture, fountains, tennis courts, and a pine grove. The landscaping was designed by Dennis Buettner. In 1914, the house's original front porch was relocated to the house's side and replaced with a larger porch and porte-cochere of matching limestone designed by Racine architects Guilbert & Funston. At one time, the cabin now located in Wehmhoff Square was located on to the Meinhardt House grounds.<sup>630</sup>



*Anthony & Elisa Meinhardt House, 1882  
201 S. Kane Street  
Photo taken c. 1900  
(Courtesy of the Burlington Historical Society)*

The Meinhardts founded a private bank, Meinhardt Bank, in 1891. Their daughter, Eda Meinhardt, served as the bank's first cashier. Since its founding, Meinhardt Bank has occupied a bank building constructed in 1847; and has the distinction of being the oldest bank building in Wisconsin still in use as such. Meinhardt Bank, located at 189 E. Chestnut Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. A few months after the bank's opening, Anthony's health failed, and he was forced to retire. After Anthony's death in the summer of 1891, Elisa, Eda, and their son, Albert Meinhardt, continued to operate of the bank. The bank operated as a private bank until state laws abolished the operation of such in 1896. With the exception of a brief partnership with Edward Brook, from 1891 to 1896, the Meinhardt Bank was a Meinhardt family institution. Elisa served as president until 1907, at which time Albert succeeded her.<sup>631</sup>

After Elisa's death in 1923, her children continued living in the family home. The house was first occupied outside of the family after Anthony and Elisa's daughter Antoinette Meinhardt Fulton's death in 1967.<sup>632</sup>

### *Eda Meinhardt*

The daughter of Anthony and Elisa Meinhardt, Eda Meinhardt attended the University of Wisconsin to study pharmacy. During her sophomore year in 1886, she left her studies at the university and went to Oakland, Nebraska, where she learned the banking business from family friend A. E. Wells. In 1891, she returned to Burlington to assist her father in the opening of a private bank, Meinhardt Bank, with the assistance from her brother, Albert Meinhardt. A few months after its opening, Anthony Meinhardt's health failed, and he was forced to retire. After his death in the summer of 1891, Eda, Elisa, and Albert took over ownership and operation of the bank. Eda Meinhardt was active with the bank's operation through the 1940s.<sup>633</sup>

After her mother's death in 1923, Eda and her siblings continued living in the family home. The Anthony & Elisa Meinhardt House, located at 201 S. Kane Street, was included in the survey and is eligible for listing in the National Register of Historic Places individually and as a contributing resource to the proposed Kane Street Historic District. None of them having children, the house was first occupied outside of the family after Eda's sister Antoinette Meinhardt Fulton's death in 1967.<sup>634</sup>

### *Albert Meinhardt*

The son of Anthony and Elisa Meinhardt, Albert Meinhardt attended Beloit College and, upon his graduation in 1891, returned to Burlington to assist his father and sister, Eda Meinhardt, in the opening of a private bank, Meinhardt Bank. After his father's death in the summer of 1891, Albert, Elisa, and Eda took over ownership and operation of the bank. Albert was active with the bank's operation through the 1940s.<sup>635</sup>

After his mother's death in 1923, Albert and his siblings continued living in the family home. The Anthony & Elisa Meinhardt House, located at 201 S. Kane Street, was included in the survey and is eligible for listing in the National Register of Historic Places both individually and as a contributing resource to the proposed Kane Street Historic District. None of them having children, the house was first occupied outside of the family after Eda's sister Antoinette Meinhardt Fulton's death in 1967.<sup>636</sup>

### *James H. Murphy*

James H. Murphy was born and raised on a dairy farm in Kewaunee County, Wisconsin. He graduated from the University of Wisconsin's College of Agriculture in 1914 and became the manager of Tilden Farms in Delavan. Each year he noted troubles with the farm's livestock and reasoned that they were linked to the livestock's feed. He recognized that the feed industry increased growth and production at the cost of animal health. Consulting leading authorities at his alma mater, he was advised to supply minerals in the animals' feed. After seeking out sources for products providing these nutrients, his mineral formula was credited with the improved health of the Tilden Farms' breeding stock. His mineral formula became highly requested, and he began supplying it to farmers at cost.<sup>637</sup>

In 1921, he and his brother, Lawrence Murphy, began manufacturing and selling his mineral food for livestock under the name Murphy Products Company. In 1925, the company moved to Burlington, and James purchased a house on Duane Street where he lived until his death in 1960.<sup>638</sup> The Marck House, located at 133 Duane Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Kane Street Historic District.



*Marck House, c. 1900  
133 Duane Street*

During the late 1920s, Murphy Products began concentrating solely on nutritional feed concentrates which contained a combination of protein, minerals, and vitamins. Their first product, Murphy's N.R.G. Concentrate, is believed to have been the first feed concentrate for poultry sold in the United States. Murphy Products Company became nationally known for leading the feed concentrate industry.<sup>639</sup>

James Murphy recognized the importance of sales promotion and began selling the company's products during a Saturday night radio show called *WLS Barn Dance* in 1926. He traveled to Chicago every Saturday night to voice the commercials himself.<sup>640</sup>



*Murphy Products Company Building, 1949  
124 S. Dodge Street*

Murphy Products constructed an office building in 1949. The Murphy Products Company Building, located at 124 S. Dodge Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places.<sup>641</sup>

### *Lawrence E. Murphy*

Lawrence E. Murphy was born and raised on a dairy farm in Kewaunee County, Wisconsin. He briefly taught grade school and served in the United State military during the First World War. After graduating from the University of Wisconsin's College of Agriculture in 1921, he worked with his brother, James Murphy, at Tilden Farms in Delavan. In 1921, the brothers began manufacturing and selling mineral food for livestock under the name Murphy Products Company.<sup>642</sup>



*Lawrence & Evelyn Murphy House, 1925  
173 Duane Street*

In 1925, the company moved to Burlington, and Lawrence constructed a house on Duane Street. The Lawrence & Evelyn Murphy House, located at 173 Duane Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Kane Street Historic District.<sup>643</sup>

During the late 1920s, Murphy Products began concentrating solely on nutritional feed concentrates which contained a combination of protein, minerals, and vitamins. Their first product, Murphy's N.R.G. Concentrate, is believed to have been the first feed concentrate for

poultry sold in the United States. The company became nationally known for leading the feed concentrate industry. Murphy Products constructed an office building in 1949.<sup>644</sup> The Murphy Products Company Building, located at 124 S. Dodge Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places.

### *Silas Peck*

Silas Peck was an early settler of Burlington during the mid-1830s and owned much of the land that comprised the original town plat, which was surveyed and platted on May 24, 1839. Around 1836, he constructed a house on what became Perkins Boulevard. The Silas Peck House was demolished during the mid-twentieth century.<sup>645</sup>

### *Ephraim Perkins*

Ephraim Perkins was born in 1773 in Becket, Massachusetts. He married Lucy Merrick in 1800. Despite his occupation as a farmer, he moved frequently: to Mansfield, Connecticut, by 1801; to Trenton, New York, in 1802; and Joliet, Illinois, by 1812. Ephraim and Lucy had seven children: Origen, born 1801; Edwin, 1803; Lucille, 1805; Mary, 1806; Emily, 1808; Ephraim Jr., 1810; and Pliny Merrick, 1812. Ephraim and Lucy settled in Burlington in 1837. That year, Ephraim and Pliny purchased a dam and saw mill under construction by Moses Smith and Samuel C. Vaughn on the southwest bank of the Fox River for \$2,600. The Perkins completed the dam and saw mill. The building of the dam caused permanent flooding of the Fox River, forming what became known as Mill Pond, which was later named Echo Lake.<sup>646</sup> The dam has since been replaced; the saw mill is no longer extant.

After the saw mill's completion, Ephraim and Pliny Perkins constructed an adjoining flour mill. It was the first flour and grist mill in Racine County. There they produced the first commercial shipment of flour from Wisconsin to eastern American markets under the brand name Echo, which was shipped from Kenosha to Buffalo, New York. The flour mill is no longer extant. The Perkins family's milling business prompted the construction of the first road to Lake Michigan at Kenosha in 1841 with the investment of \$1,200.<sup>647</sup>

By 1839, Ephraim and Pliny Perkins also purchased a log cabin built by Moses Smith near the mills in which they operated Burlington's first general store, for approximately one year before relocating to a non-extant boarding house constructed by Pliny nearby. The cabin was demolished sometime around the turn of the twentieth century.<sup>648</sup>

During the mid-1840s, Ephraim Perkins was a stockholder in the abolitionist newspaper, the *American Free Man*, published in Milwaukee, and later Waukesha. The *American Free Man* was one of the first abolitionist newspapers in the Midwest, and had agents finding sympathetic supporters and delivering the paper throughout Racine and Kenosha Counties. Ephraim Perkins served as a Burlington delegate to the 1845 annual meeting of the Wisconsin Anti-Slavery Society, held that year in Waukesha.<sup>649</sup>

By 1846, Ephraim Perkins built a non-extant milk house and began producing cheese with milk from his own farm and from his neighbors. It has been claimed locally that this was the first

cheese factory in Wisconsin and that it distributed its product to other communities, including Chicago. He had a cobblestone residence constructed on Jefferson Street before his and his wife's deaths, both in 1851.<sup>650</sup> The Ephraim & Lucy Perkins House, located at 216 W. Jefferson Street, was included in the survey and is eligible for listing in the National Register of Historic Places both individually and as a contributing resource to the proposed Kane Street Historic District.



*Ephraim & Lucy Perkins House, c. 1845  
216 W. Jefferson Street*

### *Pliny Merrick Perkins*

Pliny Merrick Perkins, son of Ephraim and Lucy Perkins, was born around 1812 in Trenton, New York. As a child, he migrated with his family to Joliet, Illinois, before they settled in Burlington in 1837. At that time, Pliny and his father purchased a dam and saw mill under construction by Moses Smith and Samuel C. Vaughn on the southwest bank of the Fox River for \$2,600. The Perkins completed the dam and saw mill. The building of the dam caused the permanent flooding of the Fox River, forming what became known as Mill Pond, which was later named Echo Lake. The dam has since been replaced; the saw mill is no longer extant.<sup>651</sup>

After the saw mill's completion, Ephraim and Pliny Perkins constructed an adjoining flour mill. It was the first flour and grist mill in Racine County. There they produced the first commercial shipment of flour from Wisconsin to eastern American markets under the brand name Echo, which was shipped from Kenosha to Buffalo, New York.<sup>652</sup>

By 1839, Pliny and his father also purchased a log cabin built by Moses Smith near the saw mill in which they operated Burlington's first general store. The cabin was demolished sometime around the turn of the twentieth century. Pliny Perkins partnered with Hugh McLaughlin to build a boarding house, known as the Burlington Hotel, at the corner of Milwaukee Avenue and Chestnut Street in 1839. The general store was relocated to a portion of the hotel within a year. The Perkins and McLaughlin Burlington Hotel was later demolished.<sup>653</sup>

On the same day as Silas Peck's original plat for the settlement at Burlington on May 24, 1839, Pliny Merrick Perkins recorded plats for his first and second additions to the Town of Burlington. Streets in this area are named after members of his family, including Conkey, James, and Origen Streets.<sup>654</sup>

The Perkins family's milling business prompted the construction of the first road to Lake Michigan at Kenosha in 1841. In 1843, Pliny Merrick Perkins built a water-powered woolen mills, across the Fox River dam from his family's saw and flour mills, which he leased to James Catton for five years. The Pliny Perkins woolen mill is believed to have produced the first commercial roll of cloth in Wisconsin and made uniforms for Union soldiers during the Civil War.<sup>655</sup>

In 1846, Pliny Merrick Perkins married Ellen A. Conkey. Around this time, he constructed a house on State Street. The Pliny Merrick & Ellen A. Perkins House, located at 565 W. State

Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places. Three of the house's walls are coarse masonry, the front façade being covered with cobblestones uniquely graded from the smallest at the bottom to the largest at the top.<sup>656</sup>



*Pliny Merrick & Ellen A. Perkins House, c. 1845  
565 W. State Street*

During the mid-1840s, Pliny Perkins was a stockholder in the abolitionist newspaper, the *American Free Man*, published in Milwaukee, and later Waukesha. The *American Free Man* was one of the first abolitionist newspapers in the Midwest, and had agents finding sympathetic supporters and delivering the paper throughout Racine and Kenosha Counties.<sup>657</sup>

Also during the mid-1840s, Pliny Perkins constructed a new, larger stone flouring mill which was 40- by 60-feet and 4-stories high. The old flouring mill took on use as an oil mill. The larger mill, known as the Burlington Flouring Mill, was heavily damaged by fire in 1864. After rebuilding and the addition of new machinery, the mill reopened in 1865. After acquiring partial interest in the mill the year prior, Maurice Ayers purchased the flour mill and dam in 1879. It has since been demolished.<sup>658</sup>

Also in 1864, Pliny Perkins offered 10 acres of land along the White River on Chestnut Street between Conkey and James Streets to the Racine County Agricultural Society on which to construct new fairgrounds for the annual Racine County Fair held there until 1885. In 1869, he sold his State Street house and constructed another on Milwaukee Avenue. It later became used as a clubhouse for the Burlington Business Men's Association, and was moved to Bohner's Lake in 1939 and repurposed as a tavern.<sup>659</sup>

Pliny Perkins retired from operating his mills in 1871, leaving his sons, James and Edward Perkins, and son-in-law, Andrew Lawton, in charge of the mill's operation. Two years later, Elias N. White took over management. The woolen mill operated until it was destroyed by a fire in 1880. Pliny Merrick Perkins passed away in 1881.<sup>660</sup>

### *Origen Perkins*

Origen Perkins, son of Ephraim, was born in 1801 in Mansfield, Connecticut, and migrated with his family to Trenton, New York, in 1802 and Joliet, Illinois, by 1812. There he taught school for a brief period of time before going to Texas and the Caribbean. He returned to farm in Trenton and married Maria Salina Stanton in 1829. After Maria's death, he married Julia Ann Dyer, sister of Dr. Edward Galusha Dyer, in 1833. He settled in Burlington around 1837. He constructed a non-extant log cabin on the site of present-day Athletic Park.<sup>661</sup>

During the mid-1840s, he was a stockholder in the abolitionist newspaper, the *American Free Man*, published in Milwaukee and later Waukesha. The *American Free Man* was one of the first abolitionist newspapers in the Midwest and had agents finding sympathetic supporters and delivering the paper throughout Racine and Kenosha Counties.<sup>662</sup>

In 1846, Origen Perkins constructed a stone house on State Street that is believed to have sheltered fugitive slaves as a part of the Underground Railroad.<sup>663</sup> The Origen & Julia Ann Perkins House, located at 117 E. State Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Kane Street Historic District.



*Origen & Julia Ann Perkins House, 1846  
117 E. State Street*

Having left for California during the gold rush in 1850, Origen Perkins was robbed and murdered on his return to Burlington in 1853.<sup>664</sup>

### *Frederick Stanton Perkins*

Frederick Stanton Perkins, son of Origen and Maria Salina Perkins, was born in Trenton, New York, in 1832. He settled in Burlington with his family around 1837. Sent to school in New York City in 1842, he returned to Burlington prior to his father's death in 1853, at which time he inherited the family's homestead, including an extensive amount of land from State Street to Market Street between Kane and Pine Streets.<sup>665</sup> The Origen & Julia Ann Perkins House, located at 117 E. State Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Kane Street Historic District.

By the end of 1853, he returned to New York to study art and, within two years, moved to the Adirondack wilderness to pursue painting landscapes. However, he returned to Burlington around 1856. He moved to Milwaukee in 1860 and established himself as a portrait painter whose clients included bankers, industrialists, and railroad magnates. He returned to Burlington during the Civil War to manage the family farm. During this time, he married Emily Wainwright. After Emily's death in 1888, he married Sarah Starkey that same year.<sup>666</sup>

While painting in the East Coast during the 1850s, he gained an interest for anthropology. He soon began to avidly collect prehistoric American Indian stone artifacts. During the early 1870s, he started running ads in the Burlington newspapers seeking Indian artifacts to purchase. He expanded into collecting all relics, made of stone, flint, or copper and began placing ads in newspapers across the state. His collection, which numbered over 9,000 objects, was first discovered by the academic world in 1875 when a University of Wisconsin professor met Perkins by chance while lecturing in Burlington. Perkins soon sold 8,000 of his items to the state for \$4,000; he was also made vice-president of the State Historical Society. Around 1890, he sold 449 copper objects to the Smithsonian Museum of National History for \$7,000. Mastodon tusks and other fossils that were found in Dover and purchased by Perkins were sold to the Milwaukee Public Museum. He sold some of his best pieces to European collections.<sup>667</sup>

Covered with extensive orchards, Frederick Stanton Perkins sold his family's land in 1896 to be developed as residential lots. Streets in this area are named after members of his family, including Alice, Edward, Frederick, Henry, Mary, and Robert Streets; Perkins Boulevard; and

Wainwright Avenue. Portions of this land along Edward, Kane, and State Streets and Perkins Boulevard make up a substantial portion of the proposed Kane Street Historic District.<sup>668</sup>

By the time of his death in 1899, Frederick Stanton Perkins had amassed a collection of nearly 50,000 artifacts and reproduced more than 1,200 of them in paintings, replicating their exact size, form, markings, and delicate variations in color. Of the remaining collection, several hundred pieces went to Beloit College; the rest being sold to a private collector in Racine.<sup>669</sup>

### *John W. Peters*

John W. Peters founded a sand and gravel company in 1928 when he acquired 86 acres of gravel hills west of Burlington. The following year, Peters sold the gravel pits to focus on expanding his business in grading and trucking. Around 1933, he purchased the old Voree stone quarry. Due to business fluctuations during the Great Depression, he sold the quarry in 1935. The company was reorganized as J. W. Peters & Sons when his son, Harold Peters, joined him in business after returning from military service in 1940. They repurchased the gravel pits Peters owned prior to 1930. The following year, his son Jerome Peters joined the business. The company expanded into the production of ready-mix concrete in 1950. The J. W. Peters & Sons facilities, constructed between 1952 and 1956 and located at 500 W. Market Street, were not included in the survey.<sup>670</sup>

John W. Peters formed the Burlington Realty Corporation in 1956 and developed the 57-residential lot Peters Subdivision. He died in 1957 before the completion of his house in the Peters Subdivision on Peters Parkway. The John W. Peters House, located at 233 Peters Parkway, was not included in the survey.<sup>671</sup>

### *Harold Peters*

After returning from military service in 1940, Harold Peters, son of John W. Peters, joined in the operation of his father's sand and gravel company. The name of the business was changed to J. W. Peters & Sons when Harold's brother, Jerome Peters, joined the family business. The company expanded into the production of ready-mix concrete in 1950. The J. W. Peters & Sons facilities, constructed between 1952 and 1956 and located at 500 W. Market Street, were not included in the survey. Harold and Jerome Peters continued running the company after their father's death in 1957. The company prospered when it began manufacturing pre-stressed, pre-cast structural concrete building members in 1961. The company produced standardized double-T floor and roof members, beams, and columns and special pre-cast shapes and finishes. Under the name of the J. W. Peters Company, its products were used on many local buildings as well as throughout Wisconsin and Illinois. In 1969, the Peters Brothers sold the company to Mountain Prestress, Inc. of Denver, Colorado.<sup>672</sup>

### *Jerome Peters*

Jerome Peters, son of John W. Peters, joined the family sand and gravel company in 1941, at which time the business became known as J. W. Peters & Sons. The company expanded into the production of ready-mix concrete in 1950. The J. W. Peters & Sons facilities, constructed

between 1952 and 1956 and located at 500 W. Market Street, were not included in the survey. Harold and Jerome Peters continued running the company after their father's death in 1957. The company prospered when it began manufacturing pre-stressed, pre-cast structural concrete building members in 1961. The company produced standardized double-T floor and roof members, beams, and columns and special pre-cast shapes and finishes. Under the name of the J. W. Peters Company, its products were used on many local buildings as well as throughout Wisconsin and Illinois. In 1969, the Peters Brothers sold the company to Mountain Prestress, Inc. of Denver, Colorado.<sup>673</sup>

#### *Edward F. Rakow*

Edward F. Rakow, after being elected mayor of Burlington in 1902, was elected to serve as a Wisconsin State Assemblyman in 1903. After one term in the assembly, he was re-elected mayor and served again in that position from 1906 to 1908 and 1912 to 1916.<sup>674</sup> No historic resources were found to be associated with Edward F. Rakow.

#### *Albert F. Ransom*

Albert F. Ransom was born in the eastern United States and moved to Burlington during the late nineteenth century. Around 1888, he was hired by Frank Ayers to sew a horse blanket for Ayer's race horse, named Colvina Sprague, who had the bad habit of chewing all blankets placed upon her. In response, Ransom created a sleek-fitting horse blanket for which he received a patent in 1891. He worked from a basement workroom in the Hoch Building. The Hoch Block, located at 152 E. Chestnut Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. Also in 1891, he founded the Burlington Blanket Company with R. L. Ransom and Thomas M. Kearney to manufacture his patented "Stay-On" horse blankets. The company grew rapidly and constructed a non-extant complex of factories, warehouses, and a workers dormitory along the White River on Chestnut Street. All of the Burlington Blanket Company buildings are no longer extant. In 1895, Ransom hired Frank Vande Sand and Joseph Salisbury to construct a residence.<sup>675</sup> The Albert F. Ransom House, located at 401 James Street, was included in the survey but is not eligible for listing in the National Register of Historic Places.



*Albert F. Ransom House, 1895  
401 James Street*

#### *Gustav C. Rasch*

During the late nineteenth century, Gustav C. Rasch operated a grocery and dry goods store called G. C. Rasch & Brother, with his brother William. He purchased stock in the Burlington Blanket Company in 1891 and became its president. By the end of that year the Rasch Brothers

sold the store to Oliver and John McDonald so Gustav could devote himself full time to the Blanket Company. In 1917, Rasch was appointed to a national committee on cotton goods.<sup>676</sup>

In 1897, Gustav Rasch formed the Multiscope & Film Company with Peter N. Angsten, Leonard J. Smith, W. A. Bennett, Edward Caldwell, William N. Selig, and his brother William G. Rasch to produce the Al-Vista camera, the first American panoramic camera, in Burlington. He served as the first company president. In 1902, Rasch disposed of his interest in the company and rendered his resignation as president.<sup>677</sup>

As a side venture to manufacturing the Al-Vista Camera, Gustav Rasch and the Multiscope & Film Company's other founders gained a five year franchise in 1895 with the Edison Vitagraph Company of Chicago and New York to show the first moving pictures in the State of Minnesota and gained rights from the holder of Wisconsin's franchisee to operate the first Vitagraph moving picture shows in Burlington and Elkhorn, making Burlington the first place outside of the largest metropolitan American cities in which the Vitascope was exhibited.<sup>678</sup>

Rasch was elected the first mayor of the City of Burlington in 1900, and served in that capacity until 1902. In the fall of 1902, he partnered with O. O. Storle and John P. Gill to found the Burlington Brass Works and constructed a factory in which to manufacture a steam valve patented by Gill. The Burlington Brass Works Foundry, located at 432, 442, 446, 448 & 450 S. Pine Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places. Gill sold his share to Rasch in 1904, who sold his interest in the company to Charles Bernard McCanna by 1906.<sup>679</sup>



*Burlington Brass Works Foundry, 1902  
432, 442, 446, 448 & 450 S. Pine Street*

In 1902, as part of a group of local businessmen, Gustav C. Rasch was involved with the purchase of all non-locally held stock in the Bank of Burlington. He then served as president of the Bank of Burlington until 1906.<sup>680</sup>

### *William G. Rasch*

During the late nineteenth century, William G. Rasch operated a grocery and dry goods store called G. C. Rasch & Brother, with his brother Gustav. In 1891, the Rasch Brothers sold the store to Oliver and John McDonald.<sup>681</sup>

In 1897, William Rasch formed the Multiscope & Film Company with Peter N. Angsten, Leonard J. Smith, W. A. Bennett, Edward Caldwell, William N. Selig, and his brother Gustav C. Rasch to produce the Al-Vista camera, the first American panoramic camera, in Burlington. As a side venture to manufacturing the Al-Vista Camera, Gustav Rasch and the Multiscope & Film Company's other founders gained a five year franchise in 1895 with the Edison Vitagraph Company of Chicago and New York to show the first moving pictures in the State of Minnesota and gained rights from the holder of Wisconsin's franchisee to operate the first Vitagraph moving picture shows in Burlington and Elkhorn, making Burlington the first place outside of the largest metropolitan American cities in which the Vitascope was exhibited.<sup>682</sup>

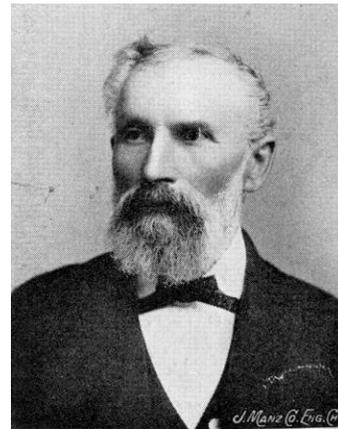
William Rasch resided in a house on Kane Street from 1900 until his death in 1946. The Charles W. Diener House, located at 224 S. Kane Street, was included in the survey and is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed Kane Street Historic District. At the death of his widow in 1948, the house was donated to and used by the Burlington's Women Club and Lyceum Club for two years.<sup>683</sup>



*Charles W. Diener House, 1895  
224 S. Kane Street*

### *Francis Reuschlein*

Francis Reuschlein was born in Baden, Germany, in 1834. He immigrated to the United States and settled in Burlington in 1852. He opened a book, stationary, tobacco, and liquor store in downtown in 1861, and later moved it to a non-extant building at the corner of Pine and Chestnut Streets. He was elected the first village clerk in 1886. Reuschlein closed his variety store when he was elected as president of the Village of Burlington in 1892; however, he did not serve in this capacity for very long as he was elected to the Wisconsin State Assembly that same year. He served a single term, until 1894. Reuschlein also served as village clerk for 20 years, postmaster for 4 years, and as a justice of the peace. He was a founding member of the Teutonia Society, a German singing and dramatic group, and acted as its vice-president and then president for over 25 years. He passed away in 1913.<sup>684</sup> No historic resources were found to be associated with Francis Reuschlein.



*Francis Reuschlein  
(Courtesy of the Burlington Historical Society)*

### *Louis H. Rohr*

Louis H. Rohr was born in Franklin, Wisconsin, in 1864, the son of Swiss and Prussian immigrants. In 1866, the Rohr family moved to Raymond, Wisconsin, where Louis was raised. He later taught school; studied law; apprenticed under his brother-in-law, Thomas M. Kearney; and was admitted to the Wisconsin bar in 1892. He then went into practice with Kearney in Burlington. The practice dissolved the following year when Kearney relocated to Racine; Rohr continued practicing in Burlington. Also in 1893, Rohr married Ella Davis of Milwaukee.<sup>685</sup>

Louis H. Rohr founded the Wisconsin Condensed Milk Company with Charles Bernard McCanna and Robert G. Fraser in 1898. Rohr served as the company's secretary, treasurer, and one of its directors. Its milk condensing plant and canning factory, operating out of the non-extant McCanna & Fraser Company factory located on Bridge Street between Washington and Chestnut Streets, became the first and largest of its kind in Wisconsin. The company produced condensed milk primarily under the name Lion Brand but also canned milk for other companies and private brands. In 1901, the company built a tin can factory adjoining the condensory to manufacture its own packaging. A Burlington newspaper reported in 1903 that more milk was

delivered daily to Burlington than any other city or village in the State, with the Wisconsin Condensed Milk Company receiving a majority of this shipment. Offices were moved to the Bank of Burlington Building upon its construction in 1909. The Bank of Burlington, located at 500 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.<sup>686</sup>

Rohr was involved, as part of a group of local businessmen, with the purchase of all non-locally held stock in the Bank of Burlington in 1902. He became vice president of the Bank of Burlington in 1906. In this role, he was involved with the construction of the new building for the bank in 1909. The Bank of Burlington, located at 500 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. After completion of the new bank, Rohr re-located his law practice to its second floor along with offices of the Wisconsin Condensed Milk Company.<sup>687</sup>

In 1903, Rohr purchased the share of O. O. Storle in the Burlington Brass Works and served as one of that company's directors and treasurer.<sup>688</sup>

A house was constructed for Rohr on Kane Street by Joseph A. and Henry Rueter in 1908.<sup>689</sup> The Louis H. & Ella Rohr House, located at 373 S. Kane Street, was included in the survey and is eligible for listing in the National Register of Historic Places both individually and as a contributing resource to the proposed Kane Street Historic District.



*Louis H. & Ella Rohr House, 1908  
373 S. Kane Street*

For a period of time, Rohr served as city attorney and as a member of the school board. He was a member of the Burlington Free Masons. He passed away in Milwaukee in 1922.<sup>690</sup>

### *Tony Romo*

Tony Romo was born Antonio Ramiro Romo in San Diego, California, in 1980, four years after his family located there from Wisconsin for his father's work with the United States Navy. The Romo family moved to Burlington in 1982, where Tony was raised. He attended Burlington High School where he played football for the Burlington Demons. Tony accepted a scholarship to play football at Eastern Illinois University. He became the university's all-time touchdown leader and won the Walter Payton award his senior year. After graduation in 2002, he was drafted by the Dallas Cowboys. Over the course of four years, Tony worked his way from third-string quarterback in the 2003 NFL season to the position of starting quarterback which he holds to this day.<sup>691</sup>

### *Rev. Henry Carl Schadeberg*

Rev. Henry Carl Schadeberg was born in Manitowoc in 1913. He graduated from Carroll College in Waukesha in 1938 and soon thereafter married Ruth Hamilton. He received a Masters of Divinity from the Garrett Biblical Institute in Evanston, Illinois, and was ordained a minister

of the Methodist church in 1941. He went on to serve at several Methodist churches across Wisconsin. In 1943, he began serving as a chaplain at the U.S. Navy Barrack Ammunition Depot in St. Juliens Creek, Virginia, and then on the U.S.S. Louisville in combat in the Pacific Ocean during World War II until 1946. While at the U.S. Naval base in Guam, he studied American history and first considered a future career in government. After again serving as a naval chaplain at a hospital in Maryland during the Korean Conflict, from 1952 to 1953, Rev. Schadeberg served as a captain in the United States Naval Reserve until 1969. During this time, he also served as minister at Plymouth Congregational Church in Burlington for fourteen years until he was elected as a United States Representative from the Wisconsin 1<sup>st</sup> District in 1961.<sup>692</sup> He served as such from until 1965 and again from 1967 to 1971. Rev. Schadeberg served as a delegate to the Republican National Convention in 1964 and 1970. He resided in Burlington and was an active member of several organizations including the United Church of Christ, Rotary Club, Veterans of Foreign Wars, and the American Legion. Having received training in brick masonry in high school, Rev. Schadeberg constructed his own residence in Burlington where he lived until retiring to Virginia, where he died in 1985. The Rev. Henry Carl & Ruth Schadeberg House, located at 333 Emerson Street, was not included in the survey as it is not of age to be considered an historic resource.<sup>693</sup>

### *William N. Selig*

William N. Selig developed what became known as the Selig Standard Motion Picture Camera and the Selig Polyscope Motion Picture Projector in 1895. In 1897, Selig formed the Multiscope & Film Company with Peter N. Angsten, Leonard J. Smith, brothers Gustave C. and William G. Rasch, W. A. Bennett, and Edward Caldwell to produce the Al-Vista camera, the first American panoramic camera, in Burlington. As a side venture to manufacturing the Al-Vista Camera, Selig and the Multiscope & Film Company's other founders also gained a five year franchise in 1895 with the Edison Vitagraph Company of Chicago and New York to show the first moving pictures in the State of Minnesota and gained rights from the holder of Wisconsin's franchisee to operate the first Vitagraph moving picture shows in Burlington and Elkhorn, making Burlington the first place outside of the largest metropolitan American cities in which the Vitascope was exhibited. Selig soon left the company and his position as vice-president to move to Hollywood, California, and lead technical advancements in motion picture camera equipment for the early film industry. In Hollywood, he owned a motion picture studio specializing in animal pictures and owned a private zoo.<sup>694</sup>

### *Moses Smith*

Moses Smith was born in Bennington County, Vermont, in 1800. He married Lydia Perce in western New York State in 1825. In December of 1835, Moses Smith, along with William Whiting, laid the first land claims in the present day City of Burlington. They returned two weeks later to show the area to Moses's brother, Lemuel Smith, and brother-in-law, Benjamin C. Perce. Moses settled on his claim in what is now the City of Burlington the following spring, built a non-extant log cabin along the Fox River, and is claimed to be the city's first resident and Burlington's first postmaster. He and Samuel C. Vaughn began constructing a dam and saw mill on the southwest bank of the river in 1837. The building of the dam caused the permanent flooding of the Fox River, forming what became known as Mill Pond, which was later named

Echo Lake. Smith and Vaughn's partnership ended in 1837 when Vaughn moved to nearby Spring Prairie and the unfinished dam and mill, along with Smith's cabin, were sold to Ephraim and Pliny Perkins. The dam has since been replaced; the sawmill is no longer extant. Moses Smith's log cabin was demolished sometime around the turn of the twentieth century.<sup>695</sup>

Moses and his brother, Aaron Smith, were devout Mormons, and organized the first Mormon congregation in Wisconsin soon after settling, which initially met opposite the Fox River from Moses Smith's cabin. As a participant in leadership of the Mormon Church, Moses opened a general store in Nauvoo, Illinois, where the church was headquartered at the time. In 1843, Moses convinced his sister-in-law and her husband, James Jesse Strang, to migrate to Burlington. By January 1844, Moses and his brother, Aaron, converted Strang to Mormonism. In 1844, Moses, Aaron Smith, and James Strang were officially charged by the Mormon Church to form a settlement near Burlington for persecuted Mormons. In January 1845, 200 acres along the White River were purchased, and there they established the settlement of Voree.<sup>696</sup> No extant historic resources were found to be associated with Moses Smith.

### *Lemuel R. Smith*

Lemuel R. Smith was born in Hamilton, New York, in 1812. He moved with his parents to Ohio in 1819. In December of 1835, Lemuel and Benjamin C. Perce were brought to the Burlington area by Lemuel's brother, Moses Smith, who had just staked a land claim there. Each laid claims to unsurveyed land just west of Burlington in what is now the Spring Prairie Township of Walworth County, making what are believed to be the first land claims in Walworth County. The following spring, Lemuel, his elderly parents, and Perce settled permanently on their claims.

Around 1842, Lemuel married Melissa Campbell and constructed a cobblestone residence. The Lemuel R. & Melissa Smith House, located at W202 State Highway 11 in the Town of Spring Prairie, was included in the survey and is individually eligible for listing in the National Register of Historic Places. It is highly suspected that his home sheltered fugitive slaves as a part of the Underground Railroad. Lemuel and Melissa operated a farm on their property until his death in 1874.<sup>697</sup>



*Lemuel R. & Melissa Smith House, <1846  
W202 State Highway 11,  
Town of Spring Prairie, Walworth County*

### *Aaron Smith*

Aaron Smith was born in New York State sometime before moving with his parents to Ohio in 1819. He settled with his older brothers, Moses and Lemuel Smith, in Burlington during the late 1830s. He and Moses were devout Mormons, and organized the first Mormon congregation in Wisconsin soon thereafter, which initially met along the Fox River. By January 1844, Aaron and his brother, Moses, converted their brother-in-law, James Jesse Strang, to Mormonism. In February 1844, after traveling with Strang to the headquarters of the Mormon Church in Nauvoo, Illinois, Aaron, Moses Smith, and James Strang were officially charged by the Mormon Church

to form a settlement near Burlington for persecuted Mormons. In January 1845, 200 acres along the White River were purchased, and there they established the settlement of Voree. The first church meeting at Voree was held in Aaron Smith's non-extant house. During the fall of 1845, he accompanied Strang and three other church elders to dig beneath a certain oak tree on the "Hill of Promise" in Voree to uncover a divine message. There they uncovered three copper plates engraved with hieroglyphics, referred to as the Voree Record, which Strang was divinely told only he could translate.<sup>698</sup> No extant historic resources were found to be associated with Aaron Smith.

### *Leonard J. Smith*

Leonard J. Smith was born in Germany in 1848 and immigrated to Burlington with his parents as a child. He was taught the tailoring trade by his father, Valentine Smith, with whom he eventually went into business. He married Mary Helgert in 1873. After his father's retirement, Leonard Smith opened a dry goods store in the Buell Building. The Buell Building, located at 133 E. Chestnut Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District.<sup>699</sup>

In 1888, Smith brought electric service to Burlington by financing the incorporation of the Burlington Electric Company. At that time a non-extant building on the southeast bank of the White River was constructed. Initial service was provided daily until midnight. The electric company operated without a profit until 1894, when Smith partnered with local banker Eugene Hall to form the Hall & Smith Electric Company. Hall & Smith purchased the property containing the ruins of Pliny Perkins' woolen mill on the northwest side of the White River dam and erected a non-extant water-powered electric plant on the old woolen mill foundation and in it installed new water wheels to drive electric generators. With these improvements, full 24-hour electric service was provided, an impetus for a period of industrial growth in the city. Boilers and a steam engine were installed at the electric plant some time later to provide a backup to the water power. Hall & Smith sold the plant to the Burlington Electric Light & Power Company in 1925.<sup>700</sup>

Smith became involved with the Burlington Blanket Company, and was at one time its largest stockholder. He sold his interests in 1897.<sup>701</sup>

Smith formed the Multiscope & Film Company with Peter N. Angsten, brothers Gustave C. and William G. Rasch, W. A. Bennett, Edward Caldwell, and William N. Selig in 1897 to produce the Al-Vista camera, the first American panoramic camera. Smith served as company treasurer until he succeeded Rasch as president in 1902, at which time he retained majority interest in the company. He led the company until selling it to the Conley Camera Company of Minnesota in 1915.<sup>702</sup>

As a side venture to manufacturing the Al-Vista Camera, Smith and the Multiscope & Film Company's other founders gained a five year franchise in 1895 with the Edison Vitagraph Company of Chicago and New York to show the first moving pictures in the State of Minnesota and gained rights from the holder of Wisconsin's franchisee to operate the first Vitagraph

moving picture shows in Burlington and Elkhorn, making Burlington the first place outside of the largest metropolitan American cities in which the Vitascope was exhibited.<sup>703</sup>

Sometime prior to 1898, Smith constructed a house on Jefferson Street east of Calumet Street that has since been demolished.<sup>704</sup>

### *Robert R. Spitzer*

Robert R. Spitzer attended the University of Wisconsin in Madison and received a bachelor's degree in agriculture. In 1947, he graduated from that institution with masters and doctorates in biochemistry, animal nutrition, and medical physiology. That year, he was hired by Murphy Products as Research and Technical Director and moved from Madison to Burlington with his wife, Marie. He became instrumental in the company's management, product development, and success. Following James Murphy's death, he became company president and purchased Murphy Products with several other key personnel in 1960. Under his direction, the company purchased a research farm in Brown's Lake in 1954 at which to test new products and methods. During Spitzer's tenure, the company's product offerings multiplied from four to over one hundred types of feeds and nutrients. Murphy Products opened plants in Minnesota, Iowa, Mississippi, North Carolina, Texas, and California.<sup>705</sup>



*Robert R. Spitzer*  
(Courtesy of the Wisconsin Historical Society)

Spitzer constructed a house on Westridge Avenue in 1955.<sup>706</sup> The Robert R. & Marie Spitzer House, located at 448 Westridge Avenue, was not included in the survey.

After retiring from Murphy Products in 1975, Spitzer became president of the Milwaukee School of Engineering and moved to Milwaukee. During his tenure, he drove innovation in its financial and management charting systems, expanded undergraduate and graduate programs, and incorporated a global awareness dimension to the school's mission. He served there until 1991.<sup>707</sup>

Also in 1975, Spitzer was elected president of the American Feed Manufacturer's Association, the largest agricultural trade association in the country. He also served as a member of the National Academy of Sciences' Committee on Animal Research and was president of the Wisconsin Manufacturer's Association. Spitzer was the founding chairman of the Norman Vincent Peale Guideposts Advisory Cabinet. He has also served as a director or trustee for numerous other companies, including Roundy Foods, Maple Leaf Farms, Tracy Seed Company, Egg Products Company, State Financial Bank, Bank of Burlington, Fiduciary Management, and Kikkoman Foods. He has received the George Washington Freedom Foundation Awards four times for his work in film and numerous books and articles. Locally, Spitzer was involved with Rotary International for over sixty years and was a 33<sup>rd</sup> Degree Mason.<sup>708</sup>

After his wife's death in 1996, Robert remarried and constructed a house with his second wife by 1999.<sup>709</sup> The Robert R. & Delores Spitzer House, located at 361 Pickett Court, was not included in the survey as it is not of age to be considered an historic resource.

### *O. O. Storle*

In the fall of 1902, O. O. Storle partnered with Gustave C. Rasch and John P. Gill to found the Burlington Brass Works and constructed a factory in which to manufacture a steam valve patented by Gill. The Burlington Brass Works Foundry, located at 432, 442, 446, 448 & 450 S. Pine Street, was included in the survey and is individually eligible for listing in the National Register of Historic Places. Burlington Brass Works was awarded two Army-Navy Production Awards, one in 1944 and the other in 1945, for its production of 75mm, 3-inch, and 90mm shells during World War II.<sup>710</sup>



*Burlington Brass Works Foundry, 1902  
432, 442, 446, 448 & 450 S. Pine Street*

### *James Jesse Strang*

James Jesse Strang was born near Scipio, New York, in 1813. He was admitted to the New York bar as a self-taught attorney in 1836. While practicing law, he also edited a weekly newspaper, taught at a country school, and acted as postmaster. In 1843, he migrated to Burlington with his wife, Mary Perce, to join her brother Benjamin C. Perce and her sister and brother-in-law, Moses and Lydia Smith. Upon arrival, they stayed with Benjamin, who had settled there in 1836, and Strang continued his law practice. Strang's brothers-in-law, Moses and Aaron Smith, were devout Mormons from around the time of the faith's beginning by Joseph Smith in 1830. The Smiths converted Strang to Mormonism by January 1844. In February 1844, Strang traveled to the headquarters of Mormon Church in Nauvoo, Illinois, with Aaron Smith and was baptized there personally by Joseph Smith. Before returning to Burlington, Strang was also made a church elder and was commissioned with Moses and Aaron Smith to form a settlement near Burlington for persecuted Mormons.<sup>711</sup>

Months later, the Mormon Church was thrown into upheaval after Joseph Smith's assassination. Strang returned to Nauvoo to present to the church elder's two claims for his succession as the new leader of the Mormon Church. The first being that at the time of Joseph Smith's death, Strang claimed an angel appeared to him and appointing him to be the next leader of the Mormon Church. The second was a letter he claimed to have received, postmarked from Nauvoo and purportedly written by Joseph Smith nine days prior to his death, commissioning Strang to lead the church and move all adherents of the faith to the settlement near Burlington, to be named "Voree." Brigham Young, another elder claiming succession to Smith, and other church leaders doubted the authenticity of these claims and ultimately excommunicated Strang from the church. Believing his rightful role as church leader, Strang proceeded to excommunicate Young and gathered Nauvoo Mormons to join him. In January 1845, Young led his followers to resettle at Salt Lake City, Utah, which became the home of the Church of Jesus Christ of Latter-day Saints. Meanwhile, Strang purchased 200 acres along the White River and established the settlement of Voree. The name Voree is said to mean "Garden of Peace". Strang

was successful in persuading some of Young's followers to leave their journey to Utah and join him in Voree, including several relatives of and church leaders close to Joseph Smith. At its peak, the settlement at Voree had a population of 300 to 400 inhabitants, which Strang claimed increased to audiences of 1,500. To this day, both Young and Strang divisions consider themselves to be the one true Church of Jesus Christ of Latter Day Saints founded by Joseph Smith, not acknowledging any of the many other Latter Day Saint sects as legitimate.<sup>712</sup>

In Voree, Strang claimed another angelic visitation during the fall of 1845, this time, telling him to dig beneath a certain oak tree on the nearby "Hill of Promise" to uncover a divine message. Strang and four church elders, Aaron Smith, Jirah B. Wheeler, J. M. Van Ostrand, and Edward Whitcomb, uncovered three copper plates engraved with hieroglyphics which Strang was divinely told only he could translate. According to Strang, the plates, referred to as the Voree Record, had been left there by a prophet and leader of ancient North American inhabitants, named Rajah Manchore of Vorito.<sup>713</sup>

Strang had a divine revelation commissioning his followers to construct a temple at Voree to be the grandest building in the world. Construction began in 1847; never completed, it was demolished in 1856.<sup>714</sup>

James Strang did not have a house of his own at Voree until 1846, when he received a divine revelation that faithful followers should build one for him. It was a one-room log cabin located on the west bank of the White River. It is no longer extant.<sup>715</sup>

From his father's house, Strang began publishing a weekly paper called the *Voree Herald* in January of 1846 with a printing press acquired from Philadelphia. The Strang House, located at W141 State Highway 11 in the Town of Spring Prairie, is listed in the National Register of Historic Places. In November of that year, the name was changed to *Zion's Reveille*, and finally to *The Gospel Herald* in September of 1847. Considered the first newspaper in the region, Strang published legal notices such as mortgage sales, attachments, and deeds for the Burlington area in addition to Mormon literature used in proselytizing throughout the country.<sup>716</sup>



*Strang House, 1844  
W140 State Highway 11,  
Town of Spring Prairie, Walworth County*

Also in 1846, Strang began searching for a new and more isolated home for his following. The following year he said it had been revealed to him in a vision that they should relocate the community to Big Beaver Island at the northern tip of Lake Michigan, near Mackinac, Michigan. As the island had not yet been opened for settlement, Strang was granted permission by the federal government to operate an Indian mission there in 1847. He began publishing a newspaper there known as *The Northern Islander* promoting life in what he described as the "New Zion." During the following two years, more than 1,500 people migrated to the settlement which Strang named St. James after himself.<sup>717</sup>

In 1850, Strang received a divine command to establish an ecclesiastical monarchy. On July 8<sup>th</sup> of that year, Strang was crowned king of his church. Strang began practicing polygamy at that

time. While members of the Young's church in Utah had been employing the practice before that time, Strang was the first Mormon leader to publicly embrace the doctrine of polygamy when he married four additional wives, named Elvira, Betsy, Sarah, and Phoebe in 1850. His first wife, Mary Perce, did not sanction the practice and returned to Voree. The following year, President Fillmore dispatched soldiers to arrest Strang and bring him to trial in Detroit. Acting as his own defense, Strang was acquitted on lesser charges and returned to Big Beaver Island.<sup>718</sup>

During the fall of 1850, with over 700 voters among his followers, Strang was elected to Mackinac County government, during which term he moved the county seat to St. James. In 1853, Strang was elected to the first of two terms in the Michigan State Legislature.<sup>719</sup>

Strang was shot by two disenchanted followers in the summer of 1856. He was brought back to Voree accompanied by his four wives, died 10 days later, and was buried in the Voree cemetery. After Strang left Big Beaver Island, his church fled as their settlement was destroyed by angered mainlanders. Strang's remains were reinterred at Burlington Cemetery in 1876.<sup>720</sup>

### *John H. Uhen*

John H. Uhen was born in Germany in 1850. He immigrated to Burlington with his family in 1854 and began working at the William J. Finke Brewery in 1877. In 1896, he married William's sister, Frances Finke, and constructed a residence on the corner of Milwaukee Avenue and Lewis Street. It was demolished in 1957 for the construction of a service station.<sup>721</sup>

In 1896, John and William partnered to form the Finke-Uhen Brewing Company. Together, they constructed a retail building on Pine Street in 1914. The Finke-Uhen Block, located at 581 N. Pine Street, is listed in the National Register of Historic Places as a contributing resource to the Downtown Historic District. Finke-Uhen Brewing soon became one of the most prominent breweries in southern Wisconsin; however, the federal prohibition of alcohol forced the company close in 1918. John's wife passed away in 1920, at which time he and the Finke family donated a portion of the brewery's land for the construction of a Burlington's first hospital. Burlington Memorial Hospital, located at 252 McHenry Street, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. All of the original Finke brewery buildings were demolished by 1958.<sup>722</sup>

### *Hubert Wagner*

Hubert Wagner was born in France in 1824 and migrated to Pottsville, Pennsylvania, in 1844. There he married Salome Zwiebel, of France, in 1846 and went on to have eight children: Charles, Hubert Jr., Elizabeth, John, William, Mary, Theresa, and Emma. Wagner moved his family to Burlington in 1856, where Hubert partnered with Anton Zwiebel to open a machine shop and brass foundry in a wood frame building on Pine Street north of Milwaukee Avenue. The partnership dissolved in 1863, at which time Wagner continued operating the company under his own name. In 1866, the wooden machine shop was replaced with a non-extant brick building.<sup>723</sup>

In 1867, Wagner partnered with F. G. Klein, continuing the machine shop and iron foundry. Among their products were threshing machines and fanning mill irons. In 1870, Wagner & Klein produced new iron window sashes for the Immaculate Conception Catholic Church on McHenry Street. In 1875, the company hired John P. Mather to set up agents for selling Wagner's Threshing Machines in Minnesota and Iowa. Wagner constructed an office addition onto the foundry in 1876.<sup>724</sup>



*God's Acre Cemetery Wrought Iron Crosses, c. 1860s – 1880s  
373 W. State Street*

By the 1870s, the Wagner foundry also produced wrought iron cemetery crosses, which can be found in uncommonly high number at God's Acre Cemetery.<sup>725</sup> The God's Acre Wrought Iron Crosses, located at 373 W. State Street, were included in the survey and are eligible for listing in the National Register of Historic Places as contributing resources to the proposed God's Acre Cemetery Historic Complex.

The company was producing corn shellers, churns, Iron Horse Hitching Posts, cast iron sinks, and leach tubs by 1877. Wagner bought out Klein's interest in the company in 1879 and continued its operation for a while under his own name and later Burlington Foundry & Machine Shop. By 1881, the company was known as Hubert Wagner's Machine Shop & Foundry and was marketing a hay and straw cutter. In 1884, Wagner's sons, Hubert Jr., William, and John Wagner, began leasing their father's machine shop and foundry under the name Wagner Brothers Burlington Foundry.<sup>726</sup>

### *Wingfield Watson*

Wingfield Watson, a loyal Mormon follower of James Jesse Strang who was a child at the time of the Mormon settlement at Voree, repurchased 105 acres of land historically part of that settlement in hopes that other Strangites might resettle there. Watson lived in the former Montgomery House on Mormon Road. The Montgomery House, located at 4325 Mormon Road, was included in the survey and is individually eligible for listing in the National Register of Historic Places. At his death in 1922, Watson left his property to a trust to maintain the property for the Strangite Church of Jesus Christ of Latter Day Saints.<sup>727</sup>



*Montgomery House, 1848  
4325 Mormon Road*

### *Elias N. White*

In 1873, Elias N. White began managing the woolen mill constructed by Pliny Merrick Perkins until it was destroyed by a fire in 1880. Elias N. White also served as president of the Village of Burlington from 1893 to 1898.<sup>728</sup>

In 1917, two years after his death, a mausoleum was built by White's estate in Burlington Cemetery as called for in his will. The Elias N. White Mausoleum, located at 701 S. Browns Lake Drive, was included in the survey and is individually eligible for listing in the National Register of Historic Places. Designed by R. H. Fitch, the concrete mausoleum features an exterior of polished, white Vermont marble and solid bronze doors. Four interior crypts house the remains of White, his wife, their son Charles, and an infant child.<sup>729</sup>



*Elias N. White Mausoleum, 1917  
701 S. Browns Lake Drive*

### *George H. Wilbur*

George H. Wilbur was born in Unadilla Forks, New York, in 1839. By the age of 15, he began working in the lumber industry there riding a saw mill carriage. The following year, he relocated and worked pulling lath in La Crosse. From 1861 to 1864, Wilbur served as a lieutenant in the Company D 9<sup>th</sup> Indiana Volunteers in the Civil War. After the war, he settled in Milwaukee and became a bookkeeper at the Judd & Hiles Sash and Door Factory. The company opened a lumber yard in Burlington in 1875, to which Wilbur was transferred and became a manager and partner. A few years later, Judd sold his interest in the company to the Houghton Brothers of Milwaukee, with who Wilbur incorporated the Wilbur Lumber Company in 1885. Wilbur served as its secretary, treasurer, and general manager. By 1890, the Wilbur Lumber Company opened yards in Waukesha, Springfield, Silver Lake, and other nearby towns. Around the turn of the twentieth century, the company also operated its own saw mills in northern Wisconsin and upper Michigan. The company maintained its headquarters in Burlington until 1892, when it moved to Milwaukee. After Wilbur's death in 1922, the company's headquarters relocated to West Allis.<sup>730</sup> No historic resources were found to be associated with George H. Wilbur.

### List of Surveyed Historic Resources Mentioned in the Text

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
701 S. Browns Lake Drive	Elias N. White Mausoleum	1917	Surveyed
133 E. Chestnut Street	Buell Block	1887	Listed
152 E. Chestnut Street	Hoch Block	1889	Listed
189 E. Chestnut Street	Meinhardt Bank	1848	Listed
549 W. Chestnut Street	Edwin & Lucille Perkins Caldwell House	1908	Eligible
249 Conkey Street	Cooper Elementary School	1967	Surveyed
124 S. Dodge Street	Murphy Products Company Building	1949	Eligible
133 Duane Street	Marck House	c. 1900	Surveyed
173 Duane Street	Lawrence & Evelyn Murphy House	1925	Surveyed
401 James Street	Albert F. Ransom House	1895	Surveyed
216 W. Jefferson Street	Ephraim & Lucy Perkins House	< 1851	Eligible
201 S. Kane Street	Anthony & Elisa Meinhardt House	1882	Eligible
224 S. Kane Street	Charles W. Diener House	1895	Surveyed
373 S. Kane Street	Louis H. & Ella Rohr House	1908	Eligible
109 N. Main Street	Jacob Muth Brewery	1872	Surveyed
357 & 359 Milwaukee Avenue	House		Surveyed
4325 Mormon Road	Montgomery House	1848	Eligible

340 Park Avenue	Martin J. Itzin House	1960	Surveyed
316-328 N. Pine Street	Tichlofen Block 2	1926	Listed
492 N. Pine Street	Florence Block	1888	Listed
500 N. Pine Street	Bank of Burlington	1909	Listed
581 N. Pine Street	Finke-Uhen Block	1914	Listed
597 N. Pine Street	Finke & Co. Block	1895	Listed
432, 442, 446, 448 & 450 S. Pine Street	Burlington Brass Works Foundry	1902	Eligible
W140 State Highway 11 (Town of Springe Prairie, Walworth Co.)	Strang House	1844	Listed
W202 State Highway 11 (Town of Springe Prairie, Walworth Co.)	Lemuel R. & Melissa Smith House	< 1846	Eligible
101 E. State Street	Charles Roy & Elfreida McCanna House	1919	Surveyed
117 E. State Street	Origen & Julia Ann Perkins House	1846	Surveyed
373 W. State Street	God's Acre Cemetery Wrought Iron Crosses	c. 1860s- 1880s	Surveyed
565 W. State Street	Pliny Merrick & Ellen A. Perkins House	c. 1845	Eligible
540 Storle Street	Edwin & Lucille Perkins Caldwell Carriage House	1908	Surveyed

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## Survey Results

### Introduction

The survey conducted on the historical aspects of the City of Burlington shows an abundance of valuable historic properties within the survey boundary. A number of properties surveyed were identified as potentially eligible for the National Register of Historic Places or were included in the proposed districts and complexes. The examples found in the city suggest a community rich with history and some respect for the history of the resources that are available to them.

The principal investigators surveyed 406 resources of architectural or historical interest. Of these, 48 are individually eligible for the National Register of Historic Places for architectural and/or historical significance. (See Chapter 2, Survey Methodology, for in-depth list of National Register criteria) There are also 2 potential historic districts and 6 potential historic complexes identified. The two proposed districts are primarily single-family residential. Of the complexes, 3 are religious and educational, 1 is commercial, 1 is recreational, and 1 is a cemetery.

Through the course of the survey, several types of information were gathered and organized. From this information, the following documents were created: survey maps of portions of the entire City of Burlington where resources were identified, a database of buildings surveyed, photos of every surveyed building, 2 district and 6 complex survey maps, and this report. This architectural and historical intensive report and the associated work elements mentioned above are kept at the Historic Preservation Division of the Wisconsin Historical Society in Madison and a copy of the report is kept at the Burlington City Hall and the Burlington Public Library.

This chapter contains the following results of the survey: a list of individual properties already listed in the National Register of Historic Places, a list of properties individually eligible for listing in the National Register of Historic Places, information on the Burlington Downtown Historic District currently listed in the National Register of Historic Places, and information on the 8 proposed districts and complexes eligible for listing in the National Register of Historic Places, and a listing of all properties surveyed in the City of Burlington. District and complex summaries include a list of all properties included within the boundaries and if the properties are contributing or not contributing to the district or complex.

The lists that are given of the potentially eligible properties are not permanent. Properties might change, fall into disrepair, become gutted by fire, come under renovation, demolition, or rehabilitation. Properties may fall from the list as others become potential for the list. Further research on buildings may uncover additional properties that went uncovered during the course of this survey and should be added to the potentially eligible lists.

## Individual Properties Currently Listed in the National Register of Historic Places

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>
W140 State Highway 11 (Town of Spring Priarie, Walworth Co.)	Strang House	1844	Greek Revival

## Properties Individually Eligible for Listing in the National Register of Historic Places

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>
394 Amanda Street	Burlington Community Pool Bathhouse	1965	Contemporary
3801 Bieneman Road (Town of Burlington)	White River Bridge	1877	Astylistic Utilitarian
701 S. Browns Lake Drive	Burlington Cemetery Chapel	1921	Romanesque Revival
2457 S. Browns Lake Drive	St. Francis Friary	1930	Romanesque Revival
2457 S. Browns Lake Drive	Portiuncula Chapel	1940	Mediterranean Revival
209 E. Chestnut Street	House		Italianate
549 W. Chestnut Street	Edwin & Lucille Perkins Caldwell House	1908	American Foursquare
441 Conkey Street	St. Charles Borromeo Catholic Church	1910	Tudor Revival
124 S. Dodge Street	Murphy Products Company Building	1949	Contemporary
233 S. Edward Street	House		Queen Anne
157 N. Elmwood Avenue	House	1938	International Style
200 & 202 W. Jefferson Street	John Heinrich & Catharina Burhans House	c. 1853	Greek Revival
216 W. Jefferson Street	Ephraim & Lucy Perkins House	< 1851	Greek Revival
Kane & State Streets	Abraham Lincoln Statue	1913	
100 N. Kane Street	Burlington Union School	1859	Greek Revival
125 N. Kane Street	Elliott C. Benson House	c. 1875	Italianate
225 N. Kane Street	Charles A. & Sarah Jones House	1896	Queen Anne
301 N. Kane Street	Charles B. Jr. & Rosa Wagner House	c. 1920	Bungalow
325 N. Kane Street	Temple of Free Masonry	1929	Art Deco
101 S. Kane Street	George & Nellie Harper House	1925	Spanish Colonial Revival
200 S. Kane Street	E. E. Mills House	< 1898	Queen Anne
201 S. Kane Street	Anthony & Elisa Meinhardt House	1882	Queen Anne
233 S. Kane Street	O. B. Rittmann House	c. 1910	Queen Anne
373 S. Kane Street	Louis H. & Ella Rohr House	1908	Tudor Revival
417 S. Kane Street	Our Savior Lutheran Church	1965	Contemporary
457 S. Kane Street	Ruzicka House	1931	Tudor Revival
389 Lewis Street	Lewis Street Water Tower	1890	Astylistic Utilitarian
100 McHenry Street	St. Mary Catholic Church	1891	Gothic Revival
112 McHenry Street	Immaculate Conception Catholic Church	1854	Gothic Revival
148 McHenry Street	St. Mary Catholic High School	1925	Mediterranean Revival
419 McHenry Street	George A. Borgo House	1949	Lustron
148 Midwood Drive	L. W. & Kathy Nicholson House	1966	Contemporary
230 Milwaukee Avenue	Barney J. Wentker Saloon	1908	Queen Anne
401 Milwaukee Avenue	Red Owl Food Store	1968	Contemporary
4207 Mormon Road	Church of Jesus Christ of Latter Day Saints	1926	Front Gable
4325 Mormon Road	Montgomery House	1848	Side Gable
340 Origen Street	Walter Yonk, Jr. House	1949	Lustron
356 S. Perkins Boulevard	House	1949	Lustron

824 N. Pine Street	Minneapolis, St. Paul & Sault Ste. Marie Railroad Depot	1916	Craftsman
100 S. Pine Street	Burlington Post Office	1961	Contemporary
187 & 189 S. Pine Street	B. H. Rewald House	c. 1910	Queen Anne
432, 442, 446, 448 & 450 S. Pine Street	Burlington Brass Works Foundry	1902	20 <sup>th</sup> Century Commercial
457 Randolph Street	Arthur E. Brenton House	1949	Lustron
W202 State Highway 11 (Town of Spring Priarie, Walworth Co.)	Lemuel R. & Melissa Smith House	< 1846	Greek Revival
132 W. State Street	House		Greek Revival
164 W. State Street	Joseph A. & Kate Rueter House	1898	Queen Anne
373 W. State Street	God's Acre Cemetery Chapel	1892	Gothic Revival
565 W. State Street	Pliny Merrick & Ellen A. Perkins House	c. 1845	Two-Story Cube

## Burlington Downtown Historic District Currently Listed in the National Register of Historic Places

### *Narrative Description*

The Burlington Downtown Historic District, listed in the National Register of Historic Places in 1999, encompasses almost the entirety of modern downtown Burlington. The district consists of 97 buildings and 1 site situated in the center of the City of Burlington and has boundaries roughly delineated along Pine Street, from Jefferson Street to Mill Street; Milwaukee Avenue, from Kane Street to Pine Street; and Chestnut Street, from Mill Street to Dodge Street.

“The intersection of Pine and Chestnut Streets is the center of the district. Extending from this intersection are highly intact streetscapes of commercial buildings along Pine Street, Milwaukee Avenue, and the part of Chestnut Street that curves into Milwaukee Avenue known as “The Loop.” These streetscapes extend from one to three blocks on generally flat land. There is little formal landscaping within the boundaries of the district except for Wehmhoff Square, a small downtown park, and the lawn around the old Post Office Building. Pine, Chestnut, and Commerce [renamed N. Pine since the time of nomination] Streets and Milwaukee Avenue, the main arteries of the district, are typical urban streets that allow for two traffic lanes and parking on both sides of the street. A small part of Chestnut Street allows for angle parking rather than parallel parking.”<sup>731</sup>

“All of the streets are improved with concrete curbs, gutters, and wide sidewalks. There are no terraces within the district, but medium-sized trees decorate the streetscapes along Pine and Chestnut Streets, the heart of the district. Lighting in the district is provided by standard sodium-vapor lamps on top of tall, metal poles interspersed throughout the district. Wehmhoff Square, as mentioned above, is a small park that features lawn space punctuated by walkways. At the center of the park is a gazebo, recently completed at the time of the district’s nomination, which is used for community events. [Also at the time of the district’s nomination, an historic log cabin, was relocated to the square; known as the “Pioneer Cabin,” it is operated by the Historical Society as a public, historical education center.] The lawn space around the old Post Office Building features mature trees and shrubs.”<sup>732</sup>

“The contributing buildings of the district are almost all commercial; and although they date from the late 1840s to the late 1840s, most of the historic buildings of the district were constructed or have been given facades from the era between 1890 and 1930 (58 or 60%). The result is that the district has an overall appearance that reflects the late nineteenth and early twentieth century more than any other period, an era when the downtown achieved its maximum growth and commercial importance. Most of the buildings are two stories in height, of brick construction, and have flat roofs. In particular, the streetscapes along Chestnut and Pine Streets are harmonious in size, scale, and architectural style. These factors give the district a visual cohesiveness.”<sup>733</sup>

“The areas outside of the district boundaries also give the district a physical cohesiveness. Since the district includes almost all of the historic buildings constructed in Burlington’s downtown, the areas outside of the boundaries are visually very different than the areas within the district

boundaries. To the east of the district, at the time of nomination, was a less dense commercial area of modern or heavily remodeled commercial buildings and a major railroad line that divides downtown from the Fox River and the rest of the east side of Burlington. This area has recently been the subject of a large-scale riverfront redevelopment project, in which several buildings within the district have been demolished. To the north of the district, there is a less dense area of mixed commercial and residential uses. To the south of the district is a moderately dense and more modern commercial area. To the west of the district, there are some modern commercial buildings that lead to a large, historic residential neighborhood that was identified in this survey as the potential Kane Street Historic District.”<sup>734</sup>

“In the past decade, considerable attention has been given to rehabilitation and revitalization of downtown Burlington. The city administration and downtown business organizations have promoted downtown building rehabilitation with an emphasis on historic restoration and adaptive reuse. This has delayed some inappropriate alterations and helped foster the rehabilitation of some buildings. Just prior to the district’s nomination, a large false front was removed from one of the largest commercial buildings of the district, revealing a fine Twentieth Century Commercial façade underneath and changing the building’s status from non-contributing to contributing. Civic leaders and city officials hope to continue this trend in the future.”<sup>735</sup>

#### *Statement of Significance*

“The Burlington Downtown Historic District was listed to the National Register of Historic Places under Criteria A and C. It was listed under Criterion A because it is locally historically significant for commerce because its buildings represent the economic growth and development of the city. The district was the center of Burlington’s historic commercial activity for over 150 years and remains an important commercial center today. Few commercial activities during the nineteenth and most of the twentieth century took place in the city outside of downtown Burlington. The district’s intact historic commercial streetscapes still reflect the downtown’s role in the development of retailing and other commercial services in Burlington.”<sup>736</sup>

“The district is also locally architecturally significant because it contains fine and outstanding examples of important nineteenth and twentieth century commercial architectural styles. In particular, the district has fine examples of Italianate, Queen Anne, Classical Revival, and Period Revival commercial buildings. And, the district’s streetscapes, as a whole, have good examples of Commercial Vernacular and Twentieth Century Commercial buildings among the important individual architectural examples. These intact streetscapes represent the architectural development of the city’s downtown.”<sup>737</sup>

#### *Boundary Description*

The district consists of the legal parcels associated with the 80 contributing and 18 non-contributing resources within the district and may be defined by this general description:

Beginning on the north curb line of Jefferson Street, at the southcorner of the lot associated with 301 N. Pine Street, continue northwest along the southwest property line of said lot to the

northwest corner of the lot associated with 425 N. Pine Street, turn 90 degrees and continue southwest along the south property line of the lot associated with 161-173 E. Chestnut Street to the south corner of the lot associated with 422 Milwaukee Avenue, turn approximately 45 degrees and continue northwest along the southwest property line of said lot to the west corner of said lot, turn approximately 90 degrees and continue northeast along the northwest property line of said lot to the point on the east curb line of Milwaukee Avenue that corresponds with the south corner of the lot associated with 457 Milwaukee Avenue, turn 90 degrees and continue northwest along the southwest property line of said lot to the west corner of the lot associated with 135 W. Chestnut Street, continue northeast along the northwest property line of said lot to the point on the north curb line of Chestnut Street that corresponds with the north corner of said lot, continue northwest along the southeast property line of the lot associated with 148 W. Chestnut Street to the west corner of said lot, turn 90 degrees and continue northeast along the northwest property line of said lot to the point on the east curb line of Mill Street that corresponds with the south corner of the lot associated with 517 Mill Street, turn 90 degrees and continue northwest along the southwest property line of said lot to the west corner of said lot, turn 90 degrees and continue northeast along the northwest property line of said lot to the north corner of said lot, turn 90 degrees and continue northwest along the southwest property line of the lot associated with 149 Commerce Street to the west corner of the lot associated with 173 Commerce Street, turn 90 degrees and continue northeast along the northwest property line of said lot to the point on the north curb line of Commerce Street that corresponds with the north corner of said lot, turn 90 degrees and continue northwest along the southwest property line of the lot associated with 180 Commerce Street to the west corner of said lot, turn 90 degrees and continue northeast along the northwest property line of said lot to the north corner of said lot, turn 90 degrees and continue along the northeast property line of said lot to the north corner of the lot associated with 596 N. Pine Street, turn approximately 45 degrees and continue southeast along the northeast property line of said lot to the east corner of the lot associated with 532 N. Pine Street, turn 90 degrees and continue northeast along the northwest property line of the lot associated with 208 E. Chestnut Street to the north corner of the lot associated with 256 E. Chestnut Street, turn 90 degrees and continue southeast along the northeast property line of said lot to the east corner of the lot associated with 261 E. Chestnut Street, turn 90 degrees and continue along the southeast property line of said lot to the north corner of the lot associated with 216 E. Washington Street, turn 90 degrees and continue southeast along the northeast property line of said lot to the east corner of said lot, turn 90 degrees and continue southwest along the southeast property line of said lot to the point on the north curb line of Washington Street that corresponds with the north corner of the lot associated with 380-388 N. Pine Street, turn 90 degrees and continue southeast along the northeast property line of said lot to the east corner of the lot associated with 300 N. Pine Street, turn 90 degrees and continue to the south corner of the lot associated with 301 N. Pine Street.

The boundaries of the Burlington Downtown Historic District are clearly delineated on the accompanying district map and enclose the area of 16.48 acres.

### *Boundary Justification*

“The boundary was drawn to include the historic boundaries of Burlington’s downtown commercial district. The boundary includes the historic streetscapes and buildings of the

downtown commercial district, but also excludes downtown fringe areas of vacant or parking lots, modern buildings, and non-commercial structures. In particular, the boundaries were drawn to the north, south, and east to include historic downtown streetscapes, but to exclude modern commercial buildings, large parking lots, and buildings with non-commercial uses. To the east of the district is a railroad corridor which provides a natural boundary between the downtown and an area of buildings and land with mixed uses to the east. To the west, the boundary was drawn, again, to exclude modern commercial buildings, parking lots, and the beginning of a large historic residential neighborhood. The result is a large, but surprisingly compact, historic district with few non-contributing resources that reflects the district's historic character and uses."<sup>738</sup>

### *Building Inventory*

The following inventory lists every building in the listed district and includes the address of the property, the historic name, the date or circa date of construction, the style, and the resource's contributing (C) or non-contributing (NC) class. Buildings demolished since the 1999 listing are noted ~~with a strike through~~.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
100-112 E. Chestnut Street	Gill Block	1895	Queen Anne	C
103 E. Chestnut Street	Coach's Bar	1979	Contemporary	NC
109 E. Chestnut Street	Jones Block 2	1874	Italianate	C
113-129 E. Chestnut Street	Jones Block 1	1868	Italianate	C
120 E. Chestnut Street	Yunker Block 1	1867, c. 1915	20 <sup>th</sup> Century Commercial	C
124 E. Chestnut Street	Yunker Block 2	1867	Italianate	C
133 E. Chestnut Street	Buell Block	1887	Queen Anne	C
136 E. Chestnut Street	Wehmhoff Building	c. 1870	Italianate	C
140 E. Chestnut Street	People's State Bank	1872	Commercial Vernacular	C
149 E. Chestnut Street	Klinge-Fenn Block	1870	Italianate	C
152 E. Chestnut Street	Hoch Block	1889	Italianate	C
160 E. Chestnut Street	Smith-Partee Block	1916	20 <sup>th</sup> Century Commercial	C
161-173 E. Chestnut Street	Klinge-Foltz Block	1853, c 1873, c 1904	Queen Anne	C
169 E. Chestnut Street (rear)	Ebbers Brothers Bakery	c. 1910	Astylistic Utilitarian	C
180 E. Chestnut Street	Infusino's	1978	Contemporary	NC
189 E. Chestnut Street	Meinhardt Bank	1848	Federal	C
208 E. Chestnut Street	Commercial Building	c. 1960	Contemporary	NC
<del>209 E. Chestnut Street</del>	<del>Konst Hardware Store</del>	<del>1879</del>	<del>Commercial Vernacular</del>	<del>C</del>
<del>221 E. Chestnut Street</del>	<del>Konst House</del>	<del>1879</del>	<del>Front Gabled</del>	<del>C</del>
224 E. Chestnut Street	Commercial Building	c. 1960	Contemporary	NC
240 E. Chestnut Street	Office Building	1984	Contemporary	NC
<del>241 E. Chestnut Street</del>	<del>Willhoft-Petrie Block</del>	<del>c. 1858, 1913</del>	<del>20<sup>th</sup> Century Commercial</del>	<del>C</del>
<del>253 E. Chestnut Street</del>	<del>Messe Block</del>	<del>1924</del>	<del>20<sup>th</sup> Century Commercial</del>	<del>C</del>
256 E. Chestnut Street	Agner-Cunningham Block	1909, 1920, c 1970	Astylistic Utilitarian	C
<del>261 E. Chestnut Street</del>	<del>Dardis Lumber Co.</del>	<del>1930</del>	<del>Mediterranean Revival</del>	<del>C</del>
100 W. Chestnut Street	Bushman Building	c. 1850	Greek Revival	C

101 W. Chestnut Street	Grocery	c. 1855	Greek Revival	C
108 W. Chestnut Street	Commercial Building	c. 1970	Contemporary	NC
117-121 W. Chestnut Street	Wheelock Building	c. 1855	Front Gabled	C
120 W. Chestnut Street	New Rose Block	1906		C
126 W. Chestnut Street	Rose's Bakery	1894	Queen Anne	C
132 W. Chestnut Street	Burlington Laundry	1906	20 <sup>th</sup> Century Commercial	C
135 W. Chestnut Street	Carpenter Garage	1926	Astylistic Utilitarian	NC
140 W. Chestnut Street	May Building	1903	Commerical Vernacular	C
148 W. Chestnut Street	Hansen Oil Co.	1926	Tudor Revival	C
115 Commerce Street	Kruckman & Glaeser Building	1923	20 <sup>th</sup> Century Commercial	C
117 Commerce Street	Wagner-Kellogg Building	1866	Commercial Vernacular	C
124 Commerce Street	Mutchler Block	1867	Commercial Vernacular	NC
140 Commerce Street	T.M.E.R. & L. Co. Building	1926, c 1980	Astylistic Utilitarian	NC
149 Commerce Street	Klein Beverage Co.	1868	20 <sup>th</sup> Century Commercial	C
164 Commerce Street	Burlington Water Works	1890	Astylistic Utilitarian	C
172 Commerce Street	City Tool House	c. 1915	Astylistic Utilitarian	C
173 Commerce Street	Alby Building	c. 1927	20 <sup>th</sup> Century Commercial	C
180 Commerce Street	Burlington Feed Co.	1917	20 <sup>th</sup> Century Commercial	C
517 Mill Street	Gill's Livery	1909	Astylistic Utilitarian	NC
518 Mill Street	Klein Livery	1908	Astylistic Utilitarian	C
422 Milwaukee Avenue	Jones House Annex	c. 1890	Commerical Vernacular	C
448 Milwaukee Avenue	Plaza Theater	1928	Tudor Revival	C
456 Milwaukee Avenue	Agner Garage	1916	20 <sup>th</sup> Century Commercial	C
457 Milwaukee Avenue	Agner Auto Company	1927, c 1985	Contemporary	NC
473 Milwaukee Avenue	McCarthy Funeral Home	1887, c 1952	Contemporary	NC
481 Milwaukee Avenue	Johnson Block	1892	Commercial Vernacular	C
489 Milwaukee Avenue	Avco	1992	Contemporary	NC
517 Milwaukee Avenue	Saloon	c. 1850	Greek Revival	C
520 Milwaukee Avenue	Gill Annex	1909	Commercial Vernacular	C
524 Milwaukee Avenue	Rewald Building	1946	Colonial Revival	C
525 Milwaukee Avenue	Holmes Cigar Factory	1894	Commerical Vernacular	C
533-541 Milwaukee Avenue	Zimmerman-McDonald Block	1907	Commercial Vernacular	C
549 Milwaukee Avenue	Mascot Saloon	1896	Commercial Vernacular	C
557 Milwaukee Avenue	Woeste Block	1906	Queen Anne	C
300 N. Pine Street	Burlington City Hall	1925	Neoclassical	C
301 N. Pine Street	Old Burlington Post Office	1917	Neoclassical	C
316-328 N. Pine Street	Tichlofen Block 2	1926	Other Vernacular	C
332-340 N. Pine Street	Tichlofen Block 1	1924	Neoclassical	C
348 N. Pine Street	Huening Block	1924	20 <sup>th</sup> Century Commercial	C
355 N. Pine Street	Wehmhoff Square	1968		NC
356 N. Pine Street	Tavern	1986	Contemporary	NC
372 N. Pine Street	Commercial Building	1962	Front Gabled	NC
380-388 N. Pine Street	Bazal Creamery- Old Burlington City Hall	1889, c 1927	20 <sup>th</sup> Century Commercial	C
400 N. Pine Street	Western Union Hotel	1870	Italianate	C
401 N. Pine Street	Petrie Block	1908	Commercial Vernacular	C
408 N. Pine Street	Weiler Block	1894	Commercial Vernacular	C
412 N. Pine Street	Frank Mathews Building	1914	Commercial Vernacular	C

413 N. Pine Street	Charles Keuper Block	1895	Commercial Vernacular	C
420 N. Pine Street	George Weiler Building	1931	20 <sup>th</sup> Century Commercial	C
425 N. Pine Street	Keuper-Rosenberg Block	1914	20 <sup>th</sup> Century Commercial	C
428-436 N. Pine Street	Gehab Block	1886	Commercial Vernacular	C
444 N. Pine Street	Runzler Block	1870	Commercial Vernacular	C
448 N. Pine Street	Zielke Block	1865	Commercial Vernacular	C
460 N. Pine Street	Miller-Vos Block	1866	Queen Anne	C
468 N. Pine Street	Kayser-Wagner Block	1865	Commercial Vernacular	C
472 N. Pine Street	Thiele-Haas Block	1864	Commercial Vernacular	C
484 N. Pine Street	Kords-Schwaller Block	1864	Commercial Vernacular	C
492 N. Pine Street	Florence Block	1888	Commercial Vernacular	C
500 N. Pine Street	Bank of Burlington	1909	Neoclassical	C
516 N. Pine Street	Bankes Block	1897	Queen Anne	C
525-549 N. Pine Street	Wehmhoff & Verhalen Block	1888	Commercial Vernacular	C
532 N. Pine Street	Hotel Burlington	1902	Romanesque Revival	C
556 N. Pine Street	Frederick Keuper Block	1867	Romanesque Revival	C
557 N. Pine Street	James Mathews Building	c. 1923	20 <sup>th</sup> Century Commercial	C
564-572 N. Pine Street	McDonald Block	1893	Commercial Vernacular	C
573 N. Pine Street	Boyle Building	1953	Contemporary	NC
580-588 N. Pine Street	Schroeder Block	1890	Boomtown	C
581 N. Pine Street	Finke-Uhen Block	1914	Commercial Vernacular	C
596 N. Pine Street	Tavern	c. 1965	Contemporary	NC
597 N. Pine Street	Finke & Co. Block	1895	Queen Anne	C
164 E. Washington Street	Devor Block	1914	20 <sup>th</sup> Century Commercial	C
216 E. Washington Street	Hoganson Building	c. 1927	20 <sup>th</sup> Century Commercial	C

# Burlington Downtown Historic District



## DISTRICT MAP



LEGEND	
Boundary	
Address	100
Non-Contributing	

## Proposed Kane Street Historic District

### *Narrative Description*

The proposed Kane Street Historic District is a well-defined neighborhood of 158 buildings, largely residential in nature, and 1 object situated near the center of the City of Burlington and has boundaries roughly delineated along Kane Street, from Washinton Street to Gardner Avenue; Johnson Street, from Jefferson to State Streets; Edward Street, from State Street to Highland Avenue; Jefferson Street, from McHenry to Kane Streets; State Street, from McHenry Street to Perkins Boulevard; Duane Street, from Ranolph to Kane Streets; and Highland Avenue, from Ranolph to Kane Streets. The area of large and modestly sized homes and community buildings, including several small and modestly sized churches, a school, and a Masonic Temple, began in 1846 and was developed and filled in over the next century. Representative of the prevailing architectural styles of their time, Greek Revival, Queen Anne, American Foursquare, Bungalow, and Colonial Revival style buildings are prominent within the district.

### *Statement of Significance*

The proposed Kane Street Historic District was identified for its concentration of single-family residential, religious, and community buildings constructed between 1846 and around 1940, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, additional research centered on evaluating the resources within the district utilizing the Architecture study unit of the aforementioned text. The district is comprised of 135 contributing resources and 24 non-contributing resources. Individually, the contributing resources include fine representative examples of some of the most popular styles applied to residential, religious, and civic architecture in Wisconsin during the period of significance.

### *Boundary Description*

The proposed district consists of the legal parcels associated with the 135 contributing and 24 non-contributing resources within the district and may be defined by this general description:

Beginning on the east curb line of Kane Street, at the southwest corner of the lot associated with 440 S. Kane Street, continue north along the west property line of said lot to the point on the east curb line of Kane Street that corresponds to the the southeast corner of the lot associated with 373 S. Kane Street, turn 90 degrees and continue west along the south property line of said lot to the southwest corner of said lot, turn 90 degrees and continue north along the west property line of said lot to the northwest corner of the lot associated with 325 S. Kane Street, turn 90 degrees and continue west along the south property line of the lot associated with 141 W. Highland Avenue to the southwest corner of the lot associated with 197 W. Highland Avenue, turn 90 degrees and continue north along the west property line of said lot to the northwest corner of the lot associated with 181 Duane Street, turn 90 degrees and continue east along the north property line of said lot to the point on the south curb line of Randolph Street that corresponds to the southwest corner of the lot associated with 225 S. Kane Street, turn 90 degrees and continue north along the west property line of said lot to the northwest corner of said lot, turn 90 degrees

and continue west along the south property line of the lot associated with 201 S. Kane Street to the southwest corner of said lot, turn 90 degrees and continue north along the west property line of said lot to the point on the north curb line of Chandler Boulevard that corresponds to the northwest corner of said lot, turn 90 degrees and continue west along the south property line of the lot associated with 149 S. Kane Street to the southwest corner of said lot, turn 90 degrees and continue north along the west property line of said lot to the northwest corner of said lot, turn 90 degrees and continue along the south property line of the lot associated with 125 W. State Street to the southwest corner of the lot associated with 149 W. State Street, turn 90 degrees and continue north along the west property line of said lot to the southeast corner of the lot associated with 157 W. State Street, turn 90 degrees and continue west along the south property line of said lot to the southwest corner of said lot, turn 90 degrees and continue north along the west property line of said lot to the southeast corner of the lot associated with 165 W. State Street, turn 90 degrees and continue west along the south property line of said lot to the southwest corner of said lot, turn 90 degrees and continue north along the west property line of said lot to the southeast corner of the lot associated with 173 W. State Street, turn 90 degrees and continue west along the south property line of said lot to the southwest corner of the lot associated with 181 W. State Street, turn 90 degrees and continue north along the west property line of said lot to the point on the east curb line of Randolph Street that corresponds with the southeast corner of the lot associated with 209 W. State Street, turn 90 degrees and continue west along the south property line of said lot to the southwest corner of said lot, turn 90 degrees and continue north along the west property line of said lot to the point on the north curb line of State Street that corresponds with the northwest corner of said lot, turn 90 degrees and continue west along the south property line of the lot associated with 216 & 218 W. State Street to the southwest corner of the lot associated with 232, 234 & 236 W. State Street, turn 90 degrees and continue north along the west property line of said lot to the northwest corner of the lot associated with 232 W. Jefferson Street, turn approximately 90 degrees and continue northeast along the north property line of said lot to the point on the south curb line of Jefferson Street that corresponds with the southwest corner of the lot associated with 217 W. Jefferson Street, turn 90 degrees and continue northwest along the west property line of said lot to the northwest corner of said lot, turn 90 degrees and continue northeast along the north property line of said lot to the northeast corner of said lot, turn 90 degrees and continue south along the east property line of said lot to the northwest corner of the lot associated with 208 & 210 W. Jefferson Street, turn 90 degrees and continue northeast along the north property line of said lot to the northeast corner of said lot, turn 90 degrees and continue northwest along the west property line of the lot associated with 200 & 202 W. Jefferson Street to the northwest corner of said lot, turn 90 degrees and continue northeast along the north property line of said lot to the northeast corner of the lot associated with 180 W. Jefferson Street, turn 90 degrees and continue southeast along the east property line of said lot to the southeast corner of said lot, turn 90 degrees and continue southwest along the south property line of said lot to the point along the north curb line that corresponds with the northeast corner of the lot associated with 133 W. Jefferson Street, turn 90 degrees and continue southeast along the east property line of said lot to the southeast corner of said lot, turn approximately 90 degrees and continue northeast along the north property line of the lot associated with 180 W. State Street to the southwest corner of the lot associated with 149 & 151 W. Jefferson Street, turn 90 degrees and continue northwest along the west property line of said lot to the northwest corner of the lot associated with 189 W. Jefferson Street, turn 90 degrees and continue northeast along the north property line of said lot to the point along the south curb line

of Jefferson Street that corresponds with the southwest corner of the lot associated with 132 W. Jefferson Street, turn 90 degrees and continue northwest along the west property line of said lot to the northwest corner of the lot associated with 308 Johnson Street, turn 90 degrees and continue northeast along the north property line of said lot to the southwest corner of the lot associated with 325 N. Kane Street, turn 90 degrees and continue northwest along the west property line of said lot to the northwest corner of said lot, turn 90 degrees and continue northeast along the north property line of said lot to the northeast corner of the lot associated with 101 E. Washington Street, turn 90 degrees and continue southeast along the east property line of said lot to the point on the south curb line of Jefferson Street that corresponds with the southeast corner of the lot associated with 100 E. Jefferson Street, continue northeast along the north property line of the lot associated with 224 N. Kane Street to the northeast corner of said lot, turn 90 degrees and continue southeast along the east property line of said lot to the southeast corner of the lot associated with 124 N. Kane Street, turn 90 degrees and continue southwest along the south property line of said lot to the northeast corner of the lot associated with 116 N. Kane Street, turn 90 degrees and continue southeast along the east property line of said lot to the southeast corner of said lot, turn 90 degrees and continue northeast along the north property line of the property associated with 100 N. Kane Street to the northeast corner of said lot, turn 90 degrees and continue southeast along the east property line of said lot to the southeast corner of the lot associated with 124 S. Edward Street, turn approximately 45 degrees and continue west along the south property line of said lot to the northeast corner of the lot associated with 148 S. Edward Street, turn 90 degrees and continue south along the east property line of said lot to the southeast corner of the lot associated with 264 S. Edward Street, turn 90 degrees and continue west along the south property line of said lot to the point on the north curb line of Highland Avenue corresponding to the northeast corner of the lot associated with 300 S. Kane Street, turn 90 degrees and continue south along the east property line of said lot to the southeast corner of the lot associated with 440 S. Kane Street, turn 90 degrees and continue west to the southwest corner of said lot.

The boundaries of the proposed Kane Street Historic District are clearly delineated on the accompanying district map and enclose the area of 53.07 acres.

### *Boundary Justification*

The boundaries of the proposed Kane Street Historic District enclose all the areas historically associated with the district's 159 resources. To the north, the boundary was drawn to exclude fringe areas of the downtown, including vacant or parking lots and modern structures. To the west, the boundary excludes a church and school campus, identified in this survey as the proposed St. Mary Catholic Church & School Historic Complex, and a large hospital campus. While some adjacent areas are similar in nature to the district, they were not constructed within the district's period of significance or do not maintain the historic integrity of the resources contained within the district boundaries. The result is a cohesive district with as few non-contributing properties as possible.

## *Building Inventory*

The following inventory lists every building in the proposed district and includes the address of the property; the historic name; the date or circa date of construction; the style; and the resource's contributing (C) or non-contributing (NC) class.

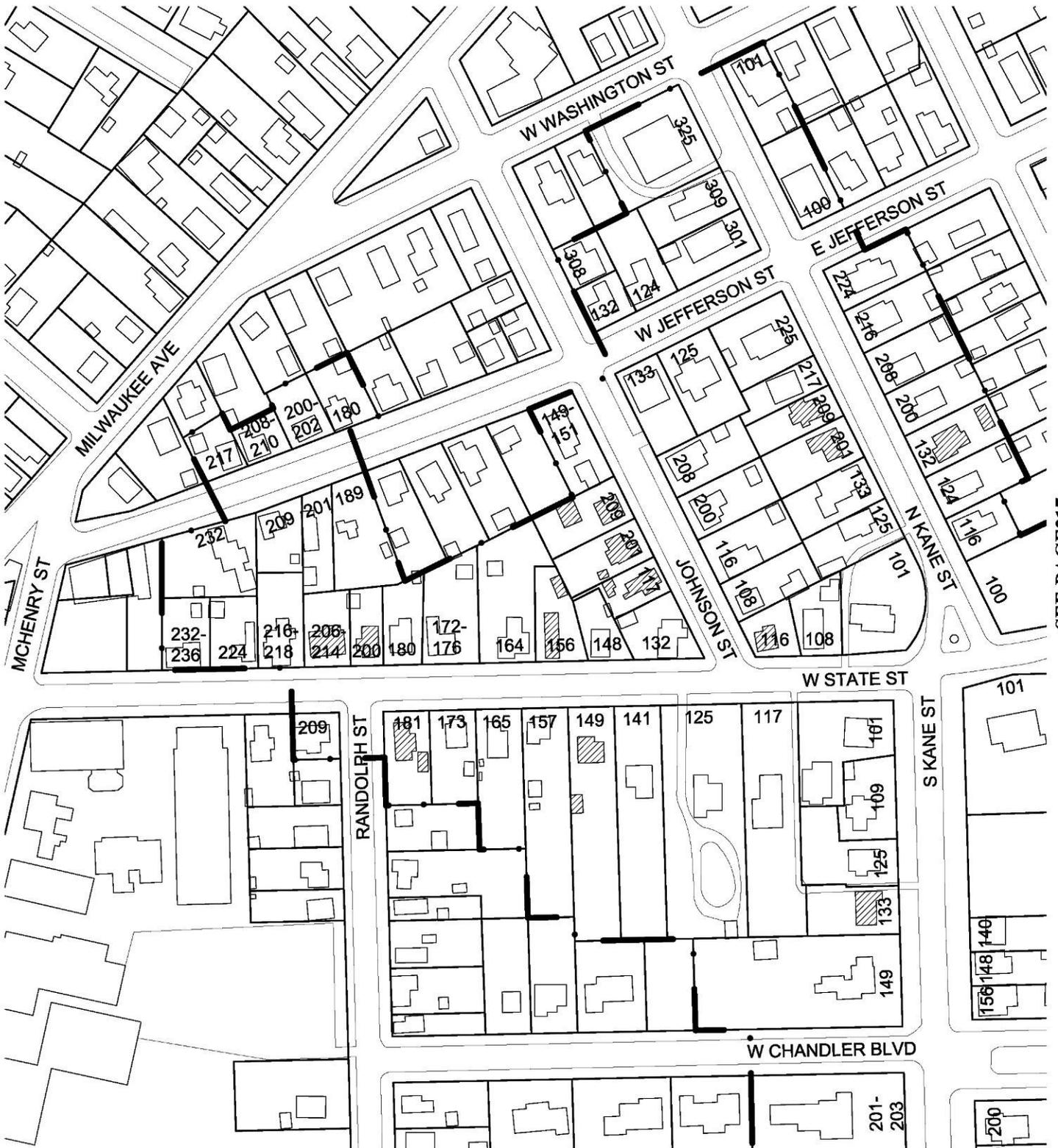
<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
125 Duane Street	House	1902	Queen Anne	NC
133 Duane Street	Marck House	c. 1900	Tudor Revival	C
141 Duane Street	House	1925	Dutch Colonial Revival	C
149 Duane Street	A. W. Newbury House	c. 1910	American Foursquare	C
157 Duane Street	House	1922	Colonial Revival	C
165 Duane Street	House	c. 1930	Tudor Revival	C
173 Duane Street	Lawrence & Evelyn Murphy House	1925	Dutch Colonial Revival	C
181 Duane Street	Fred Ketterhagen House	1923	American Foursquare	C
101 S. Edward Street	Dr. H. H. Newbury House		American Craftsman	C
109 & 111 S. Edward Street	Mrs. Charles W. Loomis House	c. 1920	American Foursquare	C
117 & 119 S. Edward Street	Joseph M. & Mary Christien House	c. 1910	Queen Anne	C
124 S. Edward Street	St. John the Divine Episcopal Church	1893	High Victorian Gothic	C
125 & 127 S. Edward Street	House		Queen Anne	C
133 S. Edward Street	Henry A. Steffen House	1910	Queen Anne	C
141 S. Edward Street	William Hoppe House	1904	Queen Anne	NC
148 S. Edward Street	Frank Weinman House		Queen Anne	C
149 S. Edward Street	William Hoppe House	1907	Queen Anne	C
200 S. Edward Street	House		Queen Anne	C
201 S. Edward Street	House		Georgian Revival	C
208 S. Edward Street	George & Ellen Uebele House	c. 1920	Tudor Revival	C
216 & 218 S. Edward Street	House		Queen Anne	C
217 S. Edward Street	House		Queen Anne	C
224 S. Edward Street	House		Queen Anne	C
225 S. Edward Street	House		Queen Anne	C
232 S. Edward Street	House	c. 1910	Queen Anne	C
233 S. Edward Street	House		Queen Anne	C
240 & 242 S. Edward Street	Joseph C. Salisbury House		Queen Anne	C
241 & 243 S. Edward Street	House		Queen Anne	C
248 S. Edward Street	Elizabeth Albrecht House	c. 1910	Front Gable	C
256 S. Edward Street	Mary Bell House	1914	American Foursquare	C
257 S. Edward Street	House		Queen Anne	C
264 S. Edward Street	W. E. Bell House	c. 1910	Queen Anne	C
265 S. Edward Street	House	c. 1900	Bungalow	C
116 W. Highland Avenue	Edward & Edna Hinchliffe House	c. 1920	American Foursquare	C
117 W. Highland Avenue	House		Front Gable	NC
124 W. Highland Avenue	House	c. 1930	Colonial Revival	C
125 W. Highland Avenue	N. H. Bottomley House	c. 1910	Front Gable	NC
132 W. Highland Avenue	Boschert House	c. 1920	Bungalow	C
133 W. Highland Avenue	Peterson House	c. 1920	Front Gable	C
140 W. Highland Avenue	House	c. 1922	Bungalow	C
141 W. Highland Avenue	House	1914	Tudor Revival	C
148 W. Highland Avenue	House	c. 1910	Queen Anne	NC
156 W. Highland Avenue	House	c. 1910	Gabled Ell	NC

164 W. Highland Avenue	House	1925	Dutch Colonial Revival	C
172 W. Highland Avenue	House	1927	Bungalow	C
173 W. Highland Avenue	House	1936	Colonial Revival	C
180 W. Highland Avenue	Fred & Rose Pella House	1918	Front Gable	C
188 W. Highland Avenue	House	1918	Bungalow	C
189 W. Highland Avenue	Otto & Magdalena Wolfgram House	1925	Dutch Colonial Revival	C
197 W. Highland Avenue	House		Colonial Revival	C
100 E. Jefferson Street	Burlington Free Church	1852	Greek Revival	C
124 W. Jefferson Street	House		Gabled Ell	C
125 W. Jefferson Street	House	c. 1900	Gabled Ell	C
132 W. Jefferson Street	House		Greek Revival	C
133 W. Jefferson Street	First Church of Christ Scientist	< 1870	Colonial Revival	C
149 W. Jefferson Street	John Pieters House	c. 1910	Queen Anne	C
180 W. Jefferson Street	House		Italianate	C
189 W. Jefferson Street	House		Gabled Ell	C
200 & 202 W. Jefferson St.	John Heinrich & Catharina Burhans House	c. 1853	Greek Revival	C
201 W. Jefferson Street	House	c. 1910	Queen Anne	C
208 & 210 W. Jefferson St.	John Heinrich Reuter House	c. 1853	Greek Revival	C
209 W. Jefferson Street	House	c. 1900	Colonial Revival	C
216 W. Jefferson Street	Ephraim & Lucy Perkins House	< 1851	Greek Revival	C
217 W. Jefferson Street	Joseph A. Rueter House		Queen Anne	C
108 Johnson Street	Henry Pruemers House	c. 1910	Front Gable	C
116 Johnson Street	House	1935	Tudor Revival	C
117 Johnson Street	House		Gabled Ell	NC
200 Johnson Street	House		Gabled Ell	C
201 Johnson Street	House		Gabled Ell	NC
208 Johnson Street	Edward & Elizabeth Pieters Hous	c. 1920	Bungalow	C
209 Johnson Street	House		Gabled Ell	NC
308 Johnson Street	House		American Foursquare	C
Kane & State Streets	Abraham Lincoln Statue	1913		C
100 N. Kane Street	Burlington Union School	1859	Greek Revival	C
101 N. Kane Street	Alois Carl Schmitt House	1906	Queen Anne	C
116 N. Kane Street	C. G. Foltz House	< 1885	Greek Revival	C
124 N. Kane Street	W. H. Allen House	1916	American Foursquare	C
125 N. Kane Street	Elliott C. Benson House	c. 1875	Italianate	C
132 N. Kane Street	House		Queen Anne	NC
133 N. Kane Street	House	c. 1920	Bungalow	C
200 N. Kane Street	House		Queen Anne	C
201 & 203 N. Kane Street	House	c. 1910	Gabled Ell	NC
208 N. Kane Street	House		Gothic Revival	C
209 N. Kane Street	House		American Foursquare	NC
216 N. Kane Street	House		Queen Anne	C
217 N. Kane Street	House	c. 1920	American Foursquare	C
224 N. Kane Street	Anton Jr. & Anna Mary Zwiebel House	1903	Queen Anne	C
225 N. Kane Street	Charles A. & Sarah Jones House	1896	Queen Anne	C
301 N. Kane Street	Charles B. Jr. & Rosa Wagner House	c. 1920	Bungalow	C
309 & 311 N. Kane Street	House		Queen Anne	C
325 N. Kane Street	Temple of Free Masonry	1929	Art Deco	C
101 S. Kane Street	George & Nellie Harper House	1925	Spanish Colonial Revival	C

109 S. Kane Street	Henry Siehoff House	c. 1910	Queen Anne	C
125 S. Kane Street	House		Queen Anne	C
133 S. Kane Street	House	1962	Contemporary	NC
140 S. Kane Street	Issabelle McKercher House	c. 1920	American Foursquare	C
148 S. Kane Street	House	c. 1920	Bungalow	C
149 S. Kane Street	Oliver Warner Chandler House	c. 1855	Queen Anne	C
156 S. Kane Street	House		Queen Anne	C
200 S. Kane Street	E. E. Mills House	< 1898	Queen Anne	C
201 S. Kane Street	Anthony & Elisa Meinhardt House	1882	Queen Anne	C
208 S. Kane Street	Joeseoph & Addie David House	c. 1920	American Foursquare	C
216 S. Kane Street	House		Queen Anne	C
224 S. Kane Street	Charles W. Diener House	1895	Queen Anne	C
225 S. Kane Street	Leland Koch House	c. 1950	Ranch	NC
232 S. Kane Street	Lelia Runkel House	1896	Queen Anne	C
233 S. Kane Street	O. B. Rittmann House	c. 1910	Queen Anne	C
241 S. Kane Street	W. M. Huse House	c. 1910	Dutch Colonial Revival	C
248 S. Kane Street	Theodore Karges House	1904	Queen Anne	C
249 S. Kane Street	Arthur J. & Rudie Cunningham House	c. 1920	Bungalow	C
256 S. Kane Street	Theodore Karges House	1893	Queen Anne	C
257 S. Kane Street	Donald W. & Stella Dardis House	1925	Dutch Colonial Revival	C
300 S. Kane Street	Gertrude Schneider House	c. 1910	Queen Anne	C
308 S. Kane Street	House		Gabled Ell	C
309 S. Kane Street	Dr. C.E. & Amy Bottomley House	c. 1920	Bungalow	C
316 S. Kane Street	House	c. 1900	American Foursquare	C
324 S. Kane Street	House		Queen Anne	C
325 S. Kane Street	House	1935	Mediterranean Revival	C
332 S. Kane Street	August Luebbers House	c. 1910	Dutch Colonial Revival	C
340 S. Kane Street	House		Queen Anne	C
341 S. Kane Street	Charles L. Graham House		Contemporary	NC
348 S. Kane Street	Vincent & Florence Uhen House	c. 1920	American Foursquare	C
356 S. Kane Street	Dr. Joseph H. Carrol House	1952	Colonial Revival	NC
364 S. Kane Street	House	1905	Queen Anne	NC
372 S. Kane Street	House		Queen Anne	C
373 S. Kane Street	Louis H. & Ella Rohr House	1908	Tudor Revival	C
400 S. Kane Street	House	c. 1910	Dutch Colonial Revival	C
408 S. Kane Street	House	c. 1940	Colonial Revival	C
416 S. Kane Street	Edward B. Rueter House	1939	Front Gable	NC
424 S. Kane Street	L. P. & Rose Kessler House	c. 1920	American Foursquare	C
432 S. Kane Street	House	c. 1930	Tudor Revival	C
440 S. Kane Street	Gustave Vohs House	c. 1910	Queen Anne	C
264 Randolph Street	Roy A. & Psychia Hoffman House	1927	Colonial Revival	C
101 E. State Street	Charles Roy & Elfrieda McCanna House	1919	Mediterranean Revival	C
117 E. State Street	Origen & Julia Ann Perkins House	1846	Greek Revival	C
125 E. State Street	First Methodist Episcopal Church	1904	Gothic Revival	C
108 W. State Street	House		Queen Anne	C
116 W. State Street	House	c. 1900	American Foursquare	NC
117 W. State Street	Deacon Trueworthy Durgin House	c. 1848	Greek Revival	C
125 W. State Street	William Johnson House	1860	Colonial Revival	C
132 W. State Street	House		Greek Revival	C
141 W. State Street	House	c. 1870	Gabled Ell	C

148 W. State Street	Anton Dobberstein House	c. 1910	Queen Anne	C
149 W. State Street	House		Greek Revival	NC
156 W. State Street	House		Queen Anne	NC
157 W. State Street	A. V. Plate House	c. 1910	Colonial Revival	C
164 W. State Street	Joseph A. & Kate Rueter House	1898	Queen Anne	C
165 W. State Street	Anthony & Cora Eilers House	c. 1920	Bungalow	C
172, 174 & 176 W. State St.	John Frank Rueter Duplex	1844	Greek Revival	C
173 W. State Street	Joseph & Frances Ehlen House	c. 1920	American Foursquare	C
180 W. State Street	House	1924	Bungalow	C
181 W. State Street	Louisa Schmitt House	c. 1910	Queen Anne	NC
200 W. State Street	Hugo Raettig House	c. 1910	Front Gable	NC
206, 208, 210, 212 & 214 W. State Street	House		Other Vernacular	NC
209 W. State Street	W. J. Willich House	c. 1910	Queen Anne	C
216 & 218 W. State Street	Frank Rueter House		Cross Gable	C
224 W. State Street			Queen Anne	C
232, 234 & 236 W. State St.	Jacob Brehm House	c. 1850	Greek Revival	C
101 E. Washington Street	G. P. Luetten House	c. 1920	Bungalow	C

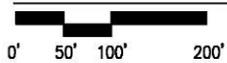
Proposed Kane Street Historic District



SEE PAGE 217



PARTIAL DISTRICT MAP



LEGEND	
Boundary	— • —
Address	100
Non-Contributing	

Proposed Kane Street Historic District

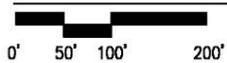


SEE PAGE 216

SEE PAGE 218



**PARTIAL DISTRICT MAP**



LEGEND	
Boundary	
Address	
Non-Contributing	

Proposed Kane Street Historic District  
 SEE PAGE 217



**PARTIAL DISTRICT MAP**



LEGEND	
Boundary	
Address	
Non-Contributing	

## Proposed Randolph Street Residential Historic District

### *Narrative Description*

The proposed Randolph Street Residential Historic District is a well-defined cluster of 17 buildings situated near the center of the City of Burlington and has boundaries roughly delineated along Randolph Street, from Gardner to Highland Avenues, and Gardner Avenue, from Emerson to Randolph Streets. The area of modestly sized homes began in 1925 and was developed and filled in over the next two decades. Representative of the prevailing architectural styles of their time, Tudor Revival, Colonial Revival, and Dutch Colonial Revival style residences are prominent within the district.

### *Statement of Significance*

The proposed Randolph Street Residential Historic District was identified for its concentration of single-family dwellings constructed between 1925 and 1945, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, additional research centered on evaluating the resources within the district utilizing the Architecture study unit of the aforementioned text. The district is comprised of 17 contributing resources and 0 non-contributing resources. Individually, the contributing resources include fine representative examples of some of the most popular styles applied to residential architecture in Wisconsin during the period of significance.

### *Boundary Description*

The proposed district consists of the legal parcels associated with the 17 contributing and 0 non-contributing resources within the district and may be defined by this general description:

Beginning on the east curb line of Randolph Avenue, at the southeast corner of the lot associated with 389 Randolph Street, continue west along the south property line of said lot to the point on the north curb of Gardner Avenue that corresponds with the northeast corner of the lot associated with 209 Gardner Avenue, turn 90 degrees and continue south along the east property line of said lot to the southeast corner of said lot, turn 90 degrees and continue west along the south property line of said lot to the southwest corner of said lot, turn 90 degrees and continue south along the east property line of the lot associated with 225 Gardner Avenue to the southeast corner of said lot, turn 90 degrees and continue west along the south property line of said lot to the southwest corner of said lot, turn 90 degrees and continue north along the west property line of said lot to the point on the north curb line of Gardner Avenue that corresponds with the northwest corner of said lot, turn 90 degrees and continue west along the south property line of the lot associated with 232 Gardner Avenue to the southwest corner of the lot associated with 240 Gardner Avenue, turn 90 degrees and continue north along the west property line of said lot to the northwest corner of said lot, turn 90 degrees and continue east along the north property line of said lot to the northeast corner of the lot associated with 224 Gardner Avenue, turn 90 degrees and continue north along the west property line of the lot associated with 373 Randolph Street to the northwest corner of the lot associated with 325 Randolph Street, turn 90 degrees and continue east along the north property line of said lot to the northeast corner of said lot, turn 90

degrees and continue south along the east property line of said lot to the point on the west curb line of Randolph Street that corresponds to the northwest corner of the lot associated with 340 Randolph Street, turn 90 degrees and continue east along the north property line of said lot to the northeast corner of said lot, turn 90 degrees and continue south along the east property line of said lot to the southeast corner of the lot associated with 380 Randolph Street, turn 90 degrees and continue west along the south property line of said lot to the point on the west curb line of Randolph Street that corresponds to the southwest corner of said lot, turn 90 degrees and continue to the southeast corner of the lot associated with 389 Randolph Street.

The boundaries of the proposed Randolph Street Residential Historic District are clearly delineated on the accompanying district map and enclose the area of 5.85 acres.

*Boundary Justification*

The boundaries of the proposed Randolph Street Residential Historic District enclose all the areas historically associated with the district’s resources. To the north and the south, the boundaries were drawn to exclude a large hospital campus and elementary school, respectively, as both do not conform to the residential nature of the district. While the adjacent areas to the east and west are residential in nature, they were not constructed within the district’s period of significance or do not maintain the historic integrity of the residences contained within the district boundaries. The result is a cohesive district with as few non-contributing properties as possible.

*Building Inventory*

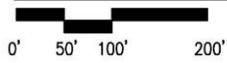
The following inventory lists every building in the proposed district and includes the address of the property; the historic name; the date or circa date of construction; the style; and the resource’s contributing (C) or non-contributing (NC) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
208 Gardner Avenue	House	1935	Tudor Revival	C
209 Gardner Avenue	House	1943	Tudor Revival	C
224 Gardner Avenue	House	1938	Dutch Colonial Revival	C
225 Gardner Avenue	House	1945	Dutch Colonial Revival	C
232 Gardner Avenue	Miller House	1937	Colonial Revival	C
240 Gardner Avenue	House	c. 1940	Tudor Revival	C
325 Randolph Street	House	1927	Tudor Revival	C
333 Randolph Street	House	1935	Colonial Revival	C
340 Randolph Street	House	c. 1940	Colonial Revival	C
348 Randolph Street	House	c. 1940	Tudor Revival	C
349 Randolph Street	Leo A. Lankie House	c. 1930	Colonial Revival	C
364 Randolph Street	House	1942	Colonial Revival	C
365 Randolph Street	House	1932	Dutch Colonial Revival	C
372 Randolph Street	House	1944	Colonial Revival	C
373 Randolph Street	Benjamin H. & Katie Leach House	1925	Colonial Revival	C
380 Randolph Street	House	c. 1940	Dutch Colonial Revival	C
389 Randolph Street	House	1938	Colonial Revival	C

# Proposed Randolph Street Residential Historic District



## DISTRICT MAP



LEGEND	
Boundary	
Address	100
Non-Contributing	

## Proposed Burlington Community Pool Historic Complex

### *Narrative Description*

The proposed Burlington Community Pool Historic Complex is a well-defined cluster of 1 building and 3 structures situated in Devor Park in the near west portion of the City of Burlington and has boundaries roughly delineated by Amanda, Origen, and Lewis Streets and Park Avenue. The complex was developed in 1965.

### *Statement of Significance*

The proposed Burlington Community Pool Complex was identified for its concentration of a recreational building and structures constructed in 1965, having local significance primarily under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, additional research centered on evaluating the resources within the complex utilizing the Architecture study unit of the aforementioned text. The district is comprised of 3 contributing and 1 non-contributing resources. Individually, the contributing resources include a fine representative example of one of the most popular styles in Wisconsin during the period of significance. For more information on the Burlington Community Pool and Devor Park, refer to Chapter 15 Planning & Landscape Architecture and Chapter 16 Recreation and Entertainment.

### *Boundary Description*

The proposed complex consists of a portion of the lot associated with 394 Amanda Street associated with the 3 contributing and 1 non-contributing resources within the complex. The boundaries of the proposed Burlington Community Pool Historic Complex are clearly delineated on the accompanying complex map and enclose the area of 1.18 acres.

### *Boundary Justification*

The boundaries of the proposed Burlington Community Pool Historic Complex enclose all the areas historically associated with the complex's 3 contributing and 1 non-contributing resources. The adjacent areas are residential in nature.

### *Building Inventory*

The following inventory lists every building in the proposed complex and includes the address of the property; the historic name; the date or circa date of construction; the style; and the resource's contributing (C) or non-contributing (NC) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
394 Amanda Street	Burlington Community Pool Bathhouse	1965	Contemporary	C
394 Amanda Street	Burlington Community Pool	1965		C
394 Amanda Street	Burlington Community Kiddie Pool	1965		C
394 Amanda Street	Burlington Community Kiddie Pool			NC

Proposed Burlington Community Pool Historic Complex



**COMPLEX MAP**



**LEGEND**

Boundary	
Address	
Non-Contributing	

## Proposed God's Acre Cemetery Historic Complex

### *Narrative Description*

The proposed God's Acre Cemetery Historic Complex is a well-defined cluster of 1 building, 1 object, 1 collection of objects, and 1 site situated near the center of the City of Burlington and has boundaries roughly delineated by State, Schemmer, and St. Mary Streets and Elmwood Avenue. The cemetery was established in 1846 and further developed over the next seven decades.

### *Statement of Significance*

The proposed God's Acre Cemetery Historic Complex was identified for its concentration of a cemetery building and objects constructed between 1846 and 1927, having local significance primarily under National Register Criterion C for Architecture and Art and secondarily under Criterion A for the settlement and traditions of German, Catholic immigrants in Burlington, applicable under Criteria Considerations A and F. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, additional research centered on evaluating the resources within the complex utilizing the Architecture study unit of the aforementioned text. The district is comprised of 3 contributing resources. Individually, the contributing resources include a fine representative example of one of the most popular styles applied to religious architecture in Wisconsin during the period of significance as well as an unusually high concentration of wrought iron cross grave markers linked to the ethnic traditions of nineteenth-century German settlers. For more information on God's Acre Cemetery, refer to Chapter 13 Arts & Literature and Chapter 15 Planning & Landscape Architecture.

### *Boundary Description*

The proposed complex consists of the legal parcel associated with the 4 contributing resources within the complex and may be defined as the lot associated with 373 W. State Street. The boundaries of the proposed God's Acre Cemetery Historic Complex are clearly delineated on the accompanying complex map and enclose the area of 11.86 acres.

### *Boundary Justification*

The boundaries of the proposed God's Acre Cemetery Historic Complex enclose all the areas historically associated with the complex's 4 contributing resources and use as a cemetery. The adjacent areas are residential in nature.

### *Building Inventory*

The following inventory lists every building in the proposed complex and includes the address of the property; the historic name; the date or circa date of construction; the style; and the resource's contributing (C) or non-contributing (NC) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
373 W. State Street	God's Acre Cemetery Chapel	1892	Gothic Revival	C
373 W. State Street	God's Acre Cemetery	1846		C
373 W. State Street	God's Acre Cemetery Fence	1927		C
373 W. State Street	God's Acre Cemetery Wrought Iron Crosses	c.1860s -1880s		C

# Proposed God's Acre Cemetery Historic Complex



## COMPLEX MAP



LEGEND	
Boundary	
Address	100
Non-Contributing	

## Proposed Rainbow Motel Historic Complex

### *Narrative Description*

The proposed Rainbow Motel Historic Complex is a well-defined cluster of 4 buildings and 1 structure situated in the northwestern portion of the City of Burlington and has boundaries roughly delineated along the west side of Milwaukee Avenue, from Grove Street to Maryland Avenue. Fully developed between 1961 and 1962, Contemporary style buildings are prominent within the complex, representing the prevailing architectural style of their time.

### *Statement of Significance*

The proposed Rainbow Motel Historic Complex was identified for its concentration of commercial buildings constructed between 1961 and 1962, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, additional research centered on evaluating the resources within the complex utilizing the Architecture study unit of the aforementioned text. The complex is comprised of 4 contributing resources and 1 non-contributing resource. Individually, the contributing resources include fine representative examples of one of the most popular styles applied to commercial architecture in Wisconsin during the period of significance.

### *Boundary Description*

The proposed complex consists of the legal parcels associated with the 4 contributing and 1 non-contributing resources within the complex and may be defined as the lots associated with 725 Milwaukee Avenue and 733 Milwaukee Avenue. The boundaries of the proposed Rainbow Motel Historic Complex are clearly delineated on the accompanying complex map and enclose the area of 3.11 acres.

### *Boundary Justification*

The boundaries of the proposed Rainbow Motel Historic Complex enclose all the areas historically associated with the complex's resources and ownership. Adjacent residential areas are of a completely different nature. While some adjacent areas are commercial in nature, they were not constructed within the district's period of significance.

### *Building Inventory*

The following inventory lists every building in the proposed complex and includes the address of the property; the historic name; the date or circa date of construction; the style; and the resource's contributing (C) or non-contributing (NC) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
725 Milwaukee Avenue	Rainbow Restaurant	1961	Contemporary	C
733 Milwaukee Avenue	Rainbow Motel	1961	Contemporary	C
733 Milwaukee Avenue	Rainbow Motel Pool	1962		C
733 Milwaukee Avenue	Rainbow Motel Poolhouse	1962	Astylistic Utilitarian	C
733 Milwaukee Avenue	Rainbow Motel Garage		Astylistic Utilitarian	NC

# Proposed Rainbow Motel Historic Complex



## COMPLEX MAP



LEGEND	
Boundary	 
Address	 100
Non-Contributing	

## Proposed St. Charles Borromeo Catholic Church & School Historic Complex

### *Narrative Description*

The proposed St. Charles Borromeo Catholic Church & School Historic Complex is a well-defined cluster of 5 buildings situated near the center of the City of Burlington and has boundaries roughly delineated by Conkey, Lewis, Kendall, and Chestnut Streets. The campus of religious and educational buildings began in 1910 and was developed over the next four decades. Representative of the prevailing architectural styles of their time, Tudor Revival, Colonial Revival, and Contemporary style buildings are prominent within the district.

### *Statement of Significance*

The proposed St. Charles Borromeo Catholic Church & School Historic Complex was identified for its concentration of religious and educational buildings constructed between 1910 and 1955, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, additional research centered on evaluating the resources within the complex utilizing the Architecture study unit of the aforementioned text. The complex is comprised of 4 contributing resources and 1 non-contributing resource. Individually, the contributing resources include fine representative examples of a style applied rarely to religious architecture and one of the most popular styles applied to educational architecture in Wisconsin during the period of significance. For more information on the development of St. Charles Borromeo Catholic Church and School, refer to Chapter 12 Religion and Chapter 10 Education, respectively.

### *Boundary Description*

The proposed complex consists of the legal parcels associated with the 4 contributing and 1 non-contributing resources within the complex and may be defined as the lots associated with 441 Conkey Street, 449 Conkey Street, 440 Kendall Street, and 456 Kendall Street. The boundaries of the proposed St. Charles Borromeo Catholic Church Historic Complex are clearly delineated on the accompanying complex map and enclose the area of 2.69 acres.

### *Boundary Justification*

The boundaries of the proposed St. Charles Borromeo Catholic Church & School Historic Complex enclose all the areas historically associated with the complex's resources. Adjacent areas are residential in nature.

### *Building Inventory*

The following inventory lists every building in the proposed complex and includes the address of the property; the historic name; the date or circa date of construction; the style; and the resource's contributing (C) or non-contributing (NC) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
441 Conkey Street	St. Charles Borromeo Catholic Church	1910	Tudor Revival	C
449 Conkey Street	St. Charles Borromeo Catholic School	1955	Contemporary	C
440 Kendall Street	St. Charles Borromeo Congregation Sisters House	1949	Colonial Revival	C
440 Kendall Street	St. Charles Borromeo Garage		Astylistic Utilitarian	NC
456 Kendall Street	St. Charles Borromeo Rectory	1922	Colonial Revival	C

Proposed St. Charles Borromeo Catholic Church & School Historic Complex



**COMPLEX MAP**



LEGEND	
Boundary	— • —
Address	100
Non-Contributing	

## Proposed St. Francis Friary Historic Complex

### *Narrative Description*

The proposed St. Francis Friary Historic Complex is a well-defined cluster of 9 buildings, 12 objects, 1 collection of objects, and 1 site situated on the far northeast edge of the City of Burlington and has boundaries roughly delineated by Browns Lake Drive, Milwaukee Avenue, and the Fox River. The campus of religious buildings and religious pilgrimage landscape elements began in 1930 and was developed over the next three decades. Representative of the prevailing architectural styles of their time, Romanesque Revival, Mediterranean Revival, and Contemporary style buildings are prominent within the district.

### *Statement of Significance*

The proposed St. Francis Friary Historic Complex was identified for its concentration of religious buildings, objects, and a site constructed between 1930 and 1968, having local significance under National Register Criterion C for Architecture, Art, and Landscape Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, additional research centered on evaluating the resources within the district utilizing the Architecture study unit of the aforementioned text. The district is comprised of 19 contributing and 4 non-contributing resources. Individually, the contributing resources include a fine representative of one of the most popular styles applied to religious architecture in Wisconsin during the period of significance as well as an unusually high concentration of religious pilgrimage landscape elements. For more information on the St. Francis Friary, refer to Chapter 12 Religion and Chapter 15 Planning & Landscape Architecture.

### *Boundary Description*

The proposed complex consists of portions of the lot associated with 2457 S. Browns Lake Drive associated with the 19 contributing and 4 non-contributing resources within the complex. The boundaries of the proposed St. Francis Friary Historic Complex are clearly delineated on the accompanying complex map and enclose the area of 29.65 acres.

### *Boundary Justification*

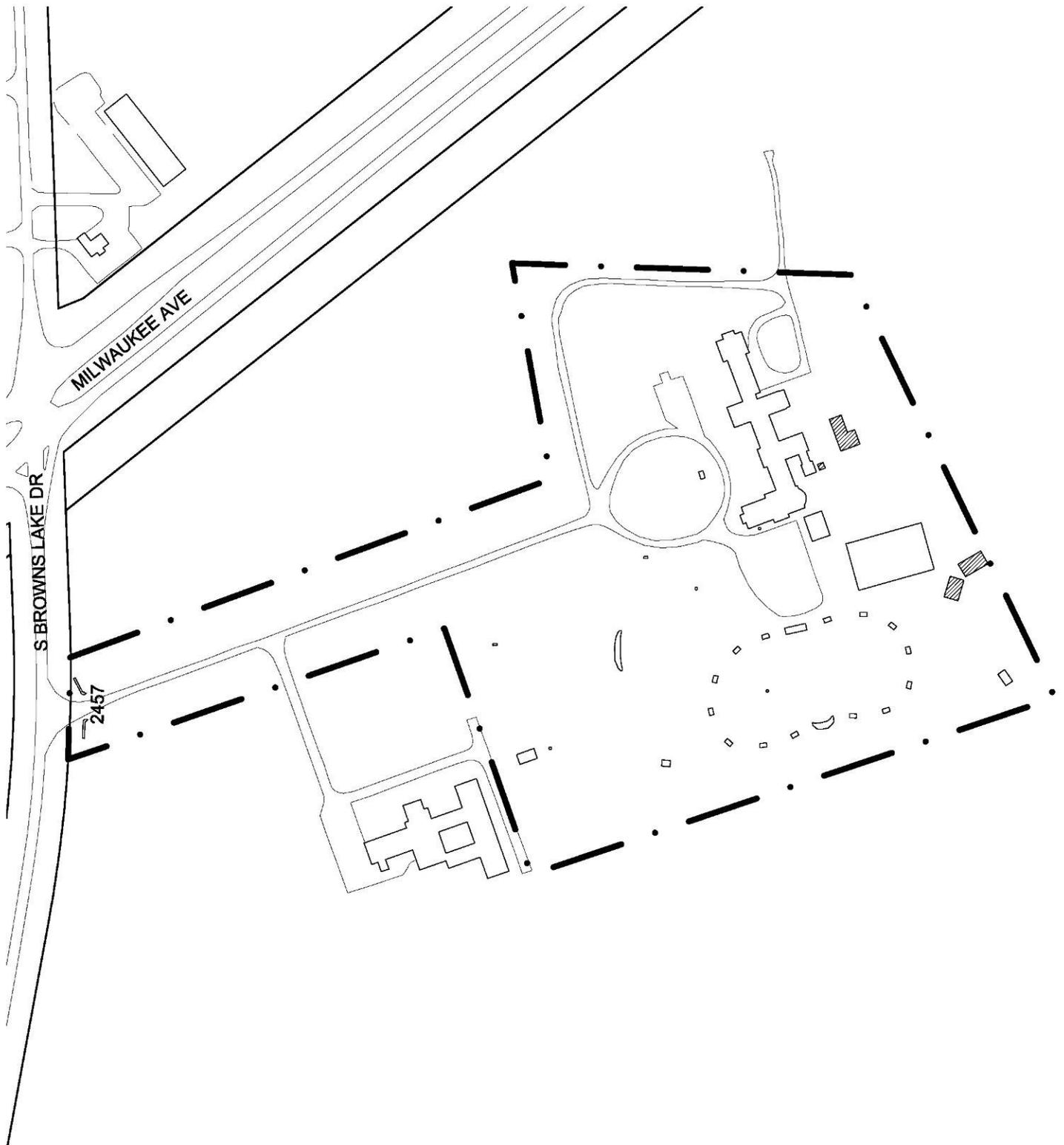
The boundaries of the proposed St. Francis Friary Historic Complex enclose all the areas historically associated with the complex's 19 contributing and 4 non-contributing resources. Adjacent areas are commercial, residential, and agricultural in nature. The result is a cohesive complex with as few non-contributing resources as possible.

### *Building Inventory*

The following inventory lists every building in the proposed complex and includes the address of the property; the historic name; the date or circa date of construction; the style; and the resource's contributing (C) or non-contributing (NC) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
2457 S. Browns Lake Drive	St. Francis Friary Entry Gate	1930		C
2457 S. Browns Lake Drive	Our Lady of Fatima Statue			C
2457 S. Browns Lake Drive	St. Francis Friary	1930	Romanesque Revival	C
2457 S. Browns Lake Drive	Jesus Christ Statue			C
2457 S. Browns Lake Drive	Mary Queen of Peace Statue			C
2457 S. Browns Lake Drive	St. Francis Friary Garage		Astylistic Utilitarian	NC
2457 S. Browns Lake Drive	St. Francis Friary Shed		Astylistic Utilitarian	NC
2457 S. Browns Lake Drive	Our Lady of Lourdes Pavilion	1958	Contemporary	C
2457 S. Browns Lake Drive	Our Lady of Lourdes Service Building	1958	Contemporary	C
2457 S. Browns Lake Drive	St. Francis Friary Shed		Astylistic Utilitarian	NC
2457 S. Browns Lake Drive	St. Francis Friary Shed		Astylistic Utilitarian	NC
2457 S. Browns Lake Drive	Stations of the Cross Service Building	1958	Contemporary	C
2457 S. Browns Lake Drive	Stations of the Cross Gateway	1935		C
2457 S. Browns Lake Drive	Stations of the Cross	1935		C
2457 S. Browns Lake Drive	Calvary Grotto	1935		C
2457 S. Browns Lake Drive	Virgin Mary Statue			C
2457 S. Browns Lake Drive	Our Lady of Czestochowa Grotto	1968		C
2457 S. Browns Lake Drive	St. Francis of Assisi Statue			C
2457 S. Browns Lake Drive	Christ the King Statue			C
2457 S. Browns Lake Drive	Valley of the Immaculate Virgin	1935		C
2457 S. Browns Lake Drive	Our Lady of Lourdes Grotto	1935		C
2457 S. Browns Lake Drive	Portiuncula Chapel	1940	Mediterranean Revival	C
2457 S. Browns Lake Drive	St. Francis of Assisi Statue			C

# Proposed St. Francis Friary Historic Complex



## COMPLEX MAP



LEGEND	
Boundary	— • —
Address	100
Non-Contributing	

## Proposed St. Mary Catholic Church & Schools Historic Complex

### *Narrative Description*

The proposed St. Mary Catholic Church & Schools Historic Complex is a well-defined cluster of 8 buildings situated near the center of the City of Burlington and has boundaries roughly delineated by McHenry, State, and Randolph Streets north of St. Mary Street. The campus of religious and educational buildings began in 1854 and was developed over the next century. Representative of the prevailing architectural styles of their time, Gothic Revival, Mediterranean Revival, and Contemporary style buildings are prominent within the district.

### *Statement of Significance*

The proposed St. Mary Catholic Church & Schools Historic Complex was identified for its concentration of religious and educational buildings constructed between 1854 and 1955, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, additional research centered on evaluating the resources within the complex utilizing the Architecture study unit of the aforementioned text. The complex is comprised of 6 contributing resources and 2 non-contributing resources. Individually, the contributing resources include fine representative examples of some of the most popular styles applied to religious and educational architecture in Wisconsin during the period of significance.

For more information on the development of St. Mary Catholic Church and Schools, refer to Chapter 12 Religion and Chapter 10 Education, respectively.

### *Boundary Description*

The proposed complex consists of the legal parcels associated with the 6 contributing and 2 non-contributing resources within the complex and may be defined as the lots associated with 100 McHenry Street, 108 McHenry Street, 112 McHenry Street, 148 McHenry Street, 225 W. State Street, and 233 W. State Street. The boundaries of the proposed St. Mary Catholic Church & School Historic Complex are clearly delineated on the accompanying complex map and enclose the area of 8.54 acres.

### *Boundary Justification*

The boundaries of the proposed St. Mary Catholic Church & School Historic Complex enclose all the areas historically associated with the complex's resources. Adjacent areas are commercial, medical, and residential areas in nature.

### *Building Inventory*

The following inventory lists every building in the proposed complex and includes the address of the property; the historic name; the date or circa date of construction; the style; and the resource's contributing (C) or non-contributing (NC) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
100 McHenry Street	St. Mary Catholic Church	1891	Gothic Revival	C
100 McHenry Street	Good Shepherd Chapel	1979	Gothic Revival	NC
108 McHenry Street	St. Mary Rectory	1891	Queen Anne	C
112 McHenry Street	Immaculate Conception Catholic Church	1854	Gothic Revival	C
148 McHenry Street	St. Mary Catholic High School	1925	Mediterranean Revival	C
148 McHenry Street	Marian Activity Center	> 2000	Contemporary	NC
225 W. State Street	St. Mary Catholic School	1955	Contemporary	C
233 W. State Street	School Sisters of Notre Dame Convent	1890	Italianate	C

Proposed St. Mary Catholic Church & Schools Historic Complex



**COMPLEX MAP**



LEGEND	
Boundary	— • —
Address	100
Non-Contributing	

## Resources Identified in this Survey

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>
524 Adams Street	L. W. Glaser House	c. 1910	Queen Anne
324 Alice Street	Olaf Hoganson Carpenter Shop		Astylistic Utilitarian
340 Alice Street	House	1938	Colonial Revival
357 Alice Street	House	c. 1940	One-Story Cube
224 Amanda Street	House		Cross Gable
241 & 249 Amanda Street	House		Italianate
394 Amanda Street	Burlington Community Pool Bathhouse	1965	Contemporary
394 Amanda Street	Burlington Community Pool	1965	
394 Amanda Street	Burlington Community Kiddie Pool	1965	
394 Amanda Street	Burlington Community Kiddie Pool		
449 Beloit Street	Whitman School	1839	Front Gable
3801 Bieneman Road (Town of Burlington)	White River Bridge	1877	Astylistic Utilitarian
701 S. Browns Lake Drive	Burlington Cemetery Chapel	1921	Romanesque Revival
701 S. Browns Lake Drive	Burlington Cemetery Civil War Memorial	1880	
701 S. Browns Lake Drive	Elias N. White Mausoleum	1917	Greek Revival
2457 S. Browns Lake Drive	St. Francis Friary Entry Gate	1930	
2457 S. Browns Lake Drive	Our Lady of Fatima Statue		
2457 S. Browns Lake Drive	St. Francis Friary	1930	Romanesque Revival
2457 S. Browns Lake Drive	Jesus Christ Statue		
2457 S. Browns Lake Drive	Mary Queen of Peace Statue		
2457 S. Browns Lake Drive	St. Francis Friary Garage		Astylistic Utilitarian
2457 S. Browns Lake Drive	St. Francis Friary Shed		Astylistic Utilitarian
2457 S. Browns Lake Drive	Our Lady of Lourdes Pavilion	1958	Contemporary
2457 S. Browns Lake Drive	Our Lady of Lourdes Service Building	1958	Contemporary
2457 S. Browns Lake Drive	St. Francis Friary Shed		Astylistic Utilitarian
2457 S. Browns Lake Drive	St. Francis Friary Shed		Astylistic Utilitarian
2457 S. Browns Lake Drive	Stations of the Cross Service Building	1958	Contemporary
2457 S. Browns Lake Drive	Stations of the Cross Gateway	1935	
2457 S. Browns Lake Drive	Stations of the Cross	1935	
2457 S. Browns Lake Drive	Calvary Grotto	1935	
2457 S. Browns Lake Drive	Virgin Mary Statue		
2457 S. Browns Lake Drive	Our Lady of Czestochowa Grotto	1968	
2457 S. Browns Lake Drive	St. Francis of Assisi Statue		
2457 S. Browns Lake Drive	Christ the King Statue		
2457 S. Browns Lake Drive	Valley of the Immaculate Virgin	1935	
2457 S. Browns Lake Drive	Our Lady of Lourdes Grotto	1935	
2457 S. Browns Lake Drive	Portiuncula Chapel	1940	Mediterranean Revival
2457 S. Browns Lake Drive	St. Francis of Assisi Statue		
201 Capital Street	Edward M. & Irma Bulgrin House	1925	Colonial Revival
208 Capital Street	Garage		Astylistic Utilitarian
217 Capital Street	House	1938	Bungalow
225 & 227 E. Chandler Blvd.	Mary Kummer House	c. 1910	Queen Anne
126 Chapel Terrace	Cross Evangelical Lutheran Church	1962	Contemporary
172 E. Chestnut Street	House		Other Vernacular
181 E. Chestnut Street	House		Queen Anne
209 E. Chestnut Street	House		Italianate

158 W. Chestnut Street	House		Italianate
197 W. Chestnut Street	Burlington Savings & Loan Building	1972	Contemporary
280 W. Chestnut Street	House	< 1892	Queen Anne
300 W. Chestnut Street	Archibald Sutton Schiller House	c. 1892	Queen Anne
361 & 363 W. Chestnut Street	House		Queen Anne
441 W. Chestnut Street	House	c. 1922	American Foursquare
549 W. Chestnut Street	Edwin & Lucille Perkins Caldwell House	1908	American Foursquare
301 & 303 W. Chestnut Street	House	c. 1898	Queen Anne
101 & 103 Conkey Street	Duplex		Queen Anne
109 Conkey Street	House		Front Gable
249 Conkey Street	Cooper Elementary School	1967	Contemporary
316 Conkey Street	House		Queen Anne
317 Conkey Street	House		Cross Gable
341 Conkey Street	House		Cross Gable
372 Conkey Street	House	c. 1922	Bungalow
441 Conkey Street	St. Charles Borromeo Catholic Church	1910	Tudor Revival
449 Conkey Street	St. Charles Borromeo Catholic School	1955	Contemporary
625 Delaware Avenue	House		Tudor Revival
317 N. Dodge Street	Commercial Building		Art Deco
100 S. Dodge Street	Badger Dairy Company Building	1920	20 <sup>th</sup> Century Commercial
124 S. Dodge Street	Murphy Products Company Building	1949	Contemporary
125 Duane Street	House	1902	Queen Anne
133 Duane Street	Marck House	c. 1900	Tudor Revival
141 Duane Street	House	1925	Dutch Colonial Revival
149 Duane Street	A. W. Newbury House	c. 1910	American Foursquare
157 Duane Street	House	1922	Colonial Revival
165 Duane Street	House	c. 1930	Tudor Revival
173 Duane Street	Lawrence & Evelyn Murphy House	1925	Dutch Colonial Revival
181 Duane Street	Fred Ketterhagen House	1923	American Foursquare
392 Dunford Drive	Dunford Drive Water Tower	c. 1970	Astylistic Utilitarian
567 Edgewood Drive	Edgewood Apartments		Contemporary
101 S. Edward Street	Dr. H. H. Newbury House		American Craftsman
109 & 111 S. Edward Street	Mrs. Charles W. Loomis House	c. 1920	American Foursquare
117 & 119 S. Edward Street	Joseph M. & Mary Christien House	c. 1910	Queen Anne
124 S. Edward Street	St. John the Divine Episcopal Church	1893	High Victorian Gothic
125 & 127 S. Edward Street	House		Queen Anne
133 S. Edward Street	Henry A. Steffen House	1910	Queen Anne
141 S. Edward Street	William Hoppe House	1904	Queen Anne
148 S. Edward Street	Frank Weinman House		Queen Anne
149 S. Edward Street	William Hoppe House	1907	Queen Anne
200 S. Edward Street	House		Queen Anne
201 S. Edward Street	House		Georgian Revival
208 S. Edward Street	George & Ellen Uebele House	c. 1920	Tudor Revival
216 & 218 S. Edward Street	House		Queen Anne
217 S. Edward Street	House		Queen Anne
224 S. Edward Street	House		Queen Anne
225 S. Edward Street	House		Queen Anne
232 S. Edward Street	House	c. 1910	Queen Anne
233 S. Edward Street	House		Queen Anne
240 & 242 S. Edward Street	Joseph C. Salisbury House		Queen Anne

241 & 243 S. Edward Street	House		Queen Anne
248 S. Edward Street	Elizabeth Albrecht House	c. 1910	Front Gable
256 S. Edward Street	Mary Bell House	1914	American Foursquare
257 S. Edward Street	House		Queen Anne
264 S. Edward Street	W. E. Bell House	c. 1910	Queen Anne
265 S. Edward Street	House	c. 1900	Bungalow
301 S. Edward Street	House		Queen Anne
341 S. Edward Street	Wicks House	c. 1910	Queen Anne
416 S. Edward Street	Edwin Smith House	1946	Colonial Revival
116 N. Elmwood Avenue	House		Bungalow
157 N. Elmwood Avenue	House	1938	International Style
Fox River at Fox Street	Wehmhoff Jucker Park Bridge	1987	Astylistic Utilitarian
Fox River at Main Street	Wehmhoff Jucker Park Bridge	1987	Astylistic Utilitarian
316 Fox Street	House	1900	Bungalow
195 Gardner Avenue	Waller Elementary School	1956	Contemporary
208 Gardner Avenue	House	1935	Tudor Revival
209 Gardner Avenue	House	1943	Tudor Revival
224 Gardner Avenue	House	1938	Dutch Colonial Revival
225 Gardner Avenue	House	1945	Dutch Colonial Revival
232 Gardner Avenue	Miller House	1937	Colonial Revival
240 Gardner Avenue	House	c. 1940	Tudor Revival
33100 Grove Street	House		Other Vernacular
441 Hawthorn Street	House	1907	Queen Anne
241 Henry Street	F. W. Hertel House	1914	American Foursquare
300 Henry Street	Olaf & Josephine Hoganson House	c. 1920	Bungalow
356 Henry Street	House	1915	Front Gable
357 Henry Street	House	1944	Contemporary
449 Herman Street	House	c. 1910	Bungalow
249 E. Highland Avenue	House	1932	Dutch Colonial Revival
116 W. Highland Avenue	Edward & Edna Hinchliffe House	c. 1920	American Foursquare
117 W. Highland Avenue	House		Front Gable
124 W. Highland Avenue	House	c. 1930	Colonial Revival
125 W. Highland Avenue	N. H. Bottomley House	c. 1910	Front Gable
132 W. Highland Avenue	Boschert House	c. 1920	Bungalow
133 W. Highland Avenue	Peterson House	c. 1920	Front Gable
140 W. Highland Avenue	House	c. 1922	Bungalow
141 W. Highland Avenue	House	1914	Tudor Revival
148 W. Highland Avenue	House	c. 1910	Queen Anne
156 W. Highland Avenue	House	c. 1910	Gabled Ell
164 W. Highland Avenue	House	1925	Dutch Colonial Revival
172 W. Highland Avenue	House	1927	Bungalow
173 W. Highland Avenue	House	1936	Colonial Revival
180 W. Highland Avenue	Fred & Rose Pella House	1918	Front Gable
188 W. Highland Avenue	House	1918	Bungalow
189 W. Highland Avenue	Otto & Magdalena Wolfgram House	1925	Dutch Colonial Revival
197 W. Highland Avenue	House		Colonial Revival
408 James Street	House		Colonial Revival
401 James Street	Albert F. Ransom House	1895	Queen Anne
100 E. Jefferson Street	Burlington Free Church	1852	Greek Revival
508 E. Jefferson Street	Wilhelm & Maria Riel House	c. 1840	Side Gable

540 E. Jefferson Street & 334 N. Wisconsin Street	Duplex		Queen Anne
124 W. Jefferson Street	House		Gabled Ell
125 W. Jefferson Street	House	c. 1900	Gabled Ell
132 W. Jefferson Street	House		Greek Revival
133 W. Jefferson Street	First Church of Christ Scientist	< 1870	Colonial Revival
149 W. Jefferson Street	John Pieters House	c. 1910	Queen Anne
180 W. Jefferson Street	House		Italianate
189 W. Jefferson Street	House		Gabled Ell
200 & 202 W. Jefferson Street	John Heinrich & Catharina Burhans House	c. 1853	Greek Revival
201 W. Jefferson Street	House	c. 1910	Queen Anne
208 & 210 W. Jefferson Street	John Heinrich Reuter House	c. 1853	Greek Revival
209 W. Jefferson Street	House	c. 1900	Colonial Revival
216 W. Jefferson Street	Ephraim & Lucy Perkins House	< 1851	Greek Revival
217 W. Jefferson Street	Joseph A. Rueter House		Queen Anne
233, 235 & 237 W. Jefferson St.	Colburn Tavern	< 1898	Commercial Vernacular
241 & 243 W. Jefferson Street	Joseph A. Yanny Building	1910	20 <sup>th</sup> Century Commercial
108 Johnson Street	Henry Pruemers House	c. 1910	Front Gable
116 Johnson Street	House	1935	Tudor Revival
117 Johnson Street	House		Gabled Ell
200 Johnson Street	House		Gabled Ell
201 Johnson Street	House		Gabled Ell
208 Johnson Street	Edward & Elizabeth Pieters Houses	c. 1920	Bungalow
209 Johnson Street	House		Gabled Ell
308 Johnson Street	House		American Foursquare
Kane & State Streets	Abraham Lincoln Statue	1913	
100 N. Kane Street	Burlington Union School	1859	Greek Revival
101 N. Kane Street	Alois Carl Schmitt House	1906	Queen Anne
116 N. Kane Street	C. G. Foltz House	< 1885	Greek Revival
124 N. Kane Street	W. H. Allen House	1916	American Foursquare
125 N. Kane Street	Elliott C. Benson House	c. 1875	Italianate
132 N. Kane Street	House		Queen Anne
133 N. Kane Street	House	c. 1920	Bungalow
200 N. Kane Street	House		Queen Anne
201 & 203 N. Kane Street	House	c. 1910	Gabled Ell
208 N. Kane Street	House		Gothic Revival
209 N. Kane Street	House		American Foursquare
216 N. Kane Street	House		Queen Anne
217 N. Kane Street	House	c. 1920	American Foursquare
224 N. Kane Street	Anton Jr. & Anna Mary Zwiebel House	1903	Queen Anne
225 N. Kane Street	Charles A. & Sarah Jones House	1896	Queen Anne
301 N. Kane Street	Charles B. Jr. & Rosa Wagner House	c. 1920	Bungalow
309 & 311 N. Kane Street	House		Queen Anne
325 N. Kane Street	Temple of Free Masonry	1929	Art Deco
101 S. Kane Street	George & Nellie Harper House	1925	Spanish Colonial Revival
109 S. Kane Street	Henry Siehoff House	c. 1910	Queen Anne
125 S. Kane Street	House		Queen Anne
133 S. Kane Street	House	1962	Contemporary
140 S. Kane Street	Issabelle McKercher House	c. 1920	American Foursquare
148 S. Kane Street	House	c. 1920	Bungalow
149 S. Kane Street	Oliver Warner Chandler House	c. 1855	Queen Anne

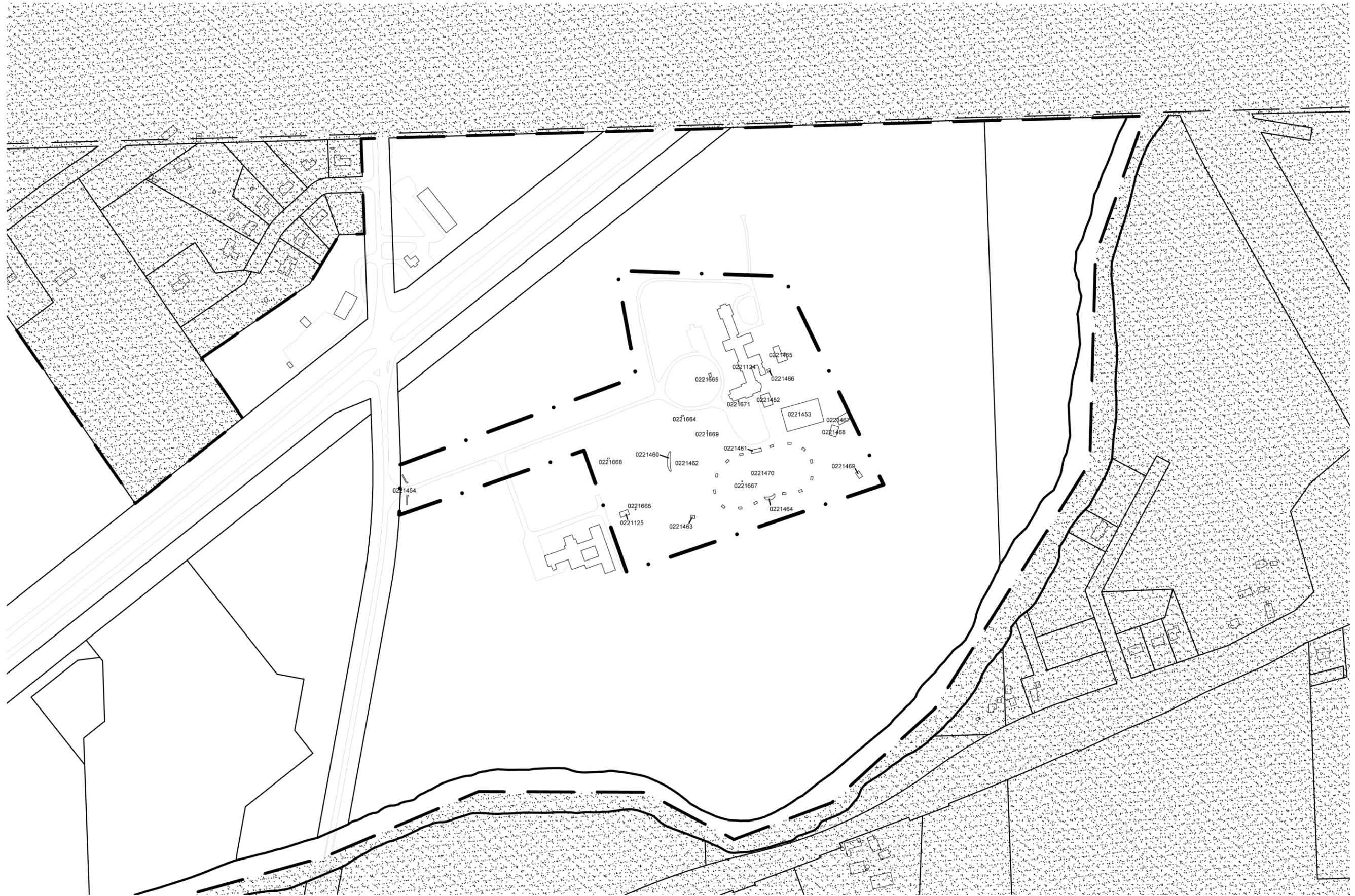
156 S. Kane Street	House		Queen Anne
200 S. Kane Street	E. E. Mills House	< 1898	Queen Anne
201 S. Kane Street	Anthony & Elisa Meinhardt House	1882	Queen Anne
208 S. Kane Street	Joeseph & Addie David House	c. 1920	American Foursquare
216 S. Kane Street	House		Queen Anne
224 S. Kane Street	Charles W. Diener House	1895	Queen Anne
225 S. Kane Street	Leland Koch House	c. 1950	Ranch
232 S. Kane Street	Lelia Runkel House	1896	Queen Anne
233 S. Kane Street	O. B. Rittmann House	c. 1910	Queen Anne
241 S. Kane Street	W. M. Huse House	c. 1910	Dutch Colonial Revival
248 S. Kane Street	Theodore Karges House	1904	Queen Anne
249 S. Kane Street	Arthur J. & Rudie Cunningham House	c. 1920	Bungalow
256 S. Kane Street	Theodore Karges House	1893	Queen Anne
257 S. Kane Street	Donald W. & Stella Dardis House	1925	Dutch Colonial Revival
300 S. Kane Street	Gertrude Schneider House	c. 1910	Queen Anne
308 S. Kane Street	House		Gabled Ell
309 S. Kane Street	Dr. C.E. & Amy Bottomley House	c. 1920	Bungalow
316 S. Kane Street	House	c. 1900	American Foursquare
324 S. Kane Street	House		Queen Anne
325 S. Kane Street	House	1935	Mediterranean Revival
332 S. Kane Street	August Luebbers House	c. 1910	Dutch Colonial Revival
340 S. Kane Street	House		Queen Anne
341 S. Kane Street	Charles L. Graham House		Contemporary
348 S. Kane Street	Vincent & Florence Uhen House	c. 1920	American Foursquare
356 S. Kane Street	Dr. Joseph H. Carrol House	1952	Colonial Revival
364 S. Kane Street	House	1905	Queen Anne
372 S. Kane Street	House		Queen Anne
373 S. Kane Street	Louis H. & Ella Rohr House	1908	Tudor Revival
400 S. Kane Street	House	c. 1910	Dutch Colonial Revival
408 S. Kane Street	House	c. 1940	Colonial Revival
416 S. Kane Street	Edward B. Rueter House	1939	Front Gable
417 S. Kane Street	Our Savior Lutheran Church	1965	Contemporary
424 S. Kane Street	L. P. & Rose Kessler House	c. 1920	American Foursquare
432 S. Kane Street	House	c. 1930	Tudor Revival
440 S. Kane Street	Gustave Vohs House	c. 1910	Queen Anne
448 S. Kane Street	Art Roberts House	1953	Ranch
457 S. Kane Street	Ruzicka House	1931	Tudor Revival
125 Kendall Street	Frank & Emma Tobin House	1921	Bungalow
140 Kendall Street	House	c. 1910	American Foursquare
141 Kendall Street	House	1921	Bungalow
172 Kendall Street	George & Mary Williams House	c. 1920	Bungalow
209 Kendall Street	William & Lila Stanfield House	c. 1920	Dutch Colonial Revival
217 Kendall Street	C.E. & Zola Twadell House	1927	Bungalow
225 Kendall Street	T.J. & Pearl Huening House	c. 1920	Bungalow
257 Kendall Street	Bethel Baptist Church	1956	Colonial Revival
316 Kendall Street	House		Cross Gable
332 Kendall Street	Lester & Rose Evans House	1924	Bungalow
440 Kendall Street	St. Charles Borromeo Congregation Sisters House	1949	Colonial Revival
440 Kendall Street	St. Charles Borromeo Garage		Astylistic Utilitarian
456 Kendall Street	St. Charles Borromeo Rectory	1922	Colonial Revival

457 Kendall Street	House		Greek Revival
525 Kendall Street & 801, 803 & 805 N. Pine Street	Henry Plate Hotel	1890	Commercial Vernacular
309 N. Kendrick Avenue	Francis C. Sommers House	1956	Ranch
201 S. Kendrick Avenue	Burlington Junior High School	1964	Contemporary
140 Lewis Street	House		Gabled Ell
165 Lewis Street	House		Gothic Revival
173 Lewis Street	House		Gothic Revival
309 Lewis Street	House		Queen Anne
324 Lewis Street	Julius & Inez Marsili House	c. 1928	Bungalow
332 Lewis Street	House	1970	Bungalow
341 Lewis Street	House		American Foursquare
349 Lewis Street	House		Queen Anne
356 Lewis Street	House	1904	Queen Anne
389 Lewis Street	Lewis Street Water Tower	1890	Astylistic Utilitarian
524 Madison Street	House		Queen Anne
524 Madison Street	Carriage House		Astylistic Utilitarian
625 Madison Street	Jack Berry House	1970	Ranch
109 N. Main Street	Jacob Muth Brewery	1872	Commercial Vernacular
208 N. Main Street	Hersh's Washerette Building	1948	20 <sup>th</sup> Century Commercial
240 N. Main Street	Dr. L. E. Ryall Dental Office	1965	Ranch
309 N. Main Street	House		Side Gable
100 McHenry Street	St. Mary Catholic Church	1891	Gothic Revival
100 McHenry Street	Good Shepherd Chapel	1979	Gothic Revival
108 McHenry Street	St. Mary Rectory	1891	Queen Anne
112 McHenry Street	Immaculate Conception Catholic Church	1854	Gothic Revival
148 McHenry Street	St. Mary Catholic High School	1925	Mediterranean Revival
148 McHenry Street	Marian Activity Center	> 2000	Contemporary
167 McHenry Street	Klein House		Greek Revival
201 McHenry Street	House		Tudor Revival
316 McHenry Street	House		American Foursquare
419 McHenry Street	George A. Borgo House	1949	Lustron
508 McHenry Street	House		Side Gable
148 Midwood Drive	L. W. & Kathy Nicholson House	1966	Contemporary
230 Milwaukee Avenue	Barney J. Wentker Saloon	1908	Queen Anne
309 & 311 Milwaukee Avenue	House		Greek Revival
324 & 326 Milwaukee Avenue	House	1903	Queen Anne
332 Milwaukee Avenue	House		Italianate
333 Milwaukee Avenue	William F. Rothering House		Queen Anne
357 & 359 Milwaukee Avenue	House		Greek Revival
401 Milwaukee Avenue	Red Owl Food Store	1968	Contemporary
725 Milwaukee Avenue	Rainbow Restaurant	1961	Contemporary
733 Milwaukee Avenue	Rainbow Motel	1961	Contemporary
733 Milwaukee Avenue	Rainbow Motel Pool	1962	Astylistic Utilitarian
733 Milwaukee Avenue	Rainbow Motel Garage		Astylistic Utilitarian
841 Milwaukee Avenue	Rewald Electric Company Building	1951	20 <sup>th</sup> Century Commercial
4207 Mormon Road	Church of Jesus Christ of Latter Day Saints	1926	Front Gable
4325 Mormon Road	Montgomery House	1848	Side Gable
401 Orchard Street	House	c. 1930	Tudor Revival
424 Orchard Street	House	1939	Colonial Revival
449 Orchard Street	House	c. 1920	Bungalow

457 Orchard Street	Leonard Mitchell House	1914	Other Vernacular
472 Orchard Street	House	1935	Tudor Revival
473 Orchard Street	House	1935	Colonial Revival
500 Orchard Street	House	1925	Bungalow
316 Origen Street	House	c. 1940	Colonial Revival
317 Origen Street	Walter L. Paepke House	1950	Colonial Revival
340 Origen Street	Walter Yonk, Jr. House	1949	Lustron
341 Origen Street	Origen Street Water Tower	1947	Astylistic Utilitarian
341 Origen Street	Well No. 7	1947	Astylistic Utilitarian
424 Origen Street	House		Queen Anne
440 Origen Street	Carriage House	1915	Astylistic Utilitarian
449 Origen Street	House	c. 1930	Bungalow
300 Park Avenue	Robert Bauman House	1966	Ranch
340 Park Avenue	Martin J. Itzin House	1960	Ranch
525 Park Avenue	Phillip Reinfeldt House	1967	Ranch
232 N. Perkins Boulevard	Holy Cross Lutheran Church	1883	Gothic Revival
133 S. Perkins Boulevard	House		Bungalow
172 S. Perkins Boulevard	House		American Foursquare
201 S. Perkins Boulevard	House		Tudor Revival
340 S. Perkins Boulevard	Flora Korn House	c. 1910	Bungalow
356 S. Perkins Boulevard	House	1949	Lustron
417 S. Perkins Boulevard	House		Bungalow
344 Pickett Court	Palmer & Margaret Gardner House	1871	Queen Anne
773 & 775 N. Pine Street	House	1915	Dutch Colonial Revival
801, 803 & 805 N. Pine Street & 525 Kendall Street	Henry Plate Hotel	1890	Commercial Vernacular
824 N. Pine Street	Minneapolis, St. Paul, & Sault Ste. Marie Railroad Depot	1916	American Craftsman
824 N. Pine Street	Shed		Astylistic Utilitarian
824 N. Pine Street	Shed		Quonset
824 N. Pine Street	Shed		Quonset
824 N. Pine Street	Silos		Astylistic Utilitarian
100 S. Pine Street	Burlington Post Office	1961	Contemporary
101 S. Pine Street	House		Italianate
187 & 189 S. Pine Street	B. H. Rewald House	c. 1910	Queen Anne
225 & 227 S. Pine Street			Cross Gable
432, 442, 446, 448 & 450 S. Pine Street	Burlington Brass Works Foundry	1902	20 <sup>th</sup> Century Commercial
5805, 5807 & 5809 S. Pine St.	House	c. 1840	Greek Revival
117 Randolph Street	L. H. Cobb House	c. 1910	Queen Anne
207 Randolph Street	House	1922	Bungalow
264 Randolph Street	Roy A. & Psychia Hoffman House	1927	Colonial Revival
325 Randolph Street	House	1927	Tudor Revival
333 Randolph Street	House	1935	Colonial Revival
340 Randolph Street	House	c. 1940	Colonial Revival
348 Randolph Street	House	c. 1940	Tudor Revival
349 Randolph Street	Leo A. Lankie House	c. 1930	Colonial Revival
364 Randolph Street	House	1942	Colonial Revival
365 Randolph Street	House	1932	Dutch Colonial Revival
372 Randolph Street	House	1944	Colonial Revival
373 Randolph Street	Benjamin H. & Katie Leach House	1925	Colonial Revival

380 Randolph Street	House	c. 1940	Dutch Colonial Revival
389 Randolph Street	House	1938	Colonial Revival
457 Randolph Street	Arthur E. Brenton House	1949	Lustron
508 Sheldon Street	Burlington Water Department	1972	Contemporary
W140 State Highway 11 (Town of Spring Priarie, Walworth Co.)	Strang House	1844	Greek Revival
101 E. State Street	Charles Roy & Elfreida McCanna House	1919	Mediterranean Revival
117 E. State Street	Origen & Julia Ann Perkins House	1846	Greek Revival
125 E. State Street	First Methodist Episcopal Church	1904	Gothic Revival
149 E. State Street	House	c. 1896	Queen Anne
587 E. State Street	Knights of Columbus Burlington Council No. 1578	c.1960	Contemporary
108 W. State Street	House		Queen Anne
116 W. State Street	House	c. 1900	American Foursquare
117 W. State Street	Deacon Trueworthy Durgin House	c. 1848	Greek Revival
125 W. State Street	William Johnson House	1860	Colonial Revival
132 W. State Street	House		Greek Revival
141 W. State Street	House	c. 1870	Gabled Ell
148 W. State Street	Anton Dobberstein House	c. 1910	Queen Anne
149 W. State Street	House		Greek Revival
156 W. State Street	House		Queen Anne
157 W. State Street	A. V. Plate House	c. 1910	Colonial Revival
164 W. State Street	Joseph A. & Kate Rueter House	1898	Queen Anne
165 W. State Street	Anthony & Cora Eilers House	c. 1920	Bungalow
172, 174 & 176 W. State Street	John Frank Rueter Duplex	1844	Greek Revival
173 W. State Street	Joseph & Frances Ehlen House	c. 1920	American Foursquare
180 W. State Street	House	1924	Bungalow
181 W. State Street	Louisa Schmitt House	c. 1910	Queen Anne
200 W. State Street	Hugo Raettig House	c. 1910	Front Gable
206, 208, 210, 212 & 214 W. State Street	House		Other Vernacular
209 W. State Street	W. J. Willich House	c. 1910	Queen Anne
216 & 218 W. State Street	Frank Rueter House		Cross Gable
224 W. State Street			Queen Anne
225 W. State Street	St. Mary Catholic School	1955	Contemporary
232, 234 & 236 W. State Street	Jacob Brehm House	c. 1850	Greek Revival
233 W. State Street	School Sisters of Notre Dame Convent	1890	Italianate
272 W. State Street	House	1935	Tudor Revival
281 W. State Street	House	c. 1910	Queen Anne
373 W. State Street	God's Acre Cemetery Chapel	1892	Gothic Revival
373 W. State Street	God's Acre Cemetery	1846	
373 W. State Street	God's Acre Cemetery Fence	1927	
373 W. State Street	God's Acre Cemetery Wrought Iron Crosses	c.1860s -1880s	
390 W. State Street	House	1941	Tudor Revival
434 W. State Street	House		Colonial Revival
441 W. State Street	House	c. 1910	Queen Anne
457 W. State Street	House	c. 1920	American Foursquare
500 W. State Street	House	c. 1920	Bungalow
501 W. State Street	House	1918	Bungalow

565 W. State Street	Pliny Merrick & Ellen A. Perkins House	c. 1845	Two-Story Cube
900 W. State Street	Fred & Mary Rewald Monument	1954	
505 Storle Street	House	c. 1920	Front Gable
540 Storle Street	Edwin & Lucille Perkins Caldwell Carriage House	1908	Astylistic Utilitarian
400 Summit Avenue	Edward B. Rueter House	1945	Colonial Revival
424 Summit Avenue	House	1937	Colonial Revival
539 Tower Street	Hieron Bauman House	1969	Ranch
400 Walnut Street	Richard Lois House	1954	Ranch
431 Walnut Street	House	1945	Contemporary
101 E. Washington Street	G. P. Luetten House	c. 1920	Bungalow
408 E. Washington Street	Wehmhoff Jucker Park Shelter		Contemporary
135 W. Washington Street	Burlington Fire Department	1968	Contemporary
516 N. Westridge Avenue	House	1960	Ranch
209 N. Wisconsin Street	Herman H. Hoerneman House	1952	Side Gable
334 N. Wisconsin Street & 540 E. Jefferson Street	Duplex		Queen Anne
240 S. Wisconsin Street	Wisconsin National Guard	1962	Contemporary



 **PARTIAL SURVEY MAP**  
 0' 50' 100' 200' 300'

**LEGEND**  
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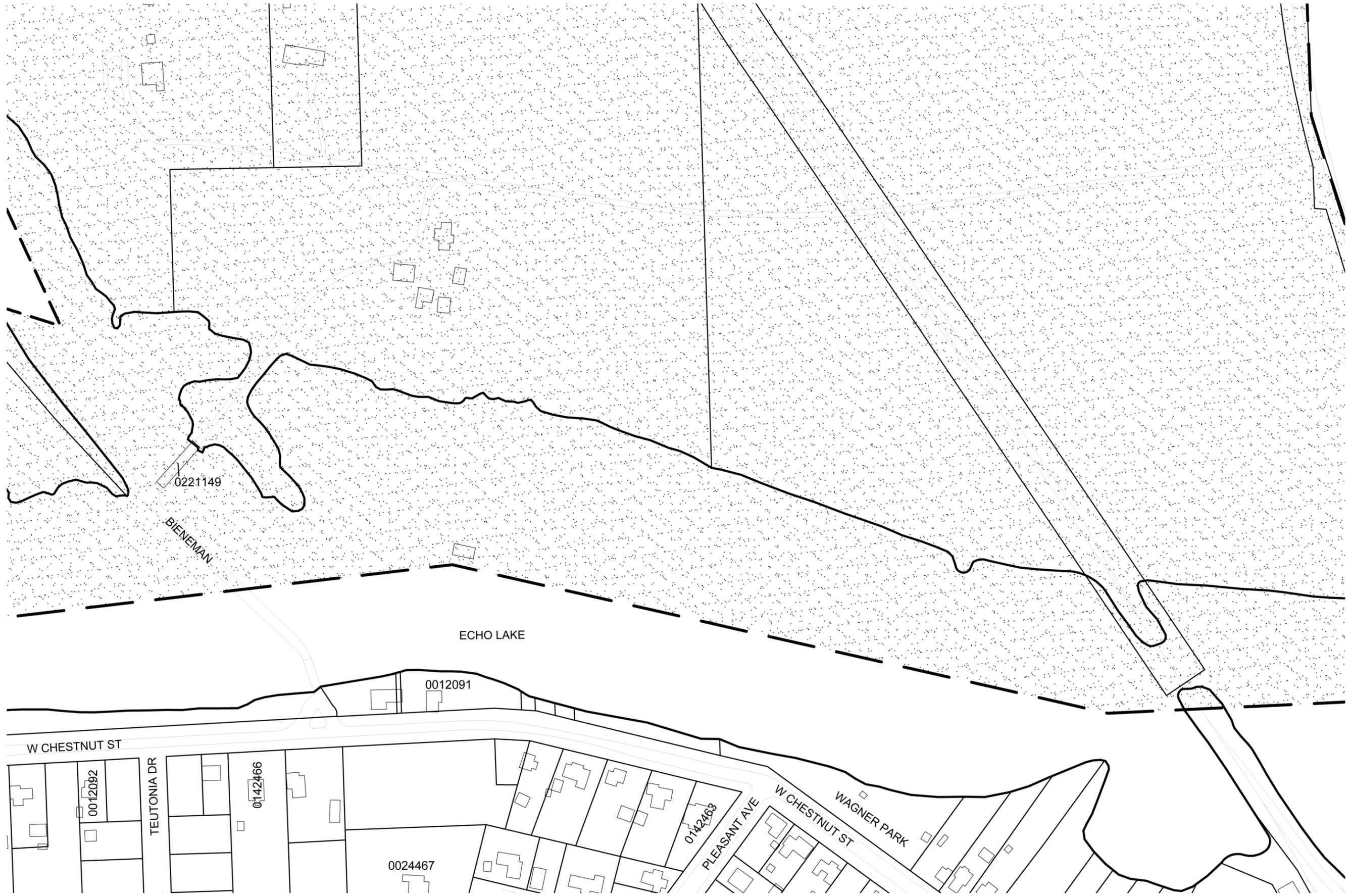
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**A8**



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SHEET NUMBER  
**E4**

Jun 28, 2012 - 11:08am



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SHEET NUMBER  
**G5**



ST CHARLES  
CEMETERY

0221109

AUSTIN RD

KINGS CT

W STATE ST

S KENDRICK AVE

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HILLSIDE DR

 **PARTIAL SURVEY MAP**

0' 50' 100' 200' 300'

**LEGEND**  
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## Recommendations

### Introduction

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

### Community Strategies for Historic Preservation

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

There are many benefits of historic preservation:

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

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

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

## Recommendation for the Registration & Protection of Resources

### *Historic Preservation Ordinance*

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

### *Historic Preservation Commission*

A group of individuals has been appointed for the commission, including an architect, real estate professional, insurance agent, several local businessmen, City aldermen, and City Plan Commission member. In the future, consideration should be given during appointments to ensure commission members possess knowledge, experience, and interest in the areas of history, historic preservation, historic architecture, real estate, and law. This commission should be commended on their ongoing efforts. They hold regular public meetings in order to tackle the tasks that lie ahead. It is their duty to establish planning policies, educate the community, and carry out the program. These tasks are imperative given the high profile threats and losses that the community has recently faced, such as the demolition of buildings within the Burlington Downtown Historic District. If or when the budget permits, some consideration may be given to hiring a staff preservation consultant to keep the commission organized, set policies, and carry out the day-to-day operations of the program.

### *Certified Local Government*

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

### *Local Landmarking of Historic Resources*

The Burlington Historic Preservation Commission has locally landmarked many buildings in the past. It is hoped that this report will enliven their efforts to continue to identify and landmark historic resources in Burlington.

### *National Register Nominations*

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

### *Threats to Resources*

Today, the proximity to places of work, good schools, and established neighborhoods has contributed to the ongoing desirability of Burlington. Changes in modern conveniences and increasing public expectations have brought a great deal of pressure on older homes. This has resulted in the demolition or relocation of a number of buildings and extensive remodeling and additions to hundreds of buildings. These trends are expected to continue into the future.

The largest threat to preservation in Burlington is razing of historic buildings. In recent years, numerous commercial buildings have been torn down for the sake of revitalization, historic industrial buildings have been particularly hard hit. Other threats to Burlington's architectural integrity include unsympathetic additions to buildings and the replacement of original windows and siding with more modern materials which obscure unique historic details. The Historic Preservation Commission should keep abreast of upcoming projects at historic properties.

### *Public Education*

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

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

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

### Future Survey & Research Needs

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

## Notes

- 
- <sup>1</sup> General Files. On file at the Burlington Historical Society, Burlington, Wisconsin.
- <sup>2</sup> Ibid.
- <sup>3</sup> Ibid.
- <sup>4</sup> Ibid.
- <sup>5</sup> Ibid.
- <sup>6</sup> Ibid.
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- <sup>13</sup> Ibid.
- <sup>14</sup> Ibid.
- <sup>15</sup> Ibid.
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- <sup>17</sup> Ibid.
- <sup>18</sup> Ibid.
- <sup>19</sup> Ibid.
- <sup>20</sup> Ibid.
- <sup>21</sup> The United States Army Institute of Heraldry website. <<http://www.tioh.hqda.pentagon.mil>>
- <sup>22</sup> General Files.
- <sup>23</sup> The Political Graveyard website. <<http://www.politicalgraveyard.com>>
- <sup>24</sup> General Files.
- <sup>25</sup> O'Brien, James E. "Schadeberg: the Man, the Candidate, His Political Philosophies." *Racine Journal Times*. September 18, 1960. Page 9.
- <sup>26</sup> The Political Graveyard website.
- <sup>27</sup> General Files.
- <sup>28</sup> Ibid.
- <sup>29</sup> Ibid.
- <sup>30</sup> Ibid.
- <sup>31</sup> The Political Graveyard website.
- <sup>32</sup> General Files.
- <sup>33</sup> The Political Graveyard website.
- <sup>34</sup> General Files.
- <sup>35</sup> Ibid.
- <sup>36</sup> Ibid.
- <sup>37</sup> Ibid.
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- <sup>39</sup> Ibid.
- <sup>40</sup> Ibid.
- <sup>41</sup> Ibid.
- <sup>42</sup> Ibid.
- <sup>43</sup> Ibid.

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62 Super Mix, Inc. website. <<http://www.supermixinc.com>>  
63 General Files.  
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67 The Cretex Companies, Inc. website. <<http://www.cretexnorth.com>>  
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- <sup>99</sup> Ibid.
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- <sup>101</sup> Ibid.
- <sup>102</sup> Ibid.
- <sup>103</sup> Ibid.
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- <sup>105</sup> Ibid.
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- <sup>117</sup> Ibid.
- <sup>118</sup> Ibid.
- <sup>119</sup> Ibid.
- <sup>120</sup> Ibid.
- <sup>121</sup> Burke, Michael. "Maple Leaf Farms to Close." *The Racine Journal Times*. March 22, 2008.
- <sup>122</sup> General Files.
- <sup>123</sup> Ibid.
- <sup>124</sup> Ibid.
- <sup>125</sup> Ibid.
- <sup>126</sup> *History of Racine and Kenosha Counties, Wisconsin*. Chicago: Western Historical Co., 1879. Page 652.
- <sup>127</sup> General Files.
- <sup>128</sup> Ibid.
- <sup>129</sup> Ibid.
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- <sup>131</sup> Ibid.
- <sup>132</sup> Ibid.
- <sup>133</sup> Ibid.
- <sup>134</sup> Ibid.
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- <sup>136</sup> Heggland, Timothy F. "Lemuel & Melissa Smith Farmhouse." *Wisconsin Historical Society-Determination of Eligibility Form*. Madison, Wisconsin: Wisconsin Historical Society, Historic Preservation Division, December 2008.
- <sup>137</sup> General Files.
- <sup>138</sup> Ibid.
- <sup>139</sup> Ibid.
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- <sup>173</sup> Ibid.
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- <sup>178</sup> Ibid.
- <sup>179</sup> Ibid.
- <sup>180</sup> Blumenson, John J. G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*. Second Ed. New York: W. W. Norton & Company, 1981, page 27.
- <sup>181</sup> Blumenson, John J. G., page 31.
- <sup>182</sup> Blumenson, John J. G., page 37.
- <sup>183</sup> Blumenson, John J. G., page 43.
- <sup>184</sup> Wyatt, Barbara, ed. *Cultural Resource Management in Wisconsin: Volume 2, A Manual For Historic Properties*. Madison, Wisconsin: Historic Preservation Division State Historical Society of Wisconsin, 1986. Page Architecture 2-10.
- <sup>185</sup> Blumenson, John J. G., page 63.
- <sup>186</sup> Wyatt, Barbara, *Volume 2*. Page Architecture 2-24.
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- <sup>188</sup> Blumenson, John J. G., page 71.
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- <sup>193</sup> Wyatt, Barbara, *Volume 2*. Page Architecture 2-32.
- <sup>194</sup> Ibid.
- <sup>195</sup> Wyatt, Barbara, *Volume 2*. Page Architecture 2-34.
- <sup>196</sup> Blumenson, John J. G., page 75.
- <sup>197</sup> *Ranch Style Architecture of the Twentieth Century*. Antique Home website. <<http://www.antiquehome.org>>
- <sup>198</sup> "Lustron House." Wikipedia website. <[http://en.wikipedia.org/wiki/Lustron\\_house](http://en.wikipedia.org/wiki/Lustron_house)>
- <sup>199</sup> Ibid.
- <sup>200</sup> Wyatt, Barbara, *Volume 2*. Page Architecture 2-37.
- <sup>201</sup> Wyatt, Barbara, *Volume 2*. Page Architecture 3-1.
- <sup>202</sup> Wyatt, Barbara, *Volume 2*. Page Architecture 3-2.
- <sup>203</sup> Ibid.

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**Appendix**

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# *Preservation Information*

## How to Gain Commission Credibility

### **Be accountable: adhere to the legal requirements of your local preservation ordinance.**

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

### **Hold public meetings.**

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

### **Maintain accurate records.**

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

### **Cultivate annual funding.**

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

### **Be able to show results.**

Receipt of annual budgets can also aid commissions in establishing professional reputations. Local commissions will find municipal leaders more willing to allocate funding for special projects if preservation commissioners have responsibly administered funds and successfully completed

projects in the past. And, used widely, even small amounts of money can help commissions increase their productivity and effectiveness.

### **Adopt standard meeting procedures.**

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

### **Develop good relationships.**

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

### **Be proactive rather than reactive.**

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

### **Use a positive approach.**

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

### **Adhere to consistent standards.**

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

### **Publish preservation plans and design guidelines.**

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

### **Know your community's history.**

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

### **Solicit public opinion.**

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

### **Know your local government.**

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

### **Broaden public awareness.**

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

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

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*Visit the  
Wisconsin Historical Society  
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[www.wisconsinhistory.org](http://www.wisconsinhistory.org)*



# WISCONSIN HISTORICAL SOCIETY

816 State Street • Madison, Wisconsin 53706 • (608) 264-6500

Division of Historic Preservation

## *Preservation Information*

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# Building Support for Local Historic Preservation

### **Preparing to Preserve: Changing Attitudes**

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

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

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

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

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

### ***Why Preserve?***

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

Certainly this is true when advocating the establishment of a local historic preservation program, especially the

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

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

### ***A Valuable Inheritance***

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

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

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

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

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

## **Gaining Support**

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

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

## ***Broad-based Backing***

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

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

## **Identifying Issues**

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

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

## ***Generate Interest in Issues***

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

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

## Strategies and Goals

The ultimate objective of a local historic preservation program is, of course, to ensure the continued existence of a community's heritage.

However, a number of short-term goals might be selected, along with the necessary strategies to reach those goals.

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

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

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

## Reaching for Goals

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

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

## Many Strategies Exist

Many educational strategies or techniques have proven effective in raising an awareness of both the value of historic resources and their vulnerability to destruction. Historic house tours, weekend archeological digs, slide presentations at local service clubs, contests to identify little-

noticed historic architectural details in the community, restoration awards and recognition ceremonies, and workshops to learn about income tax credits for rehabilitating historic buildings or property tax exemptions for archeological sites are some reliable and effective techniques.

## Benefits of Preservation

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

Some of these benefits include:

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

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

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

### ***Building a Future***

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

**For more information, contact  
Geoffrey Gyrisco  
Division of Historic Preservation  
Wisconsin Historical Society  
608-264-6510.  
or visit our Web site  
[www.wisconsinhistory.org](http://www.wisconsinhistory.org)**



# WISCONSIN HISTORICAL SOCIETY

816 State Street • Madison, Wisconsin 53706 • (608) 264-6500

Division of Historic Preservation

## *Preservation Information*

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### Creating A Preservation Ethic in Your Community

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

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

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

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

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

Here are a few suggestions.

#### **Set Examples.**

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

ciate the concept—and the need—for preservation in their community. By exciting the imagination of the community with their unique heritage and irreplaceable architecture, preservationists can begin to impress on others the need for preservation.

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

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

#### **Get Organized.**

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

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

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

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

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

### **Establish Public Policies.**

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

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

### **Take Action.**

"Preserve" is an active verb. The act of historic preservation is a series of actions. It is a process that depends on the involvement of people who will determine the fate of cultural resources. To help instill a preservation ethic, preservationists must be willing to take action, to take the first step, to stand up and make the case for preservation

whenever necessary, and to oppose ill-conceived proposals. Taking such actions not only sets good examples but inspires others to take similar actions.

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

### **Share the Philosophy.**

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

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

### **Educate the Community.**

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

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

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

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



North Grand Boulevard Historic District  
Milwaukee

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



# *Preservation Information*

## **Planning a Local Historic Preservation Program**

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

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

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

#### *Objectives*

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

#### *Identify issues.*

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

#### *Seek assistance and education.*

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

### 2. Get **Organized.**

#### *A public or a private group*

- Will the city, village, town or county establish by ordinance an official historic preservation body, such as a historic preservation commission?
- Or will a private, nonprofit organization be useful?

- Is a temporary ad hoc committee sufficient to begin with?

#### *Some early steps*

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

### 3. Obtain **Support.**

#### *Communicate with your community.*

General public acceptance and awareness is essential.

Conduct public informational meetings.

Educate your community about the value of its historic resources.

*Get support of public officials, local historical society, and other groups, as well as support of private citizens.*

- Attend their meetings to explain your program.

*Publicize your efforts.*

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

4. Conduct a **Survey**.

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

*Publicize the survey results.*

5. Prepare a **Plan**.

*Create a public planning document and record of historic properties.*

- Provides basis for decisions concerning development
- Provides basis for official designation of historic properties
- Provides basis for future preservation efforts

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

*Monitor local plans and projects to assure that historic properties are taken into account and are not overlooked or jeopardized.*

6. Enact a local **Historic Preservation Ordinance**.

*Establish a local historic preservation commission empowered to designate, and regulate changes to historic properties and districts.*

- Legal techniques are the best preservation protection tools, through review of building and demolition permits.
- Is the community receptive to a historic preservation ordinance?
- Are public officials and private citizens aware of the benefits of historic preservation ordinance?

*Join the Wisconsin Association of Historic Preservation Commissions (WAHPC).*

7. **Designate** historic properties.

- Local designation, by local historic preservation commission

*National Register of Historic Places and the State Register of Historic Places designation*

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

*Designation provides:*

- Official recognition
- Owner prestige
- Preservation benefits and protection

*Certificates and plaques can be awarded.*

8. Establish **Financial** and **Technical** resources for historic property owners.

*Designed to encourage and assist the preservation of historic properties.*

- A grant, loan, or revolving fund program may be set up.
- Publicize the state and federal rehabilitation investment tax credits.

*Technical assistance*

- "How to" advice and information on restoration and renovation
- Set up local library section on historic preservation and "how to" publications.
- Conduct fund-raising activities, apply for grants, etc.

9. Continue to carry out the **Preservation Program**.

*An on-going program of historic preservation is essential.*

- Continue public education and community activities.
- Continue involvement in community planning decisions.
- Celebrate your heritage.

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

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



## WISCONSIN PRESERVATION INFORMATION

# GUIDELINES FOR PLANNING HISTORIC PRESERVATION TAX CREDIT PROJECTS

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

#### INTRODUCTION

State and federal tax programs require that all tax-credit-related work must meet the Secretary of the Interior's Standards for Rehabilitation (or, simply, the Standards). The information contained in this pamphlet is designed to provide you with guidance about how the Standards are interpreted for various types of preservation work; however, because there are a wide variety of historic properties, it is impossible to provide a complete set of guidelines to address every situation. This pamphlet is directed to the most common preservation problems. To resolve issues not discussed here, you should refer directly to the Standards or to the brochures listed on page 10.

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

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

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

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

#### NOTE

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

## SITE WORK

**GENERAL DISCUSSION:** Most types of site work are allowable, as long as:

- the work does not destroy significant archeological remains or landscape features;
- does not encroach on any historic buildings; and
- does not introduce incompatible new features to the site.

### NOTE

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

### REGRAIDING, LANDSCAPING, AND CONSTRUCTION OF SIDEWALKS AND PARKING AREAS

Regrading should be limited to areas away from, or at the rear of, the historic building. You should avoid changes in the ground level near the historic building. New plantings and sidewalks are usually not a problem as long as the character of the site is not changed. Parking areas should, to the extent possible, be located at the rear of a site and in most cases should not abut the historic building.

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

### DEMOLITION OF EXISTING BUILDINGS INCLUDING THOSE ON ADJACENT LOTS

Buildings on, or adjacent to, the site of a historic building may be demolished if they do not contribute to the significance of the historic building or its context. On the other hand, just because a building or addition is not original to a property does not always mean that it can be demolished; it may be historically significant nonetheless.

Evidence of whether a building is considered to be significant is often found in the National Register or State Register nomination for the property or district. You should contact Joe DeRose, staff historian, at 608/264-6512 for a determination of significance on any building proposed for demolition.

### NEW CONSTRUCTION ON-SITE OR ON ADJACENT PARCELS OF LAND

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

### SITE EXCAVATION

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

### NOTE

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

## BUILDING EXTERIOR

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

## EXTERIOR BUILDING CLEANING

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

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

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

If you intend to chemically clean your building, please be aware that no chemical or chemical manufacturer is "pre-approved" for use in this program. Building materials vary widely in composition and chemicals that may be applied safely to one building can result in severe damage to another. In addition, some chemical companies specify that the chemicals be washed from the building at high water pressures that, in itself, can damage the building. For these reasons, it is required that a cleaning test patch, typically four foot square, be performed on an inconspicuous part of the building prior to cleaning the entire building. This test patch should be inspected for possible damage to the building materials, including mortar joints, and should be used as a standard by which the rest of the cleaning is evaluated.

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

If exterior metal elements are ferric (iron-based) it should be determined whether those elements are cast iron or coated metal. Generally, cast iron is used in storefront

columns and trim; otherwise, any metal trim is likely to be terne or zinc coated steel. Cast iron may be sandblasted to remove dirt or paint but coated steel should be hand-scraped to remove only the loose paint before repainting. Sandblasting coated steel will remove the protective coating and will ultimately lead to severe rusting.

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

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

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

## REPOINTING

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

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

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

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

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

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

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

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

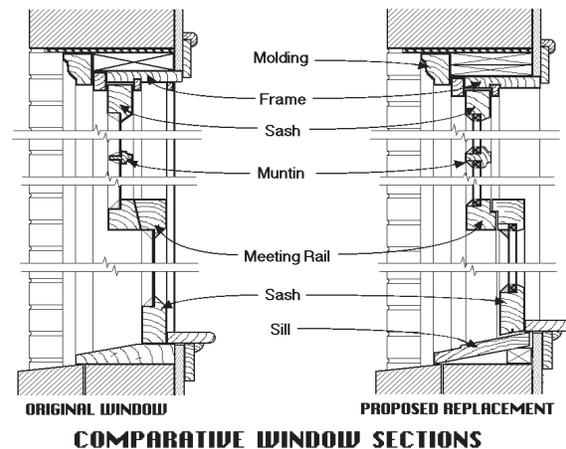
the photographs along with the Request for Certification of Completed Work.

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

## WINDOW REPLACEMENT

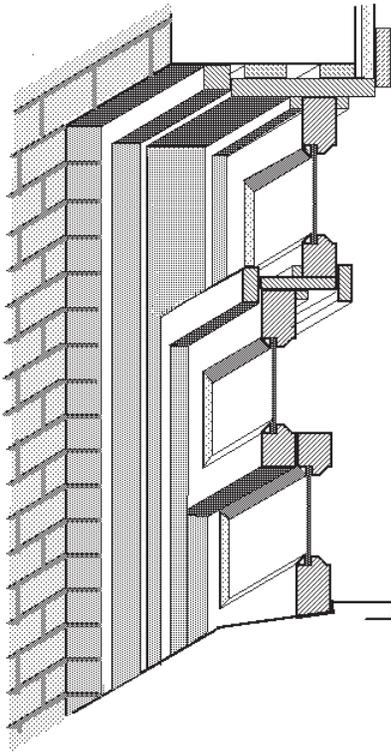
In many tax applications, the applicants propose to replace original windows with energy-efficient, "maintenance free" units. In most cases, these units do not duplicate the historical appearances of the windows they are designed to replace. The use of inappropriate new windows will result in denial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

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



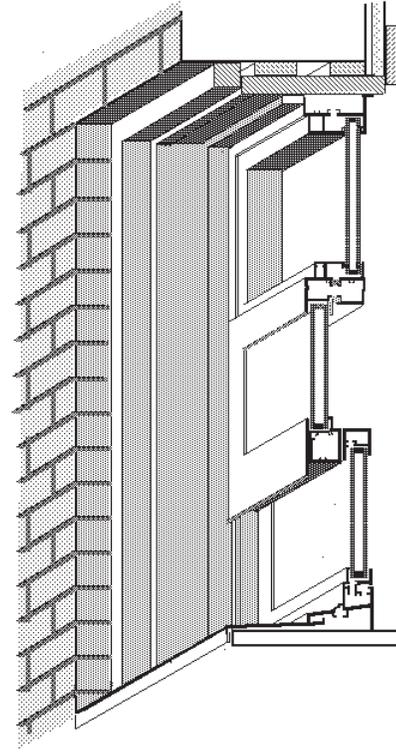
If windows are to be replaced, the replacement windows must duplicate in every respect the appearances of the original windows, including the appearances of the muntins (dividing bars), the proportions of the original windows, the thickness of the sash elements, and the window finishes. The material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

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



#### TYPICAL WOOD WINDOW CONSTRUCTION

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



#### UNACCEPTABLE ALUMINUM REPLACEMENT WINDOWS

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

Another requirement when aluminum windows are used as substitutes for wooden windows is that the glass be set back from the faces of the frames by approximately the same distance as in wooden windows which, typically, would have a "putty line." To illustrate this concept, the glazing in wooden windows is held in place with either putty or wooden stops which sets the glass approximately 1/2" back from the face of the window frame. On the other hand, the glazing in many aluminum windows is held in place by a metal flange. The result is that the glass is set back from the frame by only about 1/8" which causes the window sashes to look "flat" and out-of-character with most buildings.

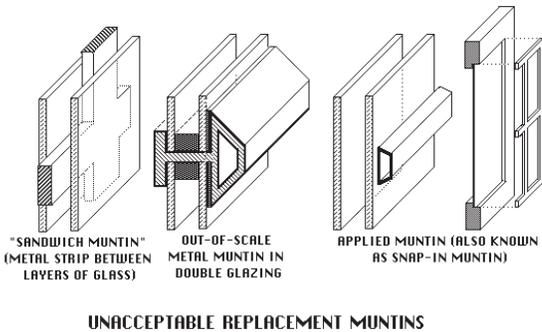
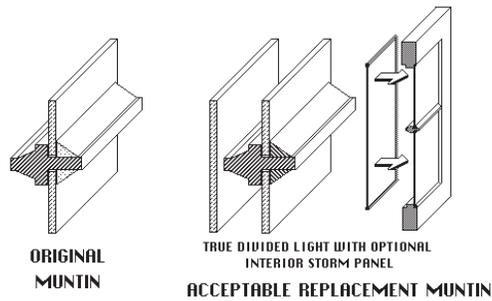
In addition, the use of tinted and reflective glass, including most "Low-E" glass, (which under many lighting conditions appears as reflective glass) is not allowed. Historic windows should be glazed with clear glass. If low-E glass is used a one foot square sample should be submitted to demonstrate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

For purposes of maintenance and energy efficiency you may wish to install interior or exterior storm windows instead of replacing the original windows. Exterior storm windows can be aluminum combination windows as long as the window tracks are mounted so as not to protrude from the

face of window openings and the proportions of the storm windows match those of the original windows. If you plan to install storm windows, you should include with your application large-scale head, jamb, and sill details of the storm window assembly. You should also describe the type of finish to be used. As in the case of aluminum primary windows, the finishes should be painted or baked-on, rather than anodized.

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

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



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

### CLOSING-UP WINDOW OPENINGS OR ADDING NEW WINDOWS

Original window patterns should not be changed on primary facades. On secondary facades, changes should be in keeping with the overall window patterns of those sides of the building. On rear facades with limited visibility, significant changes can usually be made; however, they must be in character with the rest of the building. On masonry buildings, when original windows are closed-in, the infill material should match those of the wall and should be inset from the face of the wall at least two inches. Non-original windows can usually be closed flush to the wall surfaces with matching materials. For new windows, the application should contain drawings similar to those specified in the window replacement section.

### STOREFRONT ALTERATION AND RESTORATION

Rehabilitation of storefronts, either original storefronts or those that have been altered in the past, should be based on the historic appearances of the buildings. Treatments such as installation of wood or metal awnings, installation of solid panels in the transoms (which, typically, were glazed), and removal or alteration of original entrances should be avoided. In addition, projects that result in removing doorways, such that there are no apparent entrances into the storefront will likely be denied. Even if existing or original

doors are not necessary to the operation of the building, they should be left in-place and, if necessary, made inoperative. If storefront windows are to be replaced, the new windows should duplicate the materials and proportions of the originals, including any muntins (divisions between panes of glass) that may have existed.

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

### ROOF REPLACEMENT

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

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

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

### REPLACEMENT OR REPAIR OF ORIGINAL FEATURES

Repair, rather than replacement, of any feature -- such as wood trim, siding, entry steps, a dormer or a porch -- is always strongly encouraged. If replacement is necessary, documentation of the deteriorated condition of the feature should be submitted. Only those portions of any feature that are deteriorated should be replaced.

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

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

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

## REMOVAL OF LATER BUILDING ADDITIONS OR FEATURES

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

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

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

## CONSTRUCTION OF NEW ADDITIONS

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

In general, the degree to which new construction can take place on a historic building, and the design of the new construction, is determined by the visibility of the area in which the construction is proposed. Additions to historic buildings should be constructed on the least visible elevation such that the historic building remains the most prominent element from the public right-of-way. In some

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

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

## BUILDING INTERIOR

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

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

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

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

### REMOVAL OR ADDITION OF INTERIOR WALLS

If a building contains significant interior spaces, you should work within the existing floor plan to the extent possible. The Standards do not usually allow total gutting of a building unless the interior has been completely altered in the past and possesses no significant features or spaces. Significant interior spaces include both those that are highly decorated and original (such as hotel lobbies) and those that are characteristic of the buildings in which they are contained (such as school auditoriums and corridors).

In evaluating which spaces can be changed on an interior, you should determine which spaces are primary and which are secondary. Primary spaces are those that are important to the character of a building and should always be preserved. Unfortunately, because there are a wide variety of historic buildings, each with its own type of significance, there are no absolute rules for identifying primary spaces.

In dealing with buildings other than single family houses, a general rule-of-thumb in determining which spaces are primary (and, therefore, should not be altered extensively) is whether the spaces are "public" or "non-public." In general, "public" spaces should be preserved largely intact whereas "non-public" spaces may be altered more radically. For example, the "public" spaces in a school building would include the corridors, entrance lobbies, stairwells, and auditoriums. These should be left intact. On the other hand, the "non-public" spaces, such as classrooms and offices, can be altered more extensively, provided that there are no highly significant features present. In office buildings, the "public" spaces would include the hallways, lobbies, and any decorative stairways. "Public" spaces in churches would include most of the interior features. On the other hand, there may be few or no "public" spaces in many warehouses and factories.

When interior walls are to be changed, you will be required to submit "before" and "after" floor plans. Combined before and after floor plans drawn primarily to indicate the location of new partitions and where the existing partitions are shown as dotted lines (indicating demolition) are not acceptable for this purpose.

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

### REMOVAL OR RELOCATION OF INTERIOR TRIM OR FEATURES

As in the case of interior spaces, whether interior door and window trim, baseboard or other features, such as doors, fireplace surrounds, stair rails, or decorative plaster, can be removed depends on the significance of those features. The Standards consider both highly decorated features (such as grand staircases) and characteristic features (such as original window trim) to be significant and, to the extent possible, these should remain intact. If original features have to be removed during construction, they should be re-installed (or, if this is impossible, reproduced) in their original locations. Avoid moving original decorative elements to new locations. A project may be denied certification if the effect of the interior work is to create a new, "historic" interior -- that is, an interior that looks to be original, but is actually a collection of original building artifacts applied in non-original locations over new construction. Likewise, interior trim for *new* walls should be generally of the same type and proportion as the original trim, but should not duplicate it exactly, unless the original trim is relatively unornamented.

### CHANGES IN ROOM FINISHES

For most interior walls, the choice of finishes is not a problem. We are likely to question the covering over of original decoration (such as stenciling), the removal of plaster or wooden elements (such as cornices or wainscoting), or the application of textured wall paints on original plaster. A modern popular treatment, the removal of plaster to expose brick or stone is *not* appropriate. Historically, brick would be left exposed only in utilitarian structures such as mills, factories, or warehouses. In the area of floor finishes, you should avoid removing or permanently damaging decorative flooring; otherwise, most types of treatments are allowable.

Ceiling treatments are the cause of some concern in this program. We are likely to question the lowering of ceilings, particularly those in public spaces. If you propose to lower ceilings, they should not be dropped below the level of the tops of the windows unless they are revealed upward at the windows for a distance of at least three feet from the outside walls. We will not accept the installation of plywood panels, spandrel panels, or opaque glazing in the upper portions of windows to hide suspended ceilings. In spaces where the ceilings are to be lowered or repaired, and the original ceiling was plastered, you should install suspended gypsum drywall (or plaster) in lieu of suspended acoustical tile. If room finishes are to change significantly, the application materials should contain a room finish schedule or some similar indication of the room finishes.

## REMOVING OR INSERTING FLOORS

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

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

## WALL INSULATION

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

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

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

## INSTALLATION OF NEW MECHANICAL SYSTEMS, ELECTRICAL WIRING, AND PLUMBING

In most cases, mechanical, electrical, and plumbing work will have no effect on the historic qualities of a rehabilitated building; however, these items should be addressed in the application. Of these, the installation of new mechanical systems should be described in the most detail. If, for

example, an existing hot water heating system is to be replaced by a new forced-air system, the changes necessary to install heating ducts may be of concern. Also, in the installation of mechanical cooling systems, the location of the condenser is an important consideration. Condensers should not be installed in visible locations on roofs or, at ground level, on primary facades. If unit air conditioners (window units) are to be installed, the Standards do not allow sleeve holes to be cut into primary and secondary facade walls and does not allow windows on these facades to be blocked-in to receive such sleeves.

### FOR FURTHER INFORMATION...

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

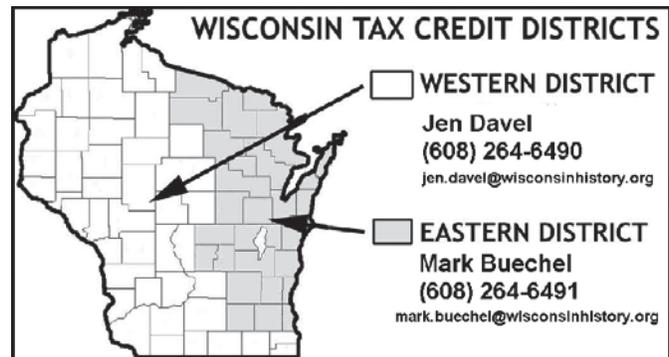
#### General information:

Visit our website at:

[www.wisconsinhistory.org/hp](http://www.wisconsinhistory.org/hp)

#### Preservation Architects:

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



#### Historian:

For questions concerning historic significance of a building or addition:

**Joe DeRose** 608-264-6512  
[joe.derose@wisconsinhistory.org](mailto:joe.derose@wisconsinhistory.org)

#### Office of the State Archeologist:

For questions concerning archeological deposits or features:

**John Broihahn** 608-264-6496  
[john.broihahn@wisconsinhistory.org](mailto:john.broihahn@wisconsinhistory.org)

#### Burial Sites Office:

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

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

- ◇ Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings
- ◇ Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings
- ◇ Preservation Briefs 3: Conserving Energy in Historic Buildings
- ◇ Preservation Briefs 4: Roofing for Historic Buildings
- ◇ Preservation Briefs 6: Dangers of Abrasive Cleaning to Historic Buildings
- ◇ Preservation Briefs 7: The Preservation of Historic Glazed Architectural Terra-cotta
- ◇ Preservation Briefs 8: Aluminum and Vinyl Siding on Historic Buildings
- ◇ Preservation Briefs 9: The Repair of Historic Wooden Windows
- ◇ Preservation Briefs 10: Exterior Paint Problems on Historic Woodwork
- ◇ Preservation Briefs 11: Rehabilitating Historic Storefronts
- ◇ Preservation Briefs 12: The Preservation of Historic Pigmented Structural Glass
- ◇ Preservation Briefs 13: The Repair and Thermal Upgrading of Historic Steel Windows
- ◇ Preservation Briefs 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- ◇ Preservation Briefs 15: Preservation of Historic Concrete: Problems and General Approaches
- ◇ Preservation Briefs 16: The use of Substitute Materials on Historic Building Exteriors
- ◇ Preservation Briefs 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings and an Aid to Preserving the Character
- ◇ Preservation Briefs 18: Rehabilitating Interiors in Historic Buildings
- ◇ Preservation Briefs 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- ◇ Preservation Briefs 20: The Preservation of Historic Barns
- ◇ Preservation Briefs 21: Repairing Historic Flat Plaster - Walls and Ceilings
- ◇ Preservation Briefs 22: The Preservation and Repair of Historic Stucco
- ◇ Preservation Briefs 23: Preserving Historic Ornamental Plaster
- ◇ Preservation Briefs 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- ◇ Preservation Briefs 25: The Preservation of Historic Signs
- ◇ Preservation Briefs 26: The Preservation and Repair of Historic Log Buildings
- ◇ Preservation Briefs 27: The Maintenance and Repair of Architectural Cast Iron

- ◇ Preservation Briefs 28: Painting Historic Interiors
- ◇ Preservation Briefs 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
- ◇ Preservation Briefs 30: The Preservation and Repair of Historic Clay Tile Roofs
- ◇ Preservation Briefs 31: Mothballing Historic Buildings
- ◇ Preservation Briefs 32: Making Historic Properties Accessible
- ◇ Preservation Briefs 33: The Preservation and Repair of Historic Stained and Leaded Glass
- ◇ Preservation Briefs 34: Applied Decoration for Historic Interiors: Preserving Composition Ornament
- ◇ Preservation Briefs 35: Understanding Old Buildings: The Process of Architectural Investigation
- ◇ Preservation Briefs 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
- ◇ Preservation Briefs 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Buildings
- ◇ Preservation Briefs 38: Removing Graffiti from Historic Masonry
- ◇ Preservation Briefs 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- ◇ Preservation Briefs 40: Preserving Historic Ceramic Tile Floors
- ◇ Preservation Briefs 41: Seismic Retrofit of Historic Buildings
- ◇ Preservation Briefs 42: The Maintenance, Repair and Replacement of Historic Cast Stone

**These Preservation Briefs are available through the Internet at:**

<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

**For free, single copies of any of these materials, please check those desired, provide your complete mailing address in the box below, and mail this sheet to:**

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

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# HISTORIC PRESERVATION TAX INCENTIVES FOR INCOME-PRODUCING HISTORIC BUILDINGS

## INTRODUCTION

Federal tax incentives for the rehabilitation provide a 20% investment tax credit to owners who substantially rehabilitate their income-producing certified historic structures. These tax incentives have been in effect since 1976 and have been substantially amended several times; this pamphlet reflects the latest changes, the Tax Reform Act of 1986.

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

In planning a tax credit project, you should be aware that the Tax Reform Act of 1986 established "passive income" and transition rules that may affect your ability to claim tax credits, depending on the nature of your investment, your total income, and when your project was carried out. Interpretation of these rules is beyond the scope of this summary. For further information, you should contact the IRS, a tax attorney, or an accountant.

## THE ROLE OF THE DIVISION OF HISTORIC PRESERVATION

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

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

## WISCONSIN 5% SUPPLEMENTAL CREDIT

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

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

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## THE TAX INCENTIVES

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

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

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

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

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

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

## APPLICATION REQUIREMENTS SUMMARY

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

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

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

In addition to the owners of a building, a **lessee** may also be eligible for the tax credits if the lease runs for at least 18 years beyond the completion of the rehabilitation project and if the lessee carries out the work.

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

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

### BASIC PROGRAM REQUIREMENTS SUMMARY

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

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

### APPLICATION PROCESS OVERVIEW

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

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

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

### CERTIFIED HISTORIC STRUCTURES

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

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

If your building does not fall into one of the three categories above, you may still take advantage of the tax credits by submitting a Part 1 application to obtain a preliminary certification of significance. You would then proceed through the certification process; however, within 30 months of the date in which you file your tax return claiming the

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

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

**INCOME-PRODUCING REQUIREMENTS**

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

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

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

**SUBSTANTIAL REHABILITATION REQUIREMENTS**

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

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

**NATIONAL PARK SERVICE (NPS) FEE SCHEDULE**

The NPS charges the following fees for reviewing applications:

<b>COST OF WORK</b>	<b>NPS FEE</b>
less than \$20,000	No fee
\$20,000 - \$99,999	\$500
\$100,000 - \$499,999	\$800
\$500,000 - \$999,999	\$1,500
more than \$1,000,000	\$2,500

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

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

**THE APPLICATION PROCESS**

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

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

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

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

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

### THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

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

The ten Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

To be eligible for the tax incentives, a building must be a Certified Historic Structure. As an applicant, this means that if your property is not listed *individually* in the National Register of Historic Places you must complete a Part 1 application. Generally, it must be submitted no later than the date the building is "placed in service", that is, put in use for an income-producing purpose. The majority of the application consists of information that you must provide about the building's physical appearance and the building's historic significance.

#### PURPOSE OF THE FORM

For properties contained within historic districts (either National Register or certified local historic districts) the form is designed to demonstrate that the properties contribute to the significance of those districts. Once a Part 1 certification form has been approved by the NPS, that property is considered to be a Certified Historic Structure.

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

#### DATE OF CONSTRUCTION

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

#### THE DESCRIPTION OF PHYSICAL APPEARANCE

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

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

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

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

### STATEMENT OF SIGNIFICANCE

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

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

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

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

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

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

### **INSTRUCTIONS FOR COMPLETING PART 2 APPLICATIONS (DESCRIPTION OF REHABILITATION)**

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

### COMMON MISTAKES AND OMISSIONS

Most applications are returned to applicants for the following reasons:

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

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

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

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

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

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

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

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

### APPLYING FOR FIVE-YEAR CERTIFICATION

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

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

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

### WHERE TO GO FOR HELP

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

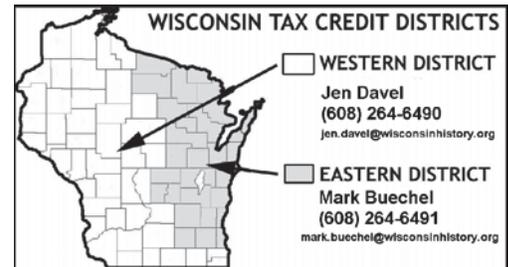
- Provide you with copies of the certification applications and instructions based on our knowledge of the tax regulations and the certification process.

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

For advice about completing the Part I certification application, call **Joe DeRose** at 608/264-6512 or [joe.derose@wisconsinhistory.org](mailto:joe.derose@wisconsinhistory.org).

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

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



Certified historic buildings qualify to use the historic

building code in Wisconsin. This can be helpful in solving difficult code compliance problems. For information on the historic building code contact **Lynn Lecount**, Division of Safety and Building at the Department of Commerce, 201 W. Washington Ave., 4<sup>th</sup> fl., Madison at 608-267-2496 or [llecount@commerce.state.wi.us](mailto:llecount@commerce.state.wi.us).

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

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



# WISCONSIN HISTORICAL SOCIETY

Division of Historic Preservation – Public History

## HISTORIC HOMEOWNERS TAX CREDIT PROGRAM APPLICATION INSTRUCTIONS

### INTRODUCTION

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

### OVERVIEW AND PURPOSE OF THIS PROGRAM

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

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

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

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



### REQUIREMENTS

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

1. Your property must be located in Wisconsin and it must be your personal residence. It cannot be used actively in a trade or business, held for the production of income, or held for sale or other disposition in the ordinary course of trade or business.
2. Your property must be historic. It must be certified to be one of the following:
  - listed in the National Register of Historic Places or the State Register of Historic Places;
  - contributing to a national register or state register historic district; or,
  - eligible for individual listing in the state register. (See "Historic Property," page 2.)
3. You must apply to receive the credit.

**Before you start the work**, you must submit:

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

**After the work is done**, you must submit a "Request for Certification of Completed Work," along with "after" photographs to verify that work was carried out as described in the Part 2 application.
4. You must spend at least \$10,000 on eligible project work within a two-year period, which can be extended to five years. Work that does not qualify for the tax credit, such as decorative interior work, does not count toward meeting this requirement. (See "Eligible Work," page 2.)
5. All work must meet "The Secretary of the Interior's Standards for Rehabilitation," including work that may not qualify for the tax credits.
6. You must complete all work within two years of the time that you begin physical work, unless you apply to have the work phased over an extended period of up to 5 years. To qualify for 5 year phasing, you must submit a phasing plan before you begin. (See "Expenditure Period," page 3.)
7. You will be required to own and maintain the historic character of your property for a period of five years after you have taken the tax credit or pay back all, or a portion of the tax credit. (See "Recapture," page 3).

## ELIGIBLE WORK

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

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

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

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

### NOTES

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

## EXPENDITURE PERIOD

### THE STANDARD TWO-YEAR EXPENDITURE PERIOD

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

### HOW TO APPLY FOR A FIVE-YEAR EXPENDITURE PERIOD

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

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



## COMPLETING THE PART 1 APPLICATION

### 1. NAME OF PROPERTY

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

### 2. OWNER

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

### 3. PROJECT CONTACT

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

### 4. PHOTOGRAPHS

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

### 5. OWNER'S CERTIFICATION

All owners must sign and date the application.

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

### 6. BUILDING DATA

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

The following features require written descriptions or drawings (for your house and all outbuildings):

- Overall shape or plan, such as rectangular or L-shaped. (Drawings or sketches may be necessary.)
- Known substantial alterations or additions, including dates.
- If outbuildings exist, the number, types, and locations should be shown on a site map.

You do not have to describe the following features (of your house and all outbuildings) if they are evident from your photos:

- Number of stories
- Construction materials (brick, frame, stone, etc.)
- Siding or exterior wall covering materials
- Roof shapes (Mansard, hipped, gabled, etc.)
- Important decorative elements.
- Significant interior features and spaces.

### 7. STATEMENT OF SIGNIFICANCE

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

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

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

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

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

### 8. ADDITIONAL PHOTOGRAPHS

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

## COMPLETING THE PART 2 APPLICATION

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

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

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

#### 5. PROJECT DATA

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

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

#### Estimated costs

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

#### Start date

Estimate when work will begin for each item.

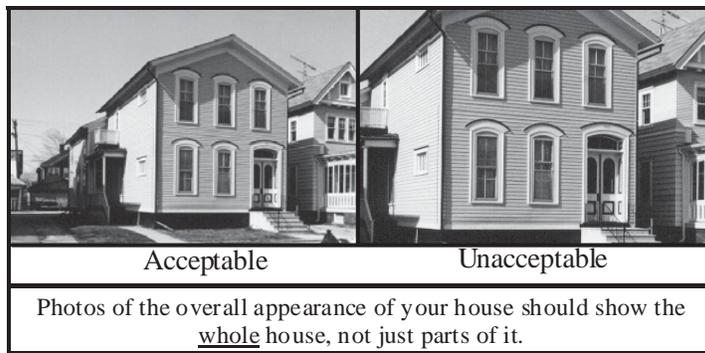
#### Completion date

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

#### 6. PHOTOGRAPHS AND DRAWINGS

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

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



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

#### Drawings and manufacturers' literature

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

#### 7. DESCRIPTION OF WORK TO BE PERFORMED

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



**AMENDMENTS**

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

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

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

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

**CLAIMING THE CREDIT**

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

**PRORATION OF TAX CREDITS**

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

**RECAPTURE**

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

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

**COMPLETING THE REQUEST FOR CERTIFICATION OF COMPLETED WORK**

The Request for Certification of Completed Work has three purposes:

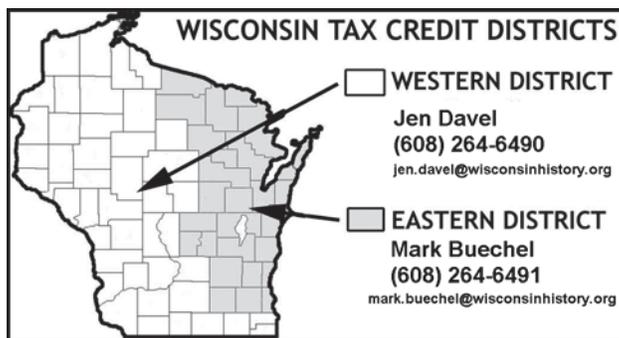
- To demonstrate to the Society that you have carried out the work as stated in your Part 2 application
- To establish for DOR the actual, final cost of your project for purposes of calculating your tax credit.
- To close-out your project.

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

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

**WHERE TO SEND COMPLETED APPLICATIONS**

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



## THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

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

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

### PLEASE NOTE THAT...

1. The rules governing this program are subject to legislative change. If you plan to apply, please contact either Mark Buechel or Jen Davel to discuss your project and to make certain that the forms and instructions are current.
2. Society staff cannot answer questions about your specific tax situation. You should refer these questions to a tax lawyer or accountant, or to the Wisconsin Department of Revenue (DOR).
3. Although the statutes allow a maximum \$10,000 tax credit per project, they do not define the term "project." Owners may submit applications for more than one project, thereby claiming as much as \$10,000 in tax credits for each project.
4. Applicants under this program may still be subject to the Wisconsin Alternative Minimum Tax (AMT). This may affect your ability to claim a credit.
5. By statute, only "natural" persons may claim the credit. Corporate entities are ineligible.
6. Projects that involve state or federal funds, license, or permit may be required to undergo a separate review to ensure that they will have no adverse effect on significant historic or prehistoric resources. This review is separate from, and not binding on, the tax program review.
7. Projects involving locally landmarked properties may need to be reviewed under local statutes, which is a process separate from reviews carried out under this program; furthermore, design decisions made by local commissions are not binding on this program.

### APPROVAL AUTHORITY

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

### WHERE TO GO FOR HELP

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



Division of Historic Preservation – Public History  
**HISTORIC HOMEOWNERS INCOME TAX CREDIT PROGRAM**

**DOCUMENTATION REQUIREMENTS  
AND GUIDELINES FOR MEETING REHABILITATION STANDARDS**

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**INTRODUCTION**

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

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

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

**BUILDING EXTERIOR**

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

## REPAIR OR REPLACEMENT OF ORIGINAL FEATURES

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

### REQUIRED DOCUMENTATION

**Photographs:**

( ) Clear photographs of the feature to be repaired or replaced

**Narrative:**

( ) State the condition of the feature and describe why it is being replaced

( ) In the case of repair, describe briefly, the methods to be used

( ) In the case of replacement state whether the feature will be replaced in-kind or, if not, describe how the replacement will differ from the original

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

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

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

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

Sound, original materials are part of the history of the house and should be left in-place while the deteriorated sections are repaired or replicated.



## EXTERIOR PAINTING

**Eligibility:** Exterior painting qualifies for the tax credit.

### REQUIRED DOCUMENTATION

**Photographs:**

( ) Clear photographs of all side of the building to be painted

**Narrative:**

( ) If the project involves paint removal, describe the methods to be used. See "Exterior Building Cleaning" for guidance in documenting paint removal

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

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

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

Your method of paint removal or preparation must be described in the application. Several paint removal methods are usually acceptable, including wet or dry scraping, chemical paint removal, and use of a high pressure water spray, if the water pressure is carefully controlled so that it does not damage the wood. Sandblasting and similar abrasive blasting techniques, wet or dry, are not acceptable and will result in the denial of your project.

Please note that, because premature paint failure is usually the result of poor preparation or use of improper paint, we suggest that you hire experienced contractors or consult with a paint dealer or specialist before undertaking the job. The Society can send you free published information on this topic. See the "For Further Information..." section.



## EXTERIOR MASONRY CLEANING

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

### REQUIRED DOCUMENTATION

**Photographs:**

( ) Close-up photographs of the building surfaces prior to cleaning

**Narrative:**

( ) Describe cleaning method in detail, including types of chemicals to be used and water wash pressure

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

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

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



**The Standards specifically prohibit sandblasting in any form** (except to clean cast iron, as discussed below).

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

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

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

If exterior metal elements are ferric (iron-based) it should be determined whether those elements are cast iron or coated metal. Generally, cast iron is used in storefront columns and trim; otherwise, any metal trim is likely to be terne or zinc coated steel. Cast iron may be sandblasted to remove dirt or paint but coated steel should be hand-scraped to remove only the loose paint before repainting. Sandblasting coated steel will remove the protective coating and will ultimately lead to severe rusting.

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

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

## TUCKPOINTING

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

### REQUIRED DOCUMENTATION

**Photographs:**

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

**Narrative:**

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

( ) Specify the replacement mortar mix

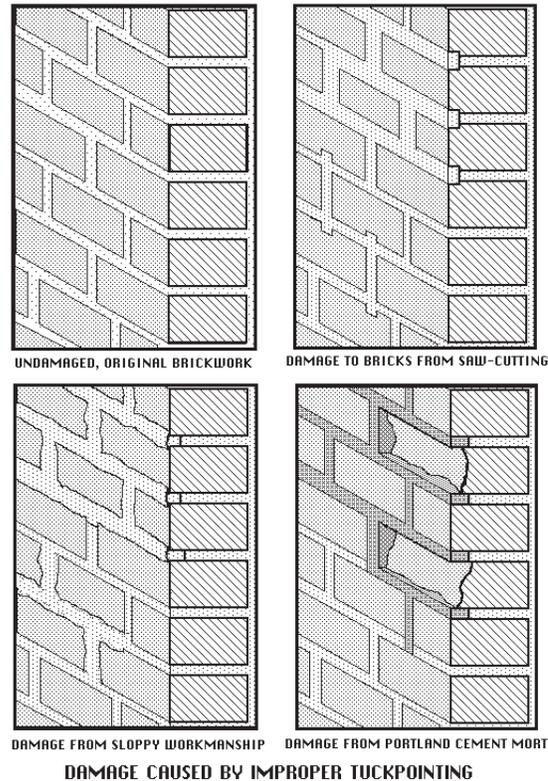
( ) Indicate whether a test panel is to be applied and, if so, on what part of the building

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

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

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

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



**DAMAGE CAUSED BY IMPROPER TUCKPOINTING**

contains Portland cement, we recommend that white Portland cement be used along with appropriate coloring agents. Standard, gray Portland cement usually results in joints that do not match the original color. In addition, if the tooling of the new mortar joints does not match the original, they may appear to be wider than the rest.

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

Your description of the work in the application should indicate

### ASTM STANDARD MORTAR MIXES

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

Notes: Type "N" is standard, pre-packaged masonry cement.

Types "M" and "S" are generally too hard for historic brick

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

## WINDOW REPLACEMENT

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

### REQUIRED DOCUMENTATION

#### Photographs:

- ( ) Close-up representative photos of existing windows

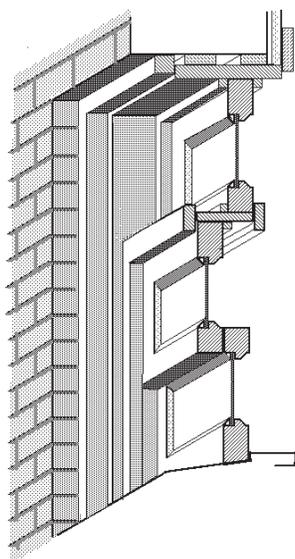
#### Narrative:

- ( ) Describe the condition of the windows to be replaced
- ( ) Described the reasons for the replacement
- ( ) If the new window is to be aluminum, indicate whether it will have a baked or anodized finish
- ( ) Indicate whether the glass is to be single- or double-glazed
- ( ) Indicate whether the glass will be clear, tinted, or "Low-E." In the case of "Low-E" glass, you will be required to submit a sample along with your application.

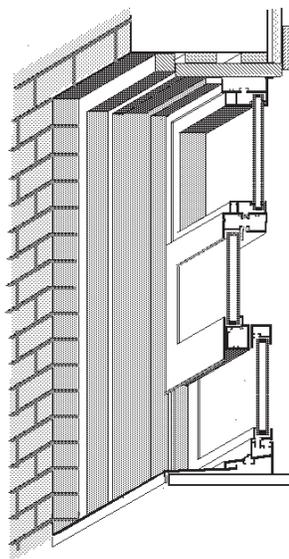
#### Drawings:

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

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



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



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

inappropriate new windows will result in denial of your project. If you plan to replace windows, please consider the comments below.

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

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

Another requirement when aluminum windows are used as substitutes for wooden windows is that the glass be set back from the faces of the frames by approximately the same distance as in wooden windows which, typically, would have a "putty line." The glazing in wooden windows is held in place with either putty or wooden stops which sets the glass approximately 1/2" back from the face of the window frame. On the other hand, the glazing in many aluminum windows is held in place by a metal flange. The result is that the glass is set back from the frame by only about 1/8" which causes the window sashes to look "flat" and out-of-character with most buildings.

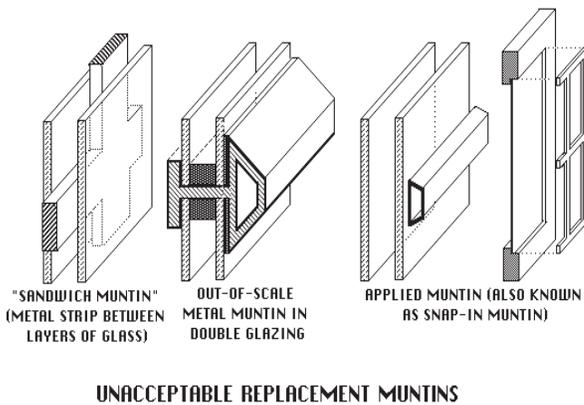
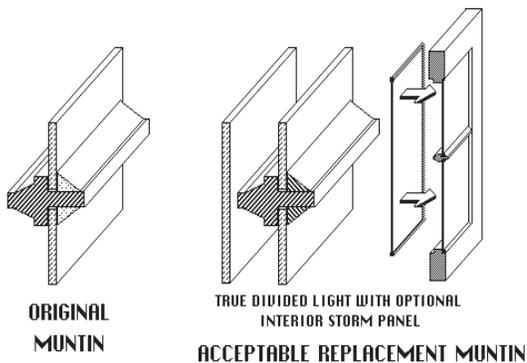
Muntin (window divider) duplication is a significant problem in replacement windows. In most cases, artificial muntins are unacceptable, including those that are applied on the exterior, those applied on the interior (sometimes called "snap-in" muntins), and those sandwiched between the layers of double glazing.

Replacement windows that incorporate true muntins (that actually divide the panes of glass) are usually acceptable if the appearances of the new muntins substantially replicate those of the original windows. Because window manufacturers routinely change and improve their products, Society staff are willing to consider new muntin replacement techniques; however, to be acceptable, the new muntins must accurately replicate the originals and must be permanent parts of the windows. If you are replacing wooden windows with new aluminum units,

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

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

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



## STORM WINDOWS

**Eligibility:** Storm window installation qualifies for the tax credit.

### REQUIRED DOCUMENTATION

#### Photographs:

- ( ) Close-up representative photos of existing windows

#### Narrative:

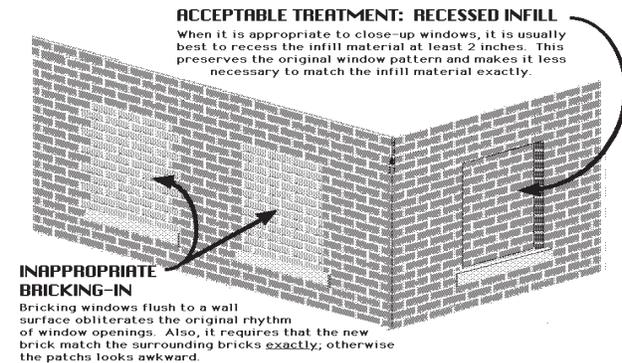
- ( ) If the storm windows are to be aluminum, indicate whether they will have a baked or an anodized finish
- ( ) Indicate whether the glass will be clear, tinted, or "Low-E." In the case of tinted or "Low-E" glass, you will be required to submit a sample along with your application

#### Drawings:

- ( ) Manufacturer's literature that shows clearly the appearance of the new storm -- or scale drawings.

For purposes of maintenance and energy efficiency you may wish to install interior or exterior storm windows instead of replacing the original windows. Exterior storm windows can be made of wood or metal. Aluminum combination windows are acceptable as long as the window tracks are mounted so as not to protrude from the face of window openings and the

proportions of the storm windows match those of the original windows. If you plan to install storm windows, you should include manufacturer's literature or drawings (head, jamb, and sill details). You should also describe the type of finish to be used. As in the case of aluminum primary windows, the finishes should be painted or baked-on, rather than anodized. Storm window glass should be clear and "Low-E" glass should follow the guidelines for replacement windows.



## CLOSING-UP WINDOW OPENINGS OR ADDING NEW WINDOWS

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

### REQUIRED DOCUMENTATION

#### Photographs:

- ( ) The sides of building where windows will be added or removed

#### Narrative:

- ( ) For infilled windows, describe the type of infill and tell whether the infill will be flush with the surface of the building or set-back (and, if so, the depth of the setback)
- ( ) For new windows, refer to the documentation for window replacement.

#### Drawings:

- ( ) Drawings of the sides of the building showing the locations of added or removed windows

Original window patterns should not be changed on primary facades. On secondary facades, minor changes may be made, but these must be in keeping with the overall window patterns of those sides of the building. On rear facades with limited public visibility, significant changes can usually be made; however, they must be in character with the rest of the building. (See the "General Discussion" remarks above for a discussion of primary, secondary, and rear facades.)

On masonry buildings, when original windows are closed-in, the infill material should match those of the wall and should be inset from the face of the wall at least two inches. Non-original windows can usually be closed flush to the wall surfaces with matching materials. For new windows, the application should contain drawings similar to those specified in the window replacement section.

## ROOF REPLACEMENT

**Eligibility:** Roof replacement is eligible for the tax credit.

### REQUIRED DOCUMENTATION

**Photographs:**

( ) Clear photos of the existing roofing

**Drawings:**

( ) Manufacturer's literature or samples of roofing materials other than standard 3-tab asphalt shingles or standard wood shingles

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

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



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



## SKYLIGHTS AND DORMERS

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

### REQUIRED DOCUMENTATION

**Photographs:**

( ) Clear photos of the roof from sides of the building affected by the changes

**Narrative:**

( ) A description of where the skylights, vents, or dormers will be installed.

**Drawings:**

( ) Drawings to indicate the appearance of any dormers

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

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

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

## ARTIFICIAL SIDING

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

## REMOVAL OF ADDITIONS

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

### REQUIRED DOCUMENTATION

**Photographs:**

- ( ) Clear photos of the addition

**Narrative:**

- ( ) Give the condition of the addition and its date of construction

**Drawings:**

- ( ) If removal will result in re-exposing original walls, provide drawings of how the exposed wall will be treated, or any new construction that will take place where the addition was removed.

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

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

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

## CONSTRUCTION OF NEW BUILDINGS ON-SITE OR ON ADJACENT LAND

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

### REQUIRED DOCUMENTATION

**Photographs:**

- ( ) That part of the site where the new construction will be located

**Drawings:**

- ( ) Before-and-after site plans showing the new construction
- ( ) Plans and elevation drawings of the new construction

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



## CONSTRUCTION OF NEW ADDITIONS

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

### REQUIRED DOCUMENTATION

**Photographs:**

- ( ) Clear photos of the portion of the building to which the addition will be attached

**Drawings:**

- ( ) Construction drawings of the addition

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

Location. The appropriateness of a new addition to a historic building is determined largely by its size and location. An addition should be constructed on the least visible side, such that the historic building remains the most prominent element from the public right-of-way. In some cases, particularly when a building is free-standing and visible from all points (in other words, when it has four primary facades), it may not be possible to construct an addition and claim the tax credit.

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

Connection to historic building. The physical connection between the historic building and the addition should be made as small and least physically disruptive as possible. This creates a visual break between the historic building and the addition. It also, makes the process reversible. If, at some point, a future owner wanted to remove the addition, it would allow them to do so with minimal damage to the historic building.

## BUILDING INTERIOR

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

We determine whether spaces are significant by examining whether the spaces are "primary" or "secondary." Primary spaces are those that are important to the character of a building and should always be preserved. Secondary spaces can usually be altered. In single family houses, primary spaces usually include living rooms, dining rooms, foyers, main stairways, corridors, and parlors. Secondary spaces may include bathrooms, bedrooms, kitchens, rear stairways, basements, and other spaces normally used only by family members.

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

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

## STRUCTURAL REPAIRS

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

### REQUIRED DOCUMENTATION

#### Photographs:

- ( ) Clear photographs of that portion of the exterior, or of the interior spaces, affected by the structural work
- ( ) Details of any significant features affected by the alterations

#### Narrative:

- ( ) A description of the structural problems that require correction and how these problems are to be solved, including the effect that the work will have on interior or exterior features and finishes
- ( ) If structural problems are major, include the report of a licensed architect or structural engineer

#### Drawings:

- ( ) Before-and-after floor plans

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

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

To avoid confusion about whether you may take the credit for structural work that might be construed as decorative interior work, you should make clear in the application that the work

is structural and provide documentation, including photographs, of the problem to be corrected.

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

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

## REMOVAL OR ADDITION OF INTERIOR WALLS

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

### REQUIRED DOCUMENTATION

#### Photographs:

- ( ) Photographs of the spaces affected by the changes
- ( ) Details of any significant features affected by the alterations

#### Narrative:

- ( ) A description of the new interior finishes
- ( ) A statement about whether any walls to be removed are original

#### Drawings:

- ( ) Before-and-after floor plans

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

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

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

## REMOVAL OR RELOCATION OF INTERIOR TRIM OR FEATURES

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

### REQUIRED DOCUMENTATION

#### Photographs:

( ) Details of existing trim and features that may be affected

#### Narrative:

( ) A description of the new materials, if any, that will replace the originals

( ) If applicable, indicate where existing features will be relocated

Whether interior trim or features can be removed depends on the significance of those features. The Standards consider both highly-decorated features (such as grand staircases) and characteristic features (such as original window trim) to be significant and, whenever possible, these should remain intact. If original features have to be replaced during construction, they should be re-installed (or, if this is impossible, reproduced) in their original locations. Avoid moving original decorative elements to new locations. A project may be denied certification if the effect of the interior work is to create a new, "historic" interior -- that is, an interior that looks to be original, but is actually a collection of building artifacts applied in non-original locations over new construction. Likewise, interior trim for new walls should generally be of the same type and proportion as the original trim, but should not duplicate it exactly, unless the original trim is relatively plain.

## CHANGES IN ROOM FINISHES

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

### REQUIRED DOCUMENTATION

#### Photographs:

( ) Representative photos of rooms affected by the change

#### Narrative:

( ) Describe the new finishes

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

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

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

## INSULATION AND ATTIC VENTILATION

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

### REQUIRED DOCUMENTATION

#### Photographs:

( ) Depending on the type of insulation to be installed, photographs of affected interior spaces or portions of the exterior

#### Narrative:

( ) Describe the types of insulation to be installed and the methods of installation

( ) Describe what kind of vapor barrier, if any, is to be installed.

( ) If attic vents are to be added, describe the kinds of vents and their locations.

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

#### Wall insulation.

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

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

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

**Roof-top insulation on flat roofs** qualifies for the tax credits, and is acceptable if it does not substantially change the dimensions of the cornice. Typically, rigid roof-top insulation is tapered at the cornice to avoid any changes in dimensions.

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

**Attic ventilation:** The use of shingle-over ridge vents, soffit vents, and mushroom vents applied to portions of the roof not visible from public rights of way are generally acceptable. Triangular gable vents, standing metal ridge vents, and ventilating systems visible to the public are generally not acceptable. Mushroom vents should be painted to match the adjacent roof color.



## INSTALLATION OF NEW MECHANICAL SYSTEMS

**Eligibility:** Work performed in this area, including related work such as water heater and water softener replacement qualifies you for the tax credit.

### REQUIRED DOCUMENTATION

#### Photographs:

- ( ) Photos of the existing boiler, furnace, or other device to be replaced.
- ( ) If applicable, the proposed location of the cooling condenser or unit air conditioner

#### Narrative:

- ( ) Indicate whether the heat distribution system will be altered and, if so, how

**Heating systems.** In most cases, furnace or boiler replacement will have no effect on the historic qualities of a rehabilitated building, unless the heat distribution system is changed. If, for example, an existing steam heating system is to be replaced by a new forced-air system, the changes necessary to install heating ducts may be of concern. These changes should be explained in terms of their effects on room finishes and features, as described above.

**Air conditioning, including heat pumps.** Installation of new mechanical cooling systems or heat pumps requires additional documentation. The location of the condenser is an important consideration and should be indicated in the application. Condensers should not be installed in visible locations on roofs. Ground level condensers should not be visible from public rights-of-way.

**Unit (window-type) air conditioners.** The cost of unit air conditioners is not an eligible expense. If you plan to install these, the Standards do not allow sleeve holes to be cut into walls visible to the public. Similarly, windows on visible facades may not be blocked in to receive air conditioner sleeves.

## INSTALLATION OF NEW ELECTRICAL WIRING, AND PLUMBING

**Eligibility:** Installation or repair of electrical wiring and plumbing lines qualifies for the tax credit. Electrical and plumbing fixtures are not eligible for the tax credit.

### REQUIRED DOCUMENTATION

#### Photographs:

- ( ) Photograph the situation to be corrected as best you can
- ( ) If work will have an effect on interior features, send clear photos of those features

#### Narrative

- ( ) Give a brief description of the work. No special narrative is necessary unless project will have an effect on interior features or finishes

Replacement of electrical wiring and plumbing is nearly always approved. If the rewiring or plumbing will have an effect on interior features, it should be described as indicated in the above sections.

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



## SITE WORK

### EXCAVATION

**Eligibility:** Excavation to uncover building materials so they can be repaired is eligible for the tax credits; other site excavation is not. All excavation work must be described in the Part 2 application.

#### REQUIRED DOCUMENTATION

##### Photographs:

- ( ) The area of the site to be excavated

##### Narrative or drawings:

- ( ) Describe the site work in application
- ( ) If digging is extensive, send site drawings or sketches showing where it will take place.

When carrying out excavation, please note that you must **stop work immediately** and contact the appropriate offices if: 1) you discover archeological materials; or 2) you uncover any suspected human burials.

**Treatment of archeological materials.** The term "archeological materials" is used to denote any prehistoric or historic archeological deposits or features that may exist. These include not only burial sites and effigy mounds, but also a wide variety of prehistoric habitation sites, deposits of historic and prehistoric artifacts, cemeteries, rock art, and cave sites. You will not be required to perform an archeological investigation unless your site contains known archeological materials and you are likely to disturb them. If, however, you discover archeological materials as you carry out the work, you must cease work immediately and contact the Society at 608-264-6496.

**Discovery of human remains.** If human remains are discovered, state law requires that you cease work immediately and contact the Society at 608-264-6503 or 1-800-342-7834. **Persons who fail to report burial disturbances are subject to fines and prosecution.**

### REGRADEING, LANDSCAPING, AND CONSTRUCTION OF SIDEWALKS AND PARKING AREAS

**Eligibility:** This work is not eligible for the tax credit; however, it must be described in the Part 2 application.

#### REQUIRED DOCUMENTATION

##### Photographs:

- ( ) Shots of the site and surrounding area from at least two different angles

##### Drawings:

- ( ) Site plans or sketches showing the changes that you plan to make.

**Regrading.** You should not change the ground level near your house, except for relatively minor changes to promote better drainage. Regrading away from the house is usually allowed unless it: 1) changes the historic character of the site; or 2) creates chronic water drainage problems that may affect the historic buildings.

**Landscape plantings.** New plantings are almost always acceptable unless they change the character of site or are located so close to historic buildings that they may cause water damage by not allowing building materials to dry out. Removal of plantings is not a problem unless the historic character of the site will be affected. (e.g., clear-cutting a historically wooded site.)

**Parking and driveways.** New parking areas are usually acceptable if they are located at the rear of the site and out of public view. In most cases, parking areas should not abut historic buildings, for reasons of historical integrity and to prevent potential water drainage problems. Where driveways exist and are important site features, they should be maintained in their original locations.

**Sidewalks and walkways.** Sidewalks and walkways in visible locations, such as the front of a house, should maintain traditional shapes and paving materials. For example, a curving, brick-paved front walkway would likely not be appropriate for a Prairie-style house. A greater variety of non-traditional paving materials and designs can be usually be used at the rear of a property.

**Patios and decks.** Surface-level patios and raised decks are not appropriate at the fronts of historic houses, unless they were part of an original design. Raised decks should be limited to areas of little or no visibility from public rights of way.

### DEMOLITION OF EXISTING BUILDINGS, INCLUDING THOSE ON ADJACENT LOTS

**Eligibility:** Building demolition is not eligible for the tax credit; however, it must be described in the Part 2 application.

#### REQUIRED DOCUMENTATION

##### Photographs:

- ( ) Views of the exterior of the building to be demolished from all sides

##### Narrative:

- ( ) Discussion of the building's original use
- ( ) Provide the building's date of construction

Buildings on, or adjacent to, the site of a historic building may be demolished if they do not contribute to the significance of the historic building or its context. On the other hand, just because a building or addition is not original to a property does not always mean that it can be removed; it may still be historically significant. Evidence of whether a building is historically significant is often found in the National Register or State Register nomination for the property or district. You must indicate clearly in your tax credit application any plans to demolish structures on your property.

**FOR FURTHER INFORMATION...**

If you have questions, contact:

**Mark Buechel**

608-264-6491 [mark.buechel@wisconsinhistory.org](mailto:mark.buechel@wisconsinhistory.org)

**Jen Davel** [jen.davel@wisconsinhistory.org](mailto:jen.davel@wisconsinhistory.org)

608-264-6490

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

- Brief 1: The Cleaning and Waterproof Coating of Masonry Buildings
- Brief 2: Repointing Mortar Joints in Historic Brick Buildings
- Brief 3: Conserving Energy in Historic Buildings
- Brief 4: Roofing for Historic Buildings
- Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
- Brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta
- Brief 8: Aluminum and Vinyl Siding on Historic Buildings
- Brief 9: The Repair of Historic Wooden Windows
- Brief 10: Exterior Paint Problems on Historic Woodwork
- Brief 11: Rehabilitating Historic Storefronts
- Brief 12: The Preservation of Historic Pigmented Structural Glass
- Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows
- Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- Brief 15: Preservation of Historic Concrete: Problems and General Approaches
- Brief 16: The use of Substitute Materials on Historic Building Exteriors
- Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings and an Aid to Preserving the Character
- Brief 18: Rehabilitating Interiors in Historic Buildings
- Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- Brief 20: The Preservation of Historic Barns
- Brief 21: Repairing Historic Flat Plaster - Walls and Ceilings
- Brief 22: The Preservation and Repair of Historic Stucco
- Brief 23: Preserving Historic Ornamental Plaster
- Brief 24: Heating, Ventilating, and Cooling Historic Buildings
- Brief 25: The Preservation of Historic Signs
- Brief 26: The Preservation and Repair of Historic Log Buildings
- Brief 27: The Maintenance and Repair of Architectural Cast Iron
- Brief 28: Painting Historic Interiors

- Brief 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
- Brief 30: The Preservation and Repair of Historic Clay Tile Roofs
- Brief 31: Mothballing Historic Buildings
- Brief 32: Making Historic Properties Accessible
- Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass
- Brief 34: Preserving Composition Ornament - Applied Decoration for Historic Interiors
- Brief 35: Understanding Old Buildings: The Process of Architectural Investigation
- Brief 36: Protection Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes
- Brief 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing
- Brief 38: Removing Graffiti from Historic Masonry
- Brief 39: Controlling Unwanted Moisture in Historic Buildings
- Brief 40: Preserving Historic Ceramic Tile Floors
- Brief 41: Seismic Retrofit of Historic Buildings
- Brief 42: The Maintenance, Repair and Replacement of Historic Cast Stone
- Brief 43: The Preparation and Use of Historic Structure Reports
- Brief 44: The use of Awnings on Historic Buildings: Repair, Replacement, and New Design
- Brief 45: Preserving Historic Wood Porches
- Brief 46: The Preservation & Reuse of Historic Gas Stations

Each of these briefs is available at the following website:

<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

Or, you can obtain free, printed copies by contacting Mark Buechel or Jen Davel (see district map), or by writing to the address below:

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

