

**STATE STREET**

An Architectural and Historic Survey

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## OVERVIEW OF DISTRICT BOUNDARIES

As was true of development in many urban neighborhoods in the nineteenth century, State Street combined its industrial and commercial milieu with a residential area, and in time it became an ethnic cultural center as well. The architectural styles used were a microcosm of the century and the United States. At its zenith State Street was described as "a street that never slept"<sup>1</sup> one of the busiest thoroughfares in Racine. It still maintains the integrity of the nineteenth and early twentieth century.

This historic and architectural survey of N. State Street (Root River to N. Memorial Drive) is a preliminary step toward determining eligibility for the National Registry of Historic Places. In preparing a preliminary document our job is to determine a time frame of significance, historic data, architectural design and integrity, and justification if any for historic district status. The following pages will deal with the architectural and historic significance. That the area supports Historic and architectural designation, goes without question.

As a commercial district beginning in the 1850's and in its architectural hayday, Classic Revival and Italianate, until 1907 [with the building of Kislo's department store (926-28 N. State) and the Scandanavian Baptist Church (1318 N. State)] this area was of major importance to the city of Racine and a microcosm of urban development in the United States during the same era. Historically, the business district remained vital until the end of World War II. For this reason either 1907 or 1945 can be considered the temination date of significance.

Historically and architecturally there are three districts that are easily defendable. The first district and the most obvious is the J.I. Case Industrial park. Bounded by the Root River on the east and south, Superior Street on the west, and State Street on the north this 40 acre parcel has visible and esthetic integrity as well. The second district is very small (six buildings - four contributing) and is eligible because of the threshold position it holds for the rest of the street. It is bordered by the Root River (E), State Street (S), Erie Street (W), and the Marina (N). The third district is the basic commercial/residential district. The purpose of a survey is to view the section comprehensively taking into consideration all possible variables, historic and architectural, and therefore takes the widest borders.

Beginning at the northwest corner of Huron, the boundary line proceeds west along the rear property lines of buildings facing State, to the rear property lines of buildings facing Milwaukee north to the north property line of 931 Geneva. From there the boundary continues west across the street along the north side of 933 Milwaukee, to the north side of Garfield Elementary School. From there the boundary jogs south and west to include the Sage property, then south on Peck to the center of State Street, across the tracks to the rear property line of buildings facing State Street starting with 1532, continuing west to North Memorial Drive and jogs along the rear property line south across State to include three frame houses. Turning southeast along North Memorial Drive and north to the rear property lines of buildings facing State including the entire Northwestern depot east to Silver and jogs around the Bathania Church and back to the rear property lines to jog around the Merchants Delivery & Storage to State. The line continues east to Dania Hall where it continues at the rear property lines to Superior where it returns to State going east to complete the circuit at Huron. The boundaries are defensible because they illustrate the commercial viability of the area through its height to its decline in approximately 1945.

Special designations are given within an historic district to properties of primary and secondary significance. Pivotal buildings are properties worthy of preservation without regard to their surroundings. Contributing structures specifically add to the architectural continuity of the district and should be given any assistance possible. Within the district they are worthy of preservation.

There are twenty two (20%) pivotal buildings and twenty six (24%) buildings of a contributing nature out of one hundred twelve in the district studied, less than half of all the structure available. Many of the noncontributing buildings are either so severely altered as to no longer be viable (as with 1212 N. State Street built in 1894 and was an early Fish Brothers office and warehouse), or are simply not contributing to the architectural styles prior to 1907.

Within the boundaries of the third district there is a whole block of non contributing buildings (1200 block of State Street). The buildings (with the exception of 1240 N. State Street) are all either beyond the style period or altered beyond redemption. But they do reflect commercial viability in the area before 1945. In the case of this block, this may be

stretching the point. For this reason, not only is this block non contributing, but we have drawn the lines to reflect other blocks that are of a similar nature.

The purpose of a survey is to take the historic and architectural data and come up with the most comprehensive statement of eligibility. This need not be the final boundary decision but it gives an educated posture for further decisions.

## DESCRIPTION

### INTRODUCTION

Racine's State Street from the Root River west to the North Memorial Drive, is the subject of this survey (see location map) Racine's first settlers of European heritage located where the meandering Root River empties into Lake Michigan. This portion of State Street is part of the original Joel Sage subdivision plotted in the mid 1830's<sup>1</sup>. Its subsequent development was not as rapid as that of the Gilbert Knapp who founded the portion of Racine on the "peninsula" from the Root River east to Lake Michigan. Nevertheless, by 1838, development was well under way along both the River and westward on State Street<sup>2</sup>.

The section of State Street now under survey is 12½ blocks long, and contains 112 structures from Root River to North Memorial Drive. Its mixture of property includes commercial, industrial, residential, and service buildings such as a train station, school, post office, etc.

The primary architectural style is Classic Revival, approximately 47 percent of the buildings. The next most frequently occurring style is 1920's brick commercial, about 18 percent of the structures. Fifty-eight percent of the indicated District is in two-story, apartment/commercial structures. Brick is used on 87 percent of the structures and wood frame on 12 percent.

By its location, its history, and its character, this section of State Street has associations that have always been those of an area of transition between land/water; commerce/industry; resident/immigrant; commercial core/residential neighborhoods. Because of this State Street and its

surroundings are truly a microcosm of the City's history.

### GENERAL DESCRIPTION

The dominating impression in moving from east to west along State Street is of the J.I. Case Manufacturing Company and its structures, in Classic Revival and ranging in height from one to four stories. This is the study area's largest property, bordered by the Root River on the east and south, Superior Street on the west and State Street on the north. From the Case Company, the remaining eight blocks west on State Street are the mixture of commercial, residential, religious, and service uses as mentioned.

Seventy-five percent of the buildings in the western area are two stories tall, sixteen percent are one-story, and 7 percent are three-story buildings. Nine percent of the land is vacant. While many of the remaining buildings may be second and even third generation structures, there are still a number of original mid-1800 structures standing. These include:

- \* Steven Sage Home, 1869
- \* First Congregation Church, 1854 Rectory, 1870
- \* J.I. Case Pattern Storage, 1870's
- \* Hood House, 1862
- \* Fish Brothers Wagon Company, 1862
- \* Hofmeister House, 1882
- \* Fifth Ward School (Garfield), 1856
- \* Sidney Sage Home, 1854
- \* Haven House, 1880's

Steven Sage's home (son of Joel) is at 938 Superior, 1869. The old First Congregational Church, 838 N. State, for which Steven donated the land and oversaw the construction in 1854. Today, this pristine Greek Revival temple is in superb condition with a sympathetic 1890 addition. Sidney Sage's (Steven's entrepreneurial older brother) home, 920 Wilson, home near the train station which was designed for him in 1854 by Lucas Bradley, master Racine architect. The home, a palatial Italianate, was the staging point of much of Sidney's life in real estate, railroad, and civic ventures. The J.I. Case Manufacture Company's originally founded in the 1840's, first buildings are shown in a wood cutting from 1854. The style was a Classic Revival with perpendicular arched windows and corbelling. One of these may be extant as part of another building today. And the Fish Brothers

Wagon Company, whose products aided the growth of Wisconsin, was begun in 1862 and altered in 1898.

Several Italianate stick, and Carpenter Gothic structures are still standing in the study area from the 1860's to 1880's including: the Italianate building on the corner of Union & State Street was the home of Flora Hofmeister, one of the first women in Wisconsin to become a leader in business and industry; the more ornate Hood House on Geneva Street, and the Haven House at 1601 State Street. The Fifth Ward school later to be named Garfield elementary school designed by Lucas Bradley in 1856 in the Italianate style.

Of the remaining buildings in the area Classic Revival is the predominate style built between 1870 and 1905, creating a continuity of brick corbelled, two-story buildings whose owners lived above the store. This period's single family residences in the area were typically of the upper middle class quality. Many of these were torn down as the J.I. Case Company expanded to its 30 plus buildings.

Today, the area has been much altered. Time and negligence have taken their toll. Many of the street-level commercial facades have been remodeled. However, they lend themselves to a "Main Street Project" and many could be restored to the turn-of-the-century charm that saw the area as a primary business, commercial area of Racine.

### **PIVOTAL BUILDINGS**

Outstanding among the State Street commercial buildings is the Lincoln Block, a group of three two-story commercial and residential cream brick buildings at the corner of State Street and Superior Street. Architecturally, it is known for the use of copper sheet metal, two octagonal barbicans, four bays, and an ornamental pediment containing the name, Lincoln Block, 1895.

At the other end of this outstanding commercial block, 920-928 N. State, is a series of four buildings built between 1890 and 1907 in the Classic Revival style. They are more simple and directly related in style to the rest of the district and they set the stage for what to expect as one continues west on State Street. The Nelson Electric Company covered the first floor of these buildings with blue aluminum siding but underneath

are the original store fronts. This is the most outstanding single commercial block in the district.

Dania Hall, one block to the west at 1019 N. State Street, on the south side of State Street, reflects the influx of Danish settlers in the area. It is a three-story brick of Classic Revival style built in 1904, and still in excellent condition.

One block west of Dania Hall on the same side of the street is the Merchants Delivery and Storage Company building, originally the Fish Brothers Wagon Company. Built in 1898 by Chandler and Park (outstanding Racine architects) this three-story, cream brick, Richardsonian Romanesque is also in excellent condition.

Continuing down the street to the west are more of the Victorian Eclectic style buildings. Additional pivotal buildings include the Italianate American Legion Hall, the Northwestern train station (on the National Registry), and culminating with the old Cooper Station Post Office, a two-story, red brick, Classic Revival built at the turn of the century, and the Queen Ann Haven House.

## HISTORIC DEVELOPMENT

The State Street District is of historic significance to Racine as an early center of industrial development, a major commercial hub, and a focal point for various ethnic groups and architectural styles. State Street's mixture of residential, industrial, and commercial establishments and evolution they chronicle affords a rare microcosm of American, as well as local urban trends in the nineteenth and twentieth centuries.

The recorded history of the State Street area begins in May 1835, when Joel Sage arrived and purchased a 107-acre claim on the west side of the Root River <sup>1</sup>. From 1835 to the late 1840's, Sagetown, as the early settlers called it, slowly but steadily was transformed from a wilderness to an integral part of the city of Racine <sup>2</sup>.

Serious development came after 1837 when all conflicting claims to the land had been cleared up <sup>3</sup>. By 1848, Sagetown boasted the Racine-Raymond Plank Road (later renamed State Street); a growing number of homes, shops, and stores; and Racine's largest employer -- J.I. Case Company



By the 1880's a variety of industrial enterprises followed the Case Company to the State Street area. The establishments ranged in size from the local service blacksmith to the Fish Brothers Wagon Works (which catered to a national market with its wagons) <sup>5</sup>. Products varied from wool shawls and Civil War uniforms to the only heavy-grade rope manufactured west of New York <sup>6</sup>.

But manufacturing was only one element of what was to make State Street such a vital part of Racine for so long. By 1891 the street had developed into a commercial center that rivalled the downtown area in sales and importance <sup>7</sup>. Indeed, in its heyday one could obtain almost any service, amenity, or product that one might obtain in Racine's other primary commercial center, Main Street <sup>8</sup>.

As was true of development in many urban neighborhoods in the nineteenth century, State Street combined its industrial and commercial milieu with a residential area, and in time, a multi-ethnic cultural center. In its prime, State Street boasted a wide spectrum of dwellings that ranged from the rather elegant homes of captains of industry to the plain frame domiciles of the Danish, Norwegian, and other immigrants. Dispersed between the groceries, clothing stores, saloons, and factories were the churches and fraternal halls that addressed themselves to the needs of the various ethnic groups.

Chief among the nationalities settling in the district after the 1850's were the Norwegians who lived on the west side of the Root River to be close to their work as sailors and dock workers <sup>9</sup>. These Norwegian immigrants were soon eclipsed in numbers by the large influx of Danes into the district. The Danes coming to the area were employed in great numbers by the Fish Brothers of the Mitchell Wagon Works as woodworkers <sup>10</sup>.

With this large infusion, State Street became, for a few decades in the late nineteenth and early twentieth centuries, the social, cultural, and commercial center of the Danes <sup>11</sup>.

During the 1910 to 1930 period, the ethnic composition of the district began to change. As the Danes moved to other areas, they were supplanted in turn by Armenians, Lithuanians, various Central and Southern Europeans,

Blacks, and Hispanics <sup>12</sup>.

At its zenith, State Street was described as "a street that never slept;" <sup>13</sup> one of the busiest thoroughfares in Racine. In this respect, State Street reflected many other American urban districts between the 1890's to the 1940's.

Like so many other urban areas after 1945, the State Street District fell victim to changing patterns in transportation, residency, marketing, and industrial production.

## ARCHITECTURE

### J.I. Case Company

Formed in 1842 by Jerome Increase Case to market an improved version of the "Ground Hog" threshing machine, the J.I. Case Company has become one of the world's leading manufacturers of agricultural implements <sup>1</sup>. The company, founded in Rochester, Wisconsin, moved to Racine in 1844 because of the availability of water power and sufficient labor force <sup>2</sup>. A factory was built south of State Street and west of the Root River, which became the embryo of the present industrial complex.

From its inception, the J.I. Case Company enjoyed financial success and expansion, continually improving and diversifying its product line. By 1848 the Case Company had become Racine's leading industry and largest employer <sup>3</sup>. In 1863, with business expanded to the point where it could not be handled from one office desk, Jerome Case took on three partners and J.I. Case and Company was formed. The year 1869 was the production of the first Case steam engine, which was but one of the many other product innovations <sup>4</sup>.

With success and the passing of decades, the Case Company not only greatly expanded the State Street facilities, but also built plants in other localities. By 1984, the J.I. Case Company (now part of Tenneco, Inc.) has indeed become a world-wide business, handling global sales and also establishing plants in seven states and six foreign countries <sup>5</sup>.

The State Street area has been the hub of J.I. Case activity from 1844 when the main company headquarters were first housed in the area. The

Garfield Building, built in 1880, was named after President Garfield who spoke there during the 1880 presidential campaign. This building then housed some of the corporate offices until 1905<sup>6</sup>. On June 1, 1905, the Case administrative personnel moved into the new corporate office building at 700 State Street. The building remains the corporate headquarters to date<sup>7</sup>.

Architecturally, the J.I. Case Company Administration Building is significant as the finest example of the commercial Classic Revival style in the City of Racine. The design was taken from the Boston Public library by McKim which was patterned after the Bibliotheque Sainte-Genevieve in Paris. Architects Wilson and Guilbert were employed and on May 9, 1904 excavation was begun.

The gray, stone facade of the three-story, 160 foot by 375 foot, building is Renaissance Revival in style. Capped by three large arched windows on the third floor, there are nine bays on the front facade and five on each of the two sides. There is a shallow tile hip roof with crestings on the cornice. The front entrance is in the center bay of the front facade. It has double glass doors set in a classic stone setting. The pilasters on either side have enlarged brackets under the cornice of the entrance. The sign board above the door contains the roman numerals of the building date, 1904. On top of the lintel of the entrance is a pedestal with the company's symbol of "Old Abe" on a globe. On either side of the stairs leading up to the entrance are cast iron light posts with large globes. The facade remains intact. The interior was totally altered in 1957 when the two-storied first floor was divided into separate floors.

Many of the Case buildings have been razed in the last 3 to 5 years. Only six complexes remain of the original 30 plus structures on the 40 acre old north main works of the J.I. Case Industrial Park. The remains show an industrial giant of great historic and architectural significance. The buildings range from one to four stories tall and may date from as early as the 1840's, to 1905. Other Company buildings remaining are the Crane Building, the Garfield Building, the Forge Shop, the Blacksmith Shop, and the Eagle Building.

The Crane Building, or Old Wheel Shop, built in 1903 sits furthest west on the Company complex on the corner of Superior and State Streets. Nearly a full block in size, it is rectangular with driveways cutting into

the interior in the shape of a giant "Y". It is a high one-story, painted brick, flat-roof building with a protruding gable on the north and southeastern sections above which are narrow gabled projecting pavillions. Across the east side are 10 bays and the front facade, facing north, is 13 bays wide.

Across the driveway is the building, built in 1880 and named after President Garfield. A massive three-story brick structure in the shape of a block long "U", it was built into the side of a slight incline and is 23 bays long, three-stories tall on the east side, and two-stories at entrance side on the north facade, with 10 bays. The east exposure faces the parking lot and its first floor has round arched windows giving it a Romanesque appearance. On the 2nd and 3rd floors, the windows are squares of glass on the first nine bays. The remaining windows are bricked-in but the massive rhythm and scale of the building is not lost. There is a flat roof with occassional hipped skylights. The front facade was modernized in \_\_\_\_\_.

Some of the oldest and most architecturally interesting structures exist along the Root river and may even contain structures from the original 1844 forge. More specific information is difficult to obtain at this time because of the Tenneco/J.I. Case/International Harvester reorganization. However, from historic wood cuts and photos from as early as 1856 it is possible that the original buildings have been built onto and are incorporated into the present buildings.

The buildings along the Root river all appear to have been built in the same style, Classic Revival. They are brick, one to four-stories tall, with perpendicular arched windows, pilasters separating the bays, corbelling at the cornices, and narrow, gabled pavillions projecting a few feet above the hipped roof. There is a base harmony to the general area because of the continuity of massive scale and design. Window treatment, roof line, and materials have been picked up by the Woolen Mills on the River, adding to the sense of continuity.

Of particular interest is the Case Foundry, later used as a Forge Shop. Of one section (southern) there is photographic evidence that indicates that the building shown in 1856 may have been added to in subsequent years to produce the building that stands today. Photos from 1896, and recently, help bear out this evidence. This is of particular interest because

the section on the river and south bears a striking resemblance to the woodcutting of the original Foundry building, same number of windows, roof line, and gabled peak,(lost today in a skylight lift). Photography shows that you can see the older building was originally a separate building, and the additions are all observable, as is the case with most of the plant buildings, one addition after another, but all in the same architectural vernacular. To the west of the foundry building is a aluminum addition, that was built on what was Erie Street and makes of another 1880's structure yet another addition. The Eagle Building was also an 1893 four-story brick addition to the Foundry in the identical styling.

An additional J.I. Case Company building that is of interest is the old Blacksmith Shop, now a warehouse. It, too, is a single-story structure with a hip roof and narrow gabled projecting pavillions built on the peak of the gable. On the pediment of a gable to the southeast is a small circular window. Over four bays to the eastern section is a extension whose hip roof goes up to the same height as the gable, the windows and bays continue the rhythm of the area. From the 1896 photograph we can see little change (windows bricked in only) on the east, and on the south changes have been made by opening up the bays for garage doors. On the north & west are large four story buildings (shown as is in 1896 photo) all in the identical massive vernacular.

### The Racine Woolen Mills

Bordering the Case complex on Bridge and Ontario Streets is a factory building that once housed the Racine Woolen Mills. The company, founded in 1863 by L.S. Blake and John S. Hart, originally made shawls and blankets. The 1870 fire destroyed the first plant and the present structure was immediately built to replace it. The four-story brick structure is on the Root River and has the same massive scale and window treatment as the Case Buildings.

The company expanded its line to include cloth for clothing, at one time employing 150 people <sup>8</sup>. The Racine Woolen Mills stopped production during the 1940's <sup>9</sup>. In the 1940's there were infill additions made which altered the original design but maintained the scale for the Mamco Corporation.

### Pivotal Buildings West of J.I. Case Company

### First Congregational Church

In February, 1851, The Racine Congregationalists had built a gothic style church downtown, but it burned later that year <sup>10</sup>. For a new church, Racine pioneer Sydney Sage gave them a lot on State Street in "Sagetown." <sup>11</sup> There the Congregationalists dedicated the building in 1854 <sup>12</sup>, that is now St George Serbian Orthodox Church.

The church on State Street bears many similarities to the other Greek Temple form church designed by Lucas Bradley, the First Presbyterian Church (a landmark building on the National Registry). Both have two, fluted, Doric columns at the entrance, and bays in the walls, set-off by pilasters. This red brick, two-story, tall, rectangular structure (facing south) was added to in 1890 <sup>13</sup>. A chapel of sympathetic design was added creating a truncated "L" shape. The original church had a steeple which was destroyed by lightening in 1912.

In 1948, after a fire, the Congregationalists sold the building. It then became "The Playdium", a hall used for dances and other events. In 1957 the Serbian community acquired it and remodeled the interior to serve the needs of the church. It was the first in the country to be owned by Serbians.

### The Lincoln Block

The Lincoln block buildings, 900 to 910 State Street, immediately to the west and facing south, are noted Classic Revival structures. These two-story, apartment and commercial, brick buildings are approximately 40' X 90' rectangles. They are noted for the outstanding application of copper sheet metal facade, which is handled in a great many complex ornamental designs <sup>14</sup>. There are two octagonal barbizons, four bays, and an ornamental pediment which contains the name "Lincoln Block & date". The three buildings are cream brick and all but one contain the original store fronts. The corner store front has been bricked over, but even so restoration is possible. The quality of the apartment level (2nd floor) is significant enough to warrant any rehabilitation.

### Kislo Department Store

The four, two-story, brick Classic Revival buildings at the other end of block (920 to 928 N. State) facing south are simpler and less sophisticated, and were built between 1890 to 1907. Though there are 17 years between them, the size, scale, massing & design are so similar that they blend nicely, and continue the rhythm of commercial apartment structures. The two older buildings are two-story, cream brick 40' X 100' rectangles, with one octagonal bay, arched windows & corbelling under the cornice and commercial first floors. In 1907, a three-story simple tapistried brick structure was added with a pediment on top. The two-story red brick corner building, built in 1908, matches the first two and has arched windows with 2 octagon bays on the front and 3 octagon bays on the side. The Nelson Electric Company, the present owner, has covered all four store fronts in blue Aluminum siding, but the original store fronts are underneath, so restoration of their part of best commercial block in the district is possible.

### Dania Hall

In the 1000 block, facing north, the Dania Hall is the most pivotal structure in the area.

Dania Hall is a gable-roofed, three-story, brick structure, rectangular in plan, measuring about 60 by 110 feet. Its exterior walls are faced with red pressed brick laid in stretcher bond, with the exception of the rear elevation which is cream brick.

The two side elevations are plain, broken only by vertical strips of paired windows and by tall chimney stacks that project slightly from the wall surface. A wooden cornice consisting of a cyma recta and fascia over a modillion course runs along both sides, with a single-brick, stringcourse about two feet below defining a frieze.

The north elevation is the principle one, and the most articulated. A shallow pavillion that covers almost the entire elevation breaks forward from the wall plane. The first floor is rusticated with projecting horizontal strips of brick over a thin foundation of grey limestone.

The building's entrance is centered on this floor at sidewalk level under a broad semi-circular arch of grey limestone. The face of this arch is inscribed "1867 - Dania - 1904". Over the arch is a thin hood molding

with incongruous floral corbels. Entrance is through double doors over which is a modillion-ornamented transom bar and a semi-circular transom with geometrical mullion arrangements.

Flanking the entrance are windows with identical limestone arches and transoms over triple windows. These arches are flanked by narrow jack-arched windows with limestone keystones.

The second and third levels are composed of four evenly-spaced pairs of Ionic pilasters resting on a limestone stringcourse. The pilasters have stone bases, brick shafts and low-relief stone capitals. Between the pairs of pilasters are two levels of two jack-arched windows each, with a recessed brick panel between the levels.

The north elevation has a pedimented gable with a lunar window in the tympanum. The cornice of the gable is the same as that of the side elevations, except that it has a dentil course.

Centered on the ridge of the roof is a small octagonal cupola topped by a flag pole.

There have been no substantial alterations to the exterior of the building, which appears today as it did in 1905. A 1905 description of the arrangement of the original interior lists a large foyer, a reading room, committee rooms, a library, ladies parlor, ladies reception room, kitchen and a meeting room on the first floor. The second and third floors included a large hall 50 by 80 feet with a balcony and a 50-foot-deep stage.

#### Fish Brothers Wagon Company

The Fish Brothers Wagon Company office building, 1215 State Street, is a three-story, brick structure approximately 80 by 200 feet, with its long axis perpendicular to State Street. A large, one-story addition has been attached across the entire east facade within the last forty years. It is surrounded by much smaller scale two-story commercial buildings, although there is only a parking lot and vacant land to the east up to Marquette Street.

The north-and major-facade is divided into five bays, each of which has a pair of segmentally-arched windows on the second and third floors, with



a single broad, round Roman arch window in the first floor of each bay. There is a cornice with decorative brickwork across the top, with a simple pediment resting on brick piers between the first and second floors. The raised basement is faced with semi-finished cup limestone. There are also limestone caps on the six, brick piers, as well as in the five arches. A large, neon sign and a thermometer have been attached to the northeast edge of the north facade.

The west facade features two, polygonal bay windows near the north end of the first floor. A large, truck-loading dock has been added, as has a large, tubular air vent. As stated previously, a large one-story addition has been attached to the east facade, while the south facade has also had some alterations.

All third floor and basement windows have been altered through the use of glass blocks and bricks. The brick has, apparently, been cleaned within the last ten years.

#### Hofmeister House

The next building going west, facing east on Union is 1303 State. It is a two-story frame Italianate, done by an unknown designer in 1882. It is a modified, cruciform rectangle approximately 80' X 30' with a gabled pavillion projecting out of the center on the east & west sides. Facing east on the front facing east facade of the pavillion there is an octagonal oriel bay with double hung segmented arched windows, a form used throughout the building. The Italianate brackets underneath the roof line are in excellent condition. Two porches that extend on either side of the pavillion have nondescript columns. The building is in a generally run down condition, but most of the primary decorative elements are there and the building is restorable.

The notable individual who lived here was Flora Hofmeister, later Mrs. Albert Ellinger. She was one of the first women in Wisconsin to become a leader in business and industry. In her twenties Flora got a job as factory manager for Albert Ellinger (later her husband), an ambitious young man who owned a clothing factory in Chicago. Her title at first was forelady, then manager, and eventually general manager and secretary - treasurer when the business took the name of Badger Manufacturing Company. She lived there from 1890 to 1916 and recalls her life there in her autobiography

## "My First Century".

### Wergland Hall

The next pivotal-quality building was first, a private residence, then the second, Wergland Hall, and now, the American Legion Hall. It is a two-story frame Italianate with arched double-hung windows, brackets, and a broad front porch sweeping from the front to the side. This is a truncated "L" shaped structure approximately 30' X 50'. Across the back has been added a nondescript rectangular addition, two stories tall. Though this is totally out of keeping with the original it is so nondescript as to be lost in the elegance of the Italianate in front.

### Chicago Northwestern Train Station

The Racine passenger station of the Chicago and Northwestern Railroad, located at 140 Liberty Street, is a one-story building in a Classical Revival style, approximately 35 by 150 feet, with its long axis nearly perpendicular to State Street (north-northwest). Attached to this main structure on its west facade is a covered passenger platform of frame construction, approximately 20 by 450 feet, of frame construction. Directly opposite this, across the double tracks, is a one-story, covered passenger platform, the center of which is a brick waiting room. The main building is built of red brick with limestone trim, and all roofs are of slate.

The main terminal building is composed of a large central section, flanked by smaller wings at both north and south ends, with a still smaller wing attached to the southernmost end. There is a large rectangular limestone plaque with the inscription, "C & N-W RR" above the two windows in the northern wing's facade.

The east facade of the main terminal building is the most clearly Classical Revival of all the facades. The larger central section is divided into five bays by six piers, with each bay featuring a round arch window. There is a dentil moulding, with two scroll brackets in each bay, in the cornice. Atop the piers at each end, a large carved limestone globe sits on the limestone-trimmed roof-line. The limestone watercourse is carried across this wing. On the extreme south of this facade lies the still smaller baggage-room wing.

The west facade of the main terminal building features an approximately 20 by 450 foot roofed passenger shelter with brick paving (the roof being supported by posts). The central section is, like the east facade, divided into five bays, each with a round arched window, by six piers. Of the second and fourth window only the fanlight section remains, visible above the passenger shelter roof-line; the lower parts have been replaced by smaller round arches containing fanlights, sidelights and doors. The cornice detail of the west facade is identical to that found on the east facade.

Located directly opposite the main terminal building and its passenger platform is an open, one-story, roofed passenger platform that, for the most part, is identical to the passenger platform across the tracks. However, instead of a main terminal building, a smaller, one-story waiting room building has been substituted. These two buildings are connected by a tunnel.

The Racine station of the Chicago and Northwestern Railroad has been altered, but not in a significant way. The porte-cochere on the east facade of the north wing has been removed (10-15-48) and replaced by a small pent roof over the entrance. A skylight in the platform roof above the bay window of the north wing's west facade has been removed. In the southernmost wing's west facade, one of the small square windows was replaced by a double door in 1943. Large, brick arches with stone trim, along with one bay, were removed from the ends of the covered passenger platforms in 1948.

#### Cooper Station Post Office

At 1423 N. State Street is the final pivotal building on the south side of the street which was the old Cooper Station Post Office, now a tavern. This two-story, red-brick, apartment/commercial structure is a rectangle approximately 20' X 75'. It, too, is in the Italianate style with 1st floor arched windows (now bricked in), corbelling in the bays over the windows, & brackets under the cornice. Although this 1900 structure has been altered, its close proximity to the train station and interesting corner entrance make restoration possible & create an interesting group.

#### The Haven House

The Haven House, 1601 State Street, is a two-story, frame house

approximately 25 X 60 feet in size and arranged on a truncated "T" plan. Its long axis points north-south, and the house is roughly on a 45 angle to State Street, which runs to the northwest at this point. The north and east of the Haven House lies the State Street commercial area, while to the south and immediate west are residential areas.

The major facade faces the north, where it is highly visible from the intersection of State Street and North Memorial Drive. A pent-roofed porch stretches across the first floor, with the entrance on the left. The gable roofs of the main section and over the porch entrance are right-hand triangles. The east facade, although somewhat obscured by trees, is partially visible from the east and southeast. A two-story, gabled-roofed section projects from the main section at a right angle, with a small roofed porch with a side entrance to the south end and the main entrance and porch to the north end.

The south and west facades of the Haven House are obscured by trees and other buildings and are not visible from the street. There seems to have been only minor or no alterations made to this home.

The north side of State Street and returning east there are four additional pivotal buildings. They are the Sidney Sage home (920 Wilson Street), the Fifth Ward (Garfield School)(930 Milwaukee Street), the Hood House (931 Geneva), and Steven Sage's home (938 N. Superior).

#### The Sidney Sage Home

In 1854, Sidney Sage hired Lucas Bradley <sup>15</sup> to design his two-story, brick Italianate home, which has flat lintels over the windows, paired brackets and dentils on the cornice & eaves, and a low-hipped roof. Facing south, the original entrance has elegant gables with finials and brackets. The building now houses an electric company who added a completely unsympathetic, large, two-story, rectangular, brick addition on the rear, and bricked in many of the windows. Restoration of the mansion exterior is still possible.

Sidney Sage, eldest son of Racine Pioneer Joel Sage, who claimed the area north of the Root River (Sagetown), came to Racine in May, 1836. He was engaged in mercantile business, built a steam and grist mill, was involved in real estate, and was a director of the Lake Shore Railroad

as well as having been an alderman.

### Garfield School

Designed by master Architect Lucas Bradley in 1855 as one of three identical schools, the original red brick Italianate structure has been altered four times. The first three additions continued the original tall vertical arched windows, and brackets under cornice. The original building was a two-story, rectangle, approximately 60 by 60 feet. It has paired brackets under an unadorned cornice, with a segmented pediment containing the name of the school, which is under the bell tower and a hip roof. The front facade that faces east, has three bays with pairs of arched, double-hung windows in each bay of the second floor. The arched center entrance was flanked by pairs of identical windows to the second floor. All the windows and the doorway arch have keystones.

In 1882 and 1884, J.G. Chandler added the first and second addition which, in total, created a second building which was attached to the rear of the first. The brick, three-story addition also had a hipped roof. The windows remained in pairs but the third story windows had round arches. Dentils were added to the cornice.

The third addition was added to the rear of the building and completed the cruciform shape as a two story, brick building with a hip roof and paired brackets added to a simple cornice. This addition was done by Funston and Guilbert between 1905 - 1915. The interior was altered to meet the needs of the school as the years went by.

The final addition was added in the 1970's and created a new single story entrance (facing east) and hall leading to an entirely new building. The addition is totally unsympathetic, yellow brick, one story with a flat roof, and bands of windows stretching the four bays from the original structure to the new.

In spite of the recent addition, Garfield school remains a historic and architectural gem to the neighborhood.

### Hood House

The Hood House, built in 1862 remains in excellent condition. It is an

Italianate, two-story, frame, with the arched windows and decorative brackets under the cornice and around the entrance facing south. Combined, the Garfield School and the corner grocery store create an interesting, miniature, architectural park.

Alexander Hood, the first owner was a pioneer. His son John, used the Barn, altered to a modified prairie style home, as his photographic studio in 1900.

### The Steven Sage House

The home of Steven Sage, younger son of Joel Sage the Racine pioneer who claimed the area north of the Root River, completes the circuit of pivotal buildings back to Superior Street. Its interest is historic rather than architectural.

Steven Sage came to Racine on February 7, 1836 to join his father who had arrived in 1835 <sup>16</sup>. Steven entered the dry goods business in the 1840's and later sold the business and began warehousing wheat, wool, and pork. In 1868, he became the agent of the Washington Life Insurance Company. Also as a community leader, Sage was elected city treasurer in 1869 to the first of six successive terms <sup>17</sup>.

His home, built in 1869, is a simple, two-story, frame of the Greek Revival period. A rectangle, it is approximately 25 by 40 feet and its classic pediment, cornice and windows are unadorned. It has been covered with aluminum siding.

### ARCHITECTS

Architects of note in the area are the following:

#### Lucas Bradley

Lucas Bradley (1809-1889) was born in the hamlet of Northville, Genoa township, Cayuga County, New York, and learned the carpenter's trade in Cayuga County and Auburn, New York. An architect, contractor, and builder, Bradley worked in Auburn until 1838 when he moved to Tiffin, Ohio. Later he went to St. Louis where he remained for six years. Prominent among his works in St. Louis was the now demolished Second

Presbyterian Church. In 1844 Bradley moved to Racine where he practiced architecture and owned a lumber yard and mill business. During his years in Racine, Bradley designed the First Presbyterian Church, Sidney Sage's Home, all of Racine's public schools and additions between 1852 - 1877, and numerous residences as well as the Congregational Church in Beloit, Wisconsin. 18

#### James Gilbert Chandler - Chandler and Park

James Gilbert Chandler (1856 - 1924) was born at Berline Falls, New Hampshire and received his early education at Zumbrota, Minnesota and Madison, Wisconsin. He served a three year carpentry apprenticeship. Chandler studied architecture from 1875 - 78 with D.R. Jones, of Madison, Wisconsin. In 1879 Chandler established a practice in Racine, and in about 1897 he joined Linus H. Park in a partnership which lasted until about 1919. Chandler was a specialist in designing schools, and erected many educational buildings in Wisconsin, Minnesota, Iowa, and Illinois. His works include the Fish Brothers Wagon Company.

#### Frost & Granger

Charles Sumner Frost (1856 - 1931) and Alfred Hoyt Granger (1867 - 1939) maintained an architectural partnership in Chicago from 1898 - 1911 during which time they specialized in railroad station design, while at the same time, designing many large public and commercial buildings all over the Midwest. Charles S. Frost attended public schools in Lewiston, Maine and after three years in the office of a local architect, he entered architecture school at MIT. He began his professional career with Peabody and Stearns in Boston. Later Frost moved to Chicago where he was associated with Henry Ives Cobb from 1882 - 1898, and with Alfred Granger from 1898 - 1911. His last years were spent in independent practice.

Alfred Hoyt Granger, a native of Zanesville, Ohio, attended Kenyon College and MIT where he graduated with a degree in architecture in 1887. After graduation Granger attended the Ecole des Beaux Arts at the Atelier Pascal and at the Academic Julian under M. Leterutre. He spent several years as draftsman in the offices of Shepley, Rutan & Coolidge in Boston and Chicago. In 1893 he began independent practice in Cleveland and was associated there with Frank B. Meade from 1894 - 98. In 1898 Granger returned to Chicago where he practiced with Charles Frost until c. 1911.

From 1911 - 17 he was a member of the firm of Hewitt, Granger and Paist in Philadelphia. Following World War I he returned to Chicago, and in 1921 he and John C. Bollenbacher founded the firm of Granger and Bollenbacher. Granger retired from practice in 1936. Together they designed the Northwestern Train Depot. <sup>20</sup>

Albert Arthur Guilbert

Born in Racine and educated in the public schools, Guilbert (1869 - 1922) was trained at the Universities of Pennsylvania and Michigan and graduated from the Chicago School of Architecture in 1901. After passing the licensing exam, he entered practice in Racine in 1903 in partnership with Herbert B. Rugh (Guilbert and Rugh). During which time they designed the J.I. Case Administration Building. From 1905 - 6 - 15 he was in partnership with Edmund B. Funston, and from 1915 until death he practiced alone. Both in partnership and alone, Guilbert had a very successful practice both in Racine and across the state. <sup>21</sup>

The pivotal buildings of the State Street survey are illustrative of the urban development of this commercial, industrial, and residential district, and they are mirrored in the growth of the nation as well. Racine has much to be proud of in its architectural and historic heritage - its people have played a major role in shaping the history of their state.



## FOOTNOTES

### OVERVIEW

1. Sharma-Hensen, Geeta, "State Street" in Racine Journal Times, p. 1, part 2, 1984.

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2. Ross, Nelson Peter, "Two Civilizations; Indians and Early White Settlement" in Racine: Growth and Change in a Wisconsin County (Racine County Board of Supervisors, Racine, WI, 1977), p. 32.
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8. Racine City Directory. 1891 pp. 32.
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10. Ibid., p. 80.
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12. Buenker, pp. 120 - 128.
13. Shama-Jensen p. 1.

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6. "Case in Racine," (pamphlet) (J.I. Case, Racine, 1976), p. 4.
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  10. "First Congregational Church, Celebrating Sixty Years of Life,"  
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  11. Ibid., p. 7.
  12. Ibid., p. 6.
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  15. "Old Settlers Society of Racine, Wisconsin.", (A.G. Sandford, Racine,  
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  18. Karr, p. 79.
  19. Karr, p. 79.
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THE INVENTORY OF PIVOTAL BUILDINGS

<u>STREET ADDRESS</u>	<u>HISTORICAL NAME (use)</u>	<u>CURRENT NAME</u>	<u>CLASS</u>
ONTARIO INDUSTRIAL COMPLEX	J.I.CASE BLACKSMITH SHOP (1882)	SHOPPING DOCKS	P
SAME	HART WOOLEN MILLS (1820)	UNOCCUPIED	P
SAME	J.I.CASE EAGLE BUILDING AND FORGE SHOP (1893 & 1860'S)	J.I. CASE WAREHOUSE	P
700 STATE	J.I. CASE ADMINISTRATION BUILDING (1904)	J.I.CASE ADMINISTRATION BUILDING	P
711 STATE	J.I. CASE CRANE BUILDING OLD WHEEL SHOP (1903)	J.I.CASE COMPANY	P
10 19 STATE	DANIA HALL (1904)	DANIE SOCIETY-SOCIAL CLUB	P
1215 STATE	FISH BROTHERS WAGON COMPANY (1898)	MERCHANTS DELIVERY & STORAGE	P
13 03 STATE	HOFFMEISTER HOUSE (1882)	JOHN W. EICKHORST	P
1343 STATE	PRIVATE RESIDENCE (1893)	AMERICAN LEGION POST	P
	NORTHWESTERN RAILROAD DEPOT. (1902)	UNOCCUPIED	P
1423 STATE	COOPER STATION POST OFFICE (1900)	FADULTO'S TAVERN	P
1601	HAVEN HOWEN	EMILIE MATHIS FAMILY	P
920 WILSON	SIDNEY SAGE HOUSE (1854)	LAKESHORE ELECTRIC COMPANY/INDUSTRIAL	P
930 Milwaukee	5th WARD SCHOOL (1856)	GARFIELD SCHOOL	P

INVENTORY CONTINUATION

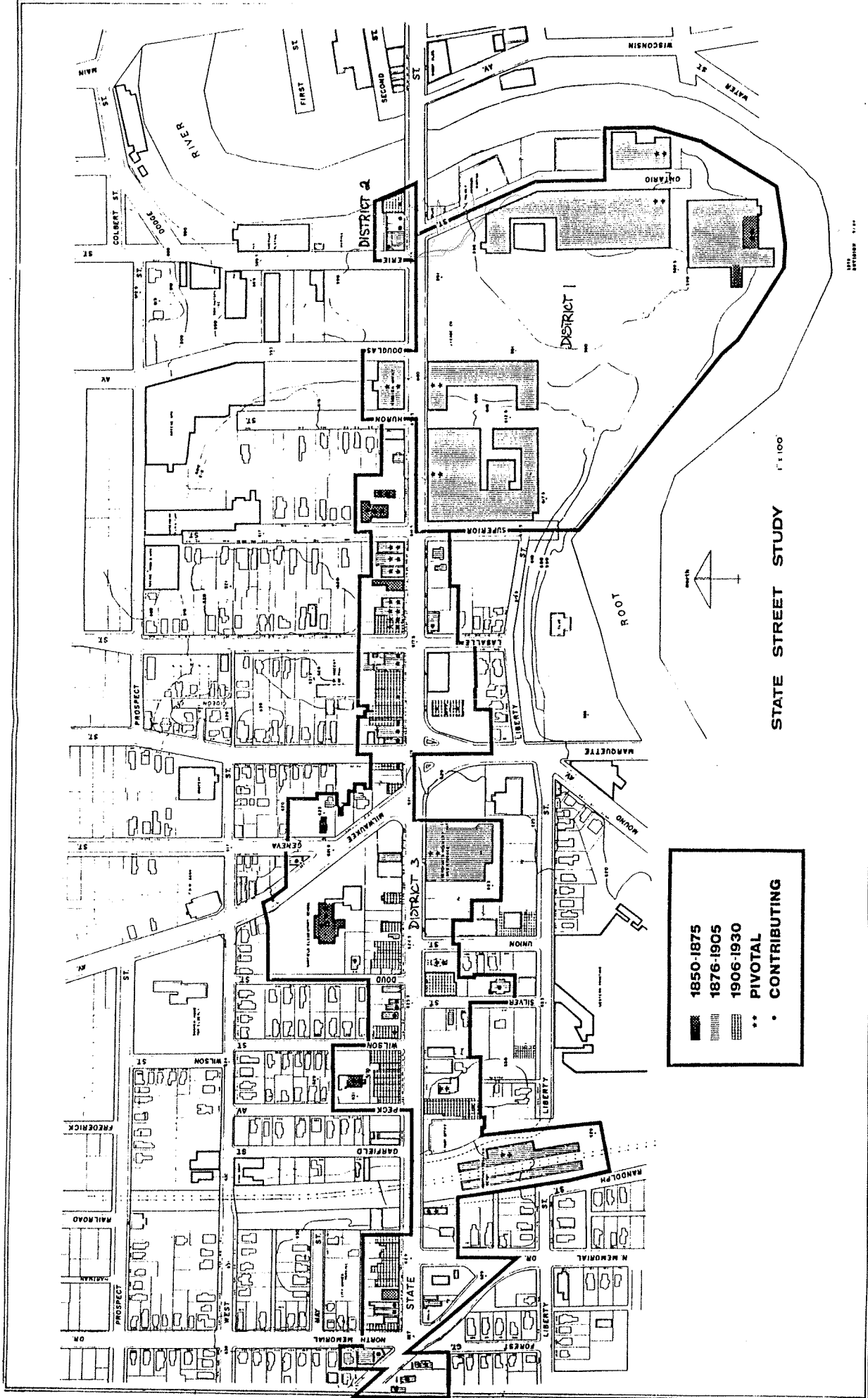
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928-24 STATE	KISLO DEPARTMENT STORE (1907)	NELSON ELECTRIC	P
922-20 STATE	GENERAL STORES (1890-94)	NELSON ELECTRIC	P
910-900 STATE	LINCOLN BLOCK (1893)	VACANT906-00 910-08 MELLI CHOCOLATE SHOP	P
828 N.STATE	FIRST CONGREGATION CHURCH (1854)	ST.GREGORY'S SERBIAN ORTHODOX CHURCH	P
938 MILWAUKEE STEVEN STAGE (1869)		LAKESHORE ELECTRIC COMPANY/INDUSTRIAL	P

INVENTORY OF CONTRIBUTING BUILDINGS

<u>STREET ADDRESS</u>	<u>HISTORIC NAME</u>	<u>CURRENT NAME</u>	<u>CLASS</u>
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548 STATE	WESTERN PUBLISHING CO. (1894)	SAMUEL LOWE CO.	C
905 ERIE	WAREHOUSE (1887)	ESSER CO.	C
927 STATE	BETHESDA LUTHERAN (1898)	BAPTIST CHURCH	C
1000-04 STATE	COMMERCIAL/RESIDENTIAL (1884)	MURAD & JOAN GENOCIAN	C
1012-14 STATE	BANK (1910)	MARK'S KITCHEN INC.	C
1022-28 STATE	COMMERCIAL/RESIDENTIAL (1892)	ROY G. SOVENSEN & WIFE. HOUMANN'S, THE CHECK CASHING PLACE OF RACINE INC.	C
1100 STATE	DR.FRANSHER'S DRUG CO.(1909)	TOMISLAB & DONNA DJORJEVIO	C
939 MILWAUKEE	JAMES WESTENDAHL CONFECTIONERY (1885)	GEORGE A. MEYER FAMILY	C
915 DOUD	CLAUSEN & SORENSEN CENTERS (1893)	DONALD DAVID HEALY	C
1309-1315 STATE	COMMERCIAL/RESIDENTIAL (1920'S)	JOHN W. EICHRST RESIDENCES	C
912 DOUD	SINGLE FAMILY RESIDENCE (1898)	DOROTHY M. CHAFFEE	C
811 SILVER	DANISH LUTHERAN BETHANIA CHURCH (1896-1917)	JAMES A. & GLORIA OLIVER	C
1306-08 STATE	TAVERN/RESIDENCE (1887)	JULIAN G. & ALICE FLORES	C
1312 STATE	NO. 2 FIRE STATION (1911)	NELSON ELECTRIC	C

INVENTORY CONTINUATION

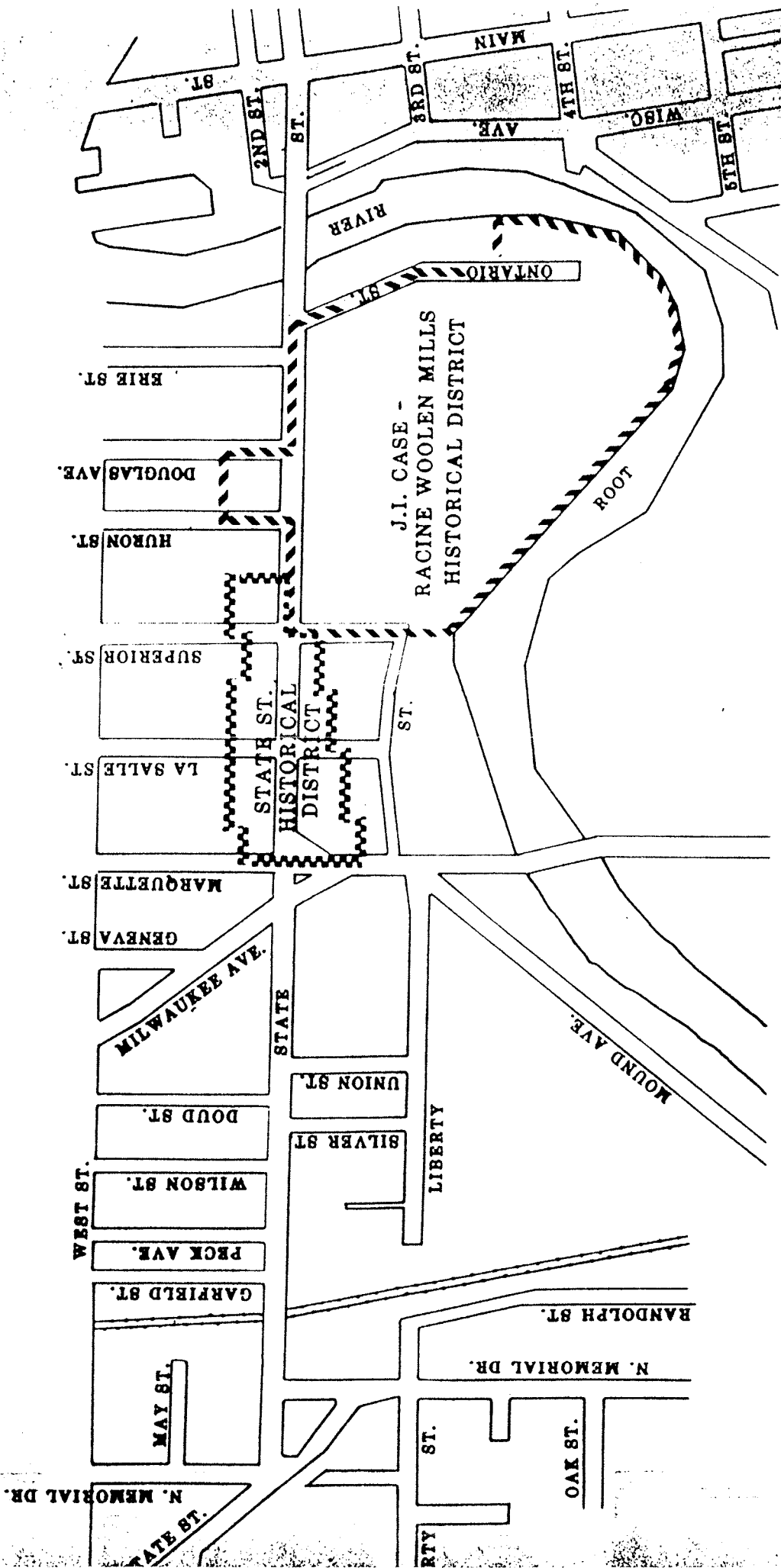
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1514-18 STATE	COMMERCIAL/RESIDENTIAL (1895)	PATRICK MISKULIN BUDGET STORE	C
1600-02 STATE	PRIVATE RESIDENCE (1893)	HOWARD BEGUN & JANICE GREENBERG	C
1611 STATE	PRIVATE RESIDENCE (1880'S)	EMILE MATHIS FAMILY	C
1621 STATE	PRIVATE RESIDENCE (1880'S)	ANNA SMITH & PHYLLIS MCGREGOR	C



STATE STREET STUDY 1" = 100'

■	1850-1875
▨	1876-1905
▩	1906-1930
••	PIVOTAL
•	CONTRIBUTING

1931



ELIGIBLE HISTORICAL DISTRICTS ON STATE STREET

