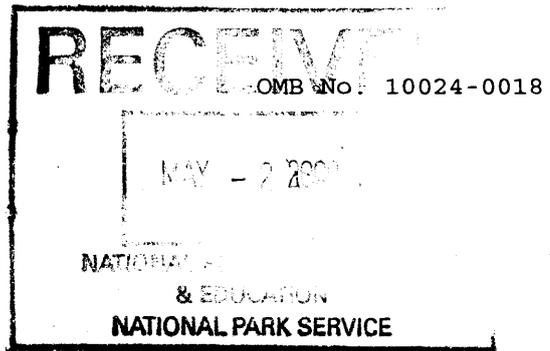


NPS Form 10-900
(January 1992)

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 Burlington Downtown Historic District

other names/site number N/A

2. Location

street & number Various, see inventory N/A not for publication

city or town Burlington N/A vicinity

state Wisconsin code WI county Racine code 101 zip code 53105

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.)

Alicia J. Cori
Signature of certifying official/Title
Deputy State Historic Preservation Officer-WI

April 25, 2000
Date

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 certifying official/Title Date

State of Federal agency and bureau

Burlington Downtown Historic District
Name of Property

Racine County, Wisconsin
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:)

[Signature]

Signature of the Keeper Date of Action

Edgar H. Beall 6.2.00

5. Classification

Ownership of Property (Check as many boxes as apply)
Category of Property (Check only one box)

- private
- public-local
- public-state
- public-federal
- building(s)
- district
- site
- structure
- object

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

		Contributing	Noncontributing	
		80	17	buildings
			1	sites
				structures
				objects
		80	18	Total

Name of related multiple property listing (Enter "N/A" if property is 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/hotel
- COMMERCE/financial
- COMMERCE/specialty store
- COMMERCE/department store
- GOVERNMENT/city hall

Current Functions
(Enter categories from instructions)

- COMMERCE/financial
- COMMERCE/specialty store
- COMMERCE/restaurant
- GOVERNMENT/city hall
- LANDSCAPE/park

7. Description

Architectural Classification
(Enter categories from instructions)

- Mid-19th/Greek Revival
- Late Victorian/Italianate
- Late Victorian/Queen Anne

Materials
(Enter categories from instructions)

- foundation stone
- walls brick
- stone
- Roof asphalt
- Other metal

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 Burlington Downtown Historic District
Burlington, Racine County, Wisconsin

DESCRIPTION

General Description

The Downtown Historic District encompasses almost the entirety of modern downtown Burlington, a small city in southeastern Wisconsin. Located on the border of Racine and Walworth counties, Burlington sits on the Fox River in the center of what was once a large agricultural area in western Racine and eastern Walworth counties. Although still primarily agricultural, residential development, particularly from nearby Racine, is giving this area an increasingly rural-residential appearance.

Several major state highways, including State Highways 11, 142, 36, and 83 converge in Burlington and in Burlington's downtown. The convergence of these highways gives the historic district a heavy traffic flow, and the main streets of the district have been largely converted to one-way highway arteries to better handle this traffic load. At the center of the district, the intersection of N. Pine Street and E. Chestnut Street, there is a small median decorated with a tree and an antique pedestal clock. This median is the dividing point at which the one-way traffic of Pine and Chestnut streets reverses. The median provides a barrier that draws attention to the fact that these changes occur. At the present time, the city administration is discussing the idea of removing the median and returning the streets to two-way traffic flow.

The intersection of N. Pine and E. Chestnut streets is the center of the district. Extending from this intersection are highly intact streetscapes of commercial buildings along N. Pine Street, Milwaukee Avenue, and the part of E. Chestnut Street that curves into Milwaukee Avenue known as "The Loop." These streetscapes extend from one to three blocks on generally flat land. There is little formal landscaping within the boundaries of the district except for Wemhoff Square, a small downtown park, and the lawn around the old Post Office Building. Pine, Chestnut, and Commerce streets, and Milwaukee Avenue, the main arteries of the district, are typical urban streets that allow for two traffic lanes and parking on both sides of the street. A small part of Chestnut Street allows for angle parking rather than parallel parking.

All of the streets are improved with concrete curbs, gutters, and wide sidewalks. There are no terraces within the district, but medium-sized trees

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Section 7 Page 2 Burlington Downtown Historic District
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decorate the streetscapes along N. Pine and E. Chestnut streets, the heart of the district. Lighting in the district is provided by standard sodium-vapor lamps on top of tall, metal poles interspersed throughout the district. Wemhoff Square, as mentioned above, is a small park that features lawn space punctuated by walkways. At the center of the park is a just-completed gazebo that will be used for community events. The lawn space around the old Post Office Building features mature trees and shrubs.

The contributing buildings of the district are almost all commercial and although they date from the late 1840s to the late 1940s, most of the historic buildings of the district were constructed or have been given facades from the era between 1890 and 1930 (58 or 60%). The result is that the district has an overall appearance that reflects the late nineteenth and early twentieth century more than any other period, an era when the downtown achieved its maximum growth and commercial importance. Most of the buildings are two stories in height, of brick construction, and have flat roofs. In particular, the streetscapes along E. Chestnut and N. Pine streets are harmonious in size, scale, and architectural style. These factors give the district a visual cohesiveness.

The areas outside of the district boundaries also give the district a physical cohesiveness. Since the district includes almost all of the historic buildings constructed in Burlington's downtown, the areas outside of the boundaries are visually very different than the areas within the district boundaries. To the east of the district is a less dense commercial area of modern or heavily remodeled commercial buildings and a major railroad line that divides downtown from the Fox River and the rest of the east side of Burlington. To the north of the district, there is a less dense area of mixed commercial and residential uses. To the south of the district is a moderately dense and more modern commercial area. To the west of the district, there are some modern commercial buildings that lead to the city's large, historic residential neighborhood.

While the change in building types outside of the district boundaries help give the district cohesiveness, the low number of non-contributing buildings within the district give it a historic appearance. Of the 97 buildings in the district, only 18 (18%) are non-contributing because of their modern construction dates or because they have been so altered that their historic appearance is no longer evident. The modern intrusions of the district appear primarily in storefront alterations that do not overly detract from the historic appearance of the buildings. In fact, the upper stories of most

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Burlington, Racine County, Wisconsin

historic buildings have a high level of integrity, adding to the high quality of the historic streetscapes of the district.

In the past few years, considerable attention has been given to rehabilitation and revitalization of downtown Burlington. The city administration and downtown business organizations have promoted downtown building rehabilitation with an emphasis on historic restoration and adaptive reuse. This has delayed some inappropriate alterations and helped foster the rehabilitation of some buildings. Just recently, a large false front was removed from one of the largest commercial buildings of the district, revealing a fine Twentieth Century Commercial facade underneath and changing the building's status from non-contributing to contributing. Civic leaders and city officials hope to continue this trend in the future.

Description of Selected Buildings

Italianate

113-129 E. Chestnut St.
Jones Block 1
1868 (1)

The Jones Block 1 was the first of two commercial blocks constructed by Charles J. Jones that are still extant in the district. The Jones Block 1 is a two-story, three storefront, Italianate style commercial block that has had two of its storefronts restored to their original appearance. The building is constructed of cream bricks on the main elevation with side walls of stone. The main elevation of the southern one-third of the building has been painted. Above the second story openings is a cornice of brick corbeling that features a row of dentils, and a row of arches and shallowly projecting brackets. The second story openings are round-arched and decorated with arched stone hood moldings. The openings are filled with six-light sashes. The upper two lights are also arched and the sash arch is filled with small oculus and half lunette openings.

The northern two-thirds of the building has recently restored storefronts that sit under brick corbeled belt courses. The storefronts feature an arcade that frames the window and door openings. The arches are supported by columns and decorated at the center and ends by shallow brick pilasters. Under the arches of the show windows are large arched transoms and the show windows flank two recessed entrances to the two storefronts. A wood-paneled apron acts as a base

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for the show windows.

The southern one-third of the building has an altered storefront. Its transom (where the arches once existed) has been covered with wood paneling and only one brick pilaster from the original storefront is extant. The storefront also has a recessed entrance and wood paneled apron.

The Jones Block 1 was a prestigious business location and its three storefronts housed several long-time and important commercial businesses. One of the most significant was the Bank of Burlington, housed in the building between 1872 and 1910. Another important commercial business housed in the building was the Cunningham Dry Goods Store, located there between 1880 and 1913. Its successor, the Pieters' Brothers Dry Goods store was located in this building between 1913 and 1927. Other long-time businesses located in the building include Johnson's Clothing store, 1910-1934, and its successor, Reuter and Hannas, 1934-1943; the Prasch and, later, Reinardy Drug Stores, 1877-1917; and the Ben Franklin store, 1943 to the 1970s. (2)

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**400 N. Pine St.
Western Union Hotel
1870**

The Western Union Hotel is a three-story commercial block faced on two sides with cream bricks. A stone side wall completes the building's construction. Both the main and south side elevations of the building are decorated with Italianate detail in the form of fancy brickwork. A brick corbeled cornice runs around the entire top of the building and it features corbeling that resembles dentils or small brackets. Shallow pilasters accent the building's corners and are topped with brick corbeled capitals. A brick corbeled belt course also accents the division between the second and third story openings.

The many windows of the main and side elevations of the building are symmetrically placed and decorated with round arches and brick corbel stops. The openings are filled with multi-light sashes and the original glazed arches have been enclosed. On the side elevation, an historic entrance still retains its wood paneled door and arched transom. The transom is filled with glazing that consists of rectangular panes, lunettes, and a diamond pane.

The historic storefront is not extant. Instead, the transom and aprons above and below the show windows have been enclosed with wood paneling. The show windows, themselves, are modern replacements. The storefront has a recessed entrance in the center. Shallow pilasters, though, are still extant on each side of the building's storefront.

The Western Union Hotel was built as a moderate-sized hotel in 1870, but only remained a hotel until 1893. Between 1893 and 1908, the storefront housed a saloon, then was the post office until 1911. A series of businesses were housed in the building between 1911 and 1952, when the Jackson Drug Store moved into the building. It stayed until 1968.(3)

**140 E. Chestnut St.
People's State Bank
1872**

The People's State Bank is a small, but highly decorated, Italianate style building with a cream brick faced main elevation and stone side walls. The original pressed metal cornice features a paneled frieze, paired brackets and modillions. Attached above this cornice is a later cornice, probably added

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during the late nineteenth century. This additional pressed metal cornice features two large, classical brackets at the ends supporting a classically decorated frieze. Flanking the building's main elevation are brick corbeled pilasters decorated with unusual, large, cutout ovals. The second story openings sit under round brick arches with stone keystones. The openings are filled with single-light, double-hung sashes.

Separating the first and second stories is a plain metal cornice, and attached to the transom of the remodeled storefront is a canvas awning. The recessed entrance to the storefront is flanked by show windows that sit on aprons of modern brick. Flanking the entrance at the corners of the show windows are two historic cast iron pillars, probably from the original storefront.

The People's State Bank building was erected in 1872, but by 1881 the building was being remodeled for the location of the post office. The post office remained in the building until 1891, then a series of businesses, including a men's clothing store, a music store, and a shoe store, were located here until 1939, when Swenson's Jewelry Store began occupying the building. Swenson's jewelry store remained at this location until 1969. (4)

**444 N. Pine St.
Runzler Block
1870**

The only extant original facade of the six-storefront "New Stone Block," erected between 1864 and 1870 in downtown Burlington, can be seen on the Runzler Block. This three-story building was constructed with limestone that is dressed on the main elevation. Originally this block and the five others to the north had dressed limestone facades and identical architectural details. The other blocks have had their main elevations refaced with a variety of materials, but primarily brick.

The Runzler Block has simple, Italianate-influenced details, including a simple stone cornice and symmetrically-placed openings with both flat and segmental stone arches. The openings have replacement single-light, double-hung sashes and the arches of the second story openings have been enclosed. The remodeled storefront's transom has been filled in with a modern stone veneer. The storefront has large, modern show windows, a recessed entrance, modern brick aprons, and modern brick pilasters.

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Fred Runzler was listed as a tailor in the 1876 Burlington directory and the building remained in the Runzler family until 1912, but the main business in the building appears to have been a saloon, operated by several proprietors. No businesses are listed during prohibition, then the building reopened as a tavern in the 1940s. In 1962, the building housed a shoe store, a business that continued into the late 1990s. (5)

**109 E. Chestnut St.
Jones Block 2
1874**

The Jones Block 2 is a two-story commercial building that has a main elevation faced with cream bricks and decorated with Italianate details. The building features a raised parapet decorated with pilasters, a stone panel identifying the building as the Jones Block, and cutouts in a cross pattern. Under the parapet are brick corbeled belt courses that suggest a cornice. The second story openings consists of round-arched single-light sashes set under round brick arches that extend down to form surrounds. Another brick corbeled belt course defines the top of the storefront.

The building's period storefront has an extant transom that is hidden behind a wide sign. Under the transom are large show windows and a recessed entrance. The show windows sit on paneled aprons.

After the construction of the Jones Block 2 in 1874, several businesses occupied the building's storefront until 1897, when a series of millinery shops began occupying the building. The millinery shops were located here between 1897 and the 1920s. Probably the most well known tenant of the building in the twentieth century was Reinardy's Drug Store, located here between 1939 and 1970. (6)

Queen Anne

**525-549 N. Pine St.
Wemhoff & Verhalen Block
1888**

One of the earliest of the Queen Anne style commercial buildings in the district is the Wemhoff & Verhalen Block. This double-storefront block is two stories in height and is constructed of cream bricks with a limestone side

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wall. The building is decorated with a pressed metal cornice made up of narrow molding supported by classical brackets. At the center, the brackets also support a raised gable decorated with a sunburst. Under the cornice is a brick frieze that is decorated with a line of brick corbeled crosses.

The second story openings are of two types and are defined at the top and bottom by brick corbeled belt courses in a sawtooth pattern. Flanking two single-light sashes at the center of the second story are two sets of tripartite openings under elliptical segmental brick arches. The tripartite openings are single-light sashes divided by pilasters that extend into the decorative wood panel that encloses the arch. Segmental brick arches also decorate the single sashes in the middle of the building.

The two storefronts of this building have been remodeled. The northern storefront features a modern wooden gable-roofed overhang that covers the transom area. Under the overhang is a modern show window, a recessed entrance, and a tall, modern, brick apron. The southern storefront has had its transom enclosed with wood paneling and signage, and it also features a modern show window, recessed entrance, and a tall, modern, brick apron.

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Various businesses have occupied the storefronts of this building since its construction in 1888. One of the longest was a tailor shop, first owned by Luttermann & Son between 1890 and 1906, then by William Jahns between 1906 and 1926. In the other storefront, one of the longest businesses located there was the Schneider & Son, later Schneider Brothers, jewelry and sporting goods store, between around 1908 and 1932. (7)

**597 N. Pine St.
Finke & Co. Block
1895**

The Finke & Co. Block is a two-story corner commercial building constructed in the Queen Anne style. Decorating the roofline of the building is a wide, but plain pressed metal cornice that rises to a gable peak at the center of the east elevation. A metal belt course that rises within the gable peak also decorates the east elevation. Along the north elevation of the building a wide brick frieze sits under the metal cornice. It consists of several brick corbeled belt courses and brick corbeled panels. A similar brick corbeled panel decorates the gable peak on the east elevation.

A corner tower projects from the northeastern corner of the building. It is clad with plain pressed metal, including a wide pressed metal cornice under the tent roof. The original openings in the tower have been enclosed, and only three small, modern, single-light sashes sit above the tower base. Other second story openings punctuate the red brick walls of the building on the east and north elevations. These openings are also partially enclosed with wood panels and modern single-light sashes. The openings are decorated with heavy rusticated stone lintels.

The corner entrance to the Finke & Co. Block is still extant, but has been replaced with modern glazing and a modern entry door. The east elevation storefront features a modern overhang, a transom that has been enclosed with modern glazing, and large, modern show windows. A small entrance in the north elevation is covered with a decorative awning.

The Finke & Co. Block was constructed in 1895 when William Finke and John Uhen's business, a local building contracting partnership, was known by that name. Better known as Finke & Uhen, the duo was a successful building partnership that also erected another building downtown. The company probably housed their offices on the second floor, since the storefront was the location of several well-known businesses during the twentieth century.

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Originally rented to Smith & Parker clothiers in 1896, between 1898 and the 1920s, the storefront housed a succession of hardware stores: Larson & Dardis, Sengbusch Hardware, and Kruckman & Glaser. Between 1936 and 1970, the Schuette Furniture Company, also known as Schuette & Vorpagel and Schuette, Werth, & Daniels, were housed in the building. (8)

**100-112 E. Chestnut St.
Gill Block
1895**

The Gill Block is a two-story Queen Anne style commercial building with two storefronts. The building is decorated at the roofline with a simple pressed metal cornice sitting above a line of brick corbeling that resembles brackets. Projecting from the corner of the second story is a three-story tower covered with decorative pressed metal. The tower has a tent roof with wide overhanging eaves. The metal sheathing is elaborately decorated with details such as swags, ellipses, and other classical designs. The openings of the tower consist of a set of oculus windows with decorative muntins in a diamond pattern, and three tall, narrow, single-light sashes.

Other openings on the second story of the building are generally single-light, double-hung sashes decorated with stone lintels. There are two tripartite openings on the main elevation. On the side elevation of the first story, there are tall windows that have been partially enclosed, two small, square sashes, and two side entrances.

Both of the storefronts have been remodeled. The corner storefront was probably first remodeled for a banking business in the 1920s and features a formal stone veneer frieze. Stone veneer is also used between the building's show windows and entrance. There is a narrow transom above the storefront's show windows and main entrance, and a wide apron spans the main elevation. The storefront wraps around the side of the building and includes a smaller show window that has been enclosed. The second storefront has a transom enclosed with wood paneling that also encloses part of the storefront itself. Flanking the paneling are small, modern show windows and entrances.

The Gill Block was originally constructed for John Gill's saloon, which he operated until around 1900. Albert Bushman acquired the building around that time and operated the saloon until Prohibition. The building was known as the Bushman Block for much of the twentieth century. When Bushman's saloon closed,

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the Burlington National Bank took over the corner storefront and operated there into the 1950s. The other storefront was home to another long-time business during the twentieth century, a pharmacy. Garvey's Pharmacy and later Heney's Pharmacy were housed in the building between 1934 and the late twentieth century. (9)

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**124 W. Chestnut St.
Rose's Bakery
1894**

The Rose Bakery building is an unusually decorated two-story commercial block with whimsical details that suggest the Queen Anne style. The building has a cream brick main elevation with side walls of limestone. Accenting the roofline is a pressed metal cornice decorated with modillions. The upper story is accented by a large bay flanked by two single-light sashes. The curved bay has an upper sheathing of pressed metal decorated with swags and classical motifs. Under the sheathing are three single-light sashes topped with modern metal paneling that replaced an original pressed metal panel. Three brackets support the bay. Two openings flank the bay and they are decorated with unusual tabbed pointed arches. Inside the arches are stones sculpted with high-relief floral details.

The first story period storefront features a pressed metal cornice decorated with dentils. The extant transom is primarily filled in with prism glass panels. A single pane has been added to the transom over the entrance to the second story. The entry is recessed between large show windows that sit on modern brick aprons.

This building was the location of John, William, and Alex Rose's Bakery, a three-generation business that lasted into the late twentieth century. (10)

**133 E. Chestnut St.
Buell Block
1887, 1895**

The Buell Block is a two-story commercial building with decorative Queen Anne style details. The building is faced with vermilion-colored brick and the second story is punctuated with a bank of windows, including two larger single panes with decorative round brick arches. Enclosing the round arches are panels decorated with shields and streamers inscribed with "A.D." and "1895." Flanking these openings are undecorated single-light sashes. Above the two central sashes is an elliptically arched stone panel that once stated "Buell Block." The letters are not extant, leaving a rusticated stone arch.

The first story storefront has a wide transom underneath an exposed cast iron beam. The transom is enclosed with black glass. Under the transom is a

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recessed entrance consisting of three metal and glass doors. Flanking the entrance are large show windows sitting on narrow aprons. An additional entry door is in the south end of the storefront.

The Buell Block was the location of a long-time department store. After the building was reconstructed in 1895, the Foltz Company Dry Goods store moved in and remained until 1927. Pieters Brothers Department store then occupied the building between 1927 and 1967. The business became the Barton's Department store in that year and remained into the 1970s.(11)

Classical Revival

532 N. Pine St.
Hotel Burlington
1902

The Hotel Burlington is an early Classical Revival commercial block that has three stories and is constructed of tan brick. The main elevation features an undecorated cornice that sits below a shallow parapet. Under the cornice is a line of brick corbeling that resembles brackets. Third story openings are round-arched and decorated with large round arches that spring from brick pilasters with brick corbeled capitals. The arches are joined in an arcaded effect on this story. The round-arched windows are single-light sashes, and some of the arches have been enclosed.

Between the second and third stories of the building are brick-corbeled spandrels in a rusticated pattern. The rectangular second story openings are largely single-light sashes with some enclosures. They are decorated with heavy rusticated stone lintels.

The arcaded effect of the third story is repeated in the first story of the building. This story features larger round-arched openings sitting under heavy round arches springing from brick pilasters with similar, but less elaborate capitals. The window openings of this story originally were filled with large single panes topped with round-arched transoms. Some of the transoms have been enclosed. At the center of the first story are two round-arched entrances, one of which has been enclosed. Under the window openings on this level are brick corbeled panels, as well.

The Hotel Burlington was the premier hotel in the city when it was erected in

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1902. It included a restaurant and tavern and the business continued to operate until around 1970. After this time, the hotel business ended and only the tavern business remained in operation under a different name. (12)

**120 W. Chestnut St.
New Rose Block
1906**

The New Rose Block is typical of Classical Revival-influenced commercial buildings of the early twentieth century. The building is a two-story block constructed of tan brick. The roofline is decorated with a plain pressed metal cornice topped by a brick parapet that features projecting pilasters. A panel at the center of the parapet states "Rose A.D.1906." Under the metal cornice is a line of brick corbeling that resembles a cornice decorated with brackets. Shallow brick piers define the middle and end openings of the second story. These openings consists of modern single-light sashes decorated with heavy rusticated stone lintels and stone sills.

The transom of the large storefront is covered by a large panel and the modern storefront, itself, consists of a large double-door entrance of metal and glass doors with a transom. To the south of the entrance are large, modern, show windows sitting on a modern paneled apron. Two entrances to the second story on each side of the block also feature modern doors.

J.G. Rose erected this store for Rosenberg's Dry Goods and Department Store in 1906 and Rosenberg's occupied it until 1915. The Rose family operated a variety or "5 and 10 cent" store in the building between 1916 and 1943. Between 1943 and 1967, the building was used for the Kroger, then A & P food stores. (13)

**500 N. Pine St.
Bank of Burlington
1909**

Architects: A. Arthur Guilbert and Edmund B. Funston

The Bank of Burlington is a very formal version of the Classical Revival style. The three-story bank building is constructed of brick on the side and rear walls and is faced with smooth limestone veneer on the two street elevations. The roofline of the building is decorated with a wide projecting limestone cornice decorated with modillions. Above the cornice is a tall

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parapet that is decorated with piers on the south elevation and a panel of turned posts that suggests a balustrade. Under the cornice is a very wide undecorated frieze.

Along the south elevation, the upper two stories feature sets of tripartite openings divided by shallow piers. These openings have been partially enclosed. Tripartite openings are also featured on the south side wall of the slightly projecting towers that define the front of the building. Between these projecting towers on the main elevation, there is a bank of single-light sashes on the third story. The projecting towers are also decorated at the corners with coursed limestone blocks that suggests rusticated corner quoins. Between these "quoins" are smooth limestone panels. On the south elevation, the first story opening in the tower is a large single pane window decorated with a projecting cornice and brackets.

The main entrance to the building is recessed behind two colossal Tuscan columns sitting on massive stone bases. The columns support a plain entablature. The entrance itself consists of a modern double glass and metal door with sidelights and a large transom. Above the entrance is a set of single light openings.

The coursed limestone blocks seen in the projecting towers continue along the south wall to give this story a rusticated appearance. A side entrance into the building sits in this story. It is decorated with Tuscan columns supporting an entablature that has a plain frieze topped with a broken pediment. Flanking this entrance are individual windows grouped in twos.

The Bank of Burlington had this impressive building constructed in 1909 and remained the primary occupant for 60 years. In the upper levels of the building, there were professional offices. (14)

301 N. Pine St.
Old Post Office
1918
Architect: Louis A. Simon

The old post office is a formal, one-story Classical Revival building with Georgian influences that is constructed of tan bricks. A cornice with a wide frieze decorates the top of the building. Above it is a brick parapet that alternates the parapet wall with sections of balustrade. The brick walls are punctuated by symmetrically placed openings of primarily nine-over-nine light

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double-hung sashes decorated with flat brick arches and keystones. On the south elevation, there is an elaborately decorated opening that consists of a large multiple-light double-hung sash topped with a fanlight. The opening is framed with a wooden surround that features a round arch, pilasters, panels and sidelights.

The main entrance to the building (which is no longer in use) is covered with a pedimented portico supported by Tuscan columns. The columns sit on a stone podium that is reached by a set of wide steps. The entrance is recessed behind a wide frontispiece that features carved panels and large sidelights. The entrance, itself, is decorated with a large fanlight. At the rear of the building is an addition, completed in 1986, that serves as a new handicapped accessible entrance for the building, now used as a library.

The old Post Office was built in 1917 and used as a post office until 1965. It was converted into the city's library, which had been housed in city hall. It has been used as the library until the present time. (15)

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**332-340 N. Pine St.
Tichlofen Block 1
1924**

The Tichlofen Block 1 is a two-story commercial building faced with red brick and detailed in the Classical Revival style. The roofline is accented with projecting stone urns and two stone ornaments decorated with scrolls and rectangular stone panels. The second story openings consist largely of paired round-arched windows that are filled with six-over-six-light sashes topped with fanlights. These openings are accented with round stone arches that spring from pilasters. At the center of the second story is an identically decorated individual opening that is flanked by brick piers topped with flat stone pilasters. These piers are repeated at each end of the second story of the building. A wrought-iron balcony decorates this central opening as well.

The two storefronts of the building are very different. The north storefront is largely original and features a multi-paned transom sitting over large show windows. The show windows flank a deeply recessed entrance and sit on paneled aprons. In between the storefronts is a second story entrance that also features a multi-paned transom. The south storefront has been remodeled with large, modern glass show windows that angle inward to the recessed entrance that consists of a modern metal and glass door. Metal sheathing covers the wall created by the recessed entrance and wraps around to frame the entire storefront.

The Tichlofen Block 1 housed a variety of businesses in its storefronts since its erection in 1924. The south storefront's most long-time business was the offices of the Wisconsin Southern Gas and Electric Company, located there between 1932 and the 1950s. The north storefront originally housed the Burlington Floral Company, but it was soon replaced by a long-time gift shop business known first as the Partee Gift Shop, then Esther's Gift Shop, the Lux's Gift Shop. The gift shop business was housed in this storefront between 1933 and 1970. (16)

**300 N. Pine St.
City Hall
1925**

The City Hall building is a two-story, modern interpretation of the Classical Revival style. It is constructed of brown brick and accented with stone

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details. A plain stone cornice runs along the roofline of the main and side elevations of the building. Above this cornice is a largely undecorated parapet that rises slightly above the main elevation. A very shallow stone belt course runs under the cornice above the second story openings.

Although most of the second story openings are enclosed with modern bricks, their original shape and trim are still evident. Most of the openings were rectangular and undecorated on the south elevation. On the main elevation, the two end openings were accented with brick surrounds and stone corner blocks. Three round-arched openings sat between shallow brick pilasters on the main elevation. They were accented with brick arches and stone keystones.

All of the second story openings have prominent stone sills and a few have had modern, smaller, single-light sashes inset into the openings' enclosures.

The brick pilasters on the main elevation are shallow, but are more prominent than those of the south elevation that accent the east and west ends of the building. The two central pilasters of the main elevation are topped with stone, stylized acanthus leaf capitals. The pilasters have narrow stone bases that sit on a stone water table at the sidewalk level of the building.

Most of the window openings of the first story of the building are extant and feature single-light sashes topped with enclosed transoms. A few of the openings on the south elevation have been completely enclosed. The main entrances to the building sit at each end of the main elevation and are identically decorated. The slightly recessed entry doors are modern glass and metal doors with sidelights and enclosed transoms. They are decorated with frontispieces that consist of stone veneer, simple pilasters, plain cornices with scroll brackets, and wrought-iron balconies. An entrance in the south elevation consists of a modern metal and glass door topped with an enclosed transom.

The City Hall was built in 1925 and originally housed city offices and the public library. The building is still used for city offices today. (17)

Twentieth Century Commercial

456 Milwaukee St.
Agnor Garage
1916

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The Agner Garage is an example of the Twentieth Century Commercial style. The building is a one-story structure constructed of brick with a decorative red brick facing on the main elevation in a variation of a herringbone pattern. Inset in this decorative facing are shallow recessed panels of brick in a common bond pattern. At the center is a terra cotta panel that reads "Hugh Agner Garage." Terra cotta is also used for the narrow cornice that features stylized brackets and modillions.

A terra cotta surround accents the storefront of the building. The terra cotta tiles are decorated with narrow classical moldings. Three large show windows make up the storefront and these windows sit on brick aprons. A remodeled entrance at the northeast corner of the building consists of a set of metal and glass doors that are recessed from the corner under an overhang that is supported by a plain post.

Hugh Agner's garage was used for much of the twentieth century as an auto dealership, first for the Agner Auto Company, 1916-1927; then for the Gerling Nash Company, to 1932; then for the Cunningham Buick dealership, 1933 to 1947. From the late 1940s into the 1970s, the building housed Rommel-Shallock Motors. (18)

**380-388 N. Pine St.
Bazal Creamery-old City Hall
1889, 1927**

The corner section of this two-story cream brick building was originally constructed as a Queen Anne style city hall building in 1889. In 1927, the building was remodeled and a large addition was added to the east elevation. Although the basic structure of the original building is still extant, its appearance today is that of the 1927 Twentieth Century Commercial structure. Among the major changes to the building was the roofline, which today consists of a narrow cornice sitting below a raised brick parapet. The parapet curves at the corner, matching the curve of the rest of the building. This curve is decorated with stylized terra cotta pilasters that project slightly above the parapet.

The second story openings of the building are tall, rectangular, segmentally arched windows on the front half of the building, and similar openings with no arches on the rear section. Most of the openings have been partially enclosed with wood panels and modern single-light sashes. Several shallow pilasters

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accent the brick walls of the building, as do some very narrow brick belt courses.

The first story of the building has many varied openings. At the corner is the main entrance that consists of a modern metal and glass door flanked by large show windows sitting on brick aprons. The entrance and show window transoms have been enclosed. On the west elevation, there are large single light openings with enclosed transoms and an additional entrance, also with an enclosed transom. On the north elevation, there is a recessed entrance, several tall, narrow windows that have been enclosed with modern glazing or other materials, and some small rectangular openings. Because the building's topography slightly slopes down at the rear, the basement is slightly exposed, as are some small rectangular basement openings.

Three years after Burlington was incorporated as a village, it erected this building as a village hall. Burlington used the building as the village and, later, city hall until the new city hall was built in 1925. In 1927, the Bazal Creamery acquired the old city hall and extensively added to and remodeled the old city hall building into its current appearance. Bazal Creamery was located in this building until 1950. (19)

Period Revival

316-328 N. Pine St.
Tichlofen Block 2
1926

The period revival styles were more commonly seen in residential architecture, but this district has four examples of these styles in commercial buildings. The second Tichlofen Block is a two-storefront commercial building designed in the Tudor Revival style. The building is faced with red brick on the main elevation and accented with stone details. The building does not feature a formal cornice, but its area above the second story openings suggests a parapet that is decorated with three circular stone ornaments topped with stone panels. Above the ornaments are stone urns projecting up from the roofline.

The second story openings consists of three sets of tripartite windows decorated with transoms and tabbed stone surrounds. The openings are filled in with newer single-light sashes. Below each set of windows is another carved stone ornament with a geometric design.

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The period storefronts flank a recessed central entrance to the upper stories that features a glazed transom and double entry doors. Flanking this central entrance and the storefronts are stone pilasters. The two storefronts have transoms, large show windows, and recessed entrances.

One of the most important tenants in the Tichlofen Block 2 was the *Burlington Free Press* newspaper office, a tenant that remained until the mid-1950s. Also located in the building for many years were the Jacobs Barber Shop (1927-1970) and the Gulbranson-Larsen, Inc. Insurance Agency (1938-present). (20)

**448 Milwaukee Ave.
Plaza Theater
1928**

Like most theater buildings, the Plaza Theater is a very large, brick constructed building with only a small part of its structure exposed to the street. This street facade or main elevation is faced with brown brick and accented with smooth limestone details in the Tudor Revival architectural style.

The theater's main elevation consists of a central section flanked by two shallow square towers. The roofline is accented by a narrow stone cornice sitting below a brick parapet. The tower parapets have limestone panels that feature "coat of arms" decoration. The central section's parapet is decorated with plain stone panels. The tower sections are accented with smooth limestone quoins and tabbed pointed arches above the second story openings. The corner quoins and arches meet, creating wide corner pilasters that sit on the wide limestone bases of the towers. The second story openings in the towers are pointed arched sashes, while the first story openings are rectangular sashes. Originally, these openings were filled with leaded glass in a diamond pattern.

The second story openings of the central section of the main elevation is a set of three windows decorated with a tabbed stone surround. Like the other openings, they once were filled with leaded glazing. Below this window group are the main entrances to the theater, two modern metal and glass doors with sidelights and transoms flanking a box office window that has also been modernized. The marquee, which features "Plaza" on both sides in large neon lettering, was erected around 1941. An addition has been made to the rear of the theater for expansion to a multiplex in recent years.

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148 W. Chestnut St.
Hansen Oil Company Filling Station
1926

The Hansen Oil Company Filling Station is a much different interpretation of the Tudor Revival style than the Plaza Theater. While the Plaza Theater is a castle-like interpretation, the filling station was meant to look like an English cottage.

The small, one-story, gable-roofed filling station is constructed of brown bricks that have been painted on the main elevation. Projecting from the tile roof on each side of the building are raised parapet end walls that also extend slightly in front of the main elevation. The parapets are topped with stone coping and decorated with heavy urns. At the end wall peaks, there were arched "chimney" hoods, but only one is extant.

The openings in the end walls consist of half lunettes filled with shutters at the upper level and tall, narrow multi-light casements at the lower level. The openings of the main elevation are multi-light sashes with operational shutters. The entrance is a wood and glass door in the center of the wall.

Built as a filling station in 1926, the building served as a service and filling station until around 1970. It has remained the office of the Hansen Oil Company until the present time. (21)

261 E. Chestnut St.
Dardis Lumber Company
1930

Another period revival style, the Mediterranean Revival style, is represented in the Dardis Lumber Company building. This one-story building is constructed of brown bricks and its architectural style is seen primarily at the roofline of the main elevation. This roofline features a raised parapet that consists of a curved central gable flanked by overhangs covered with clay tiles. The corner piers are raised and are decorated with urns, as is the raised central gable.

Openings along the side wall of the building are irregular and have been enclosed. The original storefront of the building has also been altered. The transom has been covered with paneling, and the large, wide show window

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enclosed with modern multi-light openings and paneling. Two small entrances, one in the main elevation and one on the side elevation lead into the building.

Until recent years, this building was the location of a long-time lumber yard and building center, owned for many years by the Dardis family.

Notes to Building Descriptions:

(1) All dates of construction for buildings described in this section are footnoted under the "Building Inventory" section, which follows.

(2) *Burlington Standard Democrat*, 15 February 1872, 28 February 1880, 21 February 1913; *Burlington Free Press*, 10 March 1910, 25 August 1927, 12 April 1934, 12 August 1943, 11 November 1943. All dates referenced by newspaper citations in this section are taken from Don Vande Sand, "Current Events," unpublished manuscript on file at the Burlington Historical Society and the City of Burlington. "Current Events," is a chronological review and listing of historical information about the City of Burlington the author has compiled from local newspapers, city directories, and plat maps and includes information about businesses located in downtown commercial buildings in this district. Citations from this source do not include titles (if there were any) or page numbers. A complete listing of newspaper citations and dates is included in the Bibliography of this document. City Directories for the City of Burlington, on file in the Burlington Historical Museum, Burlington, Wisconsin.

(3) City Directories; *Burlington Standard Democrat*, 11 March 1893, 28 March 1908, 16 April 1943.

(4) *Burlington Standard Democrat*, 29 August 1872, 13 June 1891; *Burlington Free Press*, 22 February 1881; 27 April 1939; City Directories.

(5) City Directories; *Burlington Standard Democrat*, 5 July 1912; *Burlington Free Press*, 22 May 1941.

(6) City Directories; *Burlington Standard Democrat*, 30 January 1897; *Burlington Free Press*, 3 August 1939.

(7) City Directories; *Burlington Free Press*, 7 January 1891, 5 September 1906, 21 October 1908, 22 November 1911, 19 August 1926, 11 February 1932.

(8) City Directories; *Burlington Standard Democrat*, 27 July 1895, 15 February 1896, 22 April 1899; *Burlington Free Press*, 5 January 1898, 29 January 1913, 27 February 1936.

(9) City Directories; *Burlington Standard Democrat*, 12 October 1895;

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Burlington Free Press, 26 December 1900.

(10) City Directories.

(11) City Directories; *Burlington Standard Democrat*, 22 June 1895;

Burlington Free Press, 25 August 1927.

(12) City Directories.

(13) City Directories; *Burlington Free Press*, 8 August 1906, 27 January 1915, 22 November 1916, 12 August 1943.

(14) City Directories.

(15) City Directories.

(16) City Directories; *Burlington Standard Democrat*, 12 August 1932;

Burlington Free Press, 17 February 1927, 26 October 1933.

(17) City Directories.

(18) City Directories; *Burlington Free Press*, 14 June 1916, 7 July 1927, 24 February 1932, 14 September 1933, 27 February 1947.

(19) *Burlington Free Press*, 10 February 1927, 14 March 1950.

(20) City Directories; *Burlington Free Press*, 3 March 1927, 24 March 1927, 4 August, 1938.

(21) City Directories.

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Address	Name	Style	Date	Status
E. Chestnut St.				
100-112	Gill Block	Queen Anne	1895 (1)	C*
103	Coach's Bar	Contemporary	1979 (2)	NC*
109	Jones Block 2	Italianate	1874 (3)	C
113-129	Jones Block 1	Italianate	1868 (4)	C
120	Yunker Block 1	Twentieth Century Commercial	1867, c.1915 (5)	C
124	Yunker Block 2	Italianate	1867 (6)	C
133	Buell Block	Queen Anne	1887, 1895 (7)	C
136	Wemhoff Building	Italianate	c.1870 (8)	C
140	People's State Bank	Italianate	1872 (9)	C
149	Klingele-Fenn Block	Italianate	1870 (10)	C
152	Hoch Block	Italianate	1889 (11)	C
160	Smith-Partee Block	Twentieth Century Commercial	1874, 1916 (12)	C
161-173	Klingele-Folz Block	Queen Anne	1853, c.1873 C.1904 (13)	C
169 rear	Ebberts Bros. Bakery	Astylistic	1910 (14)	C
180	Infusino's	Contemporary	1978 (15)	NC
189	Meinhardt Bank	Colonial Revival	1848, c.1947 (16)	C
208	Commercial Building	Astylistic	c.1960 (17)	NC
209	Konst Hardware Store	Commercial Vernacular	1879 (18)	C
221	Konst House	Front Gable	1879 (19)	C
224	Commercial Building	Contemporary	c.1960 (20)	NC
240	Office Building	Contemporary	1984 (21)	NC
241	Willhoft-Petrie Block	Twentieth Century Commercial	c.1858, 1913 (22)	C
253	Messe Block	Twentieth Century	1924 (23)	C
256	Agner-Cunningham Block	Astylistic	1909, 1920. c.1970 (24)	C
261	Dardis Lumber Co.	Mediterranean Revival	1930 (25)	C

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Address	Name	Style	Date	Status
W. Chestnut St.				
100	Bushman Building	Greek Revival	c.1850, 1978 (26)	C
101	Grocery	Greek Revival	c.1855, 1965 (27)	C
108	Commercial Building	Contemporary	c.1970 (28)	NC
117-121	Wheelock Building	Front Gable	c.1855 (29)	C
W. Chestnut St.				
120	New Rose Block	Classical Revival	1906 (30)	C
124	Rose's Bakery	Queen Anne	1894 (31)	C
132	Burlington Laundry	Twentieth Century Commercial	1906 (32)	C
135	Carpenter Garage	Astylistic	1926 (33)	NC
140	May Building	Commercial	1903, Vernacular 1936 (34)	C
148	Hansen Oil Co.	Tudor Revival	1926 (35)	C
Commerce St.				
115	Kruckman & Glaeser Building	Twentieth Century Commercial	1923 (36)	C
117	Wagner-Kellogg Building	Commercial	1866, Vernacular 1922 (37)	C
124	Mutchler Block	Commercial	1867, 1905; Vernacular 1912, 1998 (38)	NC
140	TMERL Building	Astylistic	1926, c.1980 (39)	NC
149	Klein Beverage Co.	Twentieth Century Commercial	1868, 1913 (40)	C
164	Burlington Water Works	Astylistic	1890 (41)	C
172	City Tool House	Astylistic	c.1915 (42)	C
173	Alby Building	Twentieth Century Commercial	c.1927 (43)	C
180	Burlington Feed Co.	Twentieth Century Commercial	1917 (44)	C

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Address	Name	Style	Date	Status
Mill St.				
517	Gill's Livery	Astylistic	1909, c.1980 (45)	NC
518	Klein Livery	Astylistic	1908 (46)	C
Milwaukee Ave.				
488	Jones House Annex	Commercial	c. 1890 (47)	C
448	Plaza Theater	Tudor Revival	1928 (48)	C
456	Agner Garage	Twentieth Century Commercial	1916 (49)	C
457	Agner Auto Company	Contemporary	1927, C.1985 (50)	NC
Milwaukee Ave.				
473	McCarthy Funeral Home	Contemporary	1887, 1952 (51)	NC
481	Johnson Block	Commercial Vernacular	1892 (52)	C
489	Avco	Contemporary	1992 (53)	NC
517	Saloon	Greek Revival	c.1850 (54)	C
520	Gill Annex	Commercial Vernacular	1909 (55)	C
524	Rewald Building	Colonial Revival	1946 (56)	C
525	Holmes Cigar Factory	Commercial Vernacular	1894 (57)	C
533-41	Zimmerman- McDonald Block	Commercial Vernacular	1907 (58)	C
549	Mascot Saloon	Commercial Vernacular	1896, 1923 (59)	C
557	Woeste Block	Queen Anne	1906 (60)	C
N. Pine St.				
300	City Hall	Classical Revival	1925 (61)	C
301	Old Post Office	Classical Revival	1917 (62)	C

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Address	Name	Style	Date	Status
316-328	Tichlofen Block 2	Period Revival	1926 (63)	C
332-340	Tichlofen Block 1	Classical Revival	1924 (64)	C
348	Huening Block	Twentieth Century Commercial	1924 (65)	C
356	Tavern	Contemporary	1986 (66)	NC
372	Commercial Building	Front Gable	1962 (67)	NC
380-88	Bazal Creamery- Old City Hall	Twentieth Century Commercial	1889, 1927 (68)	C
— —	Wemhoff Square	Park	(69)	NC
400	Western Union Hotel	Italianate Addition	1870 (70) c. 1927	C
401	Petrie Block	Commercial Vernacular	1908 (71)	C
408	Weiler Block	Queen Anne	1894 (72)	C
412	Frank Mathews Building	Commercial Vernacular	1914 (73)	C
413	Charles Keuper Block	Queen Anne	1895 (74)	C
420	George Weiler Building	Twentieth Century Commercial	1931 (75)	C
425	Keuper-Rosenberg Block	Twentieth Century Commercial	1914 (76)	C
N. Pine St.				
428-436	Gehab Block	Queen Anne	1886 (77)	C
444	Runzler Block	Commercial Vernacular	1870 (78)	C
448	Zielke Block	Commercial Vernacular	1865, c.1920 (79)	C
460	Miller-Vos Block	Queen Anne	1866, 1903 (80)	C
468	Kayser-Wagner Block	Commercial Vernacular	1865, c.1906 (81)	C
472	Thiele-Haas Block	Commercial Vernacular	1864, 1896 (82)	C
484	Kords-Schwaller Block	Commercial Vernacular	1864, 1905 (83)	C
492	Florence Block	Twentieth Century Commercial	1888, 1908 (84)	C

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500	Bank of Burlington	Classical Revival	1909 (85)	C
516	Bankes Block	Queen Anne	1897 (86)	C
525-549	Wemhoff & Verhalen Block	Queen Anne	1888 (87)	C
532	Hotel Burlington	Classical Revival	1902 (88)	C
556	Frederick Keuper Block	Italianate	1867 (89)	C
557	James Mathews Building	Twentieth Century	c.1923 (90)	C
564-72	McDonald Block	Queen Anne	1893 (91)	C
573	Boyle Building	Contemporary	1953 (92)	NC
580-88	Schroeder Block	Queen Anne	1890 (93)	C
581	Finke-Uhen Block	Commercial Vernacular	1914 (94)	C
596	Tavern	Contemporary	c.1965 (95)	NC
597	Finke & Co. Block	Queen Anne	1895 (96)	C

E. Washington St.

164	Devor Block	Twentieth Century	1914 (97)	C
		Commercial		
216	Hoganson Building	Twentieth Century	c.1927 (98)	C
		Commercial		

*C = Contributing in district
NC = Non-contributing in district

Notes to Building Inventory:

(1) *Burlington Standard Democrat*, 23 March 1895. All dates referenced by newspaper citations in the building inventory are taken from Don Vande Sand, "Current Events," unpublished manuscript on file at the Burlington Historical Society and the City of Burlington. "Current Events," is a chronological review and listing of historical information about the City of Burlington the author has compiled from local newspapers, city directories, and plat maps and includes dates of construction for most of the buildings included in this district. Citations from this source do not include titles (if there were any) or page numbers. A complete listing of newspaper citations and dates is included in the Bibliography of this document.

(2) Building Inspection Files, on file in the Building Inspector's Office, City Hall, Burlington, Wisconsin.

(3) Fran Meuer and Don Reed, *Burlington, Wisconsin: The First 150+*

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Years, Burlington, WI: Burlington Historical Society, 1991, pp. 33-34.

(4) Tax Rolls for the City of Burlington, on file in the Area Research Center of the Library of the University of Wisconsin-Parkside, Kenosha, Wisconsin; *Burlington Standard Democrat*, 16 April 1943.

(5) *Burlington Standard Democrat*, 8 May 1867; Tax Rolls.

(6) *Burlington Standard Democrat*, 8 May 1867. The two Yunker Blocks were once a double storefront building constructed at the same time. The west half of the block was altered into a separate storefront around 1915, while the east half retained its Italianate style on the second story.

(7) Tax Rolls; *Burlington Standard Democrat*, 16 February 1895.

(8) Tax Rolls.

(9) *Burlington Standard Democrat*, 11 April 1872.

(10) Tax Rolls.

(11) *Burlington Free Press*, 15 May, 1889.

(12) *Burlington Standard Democrat*, 4 June 1874; 3 March 1916.

(13) This building was originally constructed in 1853; Deeds, Vol. 51, p. 383, 27 June 1854, on file in the Register of Deeds Office, Racine County Courthouse, Racine, Wisconsin. The building was remodeled around 1873, according to Tax Rolls and received its most recent appearance around 1904 according to Sanborn-Perris Fire Insurance Maps for Burlington, 1898, 1904, on file in the Archives of the State Historical Society of Wisconsin, Madison, Wisconsin.

(14) *Burlington Free Press*, 9 November 1910.

(15) *Burlington Free Press*, 16 June 1978; Building Inspection Files.

(16) *Burlington Free Press*, 5 February 1947.

(17) Field observation.

(18) *Burlington Standard Democrat*, 6 September 1879.

(19) *Ibid.*

(20) Field Observation.

(21) Building Inspection Files.

(22) Mortgages, Vol. Y p. 567, 7 May 1858; *Burlington Free Press*, 18 June 1913.

(23) *Burlington Free Press*, 10 April 1924.

(24) Tax Rolls.

(25) Deeds, Vol. 271, p. 183, 6 June 1930.

(26) Deeds, Vol. F, p. 504, 8 December 1842; Vol. 29, p. 293, 28 April 1854; new storefront 1978, Building Inspection Files.

(27) Deeds, Vol. 32, p. 279, 7 June 1854; Vol. 32, p. 286, 28 November 1854; Mortgages, Vol. T, p. 380, 28 September 1855; addition 1965, Building Inspection Files.

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- (28) Field observation.
- (29) Deeds, Vol. 29, p. 121, 20 March 1854; Vol. 29, p. 122, 21 March 1854; Mortgages, Vol. T, p. 566, 16 November 1855; Vol. X, p. 143, 16 May 1857.
- (30) *Burlington Standard Democrat*, 16 June 1906; *Burlington Free Press*, 25 July 1906.
- (31) *Burlington Free Press*, 23 June 1938.
- (32) *Burlington Free Press*, 24 January 1906.
- (33) Deeds, Vol. 215, p. 71, 31 March 1925; Mortgages Vol. 195, p. 4, 11 November 1925.
- (34) *Burlington Free Press*, 8 April 1903; 3 September 1936.
- (35) *Burlington Standard Democrat*, 2 July 1926.
- (36) *Burlington Free Press*, 12 April 1923.
- (37) *Burlington Standard Democrat*, 12 September 1866; *Burlington Free Press*, 16 March 1922.
- (38) Deeds, vol. 51, p. 596, 6 November 1866; *Burlington Free Press*, 11 October 1905, 11 September 1912; field observation.
- (39) *Burlington Free Press*, 22 April 1926; field observation.
- (40) *Burlington Free Press*, 1 April 1868, 8 October 1913.
- (41) Meurer and Reed, p. 40.
- (42) Sanborn-Perris Maps, field observation.
- (43) Tax Rolls, Sanborn-Perris Maps.
- (44) Tax Rolls.
- (45) *Burlington Free Press*, 2 June 1909; field observation.
- (46) *Burlington Free Press*, 14 August 1907.
- (47) Sanborn-Perris Maps; field observation.
- (48) *Burlington Free Press*, 9 February 1928.
- (49) *Burlington Free Press*, 29 December 1916.
- (50) *Burlington Free Press*, 14 April 1927, 7 July 1927; field observation.
- (51) *Burlington Standard Democrat*, 15 August 1952; Tax Rolls.
- (52) *Burlington Free Press*, 27 April 1892.
- (53) Building Inspection Files.
- (54) Deeds, Vol. 29, p. 293.
- (55) *Burlington Free Press*, 1 December 1909.
- (56) *Burlington Standard Democrat*, 13 December 1946.
- (57) Tax Rolls.
- (58) *Burlington Free Press*, 27 March 1907; Deeds, Vol. 461, p. 241, 4 April 1907.
- (59) *Burlington Free Press*, 29 July 1896, 12 April 1923.

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- (60) *Burlington Free Press*, 17 February 1906, 7 March 1906.
- (61) *Burlington Free Press*, 5 March 1925.
- (62) Datestone?
- (63) *Burlington Free Press*, 14 October 1926.
- (64) *Burlington Free Press*, 31 July 1924.
- (65) *Burlington Free Press*, 14 August 1924.
- (66) Building Inspection Files.
- (67) *Ibid.*
- (68) Meurer and Reed, p. 39; *Burlington Free Press*, 10 February 1927.
- (69) Field Observation.
- (70) *Burlington Standard Democrat*, 16 April 1943; Tax rolls: Sanborn-Perris Maps.
- (71) *Burlington Free Press*, 25 March 1908, 8 July 1908.
- (72) *Burlington Standard Democrat*, 21 April 1894.
- (73) *Burlington Free Press*, 27 May 1914.
- (74) Cornice Inscription; Deeds, Vol. 96, p. 480, 15 March 1895.
- (75) *Burlington Free Press*, 6 August 1931.
- (76) *Burlington Standard Democrat*, 15 May 1914.
- (77) Tax Rolls.
- (78) Tax Rolls.
- (79) *Burlington Standard Democrat*, 29 November 1865; field observation.
- (80) *Burlington Standard Democrat*, 16 May 1866; *Burlington Free Press*, 1 July 1903.
- (81) *Burlington Standard Democrat*, 24 February 1865, 24 March 1911; *Burlington Free Press*, 11 July 1906.
- (82) *Burlington Standard Democrat*, 24 February 1864; *Burlington Free Press*, 15 April 1896.
- (83) *Burlington Standard Democrat*, 24 February 1864; *Burlington Free Press*, 15 March 1905.
- (84) Tax Rolls; *Burlington Free Press*, 7 October 1908
- (85) *Burlington Standard Democrat*, 23 April 1909.
- (86) *Burlington Standard Democrat*, 13 November 1897.
- (87) Datestone, Tax Rolls.
- (88) *Burlington Standard Democrat*, 4 October 1902; *Burlington Free Press*, 11 February 1903.
- (89) *Burlington Standard Democrat*, 8 May 1867.
- (90) Sanborn-Perris Maps; Tax Rolls; Deeds, Vol. 194, p. 491, 17 April 1923.
- (91) Deeds, Vol. 115, p. 1, 13 February 1893.
- (92) *Burlington Free Press*, 27 January 1953.
- (93) *Burlington Standard Democrat*, 17 May 1890. (94) *Burlington*

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Standard Democrat, 2 October 1914.

- (95) Building Inspection Files.
- (96) *Burlington Standard Democrat*, 27 July 1895.
- (97) *Burlington Standard Democrat*, 13 March 1914.
- (98) Information from Building owner.

Burlington Downtown Historic District
Name of Property

Racine County, Wisconsin
County and State

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.)

- 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 achieved
significance within the past 50 years.

Areas of Significance
(Enter categories from
instructions)

Architecture

Commerce

Period of Significance

1848-1950 (1)

Significant Dates

N/A

Significant Person
(Complete if Criterion B is
marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

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The Downtown Historic District is being nominated to the National Register of Historic Places under Criteria A and C. It is being nominated under Criterion A because it is locally historically significant for Commerce because its buildings represent the economic growth and development of the city in this area. The district was the center of Burlington's historic commercial activity for over 150 years and remains an important commercial center today. Few commercial activities during the nineteenth and most of the twentieth century took place outside of downtown Burlington. The district's intact historic commercial streetscapes still reflect the downtown's role in the development of retailing and other commercial services in Burlington.

The district is also locally architecturally significant because it contains fine and outstanding examples of important nineteenth and twentieth century commercial architectural styles. In particular, the district has fine examples of Italianate, Queen Anne, Classical Revival, and Period Revival commercial buildings. And, the district's streetscapes, as a whole, have good examples of Commercial Vernacular and Twentieth Century Commercial buildings among the important individual architectural examples. These intact streetscapes represent the architectural development of the city's downtown.

Historical Background

The History of the Downtown Historic District is closely connected to the history of Burlington, since the district has been both literally and figuratively at the center of the community since its earliest days of existence. Archeological evidence indicates that prior to white settlement in Burlington, Native Americans were active in the area. No mounds or important archeological sites have been located in the city of Burlington, but evidence suggests that an important Native American trail passed through the city. The earliest explorers in the area reported a Native American village in the Town of Burlington in 1830, but after the Black Hawk War in 1832 opened southern Wisconsin to white settlement, most Native Americans were moved west and most historic and pre-historic Native American resources were destroyed by farming and urban development. (2)

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Moses and Lemuel Smith are considered the first settlers in Burlington, but four men were important in the city's initial founding. In December of 1835, Moses Smith and William Whiting staked a claim on land that is now in the historic district, around 140 Commerce St. They left and came back two weeks later with Lemuel Smith and Benjamin Perce. The four men built a shanty in what is now Wemhoff-Jacker Park, then each man built cabins on their own claims; Moses Smith along the Fox River on a water power site, Whiting in what is now Bushnell Park, and Lemuel Smith and Perce on land west of the settlement. In June of 1836, Perce built a log building on the site of the Burlington Feed Company, just west of Moses Smith's cabin. Silas Peck came to the settlement shortly afterward and built a cabin next to Perce's.(3)
To fend off claim jumpers, Enoch Woodbridge, who arrived in the settlement in early 1836, hired E. D. Putnam to survey and plat the settlement at Burlington in 1836. Putnam erected a large log building in which he established a trading post. After the survey was complete, Woodbridge let Putnam name the settlement, which was known as "Foxville." Putnam chose Burlington, after Burlington, in his home state of Vermont. However, Putnam's map was not officially recorded, and the settlement remained "Foxville" until 1839. In that year, the Town of Burlington was created and the settlement officially renamed Burlington.(4)

At the same time settlers were busy with town organization and land surveying, they also began exploiting the water power of the Fox River. In 1836, Moses Smith and Samuel C. Vaughn began to build the first dam and sawmill on the river, but when their partnership dissolved in 1837, Pliny and Ephriam Perkins completed the project. The Perkins men also built a small grist mill to grind local wheat and Pliny Perkins operated a general store in Benjamin Perce's old cabin, the first retail store in the settlement. Soon, other commercial businesses followed; a blacksmith shop in 1838, and a wagon shop in 1840. The first hotel was operated by Ruel Nims, who in 1837, finished a cabin started by Enoch Woodbridge and operated it as an inn. In 1839, Pliny Perkins and Hugh McLaughlin built a frame building at Chestnut Street and Milwaukee Avenue as a store and hotel, the first substantial business block constructed in the settlement.(5)

More settlers came to Burlington during the late 1830s and 1840s, including a large number of German immigrants. As more settlers came, more business and industry came, as well. By 1846, wheat growing was flourishing in southeastern Wisconsin and in the fertile farmlands around Burlington. Pliny Perkins' old grist mill was not large enough to handle the load so he erected a four-story

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stone grist mill in Burlington. Wheat growing in southern Wisconsin was "king" until after the Civil War and Perkins' mill ran at full capacity until it burned in 1864. He rebuilt the mill in that year, then rebuilt it again after another fire in 1874. In 1843, Perkins also erected a woolen mill across the river from the grist mill. He leased the woolen mill to James Catten, who made it a success. In 1850, Catten erected a new woolen mill in another location. The only other major industry in Burlington during this period was Jacob Muth's brewery and malt house. (6)

Other industries in mid-nineteenth century Burlington were largely small shops, most located in the village's downtown. These shops included a plow shop, wagon shops, a machine shop and foundry, a cooper shop, a harnessmaker, and several shoemakers. Most of these shops became obsolete by the late nineteenth century, after the goods they manufactured could be purchased ready-made from retailers. Meanwhile, the center of retailing was located at the center of the modern-day historic district; that is, the corners of Chestnut Street and Milwaukee Avenue and Chestnut Street and Pine Street. Retailing was dominated by general stores, but there was also a drug store, a grocery store, a jewelry store, and several small hotels in downtown Burlington during the mid-nineteenth century. (7)

Although Burlington grew rapidly during the 1840s, growth slowed during the next three decades as the village was not an industrial center, but primarily a community that served the needs of area farmers and whose economy centered around retailing. One boost to the village was the coming of the railroad in 1855. It was a local line that eventually became part of the large Chicago, Milwaukee and St. Paul Railroad (Milwaukee Road). Having a railroad connection assured that Burlington would survive economically, but it did not attract large industries. During the 1850s and 1860s, the most rapidly growing segment of the community would still be its downtown business district. (8)

By 1870, the city's downtown had a large and varied group of commercial businesses. There were nine dry goods and grocery stores, eight boot and shoe makers, two hardware stores, two drug stores, two jewelry stores, three millinery shops, four tailor shops, and 11 saloons. What is known today as "the loop" and two blocks of Pine Street on either side of Chestnut Street were the center of the business district. However, while this same area is filled with brick two and three-story blocks today, in 1870, most of the store buildings were of one or two-story wood frame structures. (9)

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Except for the large grist mill and the woolen mill, most industries in Burlington during the 1860s were small. They included the Wagner and the Zwiebel machine shops, a sorghum works, a small tannery, a brick and tile works, and a brewery. Schools, churches, and social groups flourished in Burlington during the Civil War era, but essentially, in 1870, Burlington was a small town with strong economic ties to the local farm economy. (10)

During the 1870s and 1880s, while industrial development in Burlington was still slow, downtown business development continued at a rapid pace. One of the most important trends during this era was the construction of new and replacement commercial buildings and many of the old frame downtown buildings were demolished in favor of two and three-story brick and stone blocks. This new construction was not only a result of a successful retail economy, but was also necessary because of the demand for fireproof commercial buildings. Many of these new buildings were constructed with stone rear and side walls and more expensive brick veneer on the front or street elevations. One of the most prominent blocks constructed in the 1870s was the three-story Jones House hotel (not extant), built in 1874. It was the most fashionable hotel in the community and quickly became a business anchor in the city's downtown. (11)

Another milestone for the city's downtown was the development of formal banking facilities. Although a small local bank was operated during the 1850s and 1860s, a chartered national or state bank was not formed until 1872, when two banks, the First National Bank and the Peoples' State Bank were established. Later known as the Bank of Burlington, the First National Bank was a success, possibly because Racine industrialist J. I. Case was a founder. The Peoples' State Bank was not so fortunate, though, closing in 1878. (12) Burlington was incorporated as a village in 1886, and village and Town of Burlington leaders erected an impressive joint village-town hall shortly thereafter. But, it was 1900, when the state legislature officially granted Burlington a city charter, when real changes began to occur in Burlington. These changes included the further expansion of the city's downtown business district, the formation of a strong industrial base, the development of important city services such as paved streets and sewer and water services, and the development of gas, electric, and telephone utilities. (13)

In 1884, a second railroad line, the Wisconsin Central, came through Burlington, but it was the development of the interurban electric railway that resulted in an important civic improvement. In 1909, the Milwaukee Electric Railway and Light Company (TMERL) began construction of a line from Milwaukee

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to Burlington. In order for TMERL to obtain the interurban franchise in Burlington, they had to agree to improve the streets at crosswalks and on either side of the rail lines. In conjunction with these improvements, the city began paving the interurban streets with brick. Milwaukee Avenue and a portion of Chestnut Street were the first to be paved, but soon the entire downtown was paved and the construction of sidewalks followed. (14)

City water and sewer services began in 1889, with the organization of the Burlington Artesian Well and Water Company. The company drilled a well and built a pump house, a reservoir, a water tower, and more than five miles of pipe. This was the beginning of water service in the city. In 1909, the city improved the waterworks and extended water mains so that by 1914, all people who wanted water service could be serviced. City sewers soon followed. In 1895, the first sewer lines were dug and by 1908 a city-wide system was approved. (15)

Electric, telephone, and gas utilities developed about the same time as the city's water and sewer system. The Burlington Electric Company began electric service in 1888 and electricity was produced locally until 1918, when the Wisconsin Gas & Electric Company acquired Burlington's electric service. In 1950, Wisconsin Gas & Electric was reorganized and the electric utility became the Wisconsin Electric Power Company. George Wilbur built the first telephone line in 1886 between his lumber offices in Burlington and Lake Geneva. Ross Wilbur, his son, hooked up telephone lines for 12 other businesses in the city. By the 1890s, Wilbur's telephone company had 19 subscribers and in 1899, Wilbur sold the local lines to the Wisconsin Telephone Company. The Citizen's Gas Company was founded in 1907 to produce gas from coal for local use. In 1927, the gas company was sold and its name changed to the Wisconsin Southern Gas Company. The local plant continued to provide gas service until 1946, when natural gas began coming to the city from a pipeline system. (16)

Burlington's economy began to diversify around the turn of the twentieth century, as industry began to rival retailing in importance. The city had a strong milling tradition in the nineteenth century, but the decline of wheat growing on area farms and the rise of dairying resulted in a decline of milling in Burlington and southern Wisconsin. Fortunately for Burlington, other industries developed that proved even more successful than milling.

One industry that prospered during the late nineteenth century was brewing. Jacob Muth's brewery and malt house was a moderate success in the nineteenth

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century, but the Finke-Uhen Brewing Company was even more successful. Founded in 1856, the brewery was enlarged in 1896 when William J. Finke took John H. Uhen in as a partner. In 1900, the Finke-Uhen company purchased Muth's malt house for their beer production. After prohibition began in 1919, the future of the company was cloudy, but in 1923, the Burlington Cereal Products Company purchased the brewery and made malt cereal and non-alcoholic beer. This business allowed the brewery to hang on during the 1920s, and when prohibition was repealed in 1933, the new Burlington Brewing Company enlarged and improved the brewery to, once again, brew beer. (17)

Another important twentieth century industry was the Burlington Blanket Company, which began in 1891 to make horse blankets. Other products were added to the blanket line and by 1902, the company employed 200 people. Besides animal-related products, the company also began producing linings for coats and automobile carpeting and linings. Later, the company expanded into insulating products for cars and pipes. The company weathered the Great Depression of the 1930s, but after World War II, it began to decline. In 1967, Standard Cotton Products Company of Flint, Michigan purchased the blanket company and moved the factory to Kentucky. (18)

Like most communities sitting in the middle of an important farming region, Burlington became a site for processing milk due to the growth of the dairy industry in the late nineteenth and early twentieth centuries. In 1887, C. B. McCanna organized the McCanna Cheese and Butter Manufacturing Company and built creameries in the rural areas around Burlington and a small factory in the city. In 1893, R. G. Frazer of Glasgow, Scotland, joined the firm and in 1898 the McCanna and Frazer Company began processing condensed milk, a product that could be shipped all over the country and the world. Renamed the Wisconsin Condensed Milk Company, the firm built a new, larger factory in Burlington to produce this new product. (19)

Condensed milk was so successful, the company added a factory to manufacture cans for the condensery. In 1920, the Nestle Company purchased both the condensery and can factory and operated it until 1959. It was a major blow to the city when the condensery closed, but in 1964, the Nestle Company returned to Burlington to construct a new, advanced chocolate factory. Since that time, the chocolate factory has become the city's most important industry and today, Burlington is known as "Chocolate City." (20)

Another important industry in the twentieth century began in 1902, when D.O.

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Storle and John Gill started the Burlington Brass Works to produce steam valves. In 1906, C. B. and Roy McCanna took over the business and it had slow, but steady growth. During the 1920s, George and Harry Harper became factory managers and brought the business more rapid success and expansion, as the company began making automobile parts. The brass works continued on after World War II until 1975, when Century Brass Products in Connecticut purchased the business and closed the Burlington plant in 1979. (21)

The Security Lightning Rod Company also began in the late nineteenth century when Harvey Simpson invented an improved lightning rod and formed a company to manufacture it in 1892. During its early years, the company specialized in lightning rods for industrial, commercial, and institutional buildings. Although a small company, the Security Lightning Rod Company was a long-time and successful business until 1972, when it was sold to a company in Missouri and the manufacturing end of the business was moved out of Burlington. (22)

One of the most interesting of Burlington's industries at the turn of the twentieth century was the Multiscope and Film Company, which developed the Al-Vista Panoramic camera, the world's first panoramic camera. Peter Angsten invented and began making the camera in 1896 in Chicago. With the backing of investors in Burlington, Angsten moved there and began making his cameras in an old school building. The Burlington Advancement Association, a business booster group, helped the company with a new factory building in 1900 and 85 people worked there. Although a successful idea, Angsten was in competition with the large Eastman Kodak company and eventually had to sell to that firm in 1903. Afterward, the Multiscope and Film Company continued to operate as a wholesaler of cameras and supplies, but a fire in their building effectively ended this interesting business in Burlington. (23)

Other small industries that made up the city's industrial base in the late nineteenth and twentieth centuries included the Burlington Brick and Tile Company, which manufactured drain tiles and bricks; the Burlington Canning Company, which processed corn and tomatoes; a sauerkraut factory; and the short-lived Badger Basket & Veneer Company, producers of baskets. (24)

There were also social advancements in Burlington during the early twentieth century. In 1908 the first hospital was started in the city and by 1924, the Memorial Hospital Association completed a modern two-story hospital building that laid the foundation for the fine medical facilities the city has today. In the 1920s, a public parks movement began, and the city established a park

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board. By the 1940s, Burlington had acquired Echo Park, Wagner Park, and Wemhoff-Jacker Park, the foundation of the modern Burlington park system. A public library was also established in the early twentieth century, and by 1913, there was a library in the old city hall. The library moved to the new city hall in 1925, and expanded greatly in the old post office building in 1964. (25)

The Great Depression of the 1930s slowed the city's economic growth, and although the war years of the 1940s improved the economy, all work went to the war effort, so private and public improvements were put off. After the war, Burlington's industries returned to production of non-war-related goods and the new post-war prosperity boosted the city's downtown commercial district. This post-war economic success began to erode in the 1960s and 1970s, as several old industries closed. However, the arrival of the chocolate factory in 1964 preserved the city's industrial base into the late twentieth century. Things were not so successful for the city's downtown, though. (26)

During the 1960s and 1970s, consumer shopping habits changed, as shopping malls and large discount stores came to larger cities nearby. Shoppers had automobiles and good roads to travel to these cities, and no longer heavily depended on local merchants for their consumer goods. Eventually, small shopping malls came to Burlington. The Pinecrest Shopping Center opened in 1966, and it was a harbinger of what was to come for the downtown business district. In 1979, the Burlington Square Shopping Center opened and in 1985, the Fox River Plaza Shopping Center opened with large discount grocery and department stores as anchors. As discount department stores flourished in the area, old-fashioned retailers such as Sears and Montgomery Ward closed, along with many small retailers in the city's downtown who could no longer compete with the new type of discount stores. Burlington's downtown, which had carried the city's economy for much of the nineteenth century, was now in decline, and in need of a new focus to survive. (27)

During the 1990s, this new focus began to take shape. Many retail buildings were converted to offices and some new retailers replaced traditional downtown businesses, providing goods and services that could not be found at the large discount stores and shopping malls. Historic preservation and downtown revitalization became popular as merchants began to emphasize Burlington's historic downtown and its difference from generic shopping malls and discount stores. The city's historic downtown commercial streetscapes helped support this image. Although this process is still continuing today, Burlington's

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downtown is seeing some results from this new focus. Some buildings have been improved and renovated and new businesses are filling storefronts. While much of Burlington's traditional goods and services are found outside of the downtown, the Downtown Historic District is still the center of important commercial activity in the city today.

Architecture

The Downtown Historic District is architecturally significant at the local level because it contains fine and outstanding examples of important nineteenth and twentieth century commercial architectural styles. As a whole, the district also represents the growth and development of both high style and vernacular commercial architecture from the mid-nineteenth to the mid-twentieth century in individual buildings and in intact streetscapes.

Along with the fine individual examples of nineteenth and early twentieth century commercial architecture in this district are the many commercial vernacular and vernacular twentieth century commercial buildings that are not individually significant, but, together, add to the overall architectural significance of the district.

Although most of the buildings of the Downtown Historic District date from the late nineteenth and early twentieth centuries, there are a few mid-nineteenth century buildings still extant that represent some of the earliest construction in downtown Burlington and the earliest popular architectural style of the nineteenth century. These buildings, constructed before the Civil War, reflect the Greek Revival architectural style that was popular in Wisconsin between 1830 and 1870. This style is commonly seen on vernacular buildings in the form of symmetrical massing, regular fenestration, simple cornices, and returned eaves.

Because of their alterations, the Greek Revival-influenced buildings in this district are not individually architecturally significant, but add to the district's overall significance because they are important examples of the earliest architectural development of the district. The best and most intact Greek Revival-influenced building in the district is the Saloon at 517 Milwaukee Ave., a two-story building with stone side walls and a cream brick front elevation. The Saloon is typical of vernacular Greek Revival buildings in Wisconsin in that its style is seen primarily in its symmetrical form, regular fenestration on the second story, plain cornice, and returned eaves.

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The Bushman Building and Grocery building at 100 and 101 W. Chestnut St., respectively, have been more intensely remodeled, but they still feature the overall form and regular fenestration and returned eaves (100 W. Chestnut St.) of the Greek Revival style. At one time in the mid-nineteenth century, Burlington's downtown was probably filled with similar buildings, but redevelopment and new construction left only these few reminders of its pioneer architectural era.

More developed in the district was the Italianate style, popular when the first wave of new construction occurred in the district after the Civil War. According to Wisconsin's *Cultural Resource Management Plan*, the Italianate style was popular between 1850 and the mid-1880s. The style is seen on Wisconsin's downtown commercial buildings primarily in the use of brackets attached to friezes or bracketed metal cornices, and arched or label moldings of wood, stone, or iron that decorate the windows of upper floors. (28)

The best examples of the Italianate style have been described in Section 7. The finest and most intact Italianate building in the district is the Jones Block 1 (113-129 E. Chestnut St.). This three-storefront block has two storefronts that have been renovated to their original appearance, making the building not only a fine example of the Italianate commercial style, but also an important artifact illustrating mid-nineteenth century storefront construction. The building's prominent Italianate features can be seen on all three storefronts at the second story level where there is a fine example of a brick corbeled cornice that suggests the brackets and frieze of the Italianate commercial style. But, the most important Italianate detail is the second-story fenestration of round-arched openings decorated with heavy arched hood moldings and filled with multi-light glazing. Due to alterations over the years, it is rare to have original or restored round-arched glazing on the upper stories of commercial buildings. These extant features add important integrity to this building and to the district.

Another important feature of this block is the restored storefronts on two-thirds of the building. In particular, it is significant that they have been restored to an original appearance of round arches, rather than to a "Victorian" period storefront. The arched openings of the storefronts are typical of the mid-nineteenth century, but most of these types of storefronts have been replaced with the popular storefront that feature large rectangular show windows topped with square transoms, or with modern storefronts. The

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restoration of the round arched storefronts of this building adds to its architectural significance and makes it a fine example of historic preservation and renovation.

Although not as intact as the Jones Block 1, the Western Union Hotel (400 N. Pine St.), built in 1870, just two years after the Jones Block 1, is another good example of an Italianate style commercial building. Its most important Italianate feature is its regular fenestration of round-arched openings with decorative hood moldings and a brick cornice that suggests brackets. Although the arched windows have been replaced with rectangular sashes and the arches enclosed, the original openings are all still extant and numerous. The original hotel storefront has been altered, but historic photographs can provide information for an appropriate renovation. Overall, though, the building possesses most of its architectural details and is another important example of the Italianate style in this district.

A small, but interesting example of the Italianate style is the People's State Bank (140 E. Chestnut St.), built in 1872. This example of the Italianate style is interesting because of the "heavy" details on what is a rather diminutive building. The second story arched openings with the brick arches and keystones are typical of the Italianate style, but are executed in an imposing manner. The brick corbeled piers also suggest an imposing facade, as does the original cornice with its large brackets and modillions even without the addition of the later cornice. Because so much of this building's historic features are still extant, it is a good example of how the Italianate style could be varied to meet the desires of a building's owner. In this case, it is likely that the heavy details were chosen to suggest the stability and prominence of a banking establishment, even though in this case, that stability was short-lived.

Although the individual examples of the Italianate style are important to the architectural significance of the district, the less elaborate versions of the style add to the district's overall architectural importance. These examples include the Jones Block 2 (109 E. Chestnut St.), with its fine period storefront and round arched openings. The Frederick Keuper Block (556 N. Pine St.), built in 1867 shows its Italianate style in its arcaded round-arched second-story openings with the finely-executed brick arches. Finally, the only extant stone facade of the original six-part New Stone Block, the Runzler Block (444 N. Pine St.), is a good example of a commercial vernacular building with the arched second story openings that reflect the Italianate style. It is

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more important, though, as a remnant of a six storefront development that was not elaborately decorated, but taken together, was probably an impressive group of commercial vernacular buildings that reflected the most popular architectural style of the era in which they were built.

Because so much of this district was developed and redeveloped during the late nineteenth and early twentieth centuries, the Queen Anne and Classical Revival commercial styles adorn some of the most impressive buildings in the city's downtown. The Queen Anne style was often used for commercial buildings in Wisconsin during its era of popularity, 1880 to 1910. Often called "Victorian," the Queen Anne style is characterized by an asymmetrical or irregular plan or massing. Queen Anne houses usually feature a variety of surface materials such as wood shingles, stone veneer, or stucco. Other common details of the style include steeply-pitched hip and/or gable roofs, gable projections, bays with elaborate hoodmoldings or cornices, round or polygonal turrets, towers, or oriels, and in houses, large wrap-around verandas. Fenestration is usually irregular both in size and placement of openings. (29)

Because Queen Anne commercial buildings usually occur in streetscapes with party walls, an asymmetrical or irregular plan and massing is usually achieved by the use of projecting cornices, bays, towers, or oriels. Also, because commercial buildings tend to have brick or stone facades, the variety of surface materials is usually achieved by the use of brick polychromy or by the application of decorative metal sheathing and cornices. Most Queen Anne commercial buildings feature bays and many feature towers or oriels if they are on corner lots. Queen Anne commercial buildings tend to have more symmetrical fenestration, and many are elaborately decorated with classical details as a way to show the exuberance of the style. (30)

A wide variety of Queen Anne style commercial architecture can be seen in this district, from typical examples that feature corner towers to examples that are more subtle, achieving the style's exuberance primarily in unusual decorative details. The best and most typical Queen Anne buildings in the district are the Gill Block (100-12 E. Chestnut St.); the Finke & Company Block (597 N. Pine St.), both built in 1895; and the Woeste Block (557 Milwaukee Ave.), built in 1906. All of the buildings feature red brick construction and symmetrical fenestration. They express their Queen Anne style primarily in their corner towers, all of which are sheathed in pressed metal, with classical motifs decorating the Gill and Woeste Blocks. The Finke & Company Block also has a projecting central gable that gives the roofline the

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asymmetrical appearance of the style. Although all three buildings feature storefront remodeling, their other historic details are largely intact, giving the buildings a good degree of integrity, which adds to the architectural significance of the district.

Like the Italianate style, there are less elaborate examples of the Queen Anne commercial style in the district that are not individually significant, but add to the overall architectural significance. For example, the Wemhoff & Verhalen Block (525-549 N. Pine St.), built in 1888, does not have a corner tower to illustrate its Queen Anne style. Rather, it features a classically-detailed metal cornice with a raised pediment decorated by a sunburst, typical Queen Anne motifs. The multi-part second story openings topped with elliptical arches are also indicative of the Queen Anne style.

There are few overt details on the Buell Block (133 E. Chestnut St.), remodeled in 1895, but the building does feature the Queen Anne style in its tall, second-story openings, two of which are decorated with round-arched transoms and classical shields. Also, the original stone inscription arch contrasted with the tan brick of the facade, which reflected the Queen Anne style's variety of surface materials. Even more variety in surface materials can be seen in Rose's Bakery (124 W. Chestnut St.), built in 1894. Its unusual rounded bay window is sheathed with classically-decorated pressed metal, a typical Queen Anne motif. The stone pointed arches and decorated plaques over the flanking windows are also unusual and illustrate the style's exuberance and variety of surface materials.

Other variations of the Queen Anne style can be seen on five other buildings that are not individually architecturally significant, but add to the overall significance of the district. The Gehab Block (428-36 N. Pine St.), built in 1886, is a good example of brick polychromy used to express the variety of surface materials of the Queen Anne style. The red brick belt courses and decorative corbeling contrasts with the tan brick facade, suggesting an irregular surface. The metal cornice, with its raised parapet, and the pedimented stone hood moldings over the second story openings are also fine Queen Anne details. Another building with a raised parapet cornice is the Charles Keuper Block (413 N. Pine St.), built in 1895. The bracketed cornice is typical of Queen Anne style cornices and the unusual brickwork in the arches above the second story openings suggests a different construction material.

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Typical of the simple Queen Anne style commercial blocks built in the 1890s are the Weiler Block (408 N. Pine St.), built in 1894, and the Bankes Block (516 N. Pine St.), built in 1897. Because they are not built on corners, they have no corner towers, but have typical Queen Anne style projecting second-story bays and heavy pressed metal cornices with classical details. The Bankes Block's cornice also has the Queen Anne style raised pedimented parapet. Another building with a heavy pressed metal cornice in the Queen Anne style is the Johnson Block (481 Milwaukee Ave.), built in 1892. The heavy, classically appointed, cornice is a fine historic element of the building. These two blocks have had more remodeling than earlier examples, but their varied Queen Anne details add to the overall significance and historic quality of the district.

The Classical Revival style was popular in Wisconsin between 1895 and 1935. It was developed by prominent architects, many of whom studied at the Ecole des Beaux Arts in Paris. The style was further popularized at the World's Columbian Exposition of 1893 in Chicago, which featured a "white city," a group of formal, classical buildings painted white. Details of Classical Revival buildings include symmetrical form and massing and heavy, classical details. Because of the heaviness of the style, it is seen most commonly on public, commercial, and institutional buildings. (31)

Many buildings were constructed during the early twentieth century in the Downtown Historic District and, therefore, there are several fine examples of the Classical Revival style, from rather vernacular commercial buildings, to grand institutional buildings. The best examples of simple Classical Revival-influenced commercial buildings are the Hotel Burlington (532 N. Pine St.), built in 1902, and the New Rose Block (120 W. Chestnut St.), built in 1906. The Hotel Burlington is an elegant building that expresses its Classical Revival style primarily in its arcade, plain cornice, and piers decorated with brick corbeling that resembles classical capitals. The New Rose Block is a simple, almost vernacular, commercial building that expresses its style primarily in its formal appearance of plain cornice, elegant parapet, and simple brick corbeling. Both buildings have most of their historic details intact and are good examples of this popular commercial architecture style.

On the other end of the spectrum are the elaborate, fully developed Classical Revival Bank of Burlington (500 N. Pine St.), built in 1909, and the Old Post Office (301 N. Pine St.), built in 1917. Both buildings are stylistic and formal, but are very different interpretations of the style. The Bank of

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Burlington is a tall, institutional building with a stone veneer and heavy classical details that reflect the most formal interpretation of the style. It has a high degree of integrity and is one of the most elegant buildings in the district. The Old Post Office is also a formal version of the Classical Revival style, but its brick walls, wood trim, and Georgian Revival features give the building a lighter, less institutional appearance. Both buildings have common details of the style, like columns, wide cornices, pediments, and pilasters, but because of the difference in building materials and plans, the result is two outstanding, but very different variations of the Classical Revival style.

One building in the Downtown Historic District is a late and modern interpretation of the Classical Revival style. The Tichlofen Block 1 (332-340 N. Pine St.), built in 1924, has finely executed classical details. But the contrast of the smooth stone details against the dark red brick facades gives the building an unusual, almost period revival appearance. Since the period revival styles were popular during the 1920s, the architectural style of the Tichlofen Block might have been influenced by these popular styles.

City Hall, (300 N. Pine St.), built in 1925, on the other hand, is an interpretation of the Classical Revival style that suggests the influence of the modern Art Deco style, also popular during the 1920s. Its Classical Revival details are streamlined and simple and give the building a vertical emphasis that is a hallmark of the Art Deco style. City Hall is a good example of a building in transition from a heavy historical style, as seen in the Bank of Burlington and the Old Post Office, to a modern style like the Art Deco. It also reflects the transition from the elaborate institutional buildings constructed historically to the simple, undecorated institutional buildings that became popular for government buildings during the 1930s and later. As such, City Hall is an important building in this district, despite the alterations to the historic openings.

The Twentieth Century Commercial style is also well-represented in this district. Twentieth Century Commercial buildings are largely vernacular early twentieth century commercial blocks that have a streamlined facade, simple second-story openings, and simple storefronts with large show windows and wide transoms. Like nineteenth century commercial vernacular buildings that sometimes have details that reflect popular styles when they were constructed, Twentieth Century Commercial buildings often have details that reflect popular early twentieth century styles such as the Classical Revival, period revival, or Art Deco styles. (32)

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The best examples of the style in this district are the Agner Garage (456 Milwaukee Ave.), built in 1916, and the Bazal Creamery-Old City Hall (380-88 N. Pine St.), remodeled in 1927. The Agner Garage is a streamlined building with details that vaguely suggest the Classical Revival style. The fine terra cotta cornice and storefront surround feature simple Classical motifs, but the overall form and massing of the building is modern. Likewise, the Bazal Creamery-Old City Hall reflects the 1927 remodeling that removed original Queen Anne details in favor of Twentieth Century Commercial details. On this building there is a vague suggestion of the Art Deco style in the raised parapet with terra cotta trim. The streamlined corner also suggests a modern, rather than historic, style. In fact, this building's raised parapet is one of the best examples of a common Twentieth Century Commercial style feature, a feature that can be seen on many other buildings of this era in the district.

It is unusual to have fully-developed period revival style buildings in small-town historic commercial districts since the period revival styles were more commonly used for residential architecture. Popular between 1900 and 1940, the period revival styles were based on older architectural styles and included the Colonial Revival, Georgian Revival, Tudor Revival, Spanish Colonial Revival, and Mediterranean Revival styles. Like their names suggest, these styles have details based on the historic styles they reflected. For example, the Tudor Revival style emphasized details such as half-timbering, steeply-pitched gables, multi-pane casement windows with label moldings, decorative stonework, and even stone-veneered walls. Mediterranean Revival buildings usually featured brick walls, large arched openings, tile roofs, raised gables, and courtyards. (33)

The Plaza Theater (448 Milwaukee Ave.), built in 1928, is a variation of the Tudor Revival style that suggests an English castle. The theater's projecting towers and stone trim with gothic arches are finely executed Tudor Revival details that give the facade a castle-like appearance. The original leaded-glass casement openings added to the castle motif. Movie theaters of the 1920s often had exotic interiors that reflected Renaissance, Spanish, Moorish, or Egyptian architecture and their exteriors were usually much less elaborate.

The use of the Tudor Revival style on the exterior of this theater is unusual, but reflects the exotic motifs of 1920s theater design. It is a fine example of a small-town "movie palace," a popular cultural and architectural phenomenon of the early twentieth century.

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A different variation of the Tudor Revival style can be seen in the Hansen Oil Company (148 W. Chestnut St.), built in 1926, a building that also reflects an important cultural and architectural phenomenon of the early twentieth century, the automobile filling station. The Hansen Oil Company building is an interesting and well-preserved example of the "cottage" variation of the Tudor Revival style, and it is also a good example of the early twentieth century, gasoline filling station.

Unlike the Plaza Theater, the Hansen Oil Company filling station has a diminutive plan and details that suggest an English cottage, rather than an English castle. But, even more important, the building represents the stylistic gasoline filling stations that were in vogue during the 1910s and 1920s. From Tudor Revival cottages to oriental pagoda-roofed huts, many filling stations in the early twentieth century were constructed with stylish and exotic details to make them stand out from their competitors and provide brand identity. Because of the rapid changes in the gasoline and service station industry during the mid-twentieth century, most of the little filling stations from the 1910s and 1920s were altered or demolished. The Hansen Oil Company filling station is an unusually intact and well-preserved example of an exotic style filling station, an important historic commercial building that developed in the early twentieth century.

Mediterranean Revival style motifs are illustrated on another twentieth century building, the Dardis Lumber Company (261 E. Chestnut St.), built in 1930. The sculpted Mediterranean style gable flanked by overhanging clay tile roof accents add style to what is primarily a functional, warehouse type building. Many large cities have elaborate Mediterranean Revival style commercial buildings, but in small towns, the style was used primarily as a decorative ornament to a simple early twentieth century commercial building making this building typical of how the style is seen in most commercial districts. It was a particularly popular motif for large, low buildings such as automobile dealerships during the 1920s and 1930s.

The buildings discussed above are important because they represent the major commercial architectural styles of the nineteenth and early twentieth centuries and provide much of the architectural significance in the district. But, this district, in particular, is not only architecturally significant for its group of individually important buildings. It is also architecturally significant because it has fine, intact streetscapes of historic buildings that are rarely interrupted by vacant lots or non-contributing elements.

For example, the three blocks of N. Pine Street are an attractive streetscape

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of historic commercial blocks that share party walls. Only the west side of the 300 block, which has a small park and the large, free-standing Old Post Office building, is not filled with a historic group of commercial buildings.

The same can be said about the "loop" of East and West Chestnut Streets between Milwaukee Ave. and Mill St. This area also features a streetscape of historic commercial buildings with few interruptions. The streetscape even extends along Milwaukee Ave. between E. Chestnut St. and N. Pine Street.

Because of these intact historic streetscapes of buildings that feature a similar scale, similar building materials, and related historic architectural styles, the district has retained its appearance as a historic downtown, despite some inappropriate storefront remodeling. The streetscapes give the downtown a visual quality that separates it from its immediate neighbors and makes it distinctive in the city. The district also displays good examples of the styles popular for commercial construction in the late nineteenth and early twentieth centuries. The lack of significant intrusions and the small number of noncontributing properties adds to the sense of place in the district. It is this overall visual quality that contributes to the architectural significance of the district.

Commerce

Commercial activities are some of the most important economic functions of any community. Even without significant industry, communities can survive based on commercial activity alone. But, once commercial activity dies, much of the community dies with it, as it loses its focus and causes people to look elsewhere for essential goods. Almost as soon as communities were founded, commercial activity began. In Burlington, one of the first activities in the community was the establishment of a trading post. Eventually, a thriving commercial district grew in the center of the city, and it is the culmination of this growth that makes up the Downtown Historic District today

The Downtown Historic District is locally significant for commerce because it was the center of the city's commercial activity from the mid-nineteenth century to the late twentieth century. The city's downtown housed the most important commercial businesses during this time, from financial services to specialty stores. Although most retail businesses in the city's downtown were short-term, as was typical of historic retailing, almost all of the historic retail businesses located in Burlington were in the city's downtown during the historic period. The historic significance of this district can be seen by

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examining the growth and development of some of the most significant commercial businesses located in the district between the mid-nineteenth and the late twentieth century. It was these businesses, in particular, that anchored the city's commercial district by providing long-time goods and services that brought city consumers downtown for decades.

Financial Services

Four historically significant banking institutions were established in Burlington's downtown during the nineteenth and early twentieth centuries, three of which are still operating today. Banking institutions provided capital to area businesses and residents, which promoted the growth and development of the city. The oldest of these banks, the old Meinhardt Bank, is still operating in its original home in the historic district at 189 E. Chestnut St. In 1848, pioneer attorney Caleb Barns erected the bank building for his law office and to house a private banking business he had started in Burlington. Barns' private bank was the only bank in the community for 20 years. After the business ended with Barns' death in 1866, there were no banks in the community until 1872. (34)

Barns' bank building was revived when Anthony Meinhardt opened a bank there in 1891. As a family-owned bank, several members of Meinhardt's immediate family were made officers, including Albert Meinhardt, Anthony's son, named vice-president. Anthony Meinhardt also named his wife, Elisa, as President of the bank, and because his daughter, Eda, had learned the business in her uncle's bank, Eda was named to the important position of Cashier. Although other women may have held positions as officers in family banks in turn-of-the-twentieth-century Wisconsin, it is of interest that a woman was given the position of Cashier, responsible for the day-to-day operations of the bank. In fact, Eda Meinhardt remained Cashier for over 50 years. (35)

The Meinhardt Bank remained a family business well into the twentieth century and stayed in its downtown building throughout their history. By the late 1960s, though, large banking corporations were acquiring small banks throughout the state and in 1969, the Marine Bank Corporation purchased the Meinhardt Bank, changing its name to Burlington Marine Bank. In 1988, the Bank One Corporation acquired the Marine Banks and the old Meinhardt Bank became Bank One, with its offices remaining in the same building. (36)

After Barns' bank closed in 1866, the city was without banking services for

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several years. Taking advantage of this financial opportunity was Jerome I. Case, the Racine industrialist who built the giant Case Manufacturing Company. In 1872, Case and a group of wealthy Racine citizens put up the capital for a new bank in Burlington, the First National Bank, with Case as the bank's president. The First National Bank was located in a storefront of the Jones Block 1 (113-129 E. Chestnut St.), where it remained until 1909. (37)

When it was learned that an out-of-towner planned to control the only banking service in Burlington, several local men quickly organized a locally-controlled bank, the People's State Bank. The People's State Bank was housed in a small block across the street from the First National Bank (140 E. Chestnut St.). The 1870s was a poor decade to get involved in the banking business as the financial panic of 1873 caused a significant devaluation of the dollar that lasted for many years. Probably because of the involvement of the wealthy Jerome Case, the First National Bank survived the decade, but the People's State Bank, with its low capitalization, did not. The People's State Bank had to close in 1878, and the First National Bank had a monopoly on the banking business in Burlington until the Meinhardt Bank opened in 1891. (38)

The 1890s was another decade of poor financial health in the country as the Panic of 1893 generated an economic depression lasting several years. After reorganizing as the Bank of Burlington in 1891, by 1893, the First National Bank was in financial difficulties. With improved management and an aggressive debt collection agenda, the bank was able to continue. Although the Bank of Burlington survived, it was only under the control of local industrialist Charles B. McCanna that it, once again, flourished. McCanna took control of the bank in 1906, and by 1909, the bank was doing so well that McCanna had the elaborate Classical Revival building at 500 N. Pine St. constructed as a new headquarters. The new Bank of Burlington building served the institution for 60 years until 1970, when the bank moved to modern quarters outside of downtown. (39)

The third historic bank developed in Burlington had its beginnings in 1920, when several local businessmen met to form the Burlington National Bank. William and Albert Bushman were two of the promoters of the bank and their building, the old Gill Block (100-12 E. Chestnut St.), was chosen as the new bank's location. With a capitalization of \$125,000, the new Burlington National Bank had a sound financial footing and was a successful business throughout the twentieth century. The bank remained in the old Gill Block until 1960, when it moved into a new building on the edge of Burlington's

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downtown. In 1976, the bank changed its charter from a national to a state bank and in 1984, the bank acquired the Bank of Albany, Wisconsin and changed its name to the First Banking Center. During the 1990s, the First Banking Center branched out into other communities as it competed with the large banking corporations in the state. (40)

The historic locations of the four important banks developed in Burlington between the mid-nineteenth and mid-twentieth centuries are significant because they represent the growth and development of the banking industry in the city.

Local banks were among the most important commercial establishments in Wisconsin as they financed much of the state's economic growth. Although much of the local banking business is now operated from large corporations, the banks in Burlington still provide an essential economic service to the community and for decades they were the commercial anchors in the Downtown Historic District.

Hotels

Inns and small hotels were usually one of the first commercial businesses to be established in any new community and Burlington was no exception. The first inn in Burlington was opened in 1837 when pioneer Ruel Nims provided lodging in his family's log cabin. The first real hotel building was erected soon after in 1839 by Pliny Perkins and Hugh McLaughlin. This frame building served as a hotel for many years and was on the site of the Jones House, the city's most prestigious nineteenth century hotel. Other small hotels were built in Burlington during the pre-Civil War era, but they were all overshadowed in 1874 with the construction of the Jones House (not extant). The three-story brick Jones House was the city's premier hotel until the early twentieth century. (41)

Four years before the construction of the Jones House, the Western Union Hotel (400 N. Pine St.) opened. Although it, too, was a three-story brick block, this hotel never had the prestige of the Jones House, probably because it was seen as a "railroad" hotel, one that specialized in serving middle-class, short-term, travelers who used the railroad connections nearby. Because the Jones House and the other nineteenth century hotels in Burlington are not extant, the Western Union Hotel is, today, an important historic resource because it is the only building that represents this important commercial business still extant in the district.

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The preeminence of the Jones House in Burlington was challenged in 1902 when the Hotel Burlington opened. The Hotel Burlington was built on a site that had a long history of hotel use. The first hotel built there was the Exchange House, a two-story frame building that was enlarged in 1866. Operated as the Central House in the late nineteenth century, John Mutter razed the frame building and built the new three-story Hotel Burlington on the site. The Hotel Burlington soon became the premier hotel in downtown Burlington and two additions were made to the building. In 1946, the hotel was redecorated and housed a first-class dining room. After World War II, downtown hotels in small towns gave way to motels near major highways and many downtown hotels became rooming houses and apartment buildings. In 1966, it was reported that about half of the Burlington Hotel's 40 rooms were being used as apartments or offices. (42)

The Hotel Burlington is historically significant because it represents the culmination of the growth and development of commercial hotel services in Burlington. Hotels in Burlington developed from small frame buildings to the large and plush Jones House in the nineteenth century to the large, modern Hotel Burlington at the turn of the twentieth century. During the mid-twentieth century, the hotel business changed dramatically, and downtown hotels in small towns were gradually phased out. The Hotel Burlington represents the last era of hotel development in Burlington when the existence of a first-class hotel was a necessity for the health of the downtown business district.

Dry Goods and Department Stores

Of the many types of retail businesses in downtown business districts during the nineteenth and twentieth centuries, dry goods and department stores were usually the largest and most prestigious of these businesses because their wide variety of goods attracted shoppers who visited other downtown businesses. Burlington had several important dry goods and department stores located in the Downtown Historic District and several buildings that housed these businesses are still extant and add to the commercial significance of the district.

Large dry goods and department stores developed in most small towns in the later nineteenth century when retailing changed from the general store era to the specialty store era. Retailing in the mid-nineteenth century in small towns centered around the general store, which provided a small, but wide selection of goods, including groceries, dry goods, and hardware. As downtowns

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developed, consumers demanded a larger selection of goods and more specialty stores were established; and eventually general stores were phased out. By the later nineteenth century, large stores specializing in dry goods began to appear in small towns. These stores often became the longest lasting and most popular retailers in small towns for decades.

There are several buildings in the Downtown Historic District that are associated with long-time and important dry goods or department stores in Burlington. One of the oldest of these dry goods stores is the Cunningham Dry Goods Store, which was located in one of the storefronts of the Jones Block I (113-129 E. Chestnut St.) between 1880 and 1913. Between 1913 and 1927, the Pieters Brothers, who had purchased the Cunningham business, operated a clothing and dry goods store here. After 16 years as the Kroger grocery store, the Ben Franklin department store moved into this location in 1943. The Ben Franklin store was a discount department store that was very popular during the twentieth century and it operated in this building between 1943 and the 1970s. (43)

Another building that housed long-time dry goods and department store businesses is the Buell Block (133 E. Chestnut St.). After it was extensively remodeled in 1895, the Buell Block became the home of the Foltz Company Dry Goods store, a business that remained there until 1927. Between 1927 and 1967, the building was the home of the Pieters Brothers Department Store, which moved from the old Jones Block I for larger quarters in this building. In 1927, the business becomes Barton's Department Store, a large store that lasted into the 1970s. (44)

Two other historic dry goods and department stores included the Frank Vos General Store, housed in the Miller-Vos Block (460 N. Pine St.) between 1894 to the mid 1920s; and the Frank Stang dry goods and variety store, housed in the Klingele-Fenn Block (149 E. Chestnut St.) between 1892 and 1939. (45) The businesses described above represent some of the important nineteenth and twentieth century dry goods stores in Burlington. Large dry goods stores were anchors that drew customers to downtowns where they often shopped in other businesses, as well. Because of their importance to downtown business districts, long-time dry goods stores are historically significant and add to the commercial importance of the Downtown Historic District.

One of the most important twentieth century department stores in Burlington was Rosenberg's Department Store. William Rosenberg began his business in 1899 in a small commercial block in Burlington's downtown, and in 1906, he

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moved into the New Rose Block, a large commercial building at 120 W. Chestnut St. Rosenberg's Department store remained at this location until 1915, when the business moved into a larger and more prominent new building, the Keuper-Rosenberg Block at 425 N. Pine St. William Rosenberg retired in 1926, but the business carried on until 1939, when Montgomery Ward & Company moved one of its branch stores into the Keuper-Rosenberg Block. Wards was an equally important department store in Burlington during the twentieth century, operating here into the 1970s.

The Keuper-Rosenberg Building is historically significant because it housed two important historic departments stores, the locally-owned Rosenberg's Department Store and the national Montgomery Ward Store. These department stores represent the culmination of the growth and development of dry goods and department stores in Burlington. Department stores were common in small towns during the first half of the twentieth century, before the growth of shopping malls and large discount retailers drew consumers away from downtowns. They were businesses that provided a wide variety of goods to small town consumers and were anchors in the Downtown Historic District.

Other Retailers

Along with banks, hotels, and major dry goods and department stores, Burlington's downtown had a wide variety of specialty stores during the historic period. These many and varied businesses helped make the Downtown Historic District the center of commerce in the community from the mid-nineteenth century to the late twentieth century. A look at some of the long-time specialty retailers in Burlington's downtown can illustrate how these businesses were an important component to the district's economic success.

For example, hardware stores have been important retailers in Burlington from the mid-nineteenth century to the present time, and several stores have served the community from the historic district for decades. One of the earliest long-time hardware stores in the district was the C.B. Wagner Hardware store located in the Miller-Vos Block (460 N. Pine St.) between 1869 and 1894. Then, during the twentieth century, two firms dominated the hardware business in downtown Burlington, Reineman's Hardware and Glaser Hardware. (46)

Reineman's Hardware began in 1906 when William Reineman purchased the Konst Hardware store at 209 E. Chestnut St., a business that dated back to 1879. In 1908, Reineman moved his store to larger quarters in the Bankes Block (516

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Pine St.), remodeling the storefront to meet his needs. Reineman's was a successful business at this location and provided both hardware goods and a plumbing and heating contracting service. The business added on to the rear of the Bankes Block in 1952, and added a service building in 1959. Around 1963, the business had 40 employees. Reineman's stayed at their downtown location until the 1970s. (47)

The other major hardware store in twentieth century Burlington's downtown was Glaser Hardware. This business had its origins in the Larson & Dardis Hardware Store, which briefly operated in the Finke & Company Block (597 N. Pine St.) in 1898. Moving into the building in 1899 was the Sengbusch Hardware store, which operated until 1913 when Louis Glaser and W. H. Kruckman purchased it. In 1918, Roy Glaser joined the business and in 1920, Kruckman and Glaser moved to 549 Milwaukee Ave. where they remained into the 1970s. In 1923, Kruckman and Glaser made a large addition to the Milwaukee Avenue store. This addition was the size of a separate commercial block and it fronted Commerce St. (115 Commerce St.). William Kruckman sold his interest in the business in 1945, and in 1950, the name of the store was changed to Glaser Hardware Company. (48)

Drug stores were popular businesses in Burlington's downtown and several buildings in the district had long-time drug stores that add to the district's commercial significance. In the Jones Block I (113-129 E. Chestnut St.), a drug store occupied one of the storefronts for decades. The first was the Reinardy Drug Store, which had its beginnings in a business that dated back to 1877. In that year, Martin G. Prasch opened a drug store in the Jones Block I. Prasch's Eagle Drug Store operated until 1910, when S. M. Reinardy purchased the business. The Reinardy Co. remained in the Jones Block 1 until 1939, when it moved next door to the Jones Block 2 (109 E. Chestnut St.). Reinardy Drugs remained at this location until into the 1970s. (49)

Thomas G. Buchan's Burlington Drug Company was also a long-time business in the historic district. He established the drug store in 1908 in the Hoch Block (152 E. Chestnut St.) and stayed there until 1935, when Charles Jackson purchased the business. Jackson's Drug Store remained in this location until 1952, when it moved to the old Western Union Hotel building (400 N. Pine St.). Jackson's Drug Store remained at this location until 1968. In one of the storefronts of the Gill Block (100-12 E. Chestnut St.), E.C. Garvey established his drug store in 1934. Garvey's store operated until the 1960s, when the business became Henney's Pharmacy. Henney's Pharmacy was in business

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at this location into the 1980s. (50)

Grocery stores, meat markets, and bakeries provided essential goods to Burlington consumers. But, for the most part, these types of businesses were many and fleeting during the historic period. One grocery store, meat market, and bakery defined the odds and remained in Burlington's downtown for decades. The grocery store was Spiegelhoff's Grocery, which Albert T. Spiegelhoff began in 1914. In 1917, Spiegelhoff moved the business to 140 W. Chestnut St. in the May Building. Originally, Spiegelhoff's carried a line of dry goods, but this was discontinued in 1929. Over the next several decades, the grocery store was enlarged several times and by the early 1960s, the store employed 17 people and was considered a modern supermarket. Spiegelhoff's remained at 140 W. Chestnut St. into the 1970s. (51)

The meat market was located in the Gehab Block (428-436 N. Pine St.) between 1886 and 1953. Chris Gehab opened the market in 1881. In 1886, he erected the Gehab Block and housed his market in one of the building's two storefronts. In 1894, Gehab sold his interest in the market to Charles Weyrough and after several changes of ownership, the meat market came under the ownership of William T. Cook in 1907. Cook operated the meat market in the Gehab Block until 1947, and the business continued for a few years after Cook's retirement until 1953. (52)

Rose's Bakery is the third long-time food related business in Burlington's downtown that adds historical significance to the district. The Rose family spent several generations providing baked goods to Burlington's consumers. John G. Rose started the bakery in 1888 in a frame building on N. Pine Street. In 1894, Rose erected the brick block at 124 W. Chestnut St. His son, William took over the business in 1913 and in 1945, his son, Alex, became a partner in the bakery. In 1959, William retired and Alex continued to operate the business into the 1970s. (53)

During the early twentieth century, a new type of business appeared in Burlington's downtown, the automobile dealership. Although automobile dealerships and garages were businesses that needed more room than the average retailer, these businesses were located downtown, where retailing had historically taken place. When consumers began purchasing automobiles, they looked to Burlington's downtown merchants to provide them. Like many other businesses, after World War II, most automobile dealerships moved away from downtown, but during the historic period, these retailers added to the variety of goods and services offered downtown and the extant buildings related to

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these businesses add historical significance to the district.

One of the earliest of the Burlington automobile dealers was Hugh Agner, who entered into a partnership with Harry Reynolds in 1907 to market and repair Jackson automobiles, one of the many small automobile companies of the early twentieth century. In 1908, Agner purchased Reynolds' interest in the business, and in 1909, he completed a new garage building at 256 E. Chestnut St. (Agner-Cunningham Block). In 1917, the Cunningham Brothers, dealers for Buick and Overland cars, took over Agner's Garage and remained there until 1927. The building remained an automobile garage between 1927 and 1936, operated by Runkel-Newell, Inc. (54)

After moving out of their East Chestnut Street garage in 1916, the Agner Auto Company erected a new building at 456 Milwaukee Ave. (Agner Garage) and remained there until 1927. In that year, Agner once again moved to a new building, across the street at 457 Milwaukee Ave. (Agner Auto Company), where he remained until 1932. In 1927, the Gerling Nash Company moved into the old Agner Garage building, but went out of business in 1932. After Union Chevrolet occupied the old Agner Garage for a year, it was acquired by Cunningham Buick, which remained there until 1948, when they moved to expansive new quarters. The old Agner Garage building was used for the Bramucci and the Rommel-Shallock Motor companies during the late twentieth century. (55)

After the Agner Auto Company went out of business in 1932, their building (457 Milwaukee St., Agner Auto Company) was acquired by the Union Chevrolet Company, which moved from the old Agner Garage across the street. The Union Chevrolet Company remained at this location until the 1950s, after which the building became an appliance store. Another building in downtown Burlington that was used for an automobile dealership was the Carpenter Garage (135 W. Chestnut St.). In 1906, Edward Zwiebel started a garage in his father's machine shop and in 1909, a large garage building was erected for this business. Harry Migneault purchased the business in 1919, and in 1923, William Carpenter became the garage owner. In 1924, the building burned and Carpenter had a new garage completed by 1926. Carpenter eventually went out of business and the building then briefly housed Gerling's Nash automobile agency, Runkel and Newell's dealership, and Cunningham Buick. By the 1930s the building was converted into a restaurant.

The volatility of the automobile business in the 1910s and 1920s is seen in the frequent movement of dealerships from one building to another that is

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described above. But, the one consistent factor in these moves is that for much of the twentieth century, automobile dealerships were concentrated in Burlington's downtown. Most of the dealerships' buildings were erected in less dense areas of downtown, where they could display and store automobiles outside, but they did not venture away from the city's commercial business district. As automobile dealerships began to need larger lots, they joined supermarkets and other businesses in a move away from downtown in the late twentieth century. But during their formative years, automobile dealerships were located downtown where consumers expected to find all of their retail goods.

Services

Burlington's downtown also was the location of important services, both commercial and governmental. In many of the historic district's buildings, physicians, dentists, lawyers, and other professionals located their offices, primarily on the upper floors of these buildings. In the late nineteenth century, when companies began providing electricity, gas, and telephone services, the offices for these services were also located in the city's downtown. And, for most of the nineteenth and twentieth centuries, city government has been located in downtown Burlington. The fact that these services were located in buildings in this district adds to its historical significance because they were important to the growth and development of Burlington and the city's downtown.

During the late nineteenth century and much of the twentieth century, utility companies operated offices in downtowns throughout Wisconsin. These offices were a place for people to pay bills, discuss utility service, and in some cases, purchase related consumer goods. Eventually, most utility companies centralized and/or mechanized their services and no longer needed offices in so many different communities. But, prior to this time, utility services were important businesses in commercial districts. In Burlington, three buildings housed utility offices; the Finke-Uhen Building (581 N. Pine St.), which housed the electric company; the McDonald Block (564-72 N. Pine St.), which housed the gas company; and the Tichlofen Block I (332-340 N. Pine St.), which also housed the gas company.

Both the local and federal governments had a long-time presence in the historic district. And, the presence of the city government is still extant in today's downtown. Burlington's first local government building, the old

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Burlington, Racine County, Wisconsin

village hall (Basal Creamery-Old City Hall, 380-88 N. Pine St.) was built in 1889 and used as the community's village and city hall until the new City Hall was constructed in 1925. Although remodeled, the old city hall retains its historic significance for its association with historic city government. The current City Hall at 300 N. Pine St. was built in 1925 and has been used for local government activities up to the present time. These activities have continued to draw people to Burlington's downtown throughout the twentieth century. The City Hall is historically significant for its association with important local government activities.

There are two locations in the historic district that are related to the federal government in Burlington. These are the historic locations of the post office. Early locations of the post office followed the residences or business locations of the post masters. Often local merchants, post masters housed post offices for their convenience, usually in downtown business blocks that they owned or rented. Only in the late nineteenth and early twentieth centuries were post offices located in their own buildings and were used solely for the purpose of the mail.

Because early post offices traveled with post masters, their locations were many and varied during the nineteenth century and are often not extant. One of the longest-lasting commercial addresses of the post office in Burlington was the old Western Union Hotel building (400 N. Pine St.), used as a post office during the early twentieth century. The building is primarily historically significant as a hotel building, but has added significance as a location of the post office.

In 1917, the new post office building was completed in Burlington (301 N. Pine St.), and it would serve the community for 50 years. It was the first building specifically constructed by the federal government for a post office in the city and was the most visible symbol of the federal government in the community for much of the twentieth century. Although now the home of the public library, the building is historically significant because it represents the growth and development of the post office and its services in downtown Burlington, services that were closely connected to the commercial activities of the city's downtown during the historic period.

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SUMMARY

Just as the Downtown Historic District is architecturally significant because it features streetscapes of historic commercial buildings, it is historically significant because these same streetscapes have housed most of the city's important commercial businesses during the nineteenth and twentieth centuries. Although some of the city's important commercial activities now take place outside of the downtown, most of the buildings of the district have business occupants and the Downtown Historic District is still an important center of commerce and will remain so well into the twenty-first century.

Notes to Section 8:

(1) The period of significance includes the dates of construction for the contributing buildings in the district and encompasses the era when significant historic activity took place within them.

(2) Francis Meurer and Don Reed, *Burlington Wisconsin The First 150+ Years*, Burlington: Burlington Historical Society, 1991, p. 1.

(3) *Ibid.*, p. 4.

(4) *Ibid.*, pp. 5-6; *The Grassroots History of Racine County*, Racine: Racine County Historical Museum, Inc., 1978, p. 40.

(5) Meurer and Reed, pp. 7-8.

(6) *Ibid.*, pp. 15-16; C. W. Butterfield, *History of Racine and Kenosha Counties*, Chicago: Western Historical Company, 1879, p. 473.

(7) Meurer and Reed, p. 16.

(8) *Ibid.*, p. 21.

(9) *Ibid.*, pp. 21-22.

(10) *Ibid.*, pp. 23-30.

(11) *Ibid.*, pp. 33-34.

(12) *Ibid.*, pp. 34-35.

(13) *Ibid.*, p. 39.

(14) *Ibid.*, p. 40; *Grassroots History*, p. 41.

(15) Meurer and Reed, p. 40-41.

(16) *Ibid.*, pp. 42-46.

(17) *Ibid.*, pp. 48-49.

(18) *Ibid.*, pp. 49-51.

(19) *Ibid.*, pp. 51-52.

(20) *Ibid.*, pp. 52-53.

(21) *Ibid.*, pp. 53-54.

(22) *Ibid.*, pp. 54-55.

(23) *Ibid.*, pp. 56-59.

(24) *Ibid.*, pp. 59-60.

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Burlington, Racine County, Wisconsin

- (25) *Ibid.*, pp. 66-68.
(26) *Ibid.*, pp. 74-84.
(27) *Ibid.*, pp. 80-84.
(28) Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. II, Madison: State Historical Society of Wisconsin, 1986, Architecture, p. 2-3.
(29) *Ibid.*, Architecture, p. 2-15.
(30) *Ibid.*
(31) *Ibid.*, Architecture, p. 2-18.
(32) *Ibid.*, Architecture, p. 3-10.
(33) *Ibid.*, Architecture, pp. 2-28--2-33.
(34) Meurer and Reed, p. 116.
(35) *Ibid.*
(36) *Ibid.*
(37) *Ibid.*, p. 34.
(38) *Ibid.*, pp. 34-35; 114.
(39) *Ibid.*, pp. 114-115.
(40) *Ibid.*, p. 111.
(41) *Ibid.*, pp. 8, 16, 33-34.
(42) *Burlington Now and Then*, Burlington: Burlington Historical Society, 1998, pp. 35-37. *Burlington Now and Then*, Burlington: Burlington Historical Society, 1998,
(43) *Burlington Standard Democrat*, 28 February 1880; 21 February 1913; *Burlington Free Press*, 25 August 1927; 12 August 1943; 11 November 1943. All dates referenced by newspaper citations in these notes are taken from Don Vande Sand, "Current Events," unpublished manuscript on file at the Burlington Historical Society and the City of Burlington. "Current Events," is a chronological review and listing of historical information about the City of Burlington the author has compiled from local newspapers, city directories, and plat maps. Citations from this source do not include titles (if there were any) or page numbers. A complete listing of newspaper citations and dates is included in the Bibliography of this document. Also, City Directories for the City of Burlington, on file in the Burlington Historical Museum, Burlington, Wisconsin.
(44) *Burlington Standard Democrat*, 22 June 1895; *Burlington Free Press*, 25 August 1927; City Directories.
(45) *Burlington Standard Democrat*, 3 November 1894, 15 May 1914; *Burlington Free Press*, 1 December 1938, 29 June 1939; City Directories; *Burlington Now and Then*, pp. 29-30.
(46) *Burlington Standard Democrat*, 2 December 1868, 28 July 1894.

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(47) "Reineman's Hardware," *Burlington Free Press Centennial Edition*, Business Section, n.p., c. 1963; newspaper section on file in the business history files of the Burlington Public Library, Burlington, Wisconsin; City Directories.

(48) "Glaser Hardware," *Burlington Free Press Centennial Edition*; City Directories; *Burlington Standard Democrat*, 22 April 1899; *Burlington Free Press*, 5 January 1898, 29 January 1913, 12 April 1923.

(49) *Burlington Standard Democrat*, 25 January 1877, 24 June 1905; *Burlington Free Press*, 12 January 1910, 22 June 1939; City Directories.

(50) *Burlington Free Press*, 12 August 1908, 12 May 1938; City Directories.

(51) "Spiegelhoff's Super Market," *Burlington Free Press Centennial Edition*; City Directories.

(52) *Burlington Standard Democrat*, 24 December 1881, 14 April 1894; *Burlington Free Press*, 30 October 1907, 14 August 1947; City Directories.

(53) "Rose's Bakery," *Burlington Free Press Centennial Edition*; City Directories.

(54) *Burlington Now and Then*, pp. 32-33.

(55) *Burlington Standard Democrat*, 9 March 1917, 8 April 1932; *Burlington Free Press*, 7 July 1927, 24 February 1932, 14 September 1933; *Burlington Now and Then*, pp. 2-3, 24-25; City Directories.

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ARCHEOLOGICAL STATEMENT

Historic sources indicate that there was considerable Native American activity in the Burlington area during the pre-historic and early settlement eras. There was also considerable activity by early white settlement that has disappeared from the built environment. A full archeological study was beyond the scope of this nomination; however, it is likely that there may be pre-historic or historic archeological resources within the boundaries of this district. A complete archeological study and excavation is likely to uncover such resources.

PRESERVATION ACTIVITIES

This nomination was sponsored by the City of Burlington with assistance of the local Chamber of Commerce. The purpose of the nomination is to promote historic preservation in the city's downtown commercial district as an aid to downtown development and rehabilitation. The interest in historic preservation in downtown Burlington has been active in recent years and several notable downtown building renovations have taken place. The city hopes to use the historic district designation to assist building owners in continuing this effort and to provide another business focus to downtown merchants to promote and advance downtown business development.

Burlington Downtown Historic District Racine County, Wisconsin
Name of Property County and State

9. Major Bibliographic References

Bibliography

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

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 # _____

Primary location of additional data:
 State Historic Preservation Office
 Other State Agency
 Federal Agency
 Local government
 University
 Other
Name of repository: _____

10. Geographical Data

Acreage of Property 15 acres

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

1	<u>1/6</u> Zone	<u>3/9/5/2/4/0</u> Easting	<u>4/7/2/6/1/3/0</u> Northing	3	<u>1/6</u> Zone	<u>3/9/5/4/6/0</u> Easting	<u>4/7/2/5/6/4/0</u> Northing
2	<u>1/6</u> Zone	<u>3/9/5/5/2/0</u> Easting	<u>4/7/2/5/9/2/0</u> Northing	4	<u>1/6</u> Zone	<u>3/9/5/2/4/0</u> Easting	<u>4/7/2/5/8/6/0</u> 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 Carol Lohry Cartwright, Consultant
organization for City of Burlington date 2/9/99
street & number W7646 Hackett Rd. telephone (414) 473-6820
city or town Whitewater state WI zip code 53190

FORM PREPARED BY

The nomination was based on site-specific research prepared by historic preservation consultant Don Rintz of Racine, Wisconsin. The author would like to acknowledge the extensive and detailed site-specific research prepared by Mr. Rintz that this author used for historic information in Sections 7 and the Commerce section of Section 8 of this nomination. Mr. Rintz's information is on file at the City of Burlington and would be very useful for a variety of historic inquiries about downtown businesses and buildings.

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Section 9 Page 1 Burlington Downtown Historic District
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"Rose's Bakery." *Burlington Free Press Centennial Edition*, Business Section, n.p., c. 1963. Newspaper section on file in the business history files of the Burlington Public Library, Burlington, Wisconsin.

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Sanborn-Perris Fire Insurance Maps for the City of Burlington. On file in the Archives of the State Historical Society of Wisconsin, Madison, Wisconsin.

"Spiegelhoff's Super Market." *Burlington Free Press Centennial Edition*, Business Section, n.p., c.1963. Newspaper section on file in the business history files of the Burlington Public Library, Burlington, Wisconsin.

Tax Rolls for the City of Burlington. On file in the Area Research Center of the Library of the University of Wisconsin-Parkside, Kenosha, Wisconsin.

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Vande Sand, "Current Events." Unpublished manuscript on file at the
Burlington Historical Society and the City of Burlington.

Burlington Free Press:

1 April 1868
22 February 1881
15 May 1889
7 January 1891
27 April 1892
15 April 1896
29 July 1896
5 January 1898
26 December 1900
11 February 1903
8 April 1903
1 July 1903
24 January 1906
17 February 1906
7 March 1906
11 July 1906
25 July 1906
8 August 1906
5 September 1906
27 March 1907
11 August 1907
30 October 1907
25 March 1908
8 July 1908
12 August 1908
7 October 1908
21 October 1908
2 June 1909
1 December 1909
12 January 1910
10 March 1910
9 November 1910
22 November 1911
11 September 1912
29 January 1913
18 June 1913
8 October 1913
27 May 1914

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27 January 1915
14 June 1916
22 November 1916
29 December 1916
16 March 1922
12 April 1923
Burlington Free Press:
12 April 1924
10 April 1924
31 July 1924
14 August 1924
5 March 1925
11 October 1925
22 April 1926
14 October 1926
10 February 1927
17 February 1927
3 March 1927
24 March 1927
14 April 1927
7 July 1927
25 August 1927
27 August 1927
9 February 1928
6 August 1931
11 February 1932
24 February 1932
26 October 1933
14 September 1933
12 April 1934
27 February 1936
3 September 1936
12 May 1938
23 June 1938
4 August 1938
1 December 1938
27 April 1939
22 June 1939
29 June 1939
3 August 1939
22 May 1941

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12 August 1943
11 November 1943
5 February 1947
27 February 1947
14 March 1950
27 January 1953
16 June 1978

Burlington Standard Democrat:

24 February 1864
24 February 1865
Burlington Standard Democrat:
29 November 1865
16 May 1866
12 September 1866
8 May 1867
2 December 1868
15 February 1872
11 April 1872
28 August 1872
29 August 1872
4 June 1874
25 January 1877
6 September 1879
28 February 1880
24 December 1881
17 May 1890
13 June 1891
11 March 1893
14 April 1894
21 April 1894
28 July 1894
3 November 1894
16 February 1895
23 March 1895
22 June 1895
27 July 1895
12 October 1895
15 February 1896
30 January 1897

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13 November 1897
22 April 1899
4 October 1902
15 March 1905
24 June 1905
16 June 1906
28 March 1908
23 April 1909
24 March 1911
5 July 1912
21 February 1913
13 March 1914
15 May 1914
2 October 1914
3 March 1916
9 March 1917
3 July 1926
8 April 1932
Burlington Standard Democrat:
12 August 1932
16 April 1943
13 December 1946
15 August 1952

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BOUNDARY DESCRIPTION

Beginning at the intersection of the north curb line of E. Jefferson St. and the rear lot lines of 301-425 N. Pine St., then east along the north curb line of E. Jefferson St. to the rear lot lines of 300-380-88 N. Pine St., then north along this line to the north curb line of E. Washington St., then east along this line to the east lot line of 216 E. Washington St., then north along this line to the rear lot lines of 241-261 E. Chestnut St., then east along these lines to the west curb line of N. Dodge St., then north along this line to the rear lot lines of 208-256 E. Chestnut St., then west along these lines to the rear lot lines of 500-596 N. Pine St., then north along these lines across Milwaukee Ave. to the rear lot lines of 124-180 Commerce St., then northwest along these lines to the northwest lot line of 180 Commerce St., then southwest along this line to the east curb line of Commerce St., then southeast along this line to the north lot line of 173 Commerce St., then southwest along this line to the rear lot lines of 173 and 149 Commerce St., then southeast along these lines to the rear lot line of 517 Mill St., then southwest along this line to the west lot line of 517 Mill St., then southeast along this line to the south curb line of Mill St., then southwest along this line to the east curb line of W. Chestnut St., then southeast along this line to the north lot line of 135 W. Chestnut St. and 457 Milwaukee Ave., then southwest along this line to the west lot lines of 457 and 448 Milwaukee Ave., then southeast along these lines to the rear lot lines of 448 and 456 Milwaukee Ave., then northeast along these lines to the rear lot lines of 161-73 and 149 E. Chestnut St., then east along these lines to the rear lot lines of 301-425 N. Pine St., then south along these lines to the point of beginning.

BOUNDARY JUSTIFICATION

The boundary was drawn to include the historic boundaries of Burlington's downtown commercial district. The boundary includes the historic streetscapes and buildings of the downtown commercial district, but also excludes downtown fringe areas of vacant or parking lots, modern buildings, and non-commercial structures. In particular, the boundaries were drawn to the north, south, and east to include historic downtown streetscapes, but to exclude modern commercial buildings, large parking lots, and buildings with non-commercial uses. To the east of the district is a railroad corridor which provides a natural boundary between downtown and an area of buildings and land with mixed uses to the east. To the west, the boundary was drawn, again, to exclude

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modern commercial buildings, parking lots, and the beginning of a large historic residential neighborhood. The result is a large, but surprisingly compact, historic district with few non-contributing resources that reflects the district's historic character and uses.

Burlington Downtown Historic District
Name of Property

Racine County, Wisconsin
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 various

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

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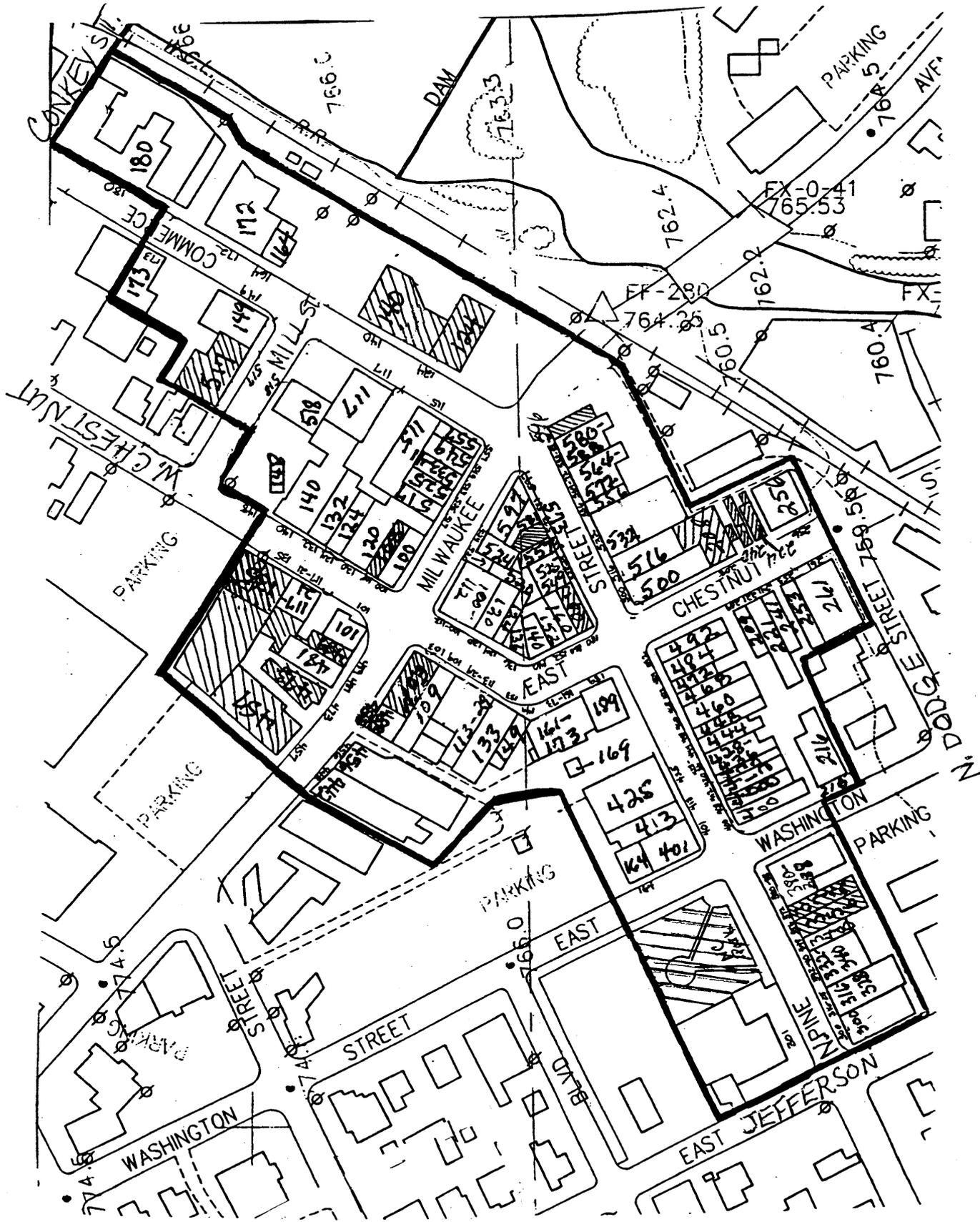
DOWNTOWN HISTORIC DISTRICT, BURLINGTON, RACINE COUNTY, WI

Photos by C. Cartwright, November 1998. Negatives on file in the Historic Preservation Division of the State Historical Society of Wisconsin, Madison, Wisconsin.

Views:

- 1 of 12: 301 N. Pine St., view from the southeast.
- 2 of 12: 300-388 N. Pine St., view from the southwest.
- 3 of 12: 400-492 N. Pine St., view from the southwest.
- 4 of 12: 500-596 N. Pine St., view from the southwest.
- 5 of 12: 133-189 E. Chestnut St., view from the east.
- 6 of 12: 525-597 N. Pine St., view from the southeast.
- 7 of 12: 557 Milwaukee Ave. and 115-173 Commerce St., view from the southeast.
- 8 of 12: 124-180 Commerce St., view from the southwest.
- 9 of 12: 100-140 W. Chestnut St., view from the southwest.
- 10 of 12: 517-557 Milwaukee Ave., view from the southwest.
- 11 of 12: 103-133 E. Chestnut St., view from the southeast.
- 12 of 12: 100-140 E. Chestnut St., view from the southwest.

BURLINGTON DOWNTOWN HISTORIC DISTRICT
BURLINGTON, RACINE COUNTY, WISCONSIN



ey: Contributing Non-Contributing Boundary not to scale