

788

United States Department of Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Melvin Avenue Residential Historic District
other names/site number N/A

2. Location

street & number	Melvin Avenue generally bounded by Erie Street and North Main Street	N/A	not for publication
city or town	Racine	N/A	vicinity
state Wisconsin	code WI	county Racine	code 101
			zip code 53402

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant _ nationally _ statewide ☒ locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State Historic Preservation Officer - Wisconsin

State or Federal agency and bureau

In my opinion, the property _ meets _ does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the

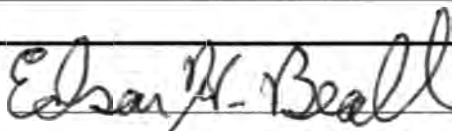
National Register.

☐ See continuation sheet.☐ determined not eligible for the

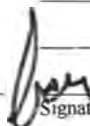
National Register.

☐ See continuation sheet.☐ removed from the National

Register.

☐ other, (explain):

11-2-11



Signature of the Keeper

Date of Action

5. Classification**Ownership of Property**
(check as many boxes as
as apply)

x

private

public-local

public-State

public-Federal

Category of Property
(Check only one box)

x

building(s)

district

structure

site

object

Number of Resources within Property
(Do not include previously listed resources
in the count)

contributing

32

noncontributing

1 buildings

sites

structures

objects

32

1 total

Name of related multiple property listing:(Enter "N/A" if property not part of a multiple property
listing.)

N/A

**Number of contributing resources
previously listed in the National Register**

0

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

7. Description**Architectural Classification**

(Enter categories from instructions)

Tudor Revival

Colonial Revival

Mission/Spanish Colonial Revival

Bungalow/Craftsman

Materials

(Enter categories from instructions)

Foundation STONE, CONCRETE

Walls WOOD

BRICK

Roof ASPHALT

Other STUCCO

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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National Register of Historic Places
Continuation Sheet

Section 7 Page 1

Melvin Avenue Residential Historic District
Racine County, Wisconsin

Narrative Description

Racine, the state's fifth largest city, lies on the western shore of Lake Michigan in southeastern Wisconsin. Situated north of the downtown business district in a large residential area of Racine, the Melvin Avenue Residential Historic District is a well-defined cluster of 33 buildings. The area of both small and modestly sized homes began in the mid-1920s and was developed and filled in over the next two decades. Representative of the prevailing architectural styles of their time, Tudor Revival, Colonial Revival, Bungalow, Dutch Colonial Revival, and Spanish Colonial Revival style residences are prominent within the district. The result is now one of Racine's most architecturally intact historic residential areas.

This historic residential neighborhood is located north of downtown Racine and has a boundary roughly delineated along Melvin Avenue from Chatham Street on the east to Erie Street on the west. The topography of the area is relatively flat. It has wide streets with parallel parking on both sides and concrete curbs and gutters. The sidewalks are set apart from the streets' curbs by a grass terrace with large mature trees lining the streets. The residences in the district generally respect a uniform setback from the street. The small lots are typical of urban practice, conforming to the standard conventions of the plats' block and lot configurations. They are generally narrow, deep, and rectilinear in shape. There are no alleys in the district, and, as such, the detached garages are located to the rear of the lot and are accessed via long, narrow driveways. The garages' construction dates span from the historic period of development of the district to the present. They are not included in the resource count.

The Melvin Avenue Residential Historic District's resources consist of privately owned, single- and multi-family residences. The district's 32 contributing resources were built between 1924 and 1941. Many were the homes of businessmen, superintendents, and foremen from area industries, and sales managers from local retail establishments.¹ As such, they are well constructed homes, reflecting the socio-economic status of their original owners. Each distinguished in their own way, the residences reflect the architectural trends of the era in which they were constructed. The homes display similar scale and massing, are one and one-half to two-stories in height, and are primarily clad in wood or brick. Exterior alterations to the residences have been minimal. The residences within the Melvin Avenue Residential Historic District are well preserved and have much of the same appearance today as they would have when they were constructed. The single non-contributing building was constructed in 1944 and was significantly altered by the later addition of a second story.

¹ City Directories for the City of Racine, Wisconsin, 1910-2005. On file at the Racine Public Library, Racine, Wisconsin, and the Racine Heritage Museum, Archives/Research Center, Racine, Wisconsin.

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National Register of Historic Places
Continuation Sheet

Section 7 Page 2

Melvin Avenue Residential Historic District
Racine County, Wisconsin

Building Descriptions

The following are brief descriptions of selected representative examples of contributing resources within the district, listed in order by prevalence of the style within the district and in chronological order within each style.

Tudor Revival

Raymond A. & Margaret Thomas House	3008 North Main Street	1928
------------------------------------	------------------------	------

Raymond Thomas was secretary of Thomas Supply Company, a plumbing and heating supply company.² His modest one and one-half story home sits on the west side of North Main Street one lot north of Melvin Avenue and was built by Nels Petersen for \$10,000.³ With the exception of the projecting entry, it is rectangular in plan and irregular in massing due to multiple cross gables. It is constructed of light tan brick with stone accents at the window sills, at the gable end intersection of the wall and the eaves, and a keystone above the central entry door. To the left of the entry is a band of four double hung windows; a pair of double hung windows appear at the right. The house is sheltered by a steeply-pitched, side-gabled, shingled roof. At the second floor, to the left, there is a shed dormer with a bay window of double hung windows projecting from the roof. A large front-facing gable encompasses both the area above the entry and to the right; it contains a single double hung window centered in the gable at the second floor level. The round-topped, wood plank entry door is trimmed in a heavy, brick arch that mimics the arch of the door. The projecting entry is set within a lower, smaller front-facing gable, accentuated by a small rectangular window in the upper part of the gable. There is a large brick chimney centered on the south gable end. (See Photo #8.)

Gordon J. & Myrle Maier House	460 Melvin Avenue	1930
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Gordon Maier was a clerk at Belle City Malleable Iron Company when his home was constructed.⁴ He soon went on to be a certified public accountant and founded his own accounting practice in 1935. Gordon J. Maier & Company, LLP is still locally owned and managed and operating under his name.⁵ This modestly sized one and one-half story residence is situated on the north side of Melvin Avenue

² City Directories for the City of Racine, Wisconsin, 1910-2005.

³ Building Permit Log. On file at the Building Inspector's Office, Racine City Hall, Racine, Wisconsin; and Building Permit Applications. On file at the Building Inspector's Archives, Racine City Hall, Racine, Wisconsin.

⁴ City Directories for the City of Racine, Wisconsin, 1910-2005.

⁵ Gordon J. Maier & Company, LLP website. <http://www.gjmlp.com/> Racine, Wisconsin: Gordon J. Maier & Company, LLP, 2009.

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National Register of Historic Places
Continuation Sheet

Section 7 Page 3

Melvin Avenue Residential Historic District
Racine County, Wisconsin

and was built by Louis G. Henriksen for \$7,000.⁶ The design of the house was based on a 1929 publication by *Popular Mechanics Magazine* entitled "16 Selected Bungalows for Lean Purses."⁷ It is more regular and rectangular in its plan than the preceding example. It is constructed of a light brown brick with white stone accents in the large front chimney. To the left of the entry is a band of three six-over-one double hung windows. The round-topped, wood plank central entry door is trimmed in a thin brick arch that mimics the arch of the door. To the right of the entry is a small leaded casement window, followed by the chimney, and then a single six-over-one double hung window. The house is bookended by steeply-pitched, front-gabled shingle roofs on either end with a steeply-pitched side gable roof connecting the two. At the second floor in the both the left and right gables are smaller, rectangular eight-light casement windows with shutters. The house appears to have its original copper gutters and downspouts. (See Photo #13.)

Victor & Hazel Johanning House

452 Melvin Avenue

1936

When this home was constructed, Victor Johanning was a clerk at J.I. Case Company.⁸ His modest one and one-half story home sits on the north side of Melvin Avenue and was designed by Louis Henriksen and built by Nels Gunderson for \$6,200.⁹ With the exception of the slightly projecting entry, it is rectangular in plan and irregular in massing from the dormer and entry cross gable. It is constructed of light brown brick. On the first floor to the left is a band of three six-over-six double hung windows. To the right, in the projected entry, is a round-topped, sixteen-light wood storm door, trimmed in multiple brick arches that mimic the arch of the door. The projecting entry is topped by a tall front facing gable that joins with the main roof. The gable end walls have stepped brick corbels supporting the eaves. A small round-topped, five-light window accentuates the upper part of the entry gable at the second floor. The house is sheltered by a steeply-pitched, side-gabled shingle roof. At the second floor, to the left, there is a gabled dormer with a single six-over-six double hung window. There is also a large brick chimney centered on the west side elevation. (See Photo #1.)

Colonial Revival

Otto H. & Gertrude Beetcher Apartments

446 Melvin Avenue

1931

Otto Beetcher was a plumber.¹⁰ His modest two-story, four unit apartment building sits on the north side of Melvin Avenue, was designed by Ellis Klinger, and was built for \$25,000 by Irving Halverson,

⁶ Building Permit Log; and Building Permit Applications.

⁷ *16 Selected Bungalows for Lean Purses*. Chicago, Illinois: Popular Mechanics Magazine, 1929.

⁸ City Directories for the City of Racine, Wisconsin, 1910-2005.

⁹ Building Permit Log; and Building Permit Applications.

¹⁰ City Directories for the City of Racine, Wisconsin, 1910-2005.

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Continuation Sheet

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Melvin Avenue Residential Historic District
Racine County, Wisconsin

with whom Beetcher was sharing a duplex at the time.¹¹ It is rectangular in plan, boxy in massing, and symmetrical in design. It has a red-brown brick exterior. The central entrance has a paneled door with sidelights and an elliptical transom. The entry is flanked on both sides by Doric columns and is topped with a small flat roof and simple wrought iron railing. There is a pair of eight-over-eight double hung windows on either side of the central doorway on the first floor with a pairing of similar, although smaller, six-over-six double hung windows above on the second floor, and a single six-over-six double hung window above the entry. All window openings on the front façade have green shutters. The house is topped by a side-gabled shingled roof with returned eaves on the gable ends. (See Photo #10.)

Floyd J. & Isabel Monk House

404 Melvin Avenue

1936

Floyd Monk was an attorney and partner at Thompson & Monk.¹² His modest two-story home sits at the northwest corner of the intersection of Melvin Avenue and North Main Street. Local architect Frank Hoffman designed the house and it was built by Johnson-Hendricksen for \$8,000.¹³ It, too, is rectangular in plan, boxy in massing, and symmetrical in design. It has a wide white clapboard exterior. The central entrance door has sidelights and is flanked on both sides by a pair of simple wood posts and topped with a small, low-pitched gable roof. There are single eight-over-twelve double hung windows on either side of the central entrance on the first floor with similar, smaller, eight-over-eight double hung windows above on the second floor and a single six-over-six double hung window above the entry. All window openings have green shutters. The house is topped by a side-gabled shingled roof with returned eaves on the gable ends. There is a large white brick chimney centered on the east facing side elevation. (See Photo #7.)

Edward G. & Elizabeth G. Zika House

507 Melvin Avenue

1941

Edward Zika was secretary-treasurer of Racine Screw Works.¹⁴ His modest two-story home sits on the south side of Melvin Avenue. It, too, was designed by Ellis Klinger and was built by Jensen Brothers for \$10,500.¹⁵ Similar to the previous houses, it is characteristically rectangular in plan, boxy in massing, and symmetrical in design. It has wide grey clapboard siding. The central entrance door has sidelights and topped by a broken or swan's neck pediment. Very similar to the last example, there are single eight-over-twelve double hung windows with shutters on either side of the central entrance on the first floor with similar, smaller, six-over-six double hung windows above on the second floor and above the entry. The second floor windows are individually contained in three small front-gabled

¹¹ Building Permit Log; and Building Permit Applications.

¹² City Directories for the City of Racine, Wisconsin, 1910-2005.

¹³ Building Permit Log; and Building Permit Applications.

¹⁴ City Directories for the City of Racine, Wisconsin, 1910-2005.

¹⁵ Building Permit Log; and Building Permit Applications.

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Section 7 Page 5 Melvin Avenue Residential Historic District
Racine County, Wisconsin

dormers which project above the side-gabled shingled roof. There is a large light colored brick chimney centered on the east facing side elevation. (See Photo #4.)

Bungalow

Theodore L. & Ruth C. Seith House 456 Melvin Avenue 1928

Theodore Seith was vice-president and general manager of Stover Signal Engineering Company.¹⁶ His small one-story home sits on the north side of Melvin Avenue and was built for \$7,400 by Anton Kratochvil.¹⁷ It is rectangular in plan with the exception of a projecting front entry and a side, assumed living room, projection with chimney. It is clad in a range of shades of light brown brick with stone or concrete sills and half wall caps. The projecting entry is to the left and contains a band of four four-over-four double hung windows. The simple entry door on the side of the projecting entry is flanked by sidelights on both sides. To the right is a grouping of four six-over-six double hung windows. The house's horizontality is accentuated by a wide wooden frieze board under the broad beadboard eaves which wraps around the entire house. The projecting entry is topped with a hipped roof which ties into a larger hipped roof which covers the rest of the house. It is punctuated by small wood shingle clad, hipped dormers on each elevation containing a pair of six-light casement windows. (See Photo #12.)

John G. & Lillian Strewler House 504 Melvin Avenue 1930

John Strewler was deputy sheriff of Racine County.¹⁸ His small one-story home sits on the north side of Melvin Avenue and was built by Irving Halverson for \$6,000.¹⁹ It is rectangular in plan and has a light brown brick veneer exterior. To the left is a round-topped wood entry door, accented with a simple brick arch that mimics the arch of the door. To the right is a grouping of four leaded casement windows. Under the broad beadboard eaves is a wide wooden frieze board which continues around the house and gives the house a squat, horizontal feel. The house is topped with a hipped roof which is punctuated by small stucco clad hipped dormers facing three of the cardinal directions and containing a pair of six-light windows. The fourth elevation has a projecting jerkin head cross gable that shelters a projection that comes to the line of the brick wall below. This projection appears to be an alteration, but it does not detract from the overall integrity of the house. (See Photo #15.)

¹⁶ City Directories for the City of Racine, Wisconsin, 1910-2005.

¹⁷ Building Permit Log; and Building Permit Applications.

¹⁸ City Directories for the City of Racine, Wisconsin, 1910-2005.

¹⁹ Building Permit Log; and Building Permit Applications.

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Continuation Sheet

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Melvin Avenue Residential Historic District
Racine County, Wisconsin

Dutch Colonial Revival

George J. & Anna E. Scheible House

2915 North Main Street

1924

George Scheible was employed as a foreman at Standard Foundry Company.²⁰ His two-story home sits on the east side of North Main Street one lot south of Melvin Avenue and was built for \$6,500 by Peter Clausen.²¹ With the exception of the projecting entrance and a one-story wing to the south, the house is rectangular in plan, boxy in massing, and symmetrical in design. It has a wide clapboard sided exterior. The central projecting entrance has a six-paneled door with sidelights and an elliptical transom. The entry is topped with a small low-pitched front-gabled roof which ties into the flared eaves of the main gambrel roof. There is an odd configuration of windows on either side of the central doorway on the first floor, each containing a large, fixed window with a six light transom in the center and a six-over-one double hung window on each side. The side-facing gambreled roof is highlighted by a single large shed dormer that spans the width of the house and contains pairs of similar six-over-one double hung windows directly above the first floor windows and two six-light casement windows above the entry. (See Photo #5.)

Frederick S. & Dorothy C. Dederich House

3002 North Wisconsin Street

1930

Frederick Dederich was an assistant superintendent at S.C. Johnson & Son.²² His modest two-story home sits on the northwest corner of the intersection of Melvin Avenue and North Wisconsin Street and was built by Louis Henriksen for \$8,500.²³ The house is rectangular in plan, boxy in massing, and symmetrical in design. It has a wide clapboard sided exterior. The central entrance has a six-paneled door with sidelights and an elliptical transom. The entry is topped with a small low-pitched front-gabled roof that ties into the flared eaves of the main gambrel roof. Two single six-over-one double hung windows flank both sides of the entry door. The side-facing gambreled roof is highlighted by a single large shed dormer that spans the width of the house and contains three equally spaced similar, smaller, six-over-one double hung windows centered over the entry door and between the first floor windows. All windows on the front façade have shutters. A red-brown brick chimney is centered on the south facing side elevation. (See Photo #14.)

²⁰ City Directories for the City of Racine, Wisconsin, 1910-2005.

²¹ Building Permit Log; and Building Permit Applications.

²² City Directories for the City of Racine, Wisconsin, 1910-2005.

²³ Building Permit Log; and Building Permit Applications.

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Continuation Sheet

Section 7 Page 7

Melvin Avenue Residential Historic District
Racine County, Wisconsin

Spanish Colonial Revival

Henry F. & Edna S. Griswold House

3005 North Main Street

1929

Henry Griswold was a superintendent at J.I. Case Company when his home was constructed.²⁴ This two-story residence is one of the finest in the district. It stands at the northeast corner of the intersection of Melvin Avenue and North Main Street and was built by Michael A. Hammes for \$15,000.²⁵ This home is irregular in plan and massing and is constructed of cream colored brick. To the left is a projecting two story bay with a low-pitched front gable. On the first floor is a cluster of three six-over-six double hung windows each topped with round multi-light transoms. On the second floor is a pair of twelve-light casement windows with similar round fanlight transoms and a decorative wrought iron balconette. At the center of the house is a slightly projecting, nearly two-story mass, topped with the continuing slope of the main side-gabled roof. This narrow centered portion contains a round arched entry porch with a single six-over-one double hung window above the entry at the second floor level. To the right is the main body of the house with a small low-pitched front gable breaking the main side-gabled roof. On the first floor is a pair of sixteen-light casement windows each topped with round multi-light transoms. On the second floor is a similarly grouped pair of twelve-light casement windows with similar round fanlight transoms and a decorative wrought iron balconette. Overall, the building is topped with a red clay tile roof with a full accompaniment of copper gutters, decorative conductor heads, and downspouts. (See Photo #6.)

These are just a few of the fine representations of architectural styles within the district. There are many other good examples within the district. While many of these residences are not individually significant, they contribute to the overall character and architectural integrity of the district.

²⁴ City Directories for the City of Racine, Wisconsin, 1910-2005.

²⁵ Building Permit Log; and Building Permit Applications.

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Continuation Sheet

Section 7 Page 8

Melvin Avenue Residential Historic District
Racine County, Wisconsin

Building Inventory

The following inventory lists every building in the district and includes the address of the property; the historic name; the date or circa date of construction or substantial remodeling; the resource's contributing (C) or non-contributing (NC) class; and architectural style of the building.

<u>Address</u>	<u>Historic Name</u> ²⁶	<u>Date</u> ²⁷	<u>Class</u>	<u>Style</u>
2914 North Main Street	Holger & Ida M. Jorgensen Duplex	1929	C	Tudor Revival
2915 North Main Street	George J. & Anna E. Scheible House	1924	C	Dutch Colonial Revival
2918 North Main Street	Holger & Ida M. Jorgensen Duplex	1929	C	Tudor Revival
2925 North Main Street	F. Lee & Grace D. Norton House	1944	NC	Side Gabled
3005 North Main Street	Henry F. & Edna S. Griswold House	1929	C	Spanish Colonial Revival
3008 North Main Street	Raymond A. & Margaret Thomas House	1928	C	Tudor Revival
3009 North Main Street	Louis & Jennie Hansen House	1928	C	Tudor Revival
3012 North Main Street	Floyd J. & Isabel Monk House	1941	C	Tudor Revival
3018 North Main Street	J. Davidson Co. Duplex	1931	C	Tudor Revival
404 Melvin Avenue	Floyd J. & Isabel Monk House	1936	C	Colonial Revival
412 Melvin Avenue	Louis J. & Grace I. Blessinger House	1926	C	Colonial Revival
419 Melvin Avenue	Anton & Helen Kratochvil Duplex	1928	C	Tudor Revival
420 Melvin Avenue	Waldemar G. & Elsie Eberhardt House	1926	C	Tudor Revival
423 Melvin Avenue	Roy George & Rose M. Hoffert House	1928	C	Tudor Revival
424 Melvin Avenue	William C.A. & Maria Eberhardt House	1926	C	Bungalow
428 Melvin Avenue	William R. & Adeline Maher Duplex	1927	C	Tudor Revival
429 Melvin Avenue	Herbert C. & Lauretta Reinert House	1941	C	Tudor Revival
432 Melvin Avenue	Dr. Roland J. & Helen Schacht House	1937	C	Colonial Revival
433 Melvin Avenue	William P. & Edna Peters House	1940	C	Colonial Revival
442 Melvin Avenue	Joseph & Ollie Leichtweih's Duplex	1926	C	Bungalow
446 Melvin Avenue	Otto H. & Gertrude Beetcher Apartments	1931	C	Colonial Revival
452 Melvin Avenue	Victor & Hazel Johanning House	1936	C	Tudor Revival
456 Melvin Avenue	Theodore L. & Ruth C. Seith House	1928	C	Bungalow
460 Melvin Avenue	Gordon J. & Myrle Maier House	1930	C	Tudor Revival
464 Melvin Avenue	Clarence Andrew Voelker House	1928	C	Colonial Revival
465 Melvin Avenue	Benjamin Milo & Ethel Cape House	1940	C	Colonial Revival
504 Melvin Avenue	John G. & Lillian Strewler House	1930	C	Bungalow
507 Melvin Avenue	Edward G. & Elizabeth G. Zika House	1941	C	Colonial Revival
510 Melvin Avenue	Irving P. & Frances M. Halverson Duplex	1930	C	Tudor Revival
517 Melvin Avenue	Henry J. & Irma Benz House	1929	C	Tudor Revival
2910 North Wisconsin Street	David S. & Gladys M. Durbin House	1941	C	Colonial Revival
2918 North Wisconsin Street	Pearl M. Snell House	1939	C	Colonial Revival
3002 North Wisconsin Street	Frederick S. & Dorothy C. Dederich House	1930	C	Dutch Colonial Revival

²⁶ Ibid; City Directories of Racine, Wisconsin, 1910-2005; and Deeds. On file at the Register of Deeds Office, Racine County Courthouse, Racine, Wisconsin.

²⁷ Building Permit Log; and Building Permit Applications.

Melvin Avenue Residential Historic District
Name of Property

Racine
County and State

Wisconsin

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1924-1941

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Henriksen, Louis G.

Hoffman, Frank J.

Klinger, Ellis A.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Melvin Avenue Residential Historic District
Name of Property

Racine
County and State

Wisconsin

9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

- 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 # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
 - Other State Agency
 - Federal Agency
 - Local government
 - University
 - ☒ Other
- Name of repository:
City of Racine Building Inspection Dept.
Racine County Register of Deeds
Racine Heritage Museum Archives & Research Center

10. Geographical Data

Acreage of Property 6.7 acres

UTM References (Place additional UTM references on a continuation sheet.)

1 16 435590 4733836
 Zone Easting Northing

2 16 435948 4733836
 Zone Easting Northing

3 16 435948 4733661
 Zone Easting Northing

4 16 435590 4733661
 Zone Easting Northing

☐ See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title	Jennifer L. Lehrke / Consultant for City of Racine Landmarks Preservation Commission	date	October 15, 2010
organization	LJM Architects, Inc.	telephone	(920) 458-4800
street & number	813 Riverfront Drive	zip code	53081
city or town	Sheboygan	state	WI

Melvin Avenue Residential Historic District

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Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)**Property Owner**

Complete this item at the request of SHPO or FPO.)

name/title

Various, see separate listing

organization

date

street & number

telephone

city or town

state

WI

zip code

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Narrative Statement of Significance

The Melvin Avenue Residential Historic District was first identified as potentially eligible for nomination to the National Register of Historic Places in the *Historic Resources Survey: City of Racine*, completed in 2008. The survey identified its fine concentration of single- and multi-family dwellings constructed between 1924 and 1941, retaining a high degree of integrity to the dates of construction, and having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, additional research centered on evaluating the resources within the district utilizing the Period Revival and Bungalow styles subsections of the Architecture study unit of the aforementioned text. The results of this research are detailed below and show that the Melvin Avenue Residential Historic District is locally significant under National Register Criterion C as an architecturally important collection of residential buildings that together constitute a well-defined and visually distinct geographic and historic entity.

The proposed Melvin Avenue Residential Historic District is roughly contained along Melvin Avenue, from North Main Street and Chatham Street on the east to Erie Street on the west. The district is located north on the northern suburban fringes of Racine. The district is comprised of 32 contributing resources and 1 non-contributing resource. Individually, the contributing resources include very fine representative examples of several of the most popular styles applied to residential architecture in Wisconsin during the period of significance. Also, they represent many of Racine's finest residences found by the Racine *Historic Resources Survey*. The single non-contributing house has been significantly altered since its date of construction.

Reflecting two decades of residential architecture, the period of significance for the district begins in 1924 with the construction of the oldest extant residence, the George J. & Anna E. Scheible House. Through the years, numerous residences were built in the area. The period of significance ends in 1941 with the construction of the last contributing houses in the district. After 1944 the district was complete; no other homes were built within its boundaries.

The residences within the Melvin Avenue Residential Historic District are well preserved and have much the same appearance today as they would have years ago. Exterior alterations to the original residences have been minimal and have generally been limited to painting, window replacements in their original openings, and some siding replacement. The result is now one of Racine's most architecturally intact historic residential areas.

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Melvin Avenue Residential Historic District
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Historic Context

New or expanding industries rejuvenated Racine's industrial base after the turn of the twentieth century. The demand for productivity during World War I boosted the economy. Major foundries, machine shops, and automotive and farm implement manufacturing establishments converted to military production. During the last half of the 1910s, the number of manufacturers in Racine County increased by more than 20%, wage earners increased by 50%, and the value of their output nearly tripled. At the same time, the county's agricultural output boomed, peaking in 1919. The growth of these industries, accompanied by a severe manpower shortage, led to continued growth in Racine's population. This growth in population spurred the city's largest growth in terms of area in the 1910s, primarily in areas to the north and west of the city, which were used for new home construction.²⁸

While this rapid rate of industrial expansion slowed during the conversion to peacetime life in the early half of the 1920s, newer companies, such as Young Radiator, Oster Manufacturing, Webster Electric, Standard Foundry, and S.C. Johnson, picked up the slack. By the end of the decade, the county had recovered, ranking second to Milwaukee in value of industrial products and manufacturing employment. The fall of the agricultural industry accompanied by the upgrading and consolidation of rural schools, the installation of electricity and telephones, the proliferation of automobiles, and the resulting improvement of roads led to further expansion into rural areas through the 1920s. Areas on the outer fringes of the city became suburban enclaves to the City's more prosperous residents.²⁹ In the residential area north of downtown, these houses were concentrated along Melvin Avenue, an area that became one of Racine's premiere residential neighborhoods from the mid-1920s through the mid-1940s.

In 1911, the area south of Melvin Avenue was annexed into the City. However, it was not until 1922 that several individuals, primarily Ernestine Luedtke and Fred Reichert, who was listed as Contractor Public Works, platted it as the Lakeshore Park Addition. The first house was built in 1924. The period of the 1920s saw the most construction activity in the district with over half of the houses being built in the last six years of the decade. They consisted primarily of Tudor Revival style homes.³⁰

The north side of Melvin Avenue was annexed into the city shortly thereafter in 1926. The area west of North Main Street was platted that same year by Louis J. Blessinger, secretary of Racine's Board of Public Works, and Henry L. Linthorp, a clerk at Western Electric Company, as Crestview. John R.

²⁸ Buenker, John and Richard Ammann. *Invention City: The Sesquicentennial History of Racine*. Racine, Wisconsin: Racine Heritage Museum, 1998, pages 96-112.

²⁹ Ibid.

³⁰ City Directories of Racine, Wisconsin, 1910-2005; and Deeds.

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Melvin Avenue Residential Historic District
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and Helen N. Ramsey and Herbert F. and Helen C. Johnson platted the area east of North Main Street as Beachwood the following year.³¹

Following national trends, Racine suffered significantly during the decade long Depression. Manufacturing output was cut in half and overall employment declined by forty percent. In 1933, forty percent of the county's population was behind in their property taxes and twenty percent were on some sort of relief. Johnson Wax, Twin Disc, and Western Printing made conscientious efforts to maintain employment of their workers on lesser tasks such as painting and repairs. The innovations of new companies, such as InSinkErator's garbage disposals and Dremel Manufacturing's portable power tools, prevented matters from worsening during the painfully gradual recovery. Also during this time came the unionizing of Racine's workforce, which by the end of the decade, increased the average weekly wage to second highest in the state, created better working conditions with generous benefits, and produced a disproportionately high number of blue collar homeowners.³²

It is fortunate that the neighborhood was planned before the Great Depression. While growth of the city was nearly nonexistent during the decade of the Depression, the district's development was already well established and merely slowed during this time. Despite the fact that five of the district's houses went into foreclosure,³³ ten additional houses were built during the 1930s, primarily modestly-sized Colonial and Tudor Revival styles.

The outbreak of World War II and the subsequent economic boom successfully brought Racine out of the Depression. War contracts spurred unprecedented gains in production and employment in the manufacturing sector. Between 1939 and 1945, employment doubled. Thousands of women, African Americans, and even prisoners of war were put to work in the effort to produce war materials. However, the demand for employees became so great after 1943 that Racine County was recognized as having an acute labor shortage by the federal government. Incomes became high and plentiful. The resulting population jump, caused by the influx of new residents attracted to Racine by its expanding economy, created a critical housing shortage.³⁴

Construction activity within the district picked up again with the construction of seven additional houses in the first half of the decade. Again, they were primarily Colonial and Tudor Revival style homes that filled in and completed the development of the district by 1944.

³¹ Ibid.

³² Buenker and Ammann, pages 96-112.

³³ Deeds.

³⁴ Buenker and Ammann, pages 96-112.

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During the later half of the twentieth century, Racine continued to expand outward, primarily with tracts of suburban-style ranch houses to the west and south during the post-World War II baby boom years, reaching its present spatial boundaries in the early-1960s.³⁵ While other older neighborhoods in Racine have seen more intrusive elements introduced and more unsympathetic remodeling, the Melvin Avenue neighborhood has been relatively stable and has remained largely intact. It is hoped that the state and federal tax credit availability that comes with National Register listing will help property owners in the district maintain the historic integrity of their homes.

Architecture

The Melvin Avenue Residential Historic District is locally significant in the area of architecture because many of its buildings are good examples of popular residential architectural styles from the early- to mid-twentieth century. As a whole, it is an area that maintains a high level of integrity that reflects the development of the district during the period of significance. The following are brief descriptions of the architectural styles represented within the district, listed in order by prevalence of the style within the district.

Tudor Revival

Period Revival Styles were popular in Wisconsin from 1900 to 1940 and, as their name suggests, are reminiscent of earlier styles. The Tudor Revival style is the most prevalent style within the district and includes brick houses with half timbering on the second floor or gable ends. Another variant of the style are brick homes with an asymmetrical, albeit balanced composition, and steeply-pitched gabled roof with a gabled entry. Decorative casement windows and window openings are also predominant within the style.³⁶

Over a third of the residences in the district are examples of the Tudor Revival style. Among the best examples are the Raymond A. & Margaret Thomas House at 3008 North Main Street, the Victor & Hazel Johanning House at 452 Melvin Avenue, and the Gordon J. & Myrle Maier House at 460 Melvin Avenue. All three are asymmetrical with steeply pitched gable roofs with a gabled entry containing a round-topped entry door. While the Maier House is more regular and rectangular in plan, the Thomas and Johanning Houses are irregular in plan; all three are irregular in their massing.

³⁵ Ibid.

³⁶ Wyatt, Barbara, ed. *Cultural Resource Management in Wisconsin, Vol. 2: Architecture*. Madison: State Historical Society of Wisconsin, 1986.

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Colonial Revival

The Colonial Revival style is less formal and less adorned than the Georgian Revival style, but has similar symmetry and was widely used in residential architecture. These buildings are two-stories tall and clad with wood clapboard siding. Classically inspired detailing may be focused at the entrance. Other common details include columns, pilasters, shutters, and denticulated cornices beneath gable roofs with dormers. The style became popular after the restoration and recreation of Williamsburg, Virginia, during this same period.³⁷

There are ten examples of Colonial Revival style in the district. Among the most intact examples in the district are the Floyd J. & Isabel Monk House at 404 Melvin Avenue, the Otto H. & Gertrude Beetcher Apartments at 446 Melvin Avenue, and the Edward G. & Elizabeth G. Zika House at 507 Melvin Avenue. While the Beetcher Apartments is a brick veneer clad variant, the Monk and Zika Houses are sided with wide wood clapboard. All are two-stories tall with classically inspired detailing, particularly at the front door.

Bungalow

From 1910 to 1940, the Bungalow style was popular in this state. These homes are small- or modest-sized with broad eaved roofs, one or two large porches, and exposed woodwork, all lending to the dwellings' horizontality. Often one and one-half stories in height, they may be clad in horizontal or vertical wood siding, brick, stone, stucco, or a combination thereof. A massive chimney is a predominant feature. Decorative brackets or exposed rafter tails are also evident decorative elements in this style. Bungalows may also come in Japanese, Swiss, or Colonial Revival variants.³⁸

There are three buildings in the district that exhibit the Bungalow style. Among them, the Theodore L. & Ruth C. Seith House at 456 Melvin Avenue stands out with its high level of integrity. It is fine example of the style due to its one and one-half story height, brick veneer cladding, and strong horizontal band of wood below the wide eaves of the low pitched hip roof.

Dutch Colonial Revival

Returning to the Period Revival Styles of the 1900s through the 1940s, the Dutch Colonial Revival style is less formal than the Georgian or Colonial. Earlier-twentieth century examples of the style are most easily identified by a gambrel roof, occasionally ending with deep, flared eaves. Clapboards,

³⁷ Ibid.

³⁸ Ibid.

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shingles, brick, and stone are materials commonly used in combination on the exteriors. The symmetry of the style is often offset by a small wing on either of the gable ends. The style was especially popular for small-scale residences in early twentieth century suburbs.³⁹

The George J. & Anna E. Scheible House at 2915 North Main Street and the Frederick S. & Dorothy C. Dederich House at 3002 North Wisconsin Street are the only two examples of the Dutch Colonial Revival style in the district. Both exemplify the style in their symmetrical design with gambrel roof and clapboard siding. The Scheible House has flared eaves and a one-story wing on the south side.

Spanish Colonial Revival

The Spanish Colonial Revival style is also seen in the district. Homes in this style are often architect designed and constructed of brick with stone trim. They feature straight or arcaded openings, columns, stone or wrought iron balcony and porch railings, and low-sloped, red clay tile hipped roofs.⁴⁰

The Henry F. & Edna S. Griswold House at 3005 North Main Street is the district's only example of Spanish Colonial Revival style with its round arched window and door openings, wrought iron balconette railings, and low-sloped, red clay tile gabled roof.

As a group, these buildings, along with the others that comprise the district, contribute to the overall character and architectural integrity of the district.

Architects

Racine attracted professional architects nearly since its founding as a city with several architects operating at any one time. Many of these were one-man firms who practiced for decades until their retirement. Of the architects known to have designed homes within the district, none achieved a national reputation, although many gained local and regional favor within the state, executing numerous commissions both inside and outside of the city.

Louis G. Henriksen

Louis G. Henriksen began work as a carpenter in Racine around 1925. By 1927, Henriksen partnered with Peter Clausen to form Clausen & Henriksen Well Built Homes, a residential design and construction firm. (The firm is also referred to as Well Bilt Homes in some resources of the time.) The partnership

³⁹ Ibid.

⁴⁰ Ibid.

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ended by 1931, when Henriksen went out on his own under the name Certified Home Builders & Finance Company, advertising himself as a Designer, Contractor, and Builder of Dependable Homes. By 1933, Henriksen was listed as an architect and continued working as an architect and builder in the City of Racine through 1955.⁴¹

The designs of the following houses may be attributed to Louis G. Henriksen:⁴²

460 Melvin Avenue	Gordon J. & Myrle Maier House	1930
3002 North Wisconsin Street	Frederick S. & Dorothy C. Dederich House	1930
452 Melvin Avenue	Victor & Hazel Johanning House	1936
2910 North Wisconsin Street	David S. & Gladys M. Durbin House	1941

Frank J. Hoffman

Frank J. Hoffman was born in Sharpsville, Indiana, in 1890. He graduated from the University of Illinois School of Architecture. During WWI, Hoffman served in the U.S. Army Corps of Engineers as a 1st Lieutenant. In 1924, he moved to Racine from Lafayette, Indiana. He practiced architecture at Edmund B. Funston Company in 1925, and by 1927 he started his own firm, which he operated until his retirement in 1964. Hoffman was an active member in the Racine community, involved with St. Rose Catholic Church, American Legion Post No. 76, Rotary International of Racine, Racine Country Club, and the Racine Art Association. He died in 1976 at the age of 85.⁴³

The design of the following house may be attributed to Frank J. Hoffman:⁴⁴

404 Melvin Avenue	Floyd J. & Isabel Monk House	1936
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Ellis A. Klinger

Ellis A. Klinger was born in Bridgewater, South Dakota, in 1899. He studied architecture in Chicago, and in 1924, he moved to Racine County where he worked for the architecture firm of J.M. Matson. Around 1927, he worked for a brief time for Frank J. Hoffman. He also briefly partnered in the architectural firm of Augustine & Klinger around 1929. It is believed that from 1931 through 1945, he ran his own practice. From 1934 to 1954, he was also the Racine County Architect. During his tenure

⁴¹ General Files. On file at the Racine Heritage Museum, Archives/Research Center, Racine, Wisconsin; and City Directories of Racine, Wisconsin, 1910-2005.

⁴² Building Permit Applications.

⁴³ General Files; and City Directories of Racine, Wisconsin, 1910-2005.

⁴⁴ Building Permit Applications.

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as the county's architect, he designed the Racine Zoo Administration Building, High Ridge Hospital West Addition, and the Washington Avenue Fire Station. He died in 1982 at the age of 82.⁴⁵

The design of the following buildings may be attributed to Ellis A. Klinger:⁴⁶

446 Melvin Avenue	Otto H. & Gertrude Beetcher Apartments	1931
507 Melvin Avenue	Edward G. & Elizabeth G. Zika House	1941

Builders

Racine had numerous carpenters and builders operating at any one time since its founding as a City. Of the builders known to have constructed homes within the district, none achieved a national reputation, although many gained local and regional favor within southeastern Wisconsin. The following builders were the most active in the Melvin Avenue Residential Historic District.

Peter Kristian Clausen

Peter Kristian Clausen was born in Denmark in 1889. He is believed to have started working as a carpenter in Racine during the 1910s. From around 1927 to 1930, Clausen partnered with Louis G. Henriksen to form Clausen & Henriksen Well Bilt Homes, a residential design and construction firm. The partnership ended by 1931, and Clausen continued his business under the Well Bilt Homes name. At some point in time, his sons joined his business. From 1961 to 1992, Leonard, Kenneth, and Harry Clausen continued the company under the name Peter Clausen and Sons, Inc. Peter died in 1982 at the age of 93.⁴⁷

The construction of the following buildings may be attributed to Peter Clausen:⁴⁸

2915 North Main Street	George J. & Anna E. Scheible House	1924
432 Melvin Avenue	Dr. Roland J. & Helen Schacht House	1937
2918 North Wisconsin Street	Pearl M. Snell House	1939
3012 North Main Street	Floyd J. & Isabel Monk House	1941

⁴⁵ General Files; and City Directories of Racine, Wisconsin, 1910-2005.

⁴⁶ Building Permit Applications.

⁴⁷ General Files; and City Directories of Racine, Wisconsin, 1910-2005.

⁴⁸ Building Permit Log; and Building Permit Applications.

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Irving P. Halverson

Irving P. Halverson was born in Racine in 1907 and married Frances Marie Beetcher in 1928. After working as a clerk at a local hardware store and an apprentice mason, he began work as a building contractor around 1928, under the name Halverson Home Builders. He advertised himself as the designer and builder of homes of distinction and started with houses along Melvin Avenue. During WWII, Halverson worked in Washington, D.C., supervising the construction of federal worker housing. After the war and upon returning to Racine, he grew Halverson Home Builders into Racine's most prolific home builder, eventually developing a large portion of the city's north side. Halverson was named a national director of the National Association of Home Builders in 1951, eventually being named a life director. From the late 1960s onward, Halverson was also involved in other building and construction related ventures including his wife's business, Frances Land Development Co., Inc., and his son's business, Saveway Lumber Co., Inc. While the name Halverson Home Builders ceased after 1978, Halverson continued his home building ventures under the name of Esquire Home Builders through 1982. From 1983 to approximately 1992, he focused his efforts at Frances Land Development. During his career, it is estimated that his companies constructed around 3,000 homes and developed 25 subdivisions. He died in 1996 at the age of 88.⁴⁹

The construction of the following buildings may be attributed to Irving P. Halverson:⁵⁰

504 Melvin Avenue	John G. & Lillian Strewler House	1930
510 Melvin Avenue	Irving P. & Frances M. Halverson Duplex	1930
446 Melvin Avenue	Otto H. & Gertrude Beetcher Apartments	1931
429 Melvin Avenue	Herbert C. & Lauretta Reinert House	1941

Louis G. Henriksen

Louis G. Henriksen began work as a carpenter in Racine around 1925. By 1927, Henriksen partnered with Peter Clausen to form Clausen & Henriksen Well Built Homes, a residential design and construction firm. The partnership ended by 1931, when Henriksen went out on his own under the name Certified Home Builders & Finance Company, advertising himself as a Designer, Contractor, and Builder of Dependable Homes. By 1933, Henriksen also was listed as an architect and continued working as an architect and builder in the City of Racine through 1955. In 1930, co-sponsored by the *Racine Journal-News*, Henriksen built a model home to demonstrate modern construction methods and showcase new materials and furnishings, documented by a special 23-week special column in the

⁴⁹ General Files; and City Directories of Racine, Wisconsin, 1910-2005.

⁵⁰ Building Permit Log; and Building Permit Applications.

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Journal Times. This Tudor Revival style house is located just north of the district at 3617 North Main Street in the then newly developing outskirts of Racine.⁵¹

The construction of the following houses may be attributed to Louis G. Henriksen:⁵²

460 Melvin Avenue	Gordon J. & Myrle Maier House	1930
3002 North Wisconsin Street	Frederick S. & Dorothy C. Dederich House	1930
2910 North Wisconsin Street	David S. & Gladys M. Durbin House	1941

Anton Kratochvil

Anton Kratochvil was born in Manitowoc, Wisconsin, around 1886. In his early 20s, he traveled the country as a vaudeville entertainer, contortionist, and juggler. He was proclaimed to be the only man in the world at the time that could ride a unicycle across a slack wire and was billed as "the Marvelous Kradwell." In 1901, he moved to Racine to be with his family. With his brother August, who owned a local lumber mill, he began a design and construction company around 1912 and is believed to have ventured out on his own around 1918. In 1935, Kratochvil ran an unsuccessful campaign for mayor. In 1939, Kratochvil copyrighted his design for a circular house and received press coverage in the *Milwaukee Sentinel* for his ideas on affordable housing construction. He built 20 circular houses in Racine and sold plans to others across Wisconsin and the Midwest. From around 1957 through 1961, his son, LeRoy, joined him in business which was renamed Anton Kratochvil & Son. Anton carried on alone from 1962 to 1967 when he retired. He died in 1969 at the age of 83.⁵³

The construction of the following buildings may be attributed to Anton Kratochvil:⁵⁴

419 Melvin Avenue	Anton & Helen Kratochvil Duplex	1928
423 Melvin Avenue	Roy George & Rose M. Hoffert House	1928
456 Melvin Avenue	Theodore L & Ruth C. Seith House	1928

Conclusion

The Melvin Avenue Residential Historic District is nominated under National Register Criterion C in the area of Architecture as a fine local example of a residential neighborhood that displays the range of

⁵¹ General Files; and City Directories of Racine, Wisconsin, 1910-2005.

⁵² Building Permit Log; and Building Permit Applications.

⁵³ General Files; and City Directories of Racine, Wisconsin, 1910-2005.

⁵⁴ Building Permit Log; and Building Permit Applications.

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residential architectural styles during its period of development between 1924 and 1941. Contextually, the development of the district relates to the economic and subsequent housing boom that affected the City of Racine in the 1920s. The district conveys a sense of historical and architectural cohesiveness through its fine period revival examples of 33 small to modest size homes, which distinguish it from other residential areas within the city. Representative of the prevailing architectural styles of the times, Bungalow and Period Revival styles, such as Tudor Revival, Colonial Revival, Dutch Colonial Revival, and Spanish Colonial Revival, are prominent within the district. One of the Tudor Revival homes was based on a 1929 publication by *Popular Mechanics Magazine* entitled "16 Selected Bungalows for Lean Purses." The residences within the Melvin Avenue Residential Historic District are well preserved and have much the same appearance today as they would have years ago. The result is now one of Racine's most architecturally intact historic residential areas.

Statement of Archeological Potential

This area of the state, along the shores of Lake Michigan, was likely home to considerable Native American activities. While an archeological investigation was beyond the scope of this nomination and no information about possible prehistoric remains was found during the course of this research, it is possible that some Native American resources may still be extant within the boundaries of the district. However, it is highly unlikely. It is almost certain that the construction of the extant residences would have greatly disturbed or completely obliterated any remaining archeological artifacts.

Preservation Activities

The Melvin Avenue Residential Historic District has been fortunate in consistently attracting long-term homeowners who have taken pride in their historic homes and have maintained them. In addition, the City of Racine's Landmarks Preservation Commission is proactive in promoting, protecting, and preserving Racine's historic resources. This nomination is a continuation of their efforts to carry out the recommendations contained in a previous intensive survey report. In listing this district, the City of Racine Landmarks Preservation Commission hopes to provide the opportunity for homeowners to obtain tax credits and/or other incentives to maintain and restore their properties.

Acknowledgment

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally

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assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.

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Verbal Boundary Description

The district consists of the legal parcels associated with the 32 contributing and one non-contributing properties within the district and may be defined by this general description:

Beginning on the north curb line of Melvin Avenue that corresponds to the southwest corner of the lot associated with 510 Melvin Avenue, continue north along west property line of said lot to the northwest corner of the same lot, then turn 90 degrees and continue east along the rear property lines of adjoining lots to the lot associated with 464 Melvin Avenue, then turn 90 degrees and continue north along the west property line of said lot to the northwest corner of the same lot, then turn 90 degrees and continue east along the rear property lines of adjoining lots to the lot associated with 456 Melvin Avenue, then turn 90 degrees and continue south along the east property line of said lot to the northwest corner of the lot associated with 452 Melvin Avenue, then turn 90 degrees and continue east along the rear property lines of adjoining lots to the lot associated with 432 Melvin Avenue, then turn 90 degrees and continue north along the west property line of said lot to the northwest corner of the same lot, then turn 90 degrees and continue east along the rear property lines of adjoining lots to the lot associated with 420 Melvin Avenue, then turn 90 degrees and continue north along the west property line of said lot to the northwest corner of the same lot, then turn 90 degrees and continue east along the rear property line of the same lot and adjoining lot to the northeast corner of the lot associated with 3018 North Main Street, then turn approximately 90 degrees and continue south southwest along the curbline of North Main Street to the northeast corner of the lot associated with 3008 North Main Street, then turn approximately 90 degrees and continue east to the northeast corner of the lot associated with 3009 North Main Street, then turn approximately 90 degrees and continue south southwest along the rear property lines of adjoining lots to the north curb line of Melvin Avenue that corresponds to the southeast corner of the lot associated with 3005 North Main Street, then continue south southwest to a point along the south curb line of Melvin Avenue that corresponds to the northeast corner of the lot associated with 2925 North Main Avenue, then turn approximately 30 degrees and continue south along the east property lines of adjoining lots to the southeast corner of the lot associated with 2915 North Main Street, then turn 90 degrees and continue west along the south property lines of adjoining lots to the lot associated with 419 Melvin Avenue, then turn 90 degrees and continue south along the east property line of said lot to the southeast corner of the same lot, then turn 90 degrees and continue west along the rear property lines of adjoining lots to the lot associated with 423 Melvin Avenue, then turn 90 degrees and continue north along the west property line of said lot to the southeast corner of the lot associated with 429 Melvin Avenue, then turn 90 degrees and continue west along the rear property lines of adjoining lots to the east curb line of Ruby Avenue, then turn 90 degrees and continue north along the west property line of said lot to the north curb line of Melvin Avenue, then turn 90 degrees and continue west along said curb line to a point perpendicular to the east property line of the lot associated with 465 Melvin Avenue, then turn 90 degrees and continue south to the southeast

United States Department of the Interior
National Park Service

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Continuation Sheet

Section 10 Page 2

Melvin Avenue Residential Historic District
Racine County, Wisconsin

corner of said lot, then turn 90 degrees and continue west along the rear property line to the west curb line of North Wisconsin Street, then turn 90 degrees and continue south to the southeast corner of the lot associated with 2910 North Wisconsin Street, then turn 90 degrees and continue west along the south property line to the southwest corner of said lot, then turn 90 degrees and continue north along the west property line to the southeast corner of the lot associated with 517 Melvin Avenue, then turn 90 degrees and continue west along the south property line to the southwest corner of said lot, then turn 90 degrees and continue north along west property line to the south curb line of Melvin Avenue, then turn 90 degrees and continue east along said curb line to a point perpendicular to the west property line of the lot associated with 510 Melvin Avenue, then turn 90 degrees and continue north to the beginning, the southwest corner of said lot.

The boundary for the Melvin Avenue Residential Historic District is clearly delineated on the accompanying sketch map. The boundary encloses an area of 6.7 acres.

Boundary Justification

The boundaries of the Melvin Avenue Residential Historic District enclose all the areas historically associated with the district's resources. While adjacent areas are residential in nature, they do not maintain the historic integrity of the residences contained within the district boundaries and are of newer construction. The excluded residences along the south side of Melvin Avenue are likewise of later construction and do not reflect the architectural character of the district. The resulting boundaries contain a cohesive district with as few non-contributing properties as possible.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section photos Page 1

Melvin Avenue Residential Historic District
Racine County, Wisconsin

Name of Property:	Melvin Avenue Residential Historic District
City of Vicinity:	Racine
County:	Racine County
State:	Wisconsin
Name of Photographer:	Katie Derksen
Date of Photographs:	September 13, 2010
Location of Original Digital Files:	LJM Architects, Inc. 813 Riverfront Drive Sheboygan, WI 53081

Photo #1 (WI_RacineCounty_MelvinAvenueResidentialHistoricDistrict_0001)
460, 456, 452 & 446 Melvin Avenue, south façades, camera facing northeast.

Photo #2 (WI_RacineCounty_MelvinAvenueResidentialHistoricDistrict_0002)
424, 428 & 432 Melvin Avenue, south façades, camera facing west northwest.

Photo #3 (WI_RacineCounty_MelvinAvenueResidentialHistoricDistrict_0003)
2914 & 2918 North Main Street & 404 & 412 Melvin Avenue, east and south façades, camera facing northwest.

Photo #4 (WI_RacineCounty_MelvinAvenueResidentialHistoricDistrict_0004)
507 Melvin Avenue, north façade, camera facing south southwest.

Photo #5 (WI_RacineCounty_MelvinAvenueResidentialHistoricDistrict_0005)
2915 North Main Street, west façade, camera facing east northeast.

Photo #6 (WI_RacineCounty_MelvinAvenueResidentialHistoricDistrict_0006)
3005 North Main Street, west façade, camera facing east southeast.

Photo #7 (WI_RacineCounty_MelvinAvenueResidentialHistoricDistrict_0007)
404 Melvin Avenue, south façade and east elevation, camera facing northwest.

Photo #8 (WI_RacineCounty_MelvinAvenueResidentialHistoricDistrict_0008)
3008 North Main Street, east façade, camera facing west southwest.

Photo #9 (WI_RacineCounty_MelvinAvenueResidentialHistoricDistrict_0009)
442 Melvin Avenue, south façade and east elevation, camera facing north northwest.

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National Park Service

National Register of Historic Places
Continuation Sheet

Section photos Page 2

Melvin Avenue Residential Historic District
Racine County, Wisconsin

Photo #10 (WI_RacineCounty_MelvinAvenueResidentialHistoricDistrict_0010)
446 Melvin Avenue, south façade, camera facing north northwest.

Photo #11 (WI_RacineCounty_MelvinAvenueResidentialHistoricDistrict_0011)
452 Melvin Avenue, south façade, camera facing north northwest.

Photo #12 (WI_RacineCounty_MelvinAvenueResidentialHistoricDistrict_0012)
456 Melvin Avenue, south façade, camera facing north northwest.

Photo #13 (WI_RacineCounty_MelvinAvenueResidentialHistoricDistrict_0013)
460 Melvin Avenue, south façade, camera facing north northwest.

Photo #14 (WI_RacineCounty_MelvinAvenueResidentialHistoricDistrict_0014)
3002 North Wisconsin Avenue, west façade, camera facing west northwest.

Photo #15 (WI_RacineCounty_MelvinAvenueResidentialHistoricDistrict_0015)
504 Melvin Avenue, south façade, camera facing north northwest

United States Department of the Interior
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Continuation Sheet


Section Sketch Map Page 1

Melvin Avenue Residential Historic District
Racine County, Wisconsin



- LEGEND**
- • --- Boundary
 - 520 Address
 - ▨ Non-Contributing
 - 1 Photo Number & Vantage Point

Scale 1" = 180'
October 1, 2010

 NORTH

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Melvin Avenue Residential Historic District

MULTIPLE
NAME:

STATE & COUNTY: WISCONSIN, Racine

DATE RECEIVED: 9/23/11 DATE OF PENDING LIST: 10/17/11
DATE OF 16TH DAY: 11/01/11 DATE OF 45TH DAY: 11/08/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000788

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 11.2.11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



WI - Racine County - Melvin Avenue Residential Historic District - 0001



WI_Racine County_Melvin Avenue Residential Historic District_0002



WI-Racine County-Melvin Avenue Residential Historic District-0003



WI_Racine County_Melvin Avenue Residential Historic District_0004



WI - Racine County - Melvin Avenue Residential Historic District - 0005



WI - Racine County - Melvin Avenue Residential Historic District - 0006



WI - Racine County - Melvin Avenue Residential Historic District - 0007



W1-Racine County-Melvin Avenue Residential Historic District-0008



WI-Racine County-Melvin Avenue Residential Historic District-0009



WI - Racine County - Melvin Avenue Residential Historic District - 0010



WI-Racine County- Melvin Avenue Residential Historic District_0011



456

WI-Racine County-Melvin Avenue Residential Historic District-0012



WI-Racine County-Melvin Avenue Residential Historic District_0013



WI-Racine County-Melvin Avenue Residential Historic District-0014



WI - Racine County - Melvin Avenue Residential Historic District - 0015

RACINE NORTH QUADRANGLE
WISCONSIN
7.5 MINUTE SERIES (TOPOGRAPHIC)
SE/4 SOUTH MILWAUKEE 15' QUADRANGLE

