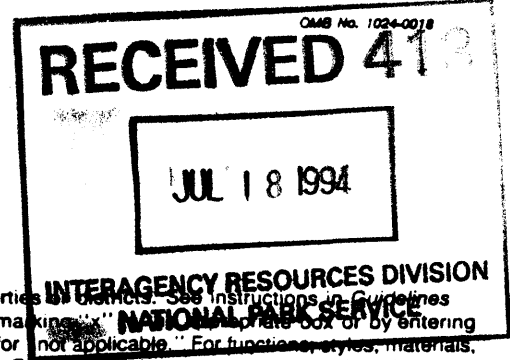


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determinations of eligibility for individual properties in districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for not applicable. For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Lincoln School
other names/site number Lincoln School Historic Apartments

2. Location

street & number 1800 State Street not for publication
city, town Racine vicinity
state Wisconsin code WI county Racine code 101 zip code 53404

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u> </u>	<u> </u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

[Signature]
Signature of certifying official
State Historic Preservation Officer-WI

7/18/94
Date

State of Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Edson R. Beall

8-19-94

Entered in the
National Register

[Signature]
Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Education/School

Current Functions (enter categories from instructions)

Domestic/Multiple Dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Romanesque

Materials (enter categories from instructions)

foundation Brick

walls Limestone

Brick

roof Asphalt

other Wood

Describe present and historic physical appearance.

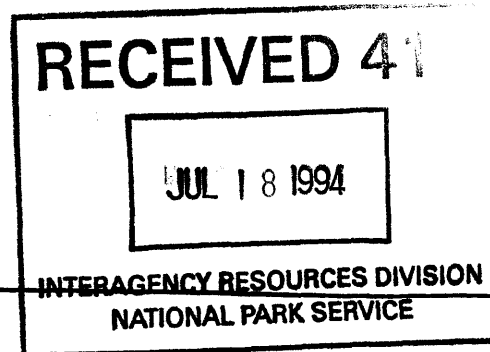
Lincoln School
Racine, Racine County, WI

SECTION 7. ARCHITECTURAL DESCRIPTION

The two and one-half story, Romanesque style, brick and stone Lincoln School (1890-91), consisted originally of an eight room building with a large projecting portion on the East side and large recess area on the South side.(1) Each elevation is unique in appearance with variation of brick and stone work patterning. It was built "with a desire to observe more than the ordinary efforts toward beauty and artistic architecture." (2) The Lincoln School is located in the City of Racine, Racine County. From 1890 until its renovation in 1991 several additions were built onto the original school. Additions consist of a classroom addition built in 1908-09, a Chimney Stack structure built in 1932, a Boiler House Addition built in 1936, and a Multi-Use Room Addition built in 1953.(3)

All buildings are located on a triangular city block, approximately 2 acres in size, which is occupied solely by the School buildings. The site is bounded by a major diagonal thoroughfare on the southwest, State Street. State Street is a mixed use area - retail, commercial, industrial and residential, which leads into the downtown area. Carlisle Boulevard is the eastern boundary, which is primarily a residential roadway, with 1 and 2 family dwellings. The north boundary is Hamilton Street, which is a small residential street. On a small triangular city block directly west of the 1909 Addition is the Abraham Lincoln monument, which is listed on the National Register of Historic Places. In 1991, the Lincoln School went through a major renovation and restoration, along with the construction of a new adjoining 3 story building addition in the northeast portion of the site. After being closed for several years, it was re-opened in the Fall of 1991, on its 100th anniversary as the Lincoln School Historic Apartments, a 64 unit low-income apartment building for the elderly.

See continuation sheet

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Until its renovation in 1991, the Lincoln School consisted of a series of additions added on to the original building. All structures will be identified, however, only those considered to be architecturally significant and worthy of listing on the National Register of Historic Places will be described in detail (the 1890-91 Original Structure and the 1908-09 Addition).

Original Lincoln School 1890-91

The original Lincoln School consisted as a 2-1/2 story building, 80' x 56' with a large projecting portion on the East side and large recess area on the South side. Each elevation is unique in appearance. The East facade, or original main facade until the Addition of 1908-09, has a single extended center tower, projecting approximately 2' on one side and 14' on the other side from the building plane. The tower has been truncated from its original 86' spire configuration.

former
The front (East) facade displays a tripartite window pattern which is repeated on the Basement, First Floor and Second Floor, with roof dormer above, and a single window on the left side of the center entrance tower. The right side of the tower displays paired windows which are repeated on the Basement, First Floor and Second Floor, with roof dormer above, and a mullion window pattern.

The heavy Romanesque voussoir stone arch entry of the tower rests upon rusticated limestone piers, with cream color brick above. Above the arch are two thin windows under a twin arch, with a larger arched tripartite window at the attic level. The original broached spire has been replaced by a hip roof. The original turret-like galvanized metal projections, which were located just above the attic window arch, also no longer exist.

The brick and stone pattern developed on this building elevation is repeated on the other elevations. The combination of rusticated limestone and cream brick is quite handsome as to color, proportion and texture. The structure, heavy and massive as it is, swells from the broad base, and is broken in its upward rise by the varied belt courses. The variation in brickwork is a study in itself, but in spite of the varied patterns, there is no confusion. Particularly interesting is the corbelled brickwork of the upper courses,

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1890-1909

Significant Dates

1890-91

1908-09

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Chandler, James Gilbert

Guilbert, Arthur A.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Lincoln School
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SECTION 8. STATEMENT OF SIGNIFICANCE

This property is locally significant under Criterion C of the National Register of Historic Places. It is a good example of school Romanesque architecture in Racine, Wisconsin. Constructed in 1890-91, and 1908-09, the Lincoln School is one of the oldest school buildings in Racine. It is a good example of the school building design of local architect James Gilbert Chandler, who was a specialist in designing schools, and designed many schools throughout the Midwest. It also demonstrates a sympathetic architectural treatment of the 1908-09 Classical Revival style addition by the locally prominent architectural firm of Guilbert and Funston. The period of significance dates from the beginning of construction in 1890 to the completion of the addition in 1909.

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typical
which replaced the wood brackets of earlier school houses designed by the building's architect, J.G. Chandler.(4) A rusticated stone beltcourse around the building at the First and Second story. in addition to the top of the entry arches and all Second Floor windows, which become arches at the 2 and 3 wide paired windows. Decorative inset brick ~~spandrels~~ define the area between the First and Second Floor windows at all Elevations.

All windows are rectangular 1/1 double hung, with transoms above the First and Second Floor units, except at the attic level of the entrance tower projection, which are quarter circles flanking a center arch top double hung window. The South Elevation also displays a 2' projected entrance from the plane of the building, approximately at the center of this view. The original design indicates that the doors were recessed from the face of the arch.(5) The third entrance and stair, which existed at the West Elevation has been removed as a result of the building addition of 1908-09. South Elevation window treatments, brick detailing, stone sill/banding and foundation stone are similar to that of the East Elevation. The primary distinguishing characteristic is the change of materials of the entrance arch, and its understated appearance. A more modest brick Romanesque arch rises above the stone foundation, which is outlined with a projected stone band. The entrance door is recessed.

The original metal turrets of the center projected gable have been removed, however, the ornamental metal gable face plaque is still intact.

The North Elevation displays the same detailing as the other elevations. A portion of its appearance has been obscured by the construction of the Boiler Room addition.

A portion of the West Elevation has been concealed by the 1908-09 addition. However, the Southwest and Northwest corner is still exposed.

Dormers exist beside the East tower. Two brick chimneys exist below the roof: on the North and East sides, along the center of the building, however, they have been removed above the roof line. The roof trim consists of closed metal eaves that project slightly over the vertical walls. Two building entrances exist, on the east and south, although the original doors were previously removed, replacement doors were found in the attic of the building and reused

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as entrance doors. Originally, the building consisted of eight rooms, four on the First and four on the Second Floor. Neither the basement nor the Attic was originally used, although later, the basement was converted to one classroom and the Attic converted into one classroom.

Lincoln School Addition 1908-09

In 1908, the Racine architectural firm of Guilbert & Funston, was engaged by the Board of Education to draw plans for an addition to the Lincoln School.(6) The Addition was constructed on the West side of the building via a connecting corridor and entrance, while the main portion of the addition was recessed from the front plane of the original school building.

The Addition is architecturally sympathetic to the original structure, yet displays construction and technological advancements which evolved during the intervening period. Cream color brick was used as the primary building component, with cut limestone accents, which acknowledge the rusticated stone bands of the original building. Projecting entrance towers with gabled pediments, corbelled cornice, complimentary roof and eave lines, similar window patterns, similar building mass and height, all display a sympathy for the original school design, while not overshadowing it.

The Addition is basically rectangular in configuration (82'x70'), plus projecting bays and connecting alcove, 2-1/2 stories in height, and built of the same materials as the original school. It displays a harmony and complementarity, though it changed the circulation and focus of the original building design.

After the 1909 Addition the primary Elevation became the South Elevation. In 1923 the Abraham Lincoln monument was constructed on a separate small triangular city block which is not connected to the Lincoln School property. Its location is directly west of the West entrance of the 1909 Addition. The monument is listed on the National Register of Historic Places.

The South Elevation consists of a projecting 2-1/2 story tower, flanking receding bays which feature a tripartite window and projecting entrance alcove with recessed door set into a cut limestone archway. Cream color brick, laid in a running bond pattern, matches the original building. Stone window

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lintels and sills are again used, however, now they are smooth, cut ashlar. A brick foundation has supplanted the original building's rusticated limestone watertable base. Denticulation, roof pitch, and eave design are similar to the original building. Window patterns and sizes are similar to the original building, however, the decorative brickspandrel have been eliminated, and the arch stone banding which occurred above the Second Floor windows has been supplanted by a horizontal cut stone beltcourse.

The design of the Addition displays centrally positioned gabled towers on all 3 elevations (South, West, North), though only the West towers has entrance doors. Again, roof dormers were introduced on the East and North Elevations. Window wells were created on the North side to allow additional light to enter the basement rooms.

The interior of the addition consisted of 8 large rooms on the first and second floors and a stair tower at the South and West entrances. Though modifications have been made through the years, the addition existed basically intact until its current renovation.

Chimney Stack Addition: 1932**Boiler House Addition: 1936**

The Chimney Stack, which was located east of the Boiler House and north of the original school building was approximately 12' in diameter at its base, and approximately 55' tall. 20' was previously removed from the top in 1981. This structure lacked architectural noteworthiness.

The Boiler House Addition was built on the North side of the original School building. A small portion, 28'x 20'x 9' high, extends beyond the north building wall. This addition lacks architectural merit, but was retained for reuse as a Mechanical Room for the renovated building.

Building materials of these structures consist of cream color brick which match the 1890 and 1909 buildings.

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All Purpose Room Addition: 1953 (demolished)

The All Purpose Room Addition was a one story flat roof 61'x61' adjoining building, connected to the original building's east entrance tower with projecting rectangles and a connecting corridor which acted as the entrance to the All Purpose Room. The corridor connector obscured the Romanesque arch entrance of the original school building.

A cream color brick, which did not match in color or texture the 1890 or 1909 buildings was used for this addition. The addition was characterized by flat roofs of varying heights and a basically windowless facade.

The addition did not display any unique architectural characteristics, obscured the East elevation of the 1890 building, and was removed during the 1991 renovation.

Lincoln School - Rehabilitation and Addition: 1991

Lincoln School Apartments: 1991

In 1991, a major renovation was undertaken of the original 1890-91 building, 1908-09 addition and the Boiler Room Addition, demolition of the Chimney Stack and Multi-Use Room Addition, and the construction of a new 3 story connecting building on the northeast portion of the site.

The project, begun in January of 1991, consisted of preserving the historically and architecturally significant features of the Lincoln School as detailed in the Part 1 and Part 2 Historic Preservation Certification Application, previously submitted to the Department of the Interior and demolishing and removing all plumbing, heating and electric equipment in order to create 40 new apartments on 4 floors in the historic building while preserving the historic character of the building. An architecturally compatible 24 unit, 3 story building addition was also constructed on site. The entire project was designed for the elderly, featuring such items as totally barrier free access, elevator, emergency call system, bathroom grab rails, and other geriatrically focused design features.

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In the Fall of the 1991 the project was completed, Lincoln School a once vacant, blighted, but historically significant building was re-opened on its 100th anniversary as the Lincoln School Historic Apartments, a 64 unit low income apartment complex for the elderly.

Footnotes

¹ Racine Daily Journal March 20, 1891

² The Racine Journal Times, February 22, 1970

³ Blueprints of buildings and additions. Lincoln School Historic Apartments Limited Partnership.

⁴ Patton, Helen Frances. Public School Architecture in Racine, Wisconsin, and Vicinity From the Time of Settlement to 1900. Ph.D. Dissertation, University of Wisconsin, 1965. p. 545

⁵ Blueprints of buildings and additions. Lincoln School Historic Apartments Limited Partnership.

⁶ Proceedings, Board of Education, April 27, 1908

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Racine for issuance of bonds had been ruled illegal by the City Attorney on the grounds that Charter limitations required that a vote be put to the people.(10)

It was now August, and too late to provide school rooms for the 1889 Fall term. When Superintendent Winslow addressed himself to the Board of Education in September, his plea was desperate and impassioned:

"Gentlemen: ... I desire to present for your consideration the following facts and figures and to once more respectfully call your attention to the very urgent need of extended school accommodations in the Fifth and Seventh Wards. Cannot something be done by this Board, by his Honor, the Mayor, by the City Council, by this prosperous and intelligent city, to furnish the school rooms much needed."(11)

By February, 1890, it was obvious that nothing would be done before the "reorganizing of the board in May ... through lack of funds ..." It was, therefore, decided to return the plans, specifications, and forfeit checks deposited by bidders "... in order that the board may be at full liberty after its reorganization to take such action in the matter as may be deemed for the best interest of the schools and of the city."(12)

A new school board was organized in May, 1890. B.B. Northrop was elected President and H.G. Winslow was reelected Superintendent of Schools and Clerk.(13) A week earlier, in action probably based on the first advertisement for bids, Commissioner Howell moved that: "... it is the sense of this board that the sum of \$15,000 should apply to the erection of the building proper, exclusive of the heating, ventilating, seating, and other furnishings of the same, and that the said ought not to be exceeded, as before stated, which was so ordered."(14)

By now the funds were secure and plans could proceed.

On June 6, 1890, Chandler submitted plans "with changes drawn in red on paper, together with elevations subject to minor changes." The plans were approved and bids were again advertised.(15)

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When opened, seven firms submitted proposals, indicating alternate options:

J.P. Corse & Son	\$14,700
without Joilet ashlar and with white pine & paint finish	14,300
Holm Brothers	14,466
Joliet stone with Georgia pine finish	15,180
W.A. Bowen & Son	15,709
Hugh R. Edwards	15,023
with Georgia pine finish	15,324
Edgar S. Jenks	15,175
with Georgia pine finish	15,425
without ashlar or Georgia Pine	14,475
without ashlar	14,725
Theodore Kerner	15,050
with Georgia pine finish	15,300
without ashlar	14,650
Josiah Hocking, Jr.	15,793
with Georgia pine finish	16,093
without rock face stone	15,393 (16)

Bids for heating and ventilating were referred to the Committee on Heating and Ventilation; bids for "erecting the new school were referred to the Committee on Building and Repairs," as was a proposal for work by Jacob Mohr:

... for all tin, galvanized iron and cornice works, and for a roof of Cartwright system of tin shingles for the new building \$1,600.(17)
By a unanimous vote, the contract for the building was awarded to James P. Corse & Son, the lowest bidder at \$14,700.(18) This included Joliet ashlar and varnished wood finish.(19)

The heating and ventilating was separately contracted. There was no provision for indoor toilets.

A.F. Botsford was employed "to superintend the erection of the new building ... at a salary of two and a half dollars per day as long as so employed."(20)

Except for "adding one foot to the height of the masonry under the new 5th Ward school house" there were no records of change from the plans as bid. This

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addition was due to the fact that:

... in making the excavations for the foundations of the new building, according to the plans and specifications of the architect, there was one foot of said gravel and water between the bottom of the footings and the solid clay, they have therefore considered it necessary to excavate one foot deeper, thus placing the footing of the walls one foot lower, and adding one foot in height to the basement walls, the adjustment of the additional expense for the same being provided for in the specifications.(21)

When the first Racine Public School was given a name other than a Ward designation the matter was handled quickly - a name was presented and the decision made.(22) Not so in the case of the Lincoln School, as the following entry in the Official Proceedings states:

... Your committee appointed to act in the naming of the new school house, finding such a diversity of opinion existing among our citizens, as to whether the name should be one of local or national reputation, each plan having a precedent already in the names given to your school buildings, beg to refer the matter to the Board for decision and respectfully ask to be relieved of further action in the matter, being unable to agree.(23)

An article in the Racine Daily Journal a few months later gave an unofficial report of School Board discussion:

Commissioner Smieding thought that the schools in our city should have proper names. Commissioner Gillan said that he favored the idea, but it was opposed by the old Board. The president said that until we had better school buildings, he did not think that anyone would feel honored by having one of the schools named after him. Commissioner Smieding thought that if they were named after dead men they would not object.(24)

Perhaps this is why the following resolution was introduced on February 27, 1890:

On motion of Commissioner Gillan it was unanimously resolved that the new school in the Fifth Ward be named and known as the Lincoln School.(25)

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The Racine Daily Journal published a drawing of the building and a long article on the "Temple of Education" in March, 1891.(26)

The reporter took the occasion to editorialize on the "rapid strides which civilization has made since 1890":

Various causes led to the rapid advancement of the new world, but of all the causes that have entered into the combination which produced such unparalleled results, the prominent part played by education must be granted first place.(27)

The Journal assumed a role of keeping school affairs before the public, and throughout the difficult years of the last quarter of the century attempted to press the cause of good schools. With the opening of Lincoln School, in the newspaper account, comes a glimmer of the old pride which marked the first achievements in school building when Racine was smaller and more homogeneous:

The little New England school house was where many of our greatest statesmen received their training, and where the lessons of liberty were installed into the minds of the youth. As the empire moved its way westward the progressive element began to pay more attention to the school buildings, making them more commodious and supplying them with every convenience which the ingenuity of man could invent.

The same spirit has manifested itself all over the country ... It seems strange but it is nevertheless true that the finest school buildings can be found in the West, where the cities and towns find the task of raising money more arduous than in the East.

Wisconsin is not at all behind the procession ... and with an over-zealous pride perhaps, we have been accustomed to claim for our commonwealth the best public school system.

As for the Belle City, its schools are well on a par with other cities of the state and under the control of the best and most intelligent men in the community. From the time when the first school house was built .. until the present date there had been a gradual evolution towards better

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schools and better school buildings commensurate with the growth of the city.(28)

The article went on to review the "terrible state of affairs that first prompted the move toward the erection of the beautiful Lincoln School." The controversy over the site was detailed, and the decision by City Attorney Giddings that the first appropriation of \$15,000 could not be used "for the reason that ... the action of the Council in voting school bonds without a vote of the people was illegal."

There was no exaggeration in the statement that "columns might be written on the struggle in securing this elegant new school," but now that it was completed the city could take pride in it:

The new temple of learning, christened "The Lincoln School" ... was named in honor of the lamented President, Abraham Lincoln. The dimensions are 80 x 56 not allowing for projections, 37 feet. It is an eight room building.(29)

The floor plan shows the arrangement to be as described:(30)

Every school room has three exits, one to the hall, one to the girls' cloak room and one to the boys' cloak room. Every school room has two cloak rooms well lighted and warm; also teacher's closets, book case and apparatus closet in every room. Rooms all open into the central hall on both floors. There are two stairways, one at the east and one at the west end of the hall; three entrances, one in the east and two at the south. There are double outside doors, opening out at each entrance and double inside doors, opening both ways. Entrance is made by one step from the outside into the vestibule. All other steps are within the vestibule. The rooms vary a little in size, but the general rule is 24 x 32 except the grammar school which is 32 x46. The recitation room is 22 x 36, large enough to be divided into two rooms. There is a stairway leading into the attic which could be used for any purpose. It is a two story brick building with basement and attic, the basement divisions being similar to the upper floors. It is heated by Mooers & Co.'s system, with two sectional boilers in the basement, direct and indirect radiation.(31)

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The newspaper account failed to mention certain architectural features which made this school unique in Racine when it was built. The activity center revolved around a diagonal central hall which is commodious yet arranged for maximum economy of space. Another feature was the use of glass in all doors opening off the central hall, so that the principal could observe classroom activity without entering the classroom.

Chandler conceived the interior space as something more than four unbroken planes. The diagonal walls, the flanging walls in the lower corridor entry, and the angular placement of doors gives variety and contrasts markedly with earlier schools.

Winslow described the use of classrooms when the school first opened in April, 1891:

... The Lincoln School has opened with an attendance of over 300 pupils. The five rooms that are opened are seated for 48 pupils each or 240 pupils in all. Each room is overflowing, and pupils are seated around tables, on front seats without desks, and on recitation seats...

The rooms are ready, furnished with furniture and only need to be provided with teachers.

I respectfully recommend, that the principal occupy the Grammar School Room, with grades 4 and 5, about 80 pupils, and that he be provided with an assistant for the recitation room. This arrangement will furnish the relief needed for the three upper grade rooms.

I also recommend that the unoccupied room on the first floor be furnished with a teacher, and opened at once, as there are now more pupils in the two lower grade rooms than ought to be placed in the three rooms ...(32)

The overall impact of the original structure is one of boldness and strength with rhythmic architectural refinements and suggestions of delicacy in the roof line. Comparison with the Howell School (1887) shows that Chandler repeated his earlier motifs but with more control, particularly to be noted in the facade of the building.

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The fact that the building was "in sight of trains passing" is another reminder of Racine's early city pride and the often expressed belief in the advantages of building school houses which would impress visitors and attract industry.

In 1891, the Racine Daily Journal boasted that
... there is not another building equal to it in the state, ... In appearance it is a beauty and reflects credit upon Mr. Chandler, the architect and also the builders.(33)

The following newspaper account probably summed up the community sentiment:

The citizens should be and are proud of the elegant place and superintendent, president of the board and all of the commissioners who assisted in securing it are deserving of the everlasting thanks of the people.(34)

By Spring of 1907, enrollment at Lincoln School had increased to 530 pupils,(35) and 13 teachers,(36) nearly doubling the opening enrollment of 1891. Two classes had been crowded out of the building and were compelled to cross railroad tracks to attend the Garfield School. One class was held in a makeshift, unsanitary area in the attic, and the Kindergarten class occupied a basement room.(37)

In the Fall of 1907 a special meeting of the Board of Education was convened for the purpose of considering the enlargement of the Lincoln School and the purchase of an additional school site.(38)

The expansion of the City was in a northwesterly direction, as predicted by School Superintendent Winslow some 30 years earlier, around the Lincoln School. J.W. Weichers, Chairman of the Board, recommended the expansion of Lincoln School, doubling its size. He argued that enlargement of the building was "recommended by the fact that it will secure cheaper administration than if a building, accomodating the same pupils, were located elsewhere. Also, because the present heating plant is sufficient for the larger building and because no additional ground will be required, and further, because it will make it possible to furnish this district with a public school auditorium."(39) By a vote of 5 to 4, the motion to enlarge Lincoln School was adapted.(40)

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By January of 1908, all architects in the city were requested to present plans and specifications for an addition to the west side of the building.(41) In April, the Buildings Committee recommended to the Board the acceptance of the plans submitted by the respected local firm of Guilbert & Funston. In deciding in favor of the firm, the Committee took into consideration: "First - The outside appearance of the building. Second - The inside arrangement. Third - The location of the addition on the lot."(42) And apportioned \$30,000 to build the addition.(43)

When bids were received at the July 2, 1908 Board meeting, the list of nine bidders and their proposed building costs were read aloud.

A.C. Kappel.....	\$26,618
S.C. Anderson.....	26,166
Jas. Holm Co.....	26,146
E.A. Jenks.....	27,760
C.O. Johnson.....	30,620
Hans Larson.....	26,711
James Corse.....	27,900
Josiah Hocking.....	28,965
Jensen Bros.....	24,870 (44)

Heating and Ventilating and Plumbing bids were taken separately, with the low bids adding \$7,169 to the total building costs.(45) By 1909 the addition was completed, which added an auditorium, teachers' rest room, Nurse's room, stock room and eight classrooms.(46) No further documentation has been found to suggest changes to these plans or price of the school.

ARCHITECTS' BIOGRAPHIES

JAMES GILBERT CHANDLER

Racine's resident school architecture specialist was James Gilbert Chandler. Chandler is architect of record for the original Lincoln School.(47)

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Continuation SheetSection number 8 Page 10Lincoln School
Racine, Racine County, WI

Chandler was born at Berlin Falls, New Hampshire, August 4, 1856, son of Milton Walker and Sarah (Groves) Chandler. He received his early education in the public schools at Zumbrota, Minnesota, and Madison, Wisconsin. As a youth he learned the carpenter's trade, in which he served a three year's apprenticeship, and then studied architecture at Madison for three years (1875-78) under D.R. Jones. The next year he began independent practice as an architect in Racine, Wisconsin. He subsequently formed the firm of Chandler and Park, which continued in business until 1919. He made a specialty of school architecture, providing plans for many schools in Wisconsin, Illinois, Minnesota and Iowa.

In his promotional brochure(48), there are sketches and photographs of schools he built in Racine, Walworth, Cashton, Abelman, Wilton, Beloit, Burlington, Chippewa Falls, Coleman, Delevan, Dodgeville, Evansville, Eau Claire, Hillsboro, Jefferson, Kenosha, Menomonee Falls, Prairie du Chien, Seymour, Shawano, Sparta, Sturgeon Bay, and Wonewoc, Wisconsin; Kankakee, Pecatonica, and Rockford, Illinois; Monticello, Indiana; Fort Dodge and Oxford, Iowa; and Lakefield and Plainfield, Minnesota. He also designed a school in Zumbrota, Minnesota, where he had received his early education.(49)

The Cyclopedia reviewed his community activities in Racine.(50)
Chandler died in Milwaukee, Wisconsin, January 17, 1924.(51)

Chandler's school buildings bear some of the influences of his teacher, D.R. Jones. The design for an eight-room school house published in the 1882 State circular shows some of the interior arrangements and exterior features common to Chandler's early school houses.(52)

Chandler designed not only schools, but many of the fine houses and large commercial buildings in Racine.(53) Chandler is noted as architect for the Racine City Hall (demolished), County Jail (demolished), St. Mary's Hospital (demolished), Universalist Church, Pease Manufacturing Co. and Fish Bros. Wagon Co.

A partial list of buildings designed by Chandler is itemized below:

Lorenzo Janes School,	1896-97	Racine, WI
Dania Hall	1904-05	Racine, WI

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Lincoln School
Racine, Racine County, WI

James A. Garfield School,	1882, 1884	Racine, WI
Fish Bros. Wagon Co.,	1889-1900	Racine, WI
Dr. Shoop Family Medicine Co.	1893, 1899, 1902	Racine, WI
Red Cross Drug Co.,	1886-87	Racine, WI
Unitarian Universalist Church,	1895, 1896 addition	Racine, WI
Dr. Clarendon I. Shoop House,	1903	Racine, WI
Horatio Gates Winslow School (addition),	1897.	Racine, WI
S.C. Johnson House,	1903	Racine, WI
Stephen Bull house	date unknown	Racine, WI
J.I. Case house	date unknown	Racine, WI (54)

School Buildings

Sixth Ward School	Racine, WI
Fifth Ward School	Racine, WI
High School	Racine, WI
Fourth Ward School	Racine, WI
Winslow School	Racine, WI
DeKoeven Avenue School	Racine, WI
Guilbert Knapp School	Racine, WI
Beloit School Building	Beloit, WI
Burlington School Building	Burlington, WI
Chippewa Falls School Building	Chippewa Falls, WI
Coleman School Building	Coleman, WI
Delavan High School	Delavan, WI
Dodgeville High School	Dodgeville, WI
Eau Claire High School Annex	Eau Claire, WI
Evansville School	Evansville, WI
Grand Rapids High School	Grand Rapids, WI
Hillsboro School	Hillsboro, WI
Jefferson High School	Jefferson, WI
Kenosha School	Kenosha, WI
Menomonee Falls School	Menomonee Falls, WI
New Lisbon High School	New Lisbon, WI
Prairie du Chien School	Prairie du Chien WI
Seymour School	Seymour, WI
Shawano High School	Shawano, WI
Sparta School	Sparta, WI

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Sparta High School	Sparta, WI
Sturgeon Bay School	Sturgeon Bay, WI
Wonewoc School	Wonewoc, WI
Walworth School	Walworth, WI
Cashton School	Cashton, WI
Ableman School	Ableman, WI
Wilton School,	Wilton, WI
Monticello High School	Monticello, IL
Kankakee School	Kankakee, IL
Kankakee High School	Kankakee, IL
Pecatonica School	Pecatonica, IL
Rockford School	Rockford, IL
Streator School	Streator, IL
Ward School, Fort Dodge	Fort Dodge, IA
Oxford School	Oxford, IA
Albert Lea School	Albert Lea, MN
Lakefield School	Lakefield, MN
Mankato High School Annex	Mankato, MN
Plainview School	Plainview, MN
Zumbrota School	Zumbrota, MN (55)

EDMUND B. FUNSTON & ALBERT ARTHUR GUILBERT
FIRM: GUILBERT & FUNSTON

The firm of Guilbert and Funston was awarded the commission to design the addition to the Lincoln School.

Born in Champagne County, Illinois, Funston (1869 - ?) received his early education in the public schools of Mahomet, Illinois and graduated from the Architecture School of the University of Illinois in 1892. Hethen taught manual training in Colorado for two years, followed by one year of architectural work in New Orleans and Atlanta. Later, he was employed in the Chicago architectural office of Joseph C. Lewellyn for five years, being in charge of significant amount of work in the Midwest including five buildings at the University of Illinois. In 1903 Funston came to Racine where he entered into a partnership with A. Arthur Guilbert from 1905-1915. The successful

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Lincoln School
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partnership erected many prominent buildings in Racine. In 1915 the partnership dissolved and each man practiced independently thereafter. After 1915, Funston's firm was known as the Edmund B. Funston Co. Judging from their independent work, Funston was the designer who preferred early modern styles while Guilbert was more traditional in his design approach. By 1927 Funston seems to have retired from architectural practice and moved to Coral Gables, Florida.(56)

A. Arthur Guilbert was born in Racine and educated in the public schools. Guilbert (1869-1922) was trained at the University of Pennsylvania and Michigan and graduated from the Chicago School of Architecture in 1901. In 1903 Guilbert entered into practice in Racine with Herbert B. Rugh (Guilbert and Rugh). From 1905-1915 he was in partnership with Edmund B. Funston, and from 1915 until his death he practiced alone. In partnership and alone, Guilbert had a very successful practice both in Racine and across the State.(57)

Some of the buildings which were designed either independently or jointly are listed below:

J.I. Case Administrative and Factory Buildings,	1902-04	Racine, WI
James A. Garfield School (addition)	1905-15	Racine, WI
Danish Brotherhood	1910-11	Racine, WI
Racine Lodge No. 252 (Elks)	1912	Racine, WI
St. Luke's Episcopal Church, Chapel, Guild Hall and Rectory [Rectory]	1905-10	Racine, WI
Office Building of M. Tidyman	1915-16	Racine, WI
Masonic Temple	1913	Racine, WI
John H. Palmetter's Old Ladies Home	1904-05	Racine, WI
Warren J. Davis House	1909	Racine, WI
Horlick Malted Milk Factory [Entry Gate; later buildings & remodeling]		
Racine Junction Branch Library	1913-14	Racine, WI

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Lincoln School
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Office Building of Mitchell-
Lewis Motor Car Co.

Racine, WI (58)

ARCHITECTURAL HISTORY

The Romanesque Revival Style (1880-1900) was based upon a Romanesque prototype architecture but interpreted more robustly and freely, particularly by its most noted American Designer, architect Henry Hobson Richardson (1838-1886). Wisconsin has no buildings designed by Richardson, though his influence is obvious in the designs of J.D. Chandler and particularly the Lincoln School.

Racine has only four remaining school buildings designed by James G. Chandler, (Janes School, Garfield School, Winslow School, Lincoln School) and of these Garfield and Winslow were designed from the same floor plans originally by Lucas Bradley, an early builder in Racine's history, and added onto by Chandler's designs. Janes School (1897), a later work of Chandler's displays an exuberant amalgam of styles ranging from Romanesque to Queen Anne, to Classical Revival to Chateausque.

Other Romanesque Buildings in Racine

The Lincoln School remains the best example of Romanesque school architecture in Racine, and along with the Unitarian Universalist Church (aka Church of the Good Shepard) and the Dr. Shoop Family Medicine Company buildings are the best remaining examples of Romanesque architecture in the City of Racine.

Comparison to Other Racine School Buildings

Of the school buildings constructed prior to Lincoln School, only Garfield School (1855) and Winslow School (1855-56) still remain in Racine. These buildings were designed by Lucas Bradley, a local builder, along with the original Fourth Ward School, utilizing the same footprint. Later the Fourth Ward School would be razed and the current Janes School would be built (1896-97) on the site of the original school.

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The addition to the Garfield and Winslow schools were designed by James Chandler in a sympathetic manner to the original school buildings, but lack his characteristic exuberant style, both in floor plan and elevations.

Lincoln School is the oldest original school building designed by Chandler in Racine. It is the best example of Romanesque School building architecture in Racine, and along with the Janes School, represents the only remaining original school building designs in Racine by Chandler.

The Lincoln School is significant under Criterion C as a fine example of the Romanesque style. It is the only remaining school building of this style in Racine, and along with the Unitarian Universalist Church, represents the best examples Romanesque architecture in Racine. It also represents the transition of school architecture in Racine from local builder designed utilitarian buildings to consideration of aesthetics in the evolution of culture and urban design in early Racine. It expressed a desire to dignify the icon of education - the school house.

Footnotes

- ¹ Proceedings, Board of Education, July 29, 1892
- ² Ibid., June 1, 1888
- ³ Ibid., February 9, 1889
- ⁴ Ibid., June 14, 1889
- ⁵ Ibid.
- ⁶ Ibid., July 2, 1889. He also reported that \$5,000 had been allotted to provide more adequate heating in some of the older buildings.
- ⁷ Ibid., July 16, 1889.
- ⁸ Ibid., July 26, 1889.
- ⁹ Ibid., August 16, 1889

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Lincoln School
Racine, Racine County, WI

¹⁰Racine Daily Journal, March 20, 1891

¹¹Proceedings, Board of Education, September 13, 1889

¹²Ibid., February 28, 1890

¹³Ibid., May 13, 1890. Northrop was elected 11 to 1;
Winslow's appointment was unanimous.

¹⁴Ibid, May 6, 1890

¹⁵Ibid, June 6, 1890

¹⁶Ibid., June 24, 1890

¹⁷Ibid.

¹⁸Ibid., July 2, 1890

¹⁹Ibid., June 24, 1890

²⁰Ibid., July 11, 1890

²¹Ibid.,

²²Patton, Helen Frances. Public School Architecture in
Racine, Wisconsin, and Vicinity From the Time of Settlement to
1900. Ph.D. Dissertation, University of Wisconsin, 1965, p. 539

²³Proceedings, Board of Education, January 30, 1891

²⁴Racine Daily Journal, July 3, 1890

²⁵Proceedings, Board of Education, February 27, 1890

²⁶Illustration, Wisconsin State Historical Society

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Lincoln School
Racine, Racine County, WI

²⁷Racine Daily Journal, March 20, 1891

²⁸Ibid.

²⁹Racine Daily Journal, March 20, 1891

³⁰Published in 1894 Manual and Report of the Racine Public Schools, Racine.
Illustration attached in this Report.

³¹Racine Daily Journal, March 20, 1891

³²Proceedings, Board of Education, April 10, 1891

³³Racine Daily Journal, March 20, 1891

³⁴Ibid.

³⁵Proceedings, Board of Education, April 4, 1907

³⁶Ibid., April 26, 1907

³⁷Ibid., September 17, 1907

³⁸Ibid., October 31, 1907

³⁹Ibid.

⁴⁰Ibid.

⁴¹Ibid., April 27, 1908

⁴²Ibid.

⁴³Ibid.

⁴⁴Ibid., July 2, 1908

⁴⁵Ibid.

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Section number 8 Page 18

Lincoln School
Racine, Racine County, WI

⁴⁶ Christenson, Charles M., Racine County Historian, Untitled Report dated July 18, 1942: Racine County Historical Society, Manuscripts.

⁴⁷ Proceedings, Board of Education, July 26, 1889.

⁴⁸ Chandler and Park brochure on school house designs, n.d., looseleaf. Collections of the State Historical Society of Wisconsin.

⁴⁹ American School Board Journal, vd XVI, No. 1 (January, 1898), P. 11

⁵⁰ National Encyclopedia of American Biography, Vol. 23 (New York: James T. White & Company, 1933), p. 340.

⁵¹ Ibid., op-cit., p. 340

⁵² W.C. Whitford, Circular on Plans and Specifications of School houses for the Country Districts, Villages, and Smaller Cities of Wisconsin, (Madison: David Atwood, State Printer, 1882).

⁵³ Headlight, Racine, Wisconsin, 1895. Collection of the Racine County Historical Society.

⁵⁴ Racine Landmarks Preservation Commission, Susan E. Karr, Architectural President, Architectural and Historical Survey of the City of Racine, (Racine: Racine Landmarks Preservation Commission, 1980)

⁵⁵ Chandler and Park brochure on school house designs, n.d. looseleaf, Collection of the State Historical Society of Wisconsin.

⁵⁶ Racine Landmarks Preservation Commission

⁵⁷ Ibid.

⁵⁸ Ibid.

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Racine County Historical Museum

10. Geographical Data

Acreage of property 2 acres

UTM References

A

1	6
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4	3	4	2	0	0
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4	7	3	1	5	0	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The nominated property consists of Block 10, Clover Hill Addition, in the NE 1/4 of Sec. 8, T. 3N., R.23E, in the City of Racine, Racine Co., WI.

See continuation sheet

Boundary Justification

The boundary includes the entire triangular city block, 2 acres in size, that has been historically associated with the property.

See continuation sheet

11. Form Prepared By

name/title Helmut Toldt, President

organization Master Builders, Inc.

street & number 4040 N. Calhoun Road

city or town Brookfield

date January 25, 1994

telephone 414-781-2264

state Wisconsin

zip code 53005

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Section number Photos Page 1

Lincoln School
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Photographic Materials - Identification

Lincoln School
Racine, Racine County, WI.
Photos by Helmut Toldt, September, 1993.
Neg. at WI Historical Society

- Photo #1 of 21: View looking north (South Elevation of 1890 school building and 1990 new addition)
- Photo #2 of 21: View looking west (East Elevation entrance of 1890 school building)
- Photo #3 of 21: View looking west (East Elevation of 1890 school building)
- Photo #4 of 21: View looking west (East Elevation entrance of 1890 school building)
- Photo #5 of 21: View looking north (South Elevation of 1890 school building and 1910 school building addition to the west)
- Photo #6 of 21: View looking northwest (Southeast Elevation of 1890 school building)
- Photo #7 of 21: View looking north (South Elevation of 1890 school building)
- Photo #8 of 21: View looking north (South Elevation view of decorative gable medallion on 1890 school building)
- Photo #9 of 21: View looking north (South Elevation of 1910 school building addition)
- Photo #10 of 21: View looking north (South Elevation of 1910 school building addition)

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Lincoln School
Racine, Racine County, WI

- Photo #11 of 21: View looking east (West Elevation of 1910 school building addition)
- Photo #12 of 21: View looking southeast (Northwest Elevation 1910 school building addition)
- Photo #13 of 21: View looking south (North Elevation of 1890 school building)
- Photo #14 of 21: View looking west (East Elevation of 1910 school building addition at right and North Elevation of 1890 school building at left)
- Photo #15 of 21: View looking south (North Elevation of 1890 school building and 1990 addition)
- Photo #16 of 21: View looking south (North Elevation of 1890 school building and new connection to 1990 addition)
- Photo #17 of 21: View looking south (North Elevation of 1990 addition)
- Photo #18 of 21: View looking west (East Elevation of 1990 addition)
- Photo #19 of 21: View looking north (2nd floor south corridor of 1910 school building addition showing existing wall moldings and window details as original)
- Photo #20 of 21: View looking north (Interior south original stairway connecting 1890 and 1910 school buildings)
- Photo #21 of 21: View looking west (Eastview of 2nd floor corridor of 1890 school building showing wainscot paneling, doors and trim detail as original)

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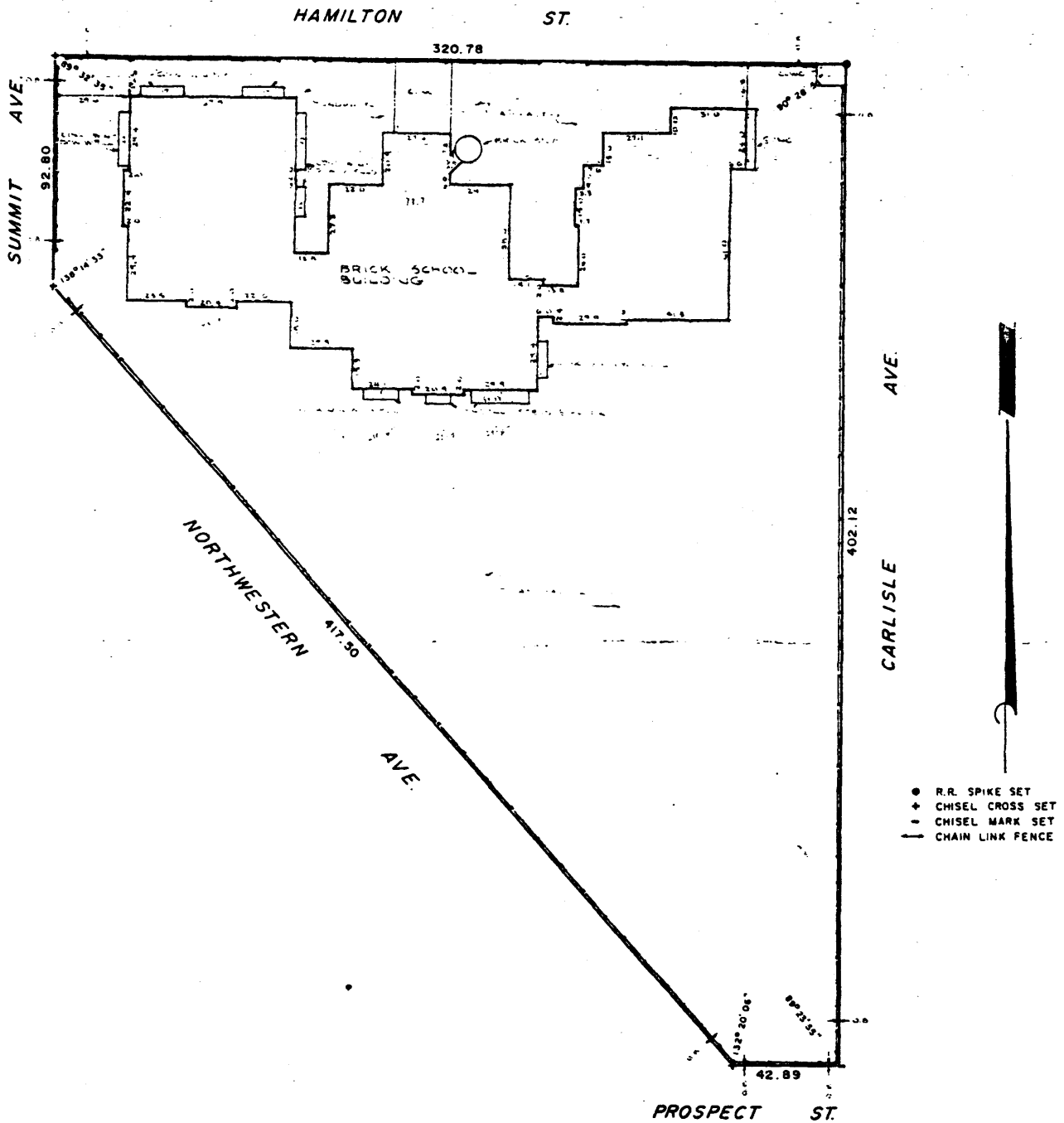
Section number Owner Page 1

Lincoln School
Racine, Racine County, WI

OWNER

Lincoln School Historic Apartments Limited Partnership
John Hennessy, President, Hennessy Group, General Partner

LINCOLN SCHOOL, RACINE, RACINE COUNTY, WISCONSIN



I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTENDING BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL EXISTING BUILDINGS THEREON, EGRESS POINTS, APPARENT ENCUMBRANCES AND VISIBLE ENCUMBRANCES.

"THIS SURVEY IS MADE FOR THE USE OF THE PROPERTY OWNERS OF THE PROPERTY, AND ALSO FOR THE PURCHASER, HERETOFOR OR HEREAFTER AND THE TITLE THEREIN WITHIN ONE YEAR FROM DATE HEREOF."



NM & B Nielsen Madsen & Barber
 consulting civil engineers and land surveyors
 1339 Washington Avenue - Racine, Wisconsin 53403
 (414) - 634-5588 - 592-7902 - 634-5589

Revised

PLAT OF SURVEY
 FOR
RACINE UNIFIED SCHOOL DISTRICT
 BLOCK 10, CLOVER HILL ADDITION, IN THE NE 1/4 OF SEC. 8,
 T. 3 N., R. 23 E., IN THE CITY OF RACINE, RACINE CO., WISC.

Designed	Date	Drawn	Date	Checked	Date	Horizontal Scale	Sheet	of	Sheets
		RLD	6-13-64			1" = 30'			
							Vertical Scale	Job Number 84158	