

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received DEC 5 1985

date entered

JAN 6 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic PETER JOHNSON HOUSE

and/or common Sears/Haven House

2. Location

street & number 1601 State Street not for publication

city, town Racine vicinity of

state Wisconsin code 55 county Racine code 101

3. Classification

| | | | |
|---|---|---|---|
| Category | Ownership | Status | Present Use |
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | <input checked="" type="checkbox"/> NA | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input checked="" type="checkbox"/> private residence |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name EMILE H. MATHIS

street & number 1601 State Street

city, town Racine vicinity of Racine state Wisconsin

5. Location of Legal Description

courthouse, registry of deeds, etc. Racine County Registry of Deeds-Racine Courthouse

street & number 730 Wisconsin Avenue

city, town Racine state Wisconsin

6. Representation in Existing Surveys

title Wisconsin Inventory of Historic Places has this property been determined eligible? yes no

date 1975 federal state county local

depository for survey records State Historical Society of Wisconsin

city, town Madison state Wisconsin

7. Description

| | | | |
|---|---------------------------------------|---|---|
| Condition | | Check one | Check one |
| <input checked="" type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

The Sears/Haven House, 1601 State Street, is a two-story frame house approximately 25 x 60 feet in size and arranged on a truncated "T" plan. Its long axis points north-south, and the house is roughly on a 45 degree angle to State Street, which runs to the northwest at this point. To the north and east of the Sears/Haven House -- lies the State Street commercial area, while to the south and immediate west are residential areas.

The major facade faces the north, where it is highly visible from the intersection of State Street and North Memorial Drive. A pent-roofed porch stretches across the first floor, with the entrance on the left. The roofline consists of intersecting gables, moderately pitched, and covered in asphalt shingles. A roof extension projects down over the entry area/foyer and a small gable is visible at the porch. A distinctive Sunburst or shell motif decorates the front gable.

The north porch continues the scheme of the classical shell motif, and the porch itself has decorative sawn woodwork and brackets. The east facade has a second stylized sun-ray motif, with a panel of diagonally-slanted clapboards between the windows of the first and second floors. Similar in decoration to the north porch is the rear porch on the south end of the east facade. The south and west facades, largely screened from view by trees, are relatively unadorned, although the quality of workmanship is the same. The east facade, although somewhat obscured by trees, is partially visible from the east and southeast. A shallow two-story, gable-roofed bay, with a small shed-roofed porch, projects from the main section, and includes a side entrance to the south end, the main entrance and porch to the north end.

This structure is a fine example of Vernacular Queen Anne design, distinctly detailed with decorative sunburst and fan/shell motifs in the major gables, geometric barge boards at the eaves and scroll-sawn porch details. Furthermore, there is a distinctive diamond-shaped stairway window on the east facade and an attached addition on the rear.

The south and west facades of the Sears/Haven House -- are obscured by trees and other buildings, and are not visible from the street. In general, there seems to have been only minor alterations made to this home. The interior, in excellent condition, is a basic asymmetrical, vernacular Queen Anne style with nine rooms, five rooms on the first floor, and four rooms on the second. The walls are lath and plaster, with heart of pine woodwork, and oak floors. The windows are double hung/sash and many have ornate art glass panels.

The building exists as a fine example of the vernacular Queen Anne style of architecture in the City of Racine. Its siting is in a very close proximity to North Memorial Drive, which is being evaluated for a direction change. This change would threaten the existence of this fine house.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400–1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500–1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600–1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ humanitarian |
| <input type="checkbox"/> 1700–1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1800–1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> transportation |
| <input type="checkbox"/> 1900– | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> other (specify) |
| | | <input type="checkbox"/> invention | | |

Specific dates 1889⁹ **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Haven House is architecturally significant as a well-maintained example of Vernacular Queen Anne design in the Racine area. The house is an important local resource due to its quality of architecture and workmanship, its well-preserved condition and its presence in the State Street district of Racine, which served as an early centre of industrial development, a major commercial hub, and a focal point for various ethnic groups and architectural styles. Furthermore, it participates in the residential/industrial evolutionary chronicle of this area's local urban trends in the nineteenth and twentieth century developmental trends.

The Sears/Haven House was initially identified as being potentially eligible for listing in the National Register of Historic Places in the Architectural and Historical Survey of the City of Racine by Susan Karr (1979). In 1984, the State Street Development Corporation sponsored a comprehensive survey of the State Street area of the city. As a result of the survey's findings, the Peter Johnson House was officially determined eligible by the National Park Service on June 6, 1985, because of the workmanship, integrity and fine condition of this vernacular Queen Anne design. The house probably does not compare to the large Queen Anne mansions in the city, but in terms of moderate-scaled, vernacular interpretations it is probably one of the best examples in the city. Other houses, similar in nature but far less refined, that are listed in the Wisconsin Inventory of Historic Places include: 1203 Carlisle Ave. (1896); 1224 Carlisle Ave. (1897) and 1436 College Ave., (1889).

The Haven House, 1601 State Street, is so-named because it was the home of William W. Haven, a bookkeeper, between 1908 and 1948.² Between 1894, as indicated by a listing in the 1894 Racine City Directory, and November 30, 1907, the house was occupied by Esek B. Sears, who died at the age of 92 years, 10 months and 19 days.³ However, the Sears/Haven House is important due to the quality of its architecture and its well-preserved condition.

Architectural Background

The Haven House is an early example of the Vernacular Queen Anne architectural style, popular between 1880 and 1905, and tax rolls would suggest that the house was built in 1889. The roofline is a major factor in determining the architectural style of the Haven House. Its right-angle, multiple rooflines form the gables, in a true Queen Anne design. The gables on the Haven House are, however, more gently pitched, although not as low-pitched as an Italianate style roofline. The open gables are strong design features, as are the decorative bargeboards, shell motifs, and sun-ray patterns found within the gables, over the windows. The north porch continues the scheme of the classical shell motif, and the porch itself has decorative sawn woodwork and brackets. The east facade has the stylized sun-ray motif, with a panel of diagonally-slanted clapboard between the windows of the first and second floors. Similar in decoration to the north porch is a porch on the south end of the east facade. The south and west facades, largely screened from view by trees, are relatively unadorned, although the quality of workmanship is the same.

The Sears/Haven House has not been altered in any detectable way and has, evidently, been very well maintained by its owners through the years. It is located at a busy intersection and presently faces the threat of street changes and development.

9. Major Bibliographical References

Please See Continuation Sheet, Number 9.

10. Geographical Data

Acreeage of nominated property Less than 1

Quadrangle name Racine, South WI

Quadrangle scale 1:24000

UTM References

A

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|------|---|---------|---|---|---|----------|---|---|---|---|---|---|---|---|
| 1 | 6 | 4 | 3 | 4 | 5 | 0 | 0 | 4 | 7 | 3 | 1 | 1 | 0 | 0 |
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| Zone | | Easting | | | | Northing | | | | | | | | |

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| Zone | | Easting | | | | Northing | | | | | | | | |

Verbal boundary description and justification

Lot 11 in Blk. 1 of Perimeter and Briggs addition to the City of Racine.

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
| | | | |
| | | | |

11. Form Prepared By

name/title Dawn F. Goshorn

organization Hatterhorn Enterprises date February 2, 1985

street & number 1845 N. Farwell #301 telephone (414) 272-6595

city or town Milwaukee state WI 53202

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

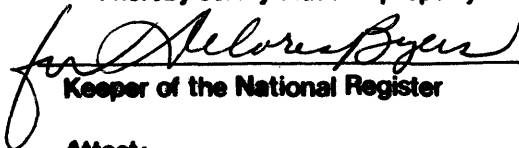
State Historic Preservation Officer signature



title DIRECTOR OF HISTORIC PRESERVATION date NOV-26, 1985

For NPS use only

I hereby certify that this property is included in the National Register



Keeper of the National Register

Entered in the
National Register

date 1/6/86

Attest:

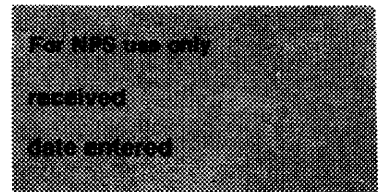
date

Chief of Registration

**United States Department of the Interior
National Park Service**

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Inventory—Nomination Form**

Sears/Haven House
Racine, Wisconsin



Continuation sheet

Item number

8

Page

1

Historical Background:

The recorded history of the State Street area begins in May 1835, when Joel Sage arrived and purchased a 107-acre claim on the west side of the Root River.⁴ From 1835 to the late 1840's, Sagetown, as the early settlers called it, slowly but steadily was transformed from a wilderness to an integral part of the City of Racine.⁵

Serious development came after 1837 when all conflicting claims to the land had been cleared up.⁶ By 1848, Sagetown boasted the Racine-Raymond Plank Road (later re-named State Street); a growing number of homes, shops, and stores; and Racine's largest employer -- the J. I. Case Company.

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

During the period between 1910 to 1930, the ethnic composition of the district began to change. As the Danes moved to other areas, they were supplanted in turn by Armenians, Lithuanians, various Central and Southern Europeans, Blacks and Hispanics.⁷

At its zenith, the State Street area was described as "a street that never slept;"⁸ one of the busiest thoroughfares in Racine. In this respect, State Street reflected many other American urban districts between the 1890's and the 1940's.

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Continuation sheet Sears/Haven House, Racine, WI Item number 8

Page 2

Footnotes:

1. Karr, Susan E. Architectural and Historic Survey of the City of Racine. (Racine Landmark Preservation Commission, Racine) 1979.
2. Vol. 131, P. 281--Death Records of the City of Racine Health Dept. give this as Wm. Haven's date of death. The Racine City Directories 1910-1947 show continuous residence by Wm. Haven.
3. Vol. 1, No. 84--Death Records of the City of Racine Health Dept. give this as Esek B. Sears' date of death. The Racine City Directories 1894-1906 show continuous residence by Mr. Sears.
4. Sankey, Alice, Racine, the Belle City, (Racine Board of Education, Racine, WI, 1960). PP. 37-38.
5. Ross, Nelson Peter, "Two Civilizations; Indians and Early White Settlement" In Racine: Growth and Change in a Wisconsin County (Racine County Board of Supervisors, Racine, WI 1977)
6. Ibid., pp. 34-35
7. Buenker, John D., "The Immigrant Heritage," in Racine: Growth and Change in a Wisconsin County, pp. 120-128.
8. Sharma-Hensen, Geeta, "State Street" in Racine Journal Times, p. 1.
9. City of Racine - Tax Rolls

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Continuation sheet Major Bibliography

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Page 1

1. Buenker, John D. "The Immigrant Heritage. "Racine: Growth and Change in a Wisconsin County.
2. The Grassroots History of Racine County. Racine County Historical Museum, Inc. 1978.
3. City Directories - 1910 to 1947.
4. Ross, Nelson Peter "Two Civilizations; Indians and Early White Settlement". Racine: Growth and Change in a Wisconsin County. Racine County Board of Supervisors, Racine, WI 1977.
5. Sankey, Alice Racine: The Belle City. Board of Education. 1958.
6. Sanborn Maps: 1887, 1894, 1908.
7. Karr, Susan E. Architectural and Historical Survey of the City of Racine. (Racine Landmarks Preservation Commission, Racine.) 1979.

REVISED:
CH 11/12
11/78

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288

S.E. SEC. 8 T.3N. R.23 E.

The Haven House
601 State Street
Madison, WI

