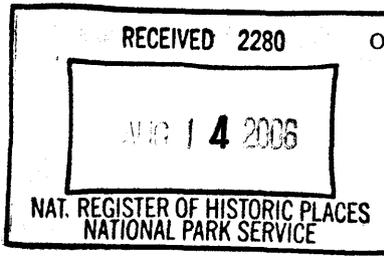


904



**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 Racine Rubber Company Homes Historic District
other names/site number Ajax Rubber Company Homes ; "Rubberville"

2. Location

street & number Roughly bounded by Victory Avenue, Republic Avenue, Cleveland Avenue and West Boulevard. N/A **not for publication**
city or town Racine N/A **vicinity**
state Wisconsin **code** WI **county** Racine **code** 101 **zip code** 53405

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.)

James Braeger
Deputy
Signature of certifying official/Title
State Historic Preservation Officer-WI

8/11/06
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 commenting official/Title

Date

State or Federal agency and bureau

Racine Rubber Company Homes Historic District
Name of Property

Racine County
County and State

Wisconsin

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):

Edson B. Beall

9-27-06

per

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as
as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- structure
- site
- object

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

contributing	noncontributing
100	4 buildings
	sites
	structures
	objects
100	4 total

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

N/A

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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th C American Movements

Materials

(Enter categories from instructions)

Foundation concrete

walls vinyl

roof asphalt

other wood

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Community Planning and Development

Period of Significance

1919-1920

Significant Dates

1919

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Industrial Housing Company of New York

Narrative Statement of Significance

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

Racine Rubber Company Homes Historic District
Name of Property

Racine County
County and State

Wisconsin

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

- X State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreeage of Property

Approximately 25 acres

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

1	<u>16</u>	<u>432672</u>	<u>4729096</u>	3	<u>16</u>	<u>433058</u>	<u>4728847</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>433122</u>	<u>4729080</u>	4	<u>16</u>	<u>432882</u>	<u>4728786</u>
	Zone	Easting	Northing		Zone	Easting	Northing

X 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	Traci E. Schnell/Architectural Historian	date	December 2005
Organization	Heritage Research, Ltd.	telephone	(262) 251-7792
street & number	N89 W16785 Appleton Avenue	zip code	53051
city or town	Menomonee Falls	state	WI

Racine Rubber Company Homes Historic District
Name of Property

Racine County
County and State

Wisconsin

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title	Various, see attached property owner list			date
organization				telephone
street&number				zip code
city or town	state	WI		

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.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1

Racine Rubber Company Homes Historic District
Racine, Racine County, Wisconsin

GENERAL DESCRIPTION

The Racine Rubber Company Homes Historic District is located southwest of Racine's commercial downtown and directly west of the city's industrial sector. The subdivision, which eventually earned the moniker of "Rubberville," is comprised of 100 duplex homes that are part of the original development and four infill houses. Each original building is located at the center of two lots that together generally measure 66 x 100 feet; the lot line runs down the center of the building, resulting in two dwelling units. The homes, which exhibit a common setback, are located along generally curvilinear streets between Cleveland Avenue on the west, West Boulevard on the east, Victory Avenue on the north and Republic Avenue on the south. The 100 duplex homes, all of which are considered contributing buildings in the historic district, reflect ten different standardized forms, while four non-contributing homes (which were built after the Period of Significance) round out the total 104 buildings within the subdivision. All but two of the duplexes have been re-sheathed with modern materials. New windows have replaced the original, multiple-light sashes in over four-fifths of the buildings and all of the homes have been affected by some degree of porch alteration. Nevertheless, all 100 contributing buildings retain sufficient overall integrity to identify which of the ten different designs they reflect and combine to exhibit a distinct planned neighborhood that differs in character from the surrounding neighborhoods.

Many of the homes have associated garages; some of which appear to date to the 1920s. None of the garages is included in the building count.

DESCRIPTION OF BUILDINGS

All of the 100 contributing duplex homes are side-by-side forms and each reflects one of ten different standardized designs that are identified as Type 1, Type 2, Type 3, etc. Each building—which contains two dwelling units—was originally sheathed with clapboard, while the roof was topped with wooden shingles. Each of the 200 living units had a front and rear porch—both of which were open and featured wooden post supports, simple, spindled railings, as well as a lattice work porch base. While all of the homes still maintain a front porch, many of the rear porches have been infilled. A brick chimney runs up the center of each building's rear façade and is flanked by a wooden cellar door that accesses the basement level, which is constructed of poured concrete. Most of the original windows were six-over-one-light, double-hung sashes that are arranged singly, in pairs or groupings of four. Basement and attic-level openings were multiple-light, fixed windows. The primary entrance door was comprised of a sixteen-light window and two, lower wooden panels. While no one duplex exhibits all of its original design characteristics, the subdivision's original sales office (Type 1, see Photograph #1 of 15) stands as the most intact of the duplex homes. The following discussion describes the ten different types as originally designed¹ and includes each form's location in the subdivision (see also Exhibit 2 for construction type location and Exhibit 3a for construction type).

Type 1:

The main block of Type 1 homes is side-gabled, while a pair of steeply pitched gables (separated by a short pent) project along the primary façade and extend to form the roofline of each porch. Windows along the

¹ While the primary and side elevations are described specifically in each case, the rear façade—which is not clearly visible in most cases and would have required permission from a significant number of homeowners to view them—is not discussed. However, see Exhibit 3c for the rear elevation of Type 3 as originally drawn.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

Racine Rubber Company Homes Historic District
Racine, Racine County, Wisconsin

entrance elevation's first level consist of two paired examples, while a second set of paired openings are located immediately above, along the upper level. Original window arrangement along the side walls include a pair of sashes on the lower level, while a series of three single windows line the second floor; a small sash window is situated in the gabled peak. Of the ten Type 1 homes, one retains its original clapboard sheathing, eight are covered with vinyl siding, while the remaining duplex is sheathed with asphalt shingles.

Retaining its original clapboard siding, many of its original six-over-one-light sashes, at least one original front door, as well as lattice work porch bases is the duplex at 3117-19 Seventeenth Street (See Photograph #1 of 15; see also Exhibit 4b, historic photograph). The east half of the structure (3117) served as the sales office for the company-built homes, as well as the dwelling for the company sales manager. While the example at 3421-23 Seventeenth Street has been altered so that it no longer exhibits its original, double front-gabled entrance facade, the roofline and window arrangement identify this house as a Type 1.

The ten Type 1 duplex homes are located at the following addresses: 1633-35 Grove Avenue; 1711-13 Hayes Avenue; 3208-10, 3257-59 and 3317-19 Republic Avenue; 3117-19, 3320-22 and 3421-23 Seventeenth Street and 3227-29 and 3501-03 Victory Avenue.

Type 2:

Type 2 homes are typified by a main block topped with a gambrel roof and a projecting, gabled wing along the primary façade. The entrance elevation consists of front porches with moderately pitched hipped roofs, as well as two pairs of windows on each level. Original fenestration along the end walls includes a paired opening along the first floor and a series of three single windows on the second level. While none of the Type 2 homes retain their rear open-porch entries or original sheathing (all are covered with either aluminum or vinyl siding), the duplex at 3407-09 Victory Avenue (See Photograph #2 of 15) exhibits original window arrangement as well as multiple-light fenestration.

The ten Type 2 duplex homes are located at the following addresses: 3245-47 and 3318-20 Republic Avenue; 3217-19, 3308-10, 3507-09 and 3522-24 Seventeenth Street; 3301-03, 3316-18, 3407-09 and 3515-17 Victory Avenue.

Type 3:

Type 3 homes feature a hipped-roof core, as well as a projecting hipped-roof wing along the primary façade. Each of the front porches is topped with a pedimented gabled roof. Two paired openings on the first floor and a series of four single windows complete the entrance façade. Each side wall carries a paired opening on the first level, while a series of three windows lines the second floor. Although all ten Type 3 examples are sheathed with modern materials (either vinyl or aluminum) and none of the ten retains original, multiple-light windows, the duplex at 3413-15 Victory Avenue retains its rear porch openings, as well as its original window arrangement.

The ten Type 3 duplex homes are located at the following addresses: 1712-14 Blaine Avenue; 3211-13, 3214-16 and 3265-67 Republic Avenue; 3223-25, 3402-04 (See Photograph #3 of 15) and 3415-17 Seventeenth Street; and 3219-21, 3322-24 and 3413-15 Victory Avenue.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 3

Racine Rubber Company Homes Historic District
Racine, Racine County, Wisconsin

Type 4:

Type 4 homes are side-gabled in form; however, a front-facing, clipped gable wing extends across the primary façade. Windows along the entrance elevation include two paired openings along both the first and second levels; second-floor examples are set more closely together than those on the first. Brackets originally lined the underside of the clipped gable. Side walls of the duplex include a paired opening along the first floor and a series of three, single windows along the upper level. A rectangular opening is situated within the gabled peak (See historic photograph, Exhibit 4c). Of the ten Type 4 duplexes, six are sheathed with vinyl, three are covered with aluminum and the final building is covered with a combination of aluminum siding and asphalt shingles.

Only two of the ten Type 4 duplexes—3501-03 Seventeenth Street (See Photograph #4 of 15) and 3522-24 Victory Avenue—retain their original brackets beneath the clipped gable. The latter example, although altered by porch enclosure, is the only Type 4 home to retain a number of its original six-over-one-light sashes.

The ten Type 4 duplex homes are located at the following addresses: 3202-04, 3251-53 and 3309-11 Republic Avenue; 3314-16 and 3501-03 Seventeenth Street; and 3235-37, 3310-12, 3507-09, 3522-24 and 3535-37 Victory Avenue.

Type 5:

The ten Type 5 homes consist of a side-gabled main block that features a double front-gable wing along the primary façade. As originally designed, each half of the duplex carried two single windows along both the first and second levels of its entrance elevation. A side-gabled porch extends from each end of the primary façade. Each side wall originally included a paired window on the first floor, while two single sashes occupied the upper level. Although none of the Type 5 homes exhibit their original fenestration or sheathing (all are covered with either vinyl or aluminum), the single duplex that appears to best reflect its original design characteristics is found at 3310-12 Republic Avenue. Although sheathed with both aluminum and asphalt siding, this example retains its original fenestration arrangement and what appears to be its original porch posts on both the front and rear porches.

Ten Type 5 duplex homes are located within the subdivision at the following addresses: 1640-42 Grove Avenue; 1712-14 Hayes Avenue; 3237-39, 3246-48 and 3310-12 Republic Avenue; 3408-10 and 3515-17 Seventeenth Street; and 3307-09, 3508-10 and 3521-23 Victory Avenue (See Photograph #5 of 15).

Type 6:

Type 6 homes also exhibit side-gabled main blocks; however, the primary façade of these ten duplexes feature two separated gabled wall dormers. The entrance façade originally consisted of two pair of sash windows along each level and each porch is topped with a shed roof that extends beyond the gabled end walls. End walls included a paired opening along the first level, while the second floor included three single windows. Of the ten Type 6 homes, one retains its original clapboard sheathing, one each is covered with asbestos and aluminum, while the remaining eight buildings are sheathed with vinyl siding.

Although the first-floor windows have been replaced with circa 1940s picture windows, the duplex at 3502-04 Seventeenth Street (See Photograph #6 of 15) is just one of two duplexes in the subdivision that retains its

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Continuation Sheet

Section 7 Page 4

Racine Rubber Company Homes Historic District
Racine, Racine County, Wisconsin

original clapboard sheathing. And, although the example at 3319-21 Victory Avenue is sheathed with asbestos, it appears to retain all of its original, multiple-light fenestration.

The ten Type 6 duplex homes are located at the following addresses: 1711-13 Blaine Avenue, 1639-41 Grove Avenue; 3225-27 and 3240-42 Republic Avenue; 3307-09, 3218-20 and 3502-04 Seventeenth Street and 3216-18, 3319-21 and 3422-24 Victory Avenue.

Type 7:

The main block of Type 7 homes is side-gabled; however, the primary elevation features a paired, gambrel roof projection, while each porch roof extends from the gambrel roof in a front-gabled fashion. Windows along the entrance elevation include four single openings along the first floor, while the second level includes two paired groupings. Each side wall exhibits a paired opening on the first floor, while two single windows line the upper level. Of the ten Type 7 homes, two are covered with aluminum, while the remaining eight are sheathed with vinyl.

Although sheathed with vinyl, the duplex example at 3404-06 Victory Avenue (See Photograph #7 of 15) retains a good degree of integrity, with its original, six-over-one-light sashes, as well as at least one (3404) original front door. Exhibiting what may be original porch railings and a lower lattice work base is the vinyl-sheathed duplex at 3302-04 Seventeenth Street.

The ten Type 7 duplex homes are located at the following addresses: 1722-24 Hayes Avenue; 3222-24 and 3271-73 Republic Avenue; 3302-04, 3407-09 and 3516-18 Seventeenth Street and 3209-11, 3304-06, 3404-06 and 3516-18 Victory Avenue.

Type 8:

The main block of Type 8 homes is side-gabled, while a steeply pitched, front-gabled wing projects from along the primary elevation. Each front porch is topped with a fully pedimented gable. Fenestration on the entrance façade includes two paired openings along the first level, a line of four windows on the second floor, as well as two, six-light fixed openings within the gabled peak. As originally designed and built, the gabled peak was further defined by false half-timbering; none of the duplexes retain this attribute. Side walls were originally designed to include a paired opening on the first floor and two single windows on the upper floor. Of the ten Type 8 homes, five are sheathed with aluminum, four are covered with vinyl, and the final building is sheathed with a modern wood siding.

Retaining an open porch and a majority of original, multiple-light sashes are the duplexes at 1634-36 Grove Avenue and 3529-31 Victory Avenue (See Photograph #8 of 15). The former of which exhibits the multiple-light peak windows, while the latter retains its lattice work porch base. The house at 3529-31 Seventeenth Street also retains a notable amount of its original fenestration; however, both porches are enclosed.

The ten Type 8 duplex homes are located at the following addresses; 1634-36 Grove Avenue; 3228-30 and 3301-03 Republic Avenue; 3120-22, 3401-03, 3416-18 and 3529-31 Seventeenth Street; 3401-03, 3410-12 and 3529-31 Victory Avenue.

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Racine Rubber Company Homes Historic District
Racine, Racine County, Wisconsin

Type 9:

A Dutch gambrel roof and a front-facing, shed-roof dormer characterizes Type 9 homes. Each front porch is topped with a low-pitched hipped roof, while two pair of sashes lines both the first and second levels of the entrance façade. Side walls include a paired opening along the first floor, as well as three single windows on the upper level. All ten of the Type 9 duplexes have been re-sheathed with modern materials (either aluminum, vinyl or asphalt); however, the example at 3224-26 Seventeenth Street exhibits clapboard along one of its porch walls, as well as original, multiple-light fenestration throughout. As well, the aluminum-clad dwelling at 3302-04 Republic Avenue (See Photograph #9 of 15) exhibits its original six-over-one-light sashes.

The ten Type 9 duplex homes are located at the following addresses: 1721-23 Blaine Avenue; 1721-23 Hayes Avenue; 3231-33 and 3302-04 Republic Avenue; 3224-26, 3301-03, 3508-10 and 3521-23 Seventeenth Street; and 3313-15 and 3502-04 Victory Avenue.

Type 10:

Type 10 homes exhibit a steeply pitched, side-gabled main block with a gabled roof dormer that is centered along the primary façade; each front porch is topped with a side-gabled roof. As originally designed, windows along the primary façade included two pair of sashes along each level; the gabled peak includes two, six-light fixed openings. Like Type 8 homes, the gabled peak originally featured false half-timbering; this design element was also found along the porch peaks. Again, none of the Type 10 examples retain that added articulation. Each side wall exhibits a paired opening on the first floor and three single examples along the second floor. A small, rectangular opening is situated in the peak (See historic photograph, Exhibit 4d). Nine of the Type 10 homes are covered with vinyl, while the remaining example is sheathed with aluminum.

Although sheathed with vinyl, the duplex at 3232-34 Republic Avenue (See Photograph #10 of 15) retains its original window arrangement, some of its multiple-light sashes, as well as an open rear porch. Half of the Type 10 examples have been altered by the enclosure of their front porches.

The ten Type 10 homes are located at the following addresses: 1722-24 Blaine Avenue; 3219-21 and 3232-34 Republic Avenue; 3116-18, 3212-14, 3313-15 and 3422-24 Seventeenth Street; 3210-12, 3323-25 and 3416-18 Victory Avenue.

As originally designed, each house included a full, concrete-constructed basement with a furnace, coal storage, and a laundry area. The first floor of each unit contained an entrance vestibule, living room, dining room and a kitchen (with pantry), while the upper level consisted of three bedrooms (two with closets), a bathroom, a hallway and an additional linen closet in the hall. Living space ranges from 900 to 1,000 square feet (See Exhibit 3b for general floor plans). Although an interior inspection of a duplex could not be performed, verbal accounts indicate that the dwelling unit at 3303 Republic Avenue remains largely intact on the interior.

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Continuation Sheet

Section 7 Page 6

Racine Rubber Company Homes Historic District
Racine, Racine County, Wisconsin

BUILDING INVENTORY

Address	Type or Style	Date of construction	Status
1636 Blaine Avenue ²	Ranch	1957	NC
1701 "	Two-story, hipped roof	Ca. 1960	NC
1711-13 "	Type 6	1919-1920	C
1712-14 "	Type 3	"	C
1721-23 "	Type 9	"	C
1722-24 "	Type 10	"	C
1633-35 Grove Avenue	Type 1	1919-1920	C
1634-36 "	Type 8	"	C
1639-41 "	Type 6	"	C
1640-42 "	Type 5	"	C
1711-13 Hayes Avenue	Type 1	1919-1920	C
1712-14 "	Type 5	"	C
1721-23 "	Type 9	"	C
1722-24 "	Type 7	"	C
3202-04 Republic Avenue	Type 4	1919-1920	C
3208-10 "	Type 1	"	C
3211-13 "	Type 3	"	C
3214-16 "	Type 3	"	C
3219-21 "	Type 10	"	C
3222-24 "	Type 7	"	C
3225-27 "	Type 6	1919-1920	C
3228-30 "	Type 8	"	C
3231-33 "	Type 9	"	C
3232-34 "	Type 10	"	C
3237-39 "	Type 5	"	C
3240-42 "	Type 6	"	C
3245-47 "	Type 2	"	C
3246-48 "	Type 5	"	C
3251-53 "	Type 4	"	C
3257-59 "	Type 1	"	C
3265-67 "	Type 3	"	C
3271-73 "	Type 7	"	C
3301-03 "	Type 8	"	C
3302-04 "	Type 9	"	C
3309-11 "	Type 4	"	C

² Blaine Avenue was originally named Roosevelt Road.

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 7

Racine Rubber Company Homes Historic District
Racine, Racine County, Wisconsin

Republic Avenue (continued):

3310-12	"	Type 5	"	C
3317-19	"	Type 1	"	C
3318-20	"	Type 2	"	C
3116-18	Seventeenth Street	Type 10	1919-1920	C
3117-19	"	Type 1	"	C
3120-22	"	Type 8	"	C
3212-14	"	Type 10	"	C
3213 ³	"	Two-story, gabled	Ca. 1910	NC
3217-19	"	Type 2	1919-1920	C
3218-20	"	Type 6	"	C
3223-25	"	Type 3	"	C
3224-26	"	Type 9	"	C
3301-03	"	Type 9	"	C
3302-04	"	Type 7	"	C
3307-09	"	Type 6	"	C
3308-10	"	Type 2	"	C
3313-15	"	Type 10	"	C
3314-16	"	Type 4	"	C
3320-22	"	Type 1	"	C
3401-03	"	Type 8	"	C
3402-04	"	Type 3	"	C
3407-09	"	Type 7	"	C
3408-10	"	Type 5	"	C
3415-17	"	Type 3	"	C
3416-18	"	Type 8	"	C
3421-23	"	Type 1	"	C
3422-24	"	Type 10	"	C
3501-03	"	Type 4	"	C
3502-04	"	Type 6	1919-1920	C
3507-09	"	Type 2	"	C
3508-10	"	Type 9	"	C
3515-17	"	Type 5	"	C
3516-18	"	Type 7	"	C
3521-23	"	Type 9	"	C
3522-24	"	Type 2	"	C
3529-31	"	Type 8	"	C
3201	Victory Avenue	Ranch	1950	NC
3209-11	"	Type 7	1919-1920	C
3210-12	"	Type 10	"	C
3216-18	"	Type 6	"	C

³ This house was moved to this location at some point after 1934.

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Continuation Sheet

Section 7 Page 8

Racine Rubber Company Homes Historic District
Racine, Racine County, Wisconsin

Victory Avenue (continued):

3219-21	"	Type 3	"	C
3227-29	"	Type 1	"	C
3235-37	"	Type 4	"	C
3301-03	"	Type 2	"	C
3304-06	"	Type 7	"	C
3307-09	"	Type 5	"	C
3310-12	"	Type 4	"	C
3313-15	"	Type 9	"	C
3316-18	"	Type 2	"	C
3319-21	"	Type 6	"	C
3322-24	"	Type 3	"	C
3323-25	"	Type 10	"	C
3401-03	"	Type 8	"	C
3404-06	"	Type 7	"	C
3407-09	"	Type 2	"	C
3410-12	"	Type 8	"	C
3413-15	"	Type 3	"	C
3416-18	"	Type 10	"	C
3422-24	"	Type 6	"	C
3501-03	"	Type 1	"	C
3502-04	"	Type 9	"	C
3507-09	"	Type 4	"	C
3508-10	"	Type 5	"	C
3515-17	"	Type 2	"	C
3516-18	"	Type 7	"	C
3521-23	"	Type 5	"	C
3522-24	"	Type 4	"	C
3529-31	"	Type 8	"	C
3535-37	"	Type 4	"	C

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Racine Rubber Company Homes Historic District
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Summary Paragraph

The Racine Rubber Company Homes Historic District is nominated to the National Register of Historic Places under Criterion A in the area of Community Planning and Development as a distinctive example of Garden City movement worker's housing. The district is located southwest of Racine's commercial downtown and immediately west of the city's industrial sector. Indeed, the subdivision, which was built between 1919 and 1920, was located just eight blocks west of the Racine Rubber Company plant. The years 1919-1920 correspond with the period of significance for the district. The subdivision, which has earned the moniker of "Rubberville" in more recent years, is comprised of 100 duplex homes that are laid out on primarily curvilinear streets, which combine to form a distinctive planned neighborhood that differs in character from the surrounding neighborhoods. To alleviate the housing shortage in the city, as well as to retain married factory workers, the homes were built by the Ajax Rubber Company (Racine Rubber's parent company) and sold to their employees at cost. Although the resulting neighborhood was indeed a pleasing architectural mix and provided the family housing that was reportedly sought by employees, the sales of the homes were sluggish at best. Within a year, the homes—which were designed only for sale—were also marketed for rental. The subdivision—in its company-related context—was rather short-lived, for both the Racine and Ajax rubber companies closed their operations in Racine in 1930 and 1933, respectively, and the homes, which had all reverted back to company ownership, were eventually sold at auction in 1934. Despite changes such as modern sheathing, window replacement and porch alterations, the homes in the district retain a significant degree of integrity and combine to exhibit the character necessary for listing in the National Register under Criterion A, representing the planning and development of a distinctive example of Garden City movement worker's housing.

History

The City of Racine was formed as a village in 1841 and became a city just seven years later in 1848. The year following the city's incorporation, the population was noted as 4,000. Although the city's early growth occurred along or near Lake Michigan, an area to the south, known as Racine Junction, was also developing. As early as 1843, a factory was established there by Solomon Richards. By 1882, the local paper reported that "The Junction" (later known as Columbia Corners) was the busiest part of Racine with eight factories and the site of employment for no less than 700 men. This area developed rapidly as numerous immigrants located here for jobs. Racine Junction came to be known as such, as it was the site of the crossing of two railroads and was home to both a railroad passenger station and freight station.⁴

As the years passed and both residential and industrial growth occurred in the Racine Junction vicinity, so developed local transportation. Racine introduced its first electric street railway in 1892 and the first automobile manufacturing company was established in the city just ten years later. Organized in 1902 and located in the industrial Racine Junction area, the Mitchell-Lewis Motor Car Company became the largest employer in the city by 1911.⁵

⁴Newsbrief (re: The Junction), *Racine Daily Journal*, 12 January 1882; newsbrief (re: Sol Richards), *Racine Daily Journal*, 1 July 1887.

⁵Nicholas C. Burckel, ed., *Racine: Growth and Change in a Wisconsin County* (Racine, WI: Racine County Board of Supervisors, 1977), 293-94.

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Rather than continue buying tires for his automobiles, Frank Mitchell reportedly decided that it would be cheaper to manufacture his own. As a result, on March 22nd, 1910, the Kelly-Racine Rubber Company was formed with a capital stock of \$500,000, "to buy, sell, manufacture and generally deal in auto tires, motorcycle tires and all other tires." Officers of the company were chosen by April 12th of the same year and included Charles F. U. Kelly as president and Frank L. Mitchell as vice president—both of whom were associated with the Mitchell-Lewis Motor Car Company. In addition, Mitchell's sons-in-law, Stuart Webster and John H. Dwight, held the positions of treasurer and secretary, respectively. Located at Seventeenth Street & Asylum Avenue (present-day Taylor Avenue), construction of the tire-making facility began on June 6, 1910, and was not completed until April 1, 1911. Indeed, the company's annual report of January 1911 noted that they had not been engaged in business for the preceding year. The first directors of the firm included the company officers themselves, as well as William Seward (the general factory manager for the Kelly-Racine Rubber Company), William Mitchell Lewis and Henry Plow, the president and assistant treasurer respectively, of the Mitchell-Lewis Motor Car Company.⁶

In January of 1912, capital stock of the company had doubled to \$1,000,000. Three months later, company president Charles Kelly had stepped down to serve as vice president, allowing George B. Wilson (vice president of the Mitchell-Lewis Car Company) to take charge of the company. Webster remained as treasurer and also served as secretary at this time. On July 29th, 1912, the company officially changed its name from the Kelly-Racine Rubber Company to the Racine Rubber Company, since Kelly had left the concern at this time. Shortly thereafter, Mitchell dissociated himself from the tire-making firm as well.⁷

By October of 1914, capital stock had risen again, this time to \$1,500,000. The annual report filed in January 1915 noted that firm was then headed by President Harry McClaren (McClaren was also the president of Mitchell-Lewis) and Secretary Herbert C. Severance, who also served as the general sales manager for the Racine Rubber Company. In 1916, the company employed between 800 and 1,000 persons who were producing their chief product, the "Racine Tire," at a rate between 1,200 and 1,300 tires per day.⁸

Secondary sources indicate that the Racine Rubber Company purchased the Ajax Rubber Company in 1917, in order to more cheaply attain a position on the New York Stock Exchange, a position that Ajax had already acquired. However, according to *The New York Times*, the Racine Rubber Company was taken over by the Ajax Rubber Company in 1917 and Ajax was not admitted to the New York Stock Exchange until January of 1922.⁹

⁶"Tire Factories Once Employed Hundreds of Racine Folk; First One Started in 1910," Newspaper clipping from unnamed newspaper, no date, Clipping located in Racine Rubber Company file (Folder 250.R), Located at the Racine Heritage Museum Research Center, Racine, WI; Incorporation Papers of Defunct Domestic Corporations, Series 356, Incorporation records and annual reports (1910 to 1930), Kelly-Racine Rubber Company, (later the Racine Rubber Co., Inc.), Box Number 0746, File Number R001109, Located at the Wisconsin Historical Society, Madison, WI; Fanny S. Stone, ed., *Racine Belle City of the Lakes and Racine County, Wisconsin*, 2 vols. (Chicago: S.J. Clarke Pub. Co., 1916), 2/361.

⁷Annual reports (1910 to 1930), Kelly-Racine Rubber Company, (later the Racine Rubber Co., Inc.), Box Number 0746, File Number R001109.

⁸ *Ibid.*; Stone, ed., *Racine Belle City of the Lakes and Racine County, Wisconsin*, 2/259; Burckel, ed., *Racine: Growth and Change in a Wisconsin County*, 294.

⁹ Auto Trade Notes, *The New York Times*, 2 December 1917; Business and Finance, *The New York Times*, 13 January 1922.

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Racine Rubber Company Homes Historic District
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Just prior to the merger and/or acquisition, the Racine Rubber Company was experiencing significant growth and prosperity. Indeed, the company was cited as the third largest employer in the City of Racine in 1916. The period between 1914 and 1919 marked a significant increase in employment and output in Racine's industrial/manufacturing sector. World War I created a demand for products such as metal goods and machinery that Racine companies could provide. More jobs called for more men which, in turn, required housing for these men to live in. However, also due to the World War, construction materials were in short supply, as were the men needed to construct residential structures. As a result, a housing shortage evolved not only in Racine, but in other industrial cities in the state and country.¹⁰

Within a period of just five days in August of 1919, *The Racine Journal-Times* reported on the housing crisis no less than three times. An article entitled "Men Take Rooms in College Halls," indicated that the vacant Racine College buildings were being utilized to alleviate the housing situation.¹¹ Kemper Hall was the first building to be opened and it provided rooms for sixty persons—coincidentally, most of which were noted as employees of the Ajax Rubber Company. Three days later, the newspaper reported a story on the newly incorporated Racine Merchants' Home Building Company, which was established to build the much-needed homes. Twenty-five houses were noted in different stages of completion and six were "practically sold" without being able to indicate the final cost. The following day, an article addressed the housing crisis on a national level. New York Senator Calder urged congressional action on his proposed bill to create "home loan banks," which would have made available \$2,000,000,000 for home construction. He goes on to note that high rent and profiteering would continue unless the number of home owners increases.¹²

One month later, on September 16th, Mr. H.G. Presser, the superintendent of the local government employment office, asked Mayor Armstrong and Racine's city council to formulate a solution to the housing problem. Presser was every day presented with the question of suitable living quarters when persons came to the office in search of work. While they could be immediately placed with a job, acquiring housing in the city was another matter entirely. Cited situations ranged from men leaving their families in other communities to come and work in the city for the week and then returning to their homes when possible, to living in outlying communities and taking the train in to the city. While neither of these options seems too horribly unpleasant, both situations presented financial difficulty and likely undue stress between the workers and their families. Hence, if the worker found a job closer to their existing home/family, they would then leave their job in the city. Presser wrote, "Every manufacturing establishment will agree with me that we can not keep men here, as the housing problem causes them more trouble than anything else in keeping their turnover down."¹³

The local housing problem, as well as employee turnover, was indeed the impetus that prompted the Racine Rubber Company/Ajax Rubber Company to explore the concept of company-built housing. Specifically, the rubber company was unable to retain married men (with families) in their employ, due to the lack of suitable

¹⁰Burkel, ed., *Racine: Growth and Change in a Wisconsin County*, 292-94.

¹¹ The article explained that World War I had taken away much of the college's student body, thereby making it difficult for the college to operate; hence the school year was suspended, "Men Take Rooms in College Halls," *The Racine Journal-News*, 5 August 1919, 2/1-3.

¹² "Men Take Rooms in College Halls," 2/1-3; "Trying to Improve Housing Conditions," *The Racine Journal-News*, 8 August 1919, 12/4-7; "U.S. Million Houses Behind its Needs," *The Racine Journal-News*, 9 August 1919, 1/6.

¹³ "Presser Would Have Council Act in Housing Situation," *The Racine Journal-News*, 16 September 1919, 4/1-2.

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housing. Despite the supposition that factory owners were too busy to address the housing shortage, the rubber company had been contemplating the construction of employee homes for a few months. Following a poll of their workers in order to ascertain their interest in purchasing such homes, the first, official public announcement regarding construction of the company-built homes was on September 19th, 1919. The following day, after speaking with L.T. Vance, superintendent of the Ajax Rubber Company and vice president of the Racine Rubber Company, more information became publicly disclosed.¹⁴

Local newspapers reported that the Ajax Rubber Company had purchased approximately sixty acres of land, including the race course, from the Ernst Klinkert Co. at a cost of \$1,200 per acre.¹⁵ The parcel was framed by the Chicago, Milwaukee and St. Paul Railroad on the south and the Chicago, North Shore & Milwaukee Electric Railway on the east. Approximately twenty-five acres were to be laid out with residences, while the remainder was to be developed later.¹⁶ The double houses, as they were called at that time, would be sold (not rented) to their workmen at cost, on a monthly payment plan. Each of the 100 buildings--consisting of ten different designs--would contain two dwelling units, thereby offering housing to 200 families. The lot line ran through the middle of the building; therefore each dwelling unit then rested on a parcel that generally measured 33 x 100 feet. The first homes were projected for completion by January 1st 1920, with the remainder of residences to be finished three months later, on April 1st; the total cost of the project was projected as \$1,000,000. If the first phase proved successful, a community center would likely be added to the neighborhood. The construction contract was awarded to the William Adams Company of Chicago, while the architect of the homes was identified as the Industrial Housing Company of New York, the latter firm of which was noted as just having completed the erection of 1,000 residences for the United States Steel Company (presumably in Pittsburgh, Pennsylvania;

¹⁴"Factory Owners Are Too Busy To Think Of Housing," *The Racine Times-Call*, 24 September 1919, 2/1; "Ajax Rubber Company Will Build Homes for Its Employees," *The Racine Journal-News*, 19 September 1919, 1/2; "Rubber Company to Rush Work on Homes for Employees," *The Racine Journal-News*, 20 September 1919, 1/6; "Racine Rubber Company to Spend Million Dollars on Homes for Workmen," *The Racine Times-Call*, 20 September 1919, 1/7. Statewide, The Ajax Rubber Company was not alone in its concern for worker housing. Indeed, a September 1920 article notes the following, "A number of large industrial plants also have carried out extensive (housing) projects of their own either directly or through subsidiary corporations. Among these are the Ajax Rubber Company at Racine, the Kohler Company at Kohler, the Kimberly-Clark Company at Neenah, the Northern Furniture Company at Sheboygan, the Samson Tractor Company at Janesville, and the Fairbanks-Morse Company at Beloit. Despite these citations, none other than the Kohler Company development (which is much larger in scale) exhibits Garden City movement elements like the subject Racine subdivision, "Housing Shortage is Acute in Wisconsin," *The Racine Journal-Times*, 28 September 1920, 11/1.

¹⁵The 1919 tax roll identified that Klinkert owned 57 acres in the Town of Mt. Pleasant, the land of which included his home. The newspaper reported that Klinkert retained his residence in the sale; however, it is unclear if he maintained the acreage upon which the house stood, Tax Roll, Town of Mt. Pleasant, 1919, On file at the Area Research Center, UW-Parkside, Kenosha, WI.

¹⁶The plot plan of the rubber company property, dated 26 September 1919, shows the parcel tentatively plotted out to Lathrop Avenue. Curvilinear streets continued throughout the plan and near the center was a street named DeLisser Circle—DeLisser was the founder of the Ajax Rubber Company. A small green space was planned for the center of the neighborhood, while a larger garden space would have lined Lathrop Avenue. Interestingly, a subway was proposed to run underneath Gerhard Avenue (present-day Cleveland Avenue), "Plot of Property, Ajax Rubber Company at Racine, Wisconsin," Job No. 101, 26 September 1919, One file in the Ajax Rubber Company file, Located at the Racine Heritage Museum Research Center, Racine, WI.

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however, their location is not noted, See Architecture section for more information regarding the Industrial Housing Company).¹⁷

The streets of the new subdivision were said to be laid out as boulevards and in a curvilinear fashion. Although boulevards were never achieved, the curvilinear streetscaping was indeed employed. Originally, as indicated in older photographs of the neighborhood, the streetscape was more heavily planted. 1934 photographs show young trees in each front yard. As well, the picturesque, cottage-like homes were designed to feature a uniform setback and spacing along the winding roadways. This manner of planning and design was likely modeled after the Garden City Movement which was begun by Ebenezer Howard, following his 1898 book which was re-issued in 1902 and was more popularly known as *Garden Cities of Tomorrow* (See Community Planning and Design/Architecture section for more information).¹⁸

Work on the new duplex homes reportedly began on Friday, October 3rd, 1919, after the Adams Company, came to the Racine government employment office to request 100 laborers. A Mr. Elliot was noted as the original superintendent for the architects; however, he was relieved at the beginning of 1920 by R.O. Kohler of New York. The first known written indication of construction progress was reported on January 19th, 1920—two-and-one-half weeks after the first homes were targeted for completion and full occupancy. The article identified that thirty-four buildings were in various stages of construction, while sixteen of them were in the process of being painted. A total of thirty-eight foundations were in, furnaces had been installed in seven of the homes and plasterers had begun work in the more advanced homes. Due to "three feet of frost in the ground," sewer and gas main connections were impossible; however, the first houses are suggested to be ready for occupancy in February. Mr. Vance also reported that the company had received about three applications for each house and that persons with the longest tenure with the company would be given preference as they become available.¹⁹

On March 3rd, 1920, the local paper reported that work was progressing rapidly and that some of the homes might be ready "in about two weeks." However, it is noted that the contractors were in need of twenty more craftsmen in order to take advantage of the reported mild weather. Little was recorded regarding the construction progress for the next few months; however, on May 7th—one month after all 100 duplexes were projected for completion—it was noted that the contractors had obtained ten plasterers and five helpers to assist in the work, through the assistance of the government employment office. Despite the delay in construction, employee interest in obtaining one of the homes was noted as high and that "homes are being snapped up as fast as they are completed."²⁰

¹⁷"Rubber Company to Rush Work on Homes for Employees," 1/6; "Racine Rubber Company to Spend Million Dollars on Homes for Workmen," 1/7.

¹⁸"Rubber Company to Rush Work on Homes for Employees," 1/6; Dugald MacFadyen, *Sir Ebenezer Howard and the Town Planning Movement* (Cambridge, MA: The M.I.T. Press, 1970), 40-41.

¹⁹Newsbrief (to start house construction), *The Racine Journal-News*, 2 October 1919, 2/2; "Work on New Homes Nearing Completion," *The Racine Journal-News*, 19 January 1920, 1/5.

²⁰"Work on New Homes Progressing Rapidly," *The Racine Journal-News*, 3 March 1920, 1/3; Newsbrief (re: plasterers put on job), *The Racine Journal-News*, 7 May 1920; "Housing Situation Here is Reviewed," *The Racine Journal-News*, 10 May 1920, 1/2.

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Despite all the previous references to progress and nearing completion of at least some of the homes, it is not until May 19th that it seems clear that only a total of twenty-two duplexes were nearly completed. While the article goes on to say that once gas is installed the first families can move in; it also notes that the water mains and sewers have not yet been installed and the streets were not yet paved. Fred Nelson is identified as the grading and paving contractor; he reportedly had seventeen teams on the job. Construction completion for all 100 duplexes and full occupancy is, at that point, projected for the fall.²¹

Obtaining men to work on the homes, high costs and the inability of acquiring construction materials provided the significant delay in constructing the rubber company homes. Throughout the end of May, the newspaper cited that cement was scarce and that the construction of buildings, as well as the paving of streets, was being delayed throughout the city. A shortage of materials not only affected the construction trade, but also factory work. Two days after the cement shortage was identified, the local paper reported that some factories were temporarily laying off employees. Interestingly, the same newspaper edition noted that the Racine Rubber Company was opening a new cafeteria in a few weeks, which would supply thirty new jobs. Although it is unknown as to how or if the cement shortage affected the rubber company subdivision, the "cement famine," was broken in the city on June 5th, with the delivery of 29,000 sacks of cement arriving by both water and rail.²²

On June 9th, it was reported that the sewers, water and gas mains would be completed by the E.R. Harding Co. in the week to follow. Again, the press indicates that only about twenty of the double houses were completed to date. Although the exact date of completion for the homes is unknown, on November 19th 1920, the rubber company's holdings in the new neighborhood were sold to the Racine Housing Association (RHA), so that homes could officially be put up for sale.²³

The RHA was organized with a capital stock of \$50,000 on June 10th, 1920. The corporation's purpose was, among other things, "to buy, sell, deal in, lease, hold or improve real estate...to survey, subdivide, plat, improve and develop...land." The president of this organization was L.T. Vance, vice president of the Racine Rubber Company, while Charles L. Schwerin, a partner in the Industrial Housing Company (architects, engineers of the homes), served as a director of the corporation. Although secondary accounts indicate that the RHA was formed "to meet the acute housing situation" of Racine in general, incorporation records identify the purpose of the association as selling homes only to employees of the Ajax Rubber Co., Inc., Racine. Indeed, the corporation's stock was held by the Ajax Rubber Company and the location of the association was in the Ajax Company's quarters in Racine. The group's annual report for 1920 indicated that they were engaged in actual business for just three months, a time frame that coincides with the sale of the rubber company's holdings (as noted above) in the newly constructed neighborhood.²⁴

²¹ "22 New Flats Will Be Completed Soon," *The Racine Journal-News*, 19 May 1920, 7/4. This article indicates that the subdivision will be annexed to the City of Racine following the completion of construction; however, the parcel—identified as the Racine Rubber Company Subdivision—is identified as already having been annexed to the city in 1919.

²² Newsbrief (re: cement is scarce) and (re: plan to open cafeteria), both in *The Racine Journal-News*, 21 May 1920, 9/4; Newsbrief (re: building delayed), *The Racine Journal-News*, 26 May 1920, 9/5; "Cement Shipments Arrive; Famine Ends," *The Racine Journal-News*, 5 June 1920, 1/6.

²³ "E.R. Harding Co. Finishes Contracts," *The Racine Journal-News*, 9 June 1920, 1/4.

²⁴ Articles of Incorporation and Annual Reports, Racine Housing Association (1920-1934), Box Number 0753, File Number R001544; Milo Quaife, ed., *Wisconsin, Its History and Its People*, 4 vols. (Chicago: S.J. Clarke Publishing Company, 1924), 4/575-77.

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Shortly before the completion of the homes, the Racine Rubber Company was featured in an article in the *Racine Journal-News*, which outlined its first full decade of manufacturing history. It is noted that an average of 2,000 men were employed in 1920, which resulted in a payroll of \$2,500,000. By years end, it was approximated that 20,000,000 pounds of rubber and 2,250,000 yards of fabric would be used in the factory. The company's output was dispersed to forty-three tire distributors in the nation and an estimated 600,000 cars were either partially or completely equipped with Racine Tires. The article went on to outline the perks of employment at the rubber company, which included maintaining a first aid hospital in the factory, offering life and accident insurance at no cost to the employee, as well as providing a club house for the enjoyment of all employees. And finally, the firm was acknowledged for its action regarding the housing shortage and their construction of "cozy comfortable homes for their employees."²⁵

While early accounts regarding the proposed housing note that the rubber company employees were polled for their support of such a venture, interest in the new homes when they were put up for sale (at the end of 1920) is somewhat unclear. The Racine Rubber Company's monthly publication, the *Multi-Mile Monitor*, included an article/promotional piece regarding the homes in each issue between January and May of 1921.²⁶ Each two-page spread featured a banner at the top of the page that depicted a rendering of five of the house types and an accompanying article with persuasive commentary that touted home ownership and its affordability. The January 1921 edition reads, "With the exception of the small initial cash payment it will be as easy for you to own a home of your own as it now is for you to pay rent." The article goes on to note that a salesperson was on the grounds every Saturday and Sunday afternoon to escort a prospective purchaser through the homes and the piece closes with "Always remember that the man who owns his Home is a better worker, better Husband, better Father, better Citizen and a Real American."²⁷

The February edition continues to push home sales and proclaims (perhaps almost accusatory), "We want you to come out and see these fine house that were built for you." It is in this article that the RHA is curiously credited for the construction of the homes. By April, the promotional piece suggests that the male workers are depriving their wives of their childhood dreams—"Your wife's ambition since a little child playing with dolls and playing 'house' has been to marry a good man, have her own babies and her own home—one that she can call HER OWN HOME. That is all she asks." By May, the piece reiterates the housing shortage, high rents and profiteering and goes on to encourages workers to "act at once" before they become "campers." It also addresses the apparent inquiries they received as to why the company does not rent the homes. It is simply answered as such, "The reason is that a rented house is never a home in the true sense of the word."²⁸

Since the articles decrease from two full pages to two, short paragraphs between January and June, it could be assumed that sales were successful and there was no longer any need to promote sales for the homes. However, tax records for 1921 indicate that only six homes were owned by someone other than the rubber

²⁵ "Rubber Company Huge Industry," *The Racine Journal-News*, 2 October 1920, 13/center column.

²⁶ Only five editions (January, February, April, May and June) of the *Multi-Mile Monitor* are on file at the research center of the Racine Heritage Museum. Full two-page spreads were included in the editions through May; however, by June, only a short article is included.

²⁷ *Multi-Mile Monitor*, A publication by the Racine Rubber Company for its employees, January 1921, 8-9.

²⁸ *Multi-Mile Monitor*, February 1921, 8-9; *Multi-Mile Monitor*, April 1921, 8-9; *Multi-Mile Monitor*, May 1921, 8-9.

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company and, by 1922, just two additional houses had been sold.²⁹ The RHA's annual report for 1922 cited that their "nature of business" had changed from *selling* homes to employees of the Ajax Rubber Company to the sale *and rental* of real estate. This notable change in purpose would suggest that sales were indeed sluggish (if not almost non-existent) and, in order to recoup some of the cash outlay for construction of the homes, they resorted to renting them.³⁰ In 1923, only two homes were under the ownership of someone other than the rubber company and, by 1925, that number increased to nine. Two years later, the RHA individually owned two (of the total eleven noted as sold). By the end of 1930, at which time the Racine Rubber Company plant had closed and the Ajax Rubber Company had left Racine, the RHA owned three lots, the RHA manager Walter Ritter owned one, and the remainder was under the ownership of the Ajax Rubber Company.³¹

Although there is no definitive indication as to why the homes did not sell as anticipated (or as they were reported as selling in the local press), several factors may have contributed to the poor sales. The delay in construction of the homes, due to the materials shortage, may have been a factor. Secondly, at the same time the company homes were under construction, a significant amount of other housing was being built. Although the exact number of homes could not be ascertained for the year of 1919, it was projected in September of that year that the final count would be about 700 (admittedly, the 200 rubber company homes were likely included in this count). In 1920, the Racine Building Department issued 1,226 permits, approximately 600 of which were for homes. Aside from having other choices (as the size and/or appearance of other homes may have been more pleasing than that of the company homes), many new subdivisions such as Boulevard Highlands, Owen's Addition, Racine Gardens and the Douglas Avenue Tract were platted between 1919 and 1920, which resulted in a significant amount of available lots. Indeed, the number of real estate transfers in 1920 was higher than ever previously recorded. Perhaps the ability to design/build your own home, as opposed to purchasing a

²⁹ According to the 1921 tax rolls, the six homes sold that year were sold to the following employees: Charles E. Cook (3325 Republic Avenue); Fred Toms (3227 Republic Avenue); Clarence W. Bales (3253 Republic Avenue); Steph J. Francois (3303 Republic Avenue); Walter Emmett (1639 Grove Avenue); and Andrew McGraw (1633 Grove Avenue). In 1922, the two additional parcels were noted as sold to Mr. Preston (3211 Republic Avenue) and William Abery (3251 Republic Avenue).

³⁰ City directory information confirms that few homes were occupied by the time that the 1921 directory was published. Indeed, just seven homes on Victory Avenue and seven homes on Republic Avenue are noted with occupant's names. By 1923, nearly all of the homes had occupants in them, *Racine City Directory*, 1921, 1923.

³¹ Tax Rolls, City of Racine, 1920-1930, On file at the Area Research Center (ARC) at UW-Parkside, Kenosha, WI. The city tax rolls between 1931 and 1939 could not be located at the ARC, the county courthouse or the City of Racine; Annual Reports, Racine Housing Association (1920-1934). Mortgages and warranty deeds were also reviewed to try to further understand/clarify, the terms of sale for the homes. The following information is the result of a review of one specific property (3303 Republic Avenue), one of the original six parcels to be sold: On 10 January 1921, a \$3500 mortgage (including 6% annum) between RHA and the Ajax Rubber Company identified that RHA was to make payment on the mortgage semi-annually, on the first day of January and the first day of July. A mortgage dated 28 April 1921 was issued between the RHA and S.J. & Maria Francois for a principal sum of \$1150; the mortgage was executed by the RHA to the Ajax Rubber Company. On 28 January 1927, the property was quit claimed back to the RHA, while the mortgage satisfaction is noted on 31 January 1927. However, while deeds indicated that Francois maintained ownership of the home from 1921 to at least 1927, Francois is not cited as the owner in the tax rolls after 1922. The overall deed review also suggests that a significant number of other company homes were sold in 1921; however, it appears that the employees may not have been able to make their mortgage payments within that first year, hence only six homeowners held title to their property (as reflected in the 1921 tax rolls). A more thorough review of deeds, property by property, is suggested to further quantify the exact number of homes sold between 1921 and 1930. such a review could not be performed for this document.

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standardized plan—which was immediately attached to another family's home—may have offered greater appeal. A final factor may have been that of neighborhood services. The 12th Ward, as it was known, did not have its own fire station and was not projected to have one before 1921. As well, as of May 1921—at least a full six months after the company homes were completed—the subdivision was still without street lights.³²

At approximately the same time that the rubber company homes were completed, a recession hit the city and, by 1925, Racine's manufacturing census numbers declined by 4,200 jobs. Although Racine had held the number two position in the State in manufacturing employment and value of output, this setback let Racine's southern neighbor Kenosha overtake its place. Two years later, the Ajax Rubber Company acquired the McClaren Rubber Company of Charlotte, North Carolina, and Harry McClaren became president of Ajax. McClaren had previously held the position of Ajax president before he left in 1919 to start his own company. The number of rubber company employees in 1927 was noted as approximately 1,400 and they were putting out 5,000 tires per day.³³

By 1929, Racine had once again regained its second-place position in manufacturing employment and output and the Ajax Rubber Company held its position as the third largest employer in the city, with an average of 775 hands (notably half the number cited just two years earlier). In October of 1929, just weeks before the stock market crash, McClaren reported that Ajax sales had increased from the same period of the previous year. During 1929, the company introduced the Gold Bond Balloon, the Gold Shield Cord and the McClaren Autocrat Universal tire. Despite the competitive pressure that the Detroit area had provided to both the auto and tire industry in the 1920s, the increased numbers of 1929 at Ajax made McClaren highly optimistic for the year ahead.³⁴

The advent of the stock market crash and the Great Depression forced the Racine plant of the Ajax Rubber Company to close. The 1931 city directory identifies that 104 of the 200 rubber company homes were vacant. By no later than 1933, the city directory indicates that the neighborhood was called "Oak Park" and was touted as "Racine's most complete residential section." Within those two years, the number of vacancies in the subdivision had declined from 104 to 82. The homes, which were available for rent, were still under the control of the RHA, the manager of which was Walter Ritter. The RHA office was still located at 3117 Seventeenth Street.³⁵

A judgment of foreclosure on the Ajax Rubber Company and the RHA property (including the factory and its equipment, the homes and any remaining stock) was granted in August of 1931; the companies combined had an unpaid balance of \$1.25 million on their \$3 million loan with the Chase National Bank of New York. On

³²"Records Show Big Growth in City," *The Racine Journal-News*, 25 September 1919, 7/5; Year-end building numbers offered in the *Racine Journal-News*, 31 December 1920; "Many New Homes to be Erected," *The Racine Journal-News*, 15 September 1920; "Racine Has Never Heard of a Lot Sale Like This," *The Racine Journal-News*, 26 September 1919, 1/5; Douglas Avenue Tract Ad, *The Racine Journal-News*, 27 September 1919, 2/top of page; Owen's Addition Ad, *The Racine Journal-News*, 11 June 1920, 10/bottom of page; Boulevard Highlands Ad, *The Racine Journal-News*, 12 June 1920, 3/top of page; "Twelfth Ward Club Wants Fire Station," *The Racine Journal-News*, 11 June 1920, 13/4-5; "New Addition May Have Lights Soon," *The Racine Journal-Times*, 18 May 1921, 2/2

³³ Burkel, ed., *Racine: Growth and Change in a Wisconsin County*, 295-97; "H.L. McClaren to Head Ajax Rubber Company," *The New York Times*, 21 December 1927; "Rubberville: Subdivision's History Stretches Back 70 years in Racine," *The Racine Journal-Times*, 29 October 1989, 5E.

³⁴ "Ajax Prospers, Sales Increase," *The Racine Review*, 11 October 1929.

³⁵ *Racine City Directory*, 1931, 1933 (Ad for the RHA on page 535).

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February 27th, 1933, a notice appeared in *The New York Times* announcing the foreclosure sale, which was to occur at 2 p.m. on March 27th of that year. The notice identified thirteen parcels, Parcel No. 7 of which included the company homes. The price fixed by the court for the full parcel (including all 100 duplex homes, as well as the undeveloped, adjacent land which stretched west to Lathrop Road), was \$250,000 plus \$45,946.15 in back taxes. The day after the scheduled sale, the local newspaper reported that despite the "several hundred persons" that showed up at the courthouse, the auction produced zero bids on any of the parcels, including the residential section known as Oak Park or "Rubberville." In fact, not only were no bids received, not a single inquiry was made regarding the parcel.³⁶

Over a year passed before any further foreclosure auction activity occurred. A brochure produced specifically for the May 1934 sale provided the potential buyer photographs of the subdivision, a parcel map, a general floor plan and identification of all ten types of construction design. The residential parcel was first offered as a single entity (100 duplex houses and the adjacent unimproved land) and then the houses were offered separately; the method of sale which produced the greatest amount of money was to be the confirmed price. Upon securing a parcel, 10% of the purchase price was required the day of the sale, with the balance due in approximately thirty days. The highest bid offered for the parcel as a whole was \$32,000, which was made by the Attikar Realty Company of Milwaukee. The sale of the homes individually produced bids ranging from \$375 to \$50, each with accumulated back taxes. The first two houses were purchased by Fred Swantz of Union Grove for a combined total of \$625, plus \$1,636.01 in back taxes. The second day produced higher bids ranging between \$450 and \$750. As well, it was determined that the Attikar Realty Company had violated rules of the sale and a new entirety bid was submitted by the Chicago realty firm of Percy Wilson & Company, in the amount of \$33,000, plus approximately \$20,000 in back taxes.³⁷

Although the Wilson-owned company was not successful in its attempt to purchase the entire plot, the firm did purchase a large number of the individual parcels and maintained them as Oak Park Homes, just as they were previously known. They retained the parcel at 3117 Seventeenth Street as their office and also built a one-story addition to serve as the actual rental office, while the residence portion served as the home of the real estate company's rental agent, Robert Wiseman and his family. The other significant property owner in the subdivision (as a result of the auction) was Colonel Lewis C. Christensen. Col. Christensen was also involved in real estate and he too utilized his "Rubberville" properties for rental purposes. Although over half of the homes are still under the ownership of a single person, there has been a notable rise in pride in ownership and pride in their neighborhood in general.³⁸

³⁶ Notice of Foreclosure Sale, Chase National Bank of the City of New York versus the Ajax Rubber Company, Inc. and the Racine Housing Association, *The New York Times*, 27 February 1933, Radio Section, 18; "Crowds Wait in Vain for Big Deal at Sale," *Racine Journal-Times*, 28 March 1933, 1/4. This 28 March 1933 citation appears to be the first published reference to the subdivision being called "Rubberville."

³⁷ "Ajax Auction Sale Started," *The Racine Journal-Times*, 14 May 1934, 4/7; "Foreclosure Sale At Auction." Booklet prepared by Samuel T. Freeman & Company, Auctioneers, for the property of both the Ajax Rubber Company, Inc. and the Racine Housing Association. Auction date, May 14-15, 1934. Booklet in possession of Mr. Robert Wiseman, Brookfield, WI; "Oak Park bids in Upward Move," *The Racine Journal-Times*, 15 May 1934, 4/5, 7.

³⁸ Tax Roll, City of Racine, 1940; *Racine City Directory*, 1935-1968; Robert Wiseman Jr., son of Robert Wiseman, Conversation with Traci E. Schnell, January 2006, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI; "Foreclosure Sale at Auction," Booklet, n.p.; *Rubberville: Subdivision's History Stretches Back 70 Years in Racine*, 5E.

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AREA OF SIGNIFICANCE: COMMUNITY PLANNING AND DEVELOPMENT

As previously noted, the plan and design of the rubber company subdivision was most likely modeled after some of the ideals promoted by Englishman Ebenezer Howard in his book *Garden Cities of Tomorrow*. The basis of his ideals stemmed from the overarching problem of the growth of industrial cities—cities that were already overcrowded. Industrialization attracted workers from the country and into the city with the promise of “better living.” A notable precursor to Howard’s “garden city” concept was the industrial village of Bromborough Pool which was set up in 1853 for employees of Price’s Patent Candle Company. The development included seventy-six units including both semi-detached and rows of four units that were laid out with large open areas, as well as front and rear gardens. Such a layout was extraordinary for working-class housing. Bromborough Pool is the second oldest industrial village in the United Kingdom.³⁹

Approximately 35 years later (in 1888), William H. Lever created a village for his soap factory employees. Located near Liverpool, England, this 720-home development was known as Port Sunlight (Sunlight was one of Lever’s soap brands) and was comprised of semi-detached or groups of four or six units that were, again, separated by large open spaces. Featuring a uniform setback, these Arts and Crafts style homes were placed along curvilinear streets and exhibited two basic plans, which were designed by architect William Owen.⁴⁰

In 1893, George Cadbury initiated the community of Bourneville, next to his chocolate factory near Birmingham, England. While the previous two developments were built exclusively for factory employees, half of Cadbury’s housing was available to the general public, thereby making a more “normal” community. Cadbury’s homes reflected the Arts and Crafts style of architecture and consisted of semi-detached cottages with surrounding gardens so that the residents could grow their own food. Restrictions in Bourneville included the requirement that no single dwelling could occupy more than one-quarter of its lot. These homes, which again included two basic plans, were also sited on winding roadways.⁴¹

With knowledge of the aforementioned examples, Ebenezer Howard formulated the concept of a “garden city,” which he defined as “a town designed for healthy living and industry, of a size which makes possible a full measure of social life, but not larger: surrounded by a rural belt: the whole of the land being in public ownership or held in trust for the community.” Howard’s garden city design as shown in his 1898 book was for an entire city, not just a suburb or neighborhood, and was laid out in rings. This plan resulted in a radial pattern, rather than the standard grid system that had become common. At the center of the ring would be the municipal services and amenities such as shops, a library, museum, a theatre, etc. The mid-section would include residences and schools, while the outer ring would be comprised of factories. Although the rubber company parcel had hoped to include a recreational/community facility, a few businesses did establish themselves adjacent to the neighborhood, and the factory was within walking distance, it ultimately remained a residential neighborhood.⁴²

³⁹ John Burnett, *A Social History of Housing* (London: David and Charles, 1971), 177; A brief biography of Ebenezer Howard as well as associated information is found at www.letchworthgardencity.net, Accessed on 16 August 2005.

⁴⁰ Burnett, *A Social History of Housing*, 178-79; Further information on the Lever development is found at www.mersey-gateway.org.

⁴¹ *Ibid.*, 179-80; Additional information regarding Bourneville was found at www.letchworthgardencity.net.

⁴² MacFadyen, *Sir Ebenezer Howard and the Town Planning Movement*, 109; The first two chapters of Howard’s book are available online at www.library.cornell.edu/Reps/DOCS/howard.htm.

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Letchworth, England's first garden city, was built in 1903 and became a world-wide model for city planning. A major component of the Letchworth model included the use of green space to divide the town into two separate sections; as well, a belt of agricultural land surrounded Letchworth. Indeed, the rubber company plan, as designed, stretched to Lathrop Avenue and did include a garden space at the center; however, the full plan was never realized.⁴³

As noted above, another major component of Howard's "Garden City" was the implementation of cooperative housing. Under this system, a group or groups of dwellings are owned by a corporation, the corporation of which holds title to the real estate. The purchase of stock allows him or her to then occupy a unit. Under Howard's plan, the homes were to be owned by the municipality. Although the rubber company retained ownership of the homes until they were sold, and obviously bought back the homes if the worker left the company's employ, there is no evidence of cooperative ownership in the rubber company plan.

Forest Hills Gardens, New York, a philanthropic project, is an early U.S. garden suburb. The 1909-1911 development was designed for moderate income working class families and, in keeping with the Garden City movement philosophy, was to serve as a model of domestic reform by promoting a healthy lifestyle. The community of Radburn, New Jersey, which began in 1928, is the best known American Garden City. Comprised of 1,500 residents and approximately 960 dwellings, it included amenities such as swimming pools and basketball courts; however, it was never cooperatively owned. Although on a much smaller scale, Garden Homes in Milwaukee, Wisconsin, which was built between 1921 and 1923, was a cooperative. Its 29-acre parcel was laid with curvilinear streets lined with two-story stuccoed homes, all of which combined to present a village-like character and thus reflected--and continues to reflect--the American Garden City movement.⁴⁴

Despite the aforementioned differences from Howard's garden city plan, the subject rubber company subdivision--which predates the previously described Garden Homes by two years--also exhibits definite planning and design elements derived from the garden city movement. In terms of overall design, the rubber company homes were a seemingly functional and aesthetically pleasing example of working-class housing. When built, each home displayed characteristics that were influenced by the Craftsman style of architecture and, as a result, projected an overall, cottage-like appearance. All combined, the collection of homes presented a picturesque village look and feeling that distinguished--and continues to distinguish--this neighborhood from surrounding neighborhoods. Although all of the homes have the same basic interior floor plan, the exteriors follow ten different designs and are arranged so that no two designs are located immediately next to each other.

In reference to overall plan, the homes feature a uniform setback and spacing along generally curvilinear roadways. When built, the subdivision--although just blocks from the rubber company--was located at what was then the edge of the city. In fact, in its initial planning stages, the parcel was a heavily wooded area that had not yet been annexed to the city. Indeed, the construction of curvilinear streets was done to respect the contours of the land. While many of the trees were cleared for construction of the homes, it does appear that some were saved. At any rate, photos from 1934 identify that the streets were indeed significantly lined with trees by that

⁴³ "Garden Homes Historic District, National Register Nomination Form, Prepared by Paul Jakubovich and Les Vollmert, December 1989, 8/16.

⁴⁴ Ibid., 4.

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time. In fact, until the advent of Dutch Elm disease in the 1970s, the subdivision maintained the tree-lined roadways (see historic photograph, Exhibit 4a).⁴⁵

ARCHITECTURE

Again, while somewhat individually indistinctive, all 100 two-story homes reflect one of ten different designs and combine to exhibit a distinctive planned neighborhood (See Exhibit 3a). At the time of construction, the homes exhibited a Craftsman style-influenced exterior, albeit through limited architectural detailing including multiple-light fenestration, false half-timbering, eave bracket trim, clapboard sheathing and wooden-shingled roofs. Despite their original stylistic influences, all but two of the 100 duplex homes have been re-sheathed.

The duplex homes were designed by the Industrial Housing Company of New York; the firm of which was comprised of New York architect William Orchard and engineer Charles L. Schwerin. Minimal information is known about Orchard, however, two brief biographical sketches indicate that he was born circa 1862 in Rochester, New York. In 1893, he joined architects Edwin S. Gordon and Claude Bragdon to form the firm of Bragdon, Gordon and Orchard. That partnership did not last long; however, they did compete for and win the commission for a new city hall in the City of New York. Within just a year, he entered into a partnership with architects Otto Block and William H. Barnes and worked out of an office in Niagara Falls, New York. In 1897, he left to work briefly for J. Foster Warner in Rochester; thereafter, he joined the prestigious New York firm of McKim, Meade & White. During his time there, he was reportedly in charge of the designs for the Columbia University dormitory buildings (approximately 1907). He is then said to have entered into a partnership with New York architect Elliott Lynch, where he designed a number of church buildings. In 1919, Orchard partnered with engineer Charles L. Schwerin to form the Industrial Housing Company. Aside from the Racine Rubber Company Subdivision, which was designed in 1919, the only other known product of their association was a cooperative housing project in Elmhurst, New York. Although it is unknown if it was ever built, the project plan included the construction of forty, two-family, semi-detached dwellings on 90 by 100-foot plots.⁴⁶

Charles L. Schwerin was born in New York City in 1880. Between 1910 and 1917, he served as the president of the Linden Construction Company of New Jersey, as well as the American Realty Company of New York. From 1917 to 1919, he worked as a project engineer for the U.S. Department of Housing and, for the next three years, he was the president of the Industrial Housing Company of New York and later, also of Chicago. Additionally, Schwerin was the director of the Racine Housing Association, which was in charge of selling the homes to the employees of the Ajax Rubber Company.

⁴⁵Racine Rubber Company Homes (construction), Glass plate negatives and photographs, Circa 1919-1920, Located at the Racine Heritage Museum Research Center, Racine, WI; "Foreclosure Sale at Auction," Booklet, n.p.

⁴⁶"A Chronicle of Architecture and Architects in Rochester," Prepared for the Twentieth Anniversary Meeting of the Rochester Society of Architects, 16 November 1939, 15-16; Carl and Ann Schmidt, *Architecture and Architects of Rochester, N.Y.* (Rochester, N.Y.: Rochester Society of Architects, 1959), 159. Copies of both publications are available at the Rush Rhees Library, Department of Rare Books and Special Collections, University of Rochester, Rochester, New York. Orchard's professional addresses are listed in Ward's *Architects in Practice New York City, 1900-1940* as follows: 1 West 34th Street (1905, 1906), 114 East 28th (1907), 120 West 42nd Street (1908-1914), 122 West 42nd Street (1915-16), 120 West 42nd Street (1916), 9-11 East 40th Street (1917), 405 Lexington Avenue (1918-1919), 17 West 45th Street (1920-1922, 1924-25, 1932-33), Information from this book was provided via e-mail by the Prints and Photographs Division of the Library of Congress. "Forty Dwellings in Elmhurst Co-operative Project," *The New York Times*, 3 April 1921.

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Conclusion:

The Racine Rubber Company Homes Historic District is historically significant at the local level because it represents a significant and distinctive example of the development and planning of Garden City movement worker's housing in the city of Racine. The housing was developed by a company to provide home ownership for its employees within a planned neighborhood. While the individual buildings have been altered, the overall development retains a good degree of integrity.

Archaeological Potential:

No archaeological survey has been done within the boundaries of the Racine Rubber Company Homes Historic District. Although no archaeological deposits have been reported, the archaeological potential for this area remains unassessed.

Preservation Activities:

This nomination was prepared for the Racine Landmarks Preservation Commission (RLPC) with the support of the City of Racine's Department of City Development and the Sustainable Neighborhood Partnership. Industry is a significant part of Racine's developmental history. As a result, the RLPC feels it is not only important to identify the high-style architecture of homes built by local industrialists, but also to identify and appropriately acknowledge the city's working-class neighborhoods. While the National Register listing of this historic district will enable the district's homeowners to take part in the tax rehabilitation program which, in turn, can help to stabilize, revitalize and perhaps even preserve, this historic working-class neighborhood.

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GEOGRAPHICAL INFORMATION

UTM References (continued):

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	Zone	Easting	Northing

Boundary Description:

The boundary of the Racine Rubber Company Homes Historic District is as follows: Beginning at the northeast corner of Cleveland and Victory avenues, and proceeding north along the curb line of Cleveland Avenue to a point that corresponds with the rear lot line of 3522-24 Victory Avenue, then straight east along the rear (north) lot lines of all Victory Avenue properties to 3210-12 Victory Avenue, then continuing east along the north lot line of 1634-36 Grove Avenue and crossing Grove Avenue to continue along the north lot line of 1633-35 Grove Avenue to its rear (east) lot line, then commencing south along said lot line and continuing south to the southeast corner of 3117-19 Seventeenth Street, then commencing in a southwesterly and curvilinear fashion, following the rear lot lines of 3219-21 to 3317-19 Republic Avenue, then north along the west lot line of 3317-19 Republic Avenue and across Republic Avenue to the north curb line of said road, then west along said curb line to Blaine Avenue, then north along the east curb line of Blaine Avenue to a point that corresponds with the north lot line of 3318-20 Republic Avenue, then across Blaine Avenue to follow the south lot line of 1722-24 Blaine Avenue to the rear (west) lot line of said lot, then north along that line to the rear (south) lot line of 3415-17 Seventeenth Street, then west along said lot line and continuing west to the west lot line of 3529-31 Seventeenth Street, then north along said lot line to the south curb line of Seventeenth Street, then east along said curb line to the east lot line of said property, then across Seventeenth Street and continuing north along the west lot line of 3522-24 Seventeenth Street to the rear (south) lot line of 3529-31 Victory Avenue, then west along that line and continuing west to the east curb line of Cleveland Avenue, then north along said curb line to the point of beginning.

Boundary Justification:

The boundary was drawn to include all of the 100 rubber company-built duplex homes that make up the historic streetscapes with the fewest intrusions and non-contributing elements. The boundary was drawn in all directions to exclude altered and/or non-contributing elements. Furthermore, the adjacent neighborhoods—consisting of variously designed homes ranging in age from the turn of the century to the 1960s—are arranged on the grid street plan and stand in sharp contrast to the subject district.

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RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT, Racine, Racine County, Wisconsin. Photos by Traci E. Schnell, December 2005. Negatives on file in the Historic Preservation Division of the Wisconsin Historical Society, Madison, Wisconsin.

RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT
3117-19 Seventeenth Street (Type 1)
Racine, Racine County, Wisconsin
View to Southeast
Photo #1 of 15

RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT
3407-09 Victory Avenue (Type 2)
Racine, Racine County, Wisconsin
View to Southwest
Photo #2 of 15

RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT
3402-04 Seventeenth Street (Type 3)
Racine, Racine County, Wisconsin
View to North Northwest
Photo #3 of 15

RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT
3501-03 Seventeenth Street (Type 4)
Racine, Racine County, Wisconsin
View to Southwest
Photo #4 of 15

RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT
3521-23 Victory Avenue (Type 5)
Racine, Racine County, Wisconsin
View to Southeast
Photo #5 of 15

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RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT
3502-04 Seventeenth Street (Type 6)
Racine, Racine County, Wisconsin
View to Northwest
Photo #6 of 15

RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT
3404-06 Victory Avenue (Type 7)
Racine, Racine County, Wisconsin
View to North Northeast
Photo #7 of 15

RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT
3529-31 Victory Avenue (Type 8)
Racine, Racine County, Wisconsin
View to Southwest
Photo #8 of 15

RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT
3302-04 Republic Avenue (Type 9)
Racine, Racine County, Wisconsin
View to Northeast
Photo #9 of 15

RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT
3232-34 Republic Avenue (Type 10)
Racine, Racine County, Wisconsin
View to Northwest
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RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT

View of Republic Avenue from Blaine Avenue

Racine, Racine County, Wisconsin

View to East Northeast

Photo #11 of 15

RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT

View of Republic Avenue from Seventeenth Street

Racine, Racine County, Wisconsin

View to South Southwest

Photo #12 of 15

RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT

View of Victory Avenue from Cleveland Avenue

Racine, Racine County, Wisconsin

View to East

Photo #13 of 15

RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT

View of 3401 to 3537 Victory Avenue

Racine, Racine County, Wisconsin

View to Southwest

Photo #14 of 15

RACINE RUBBER COMPANY HOMES HISTORIC DISTRICT

View of 3418 to 3308 Seventeenth Street

Racine, Racine County, Wisconsin

View to Northeast

Photo #15 of 15

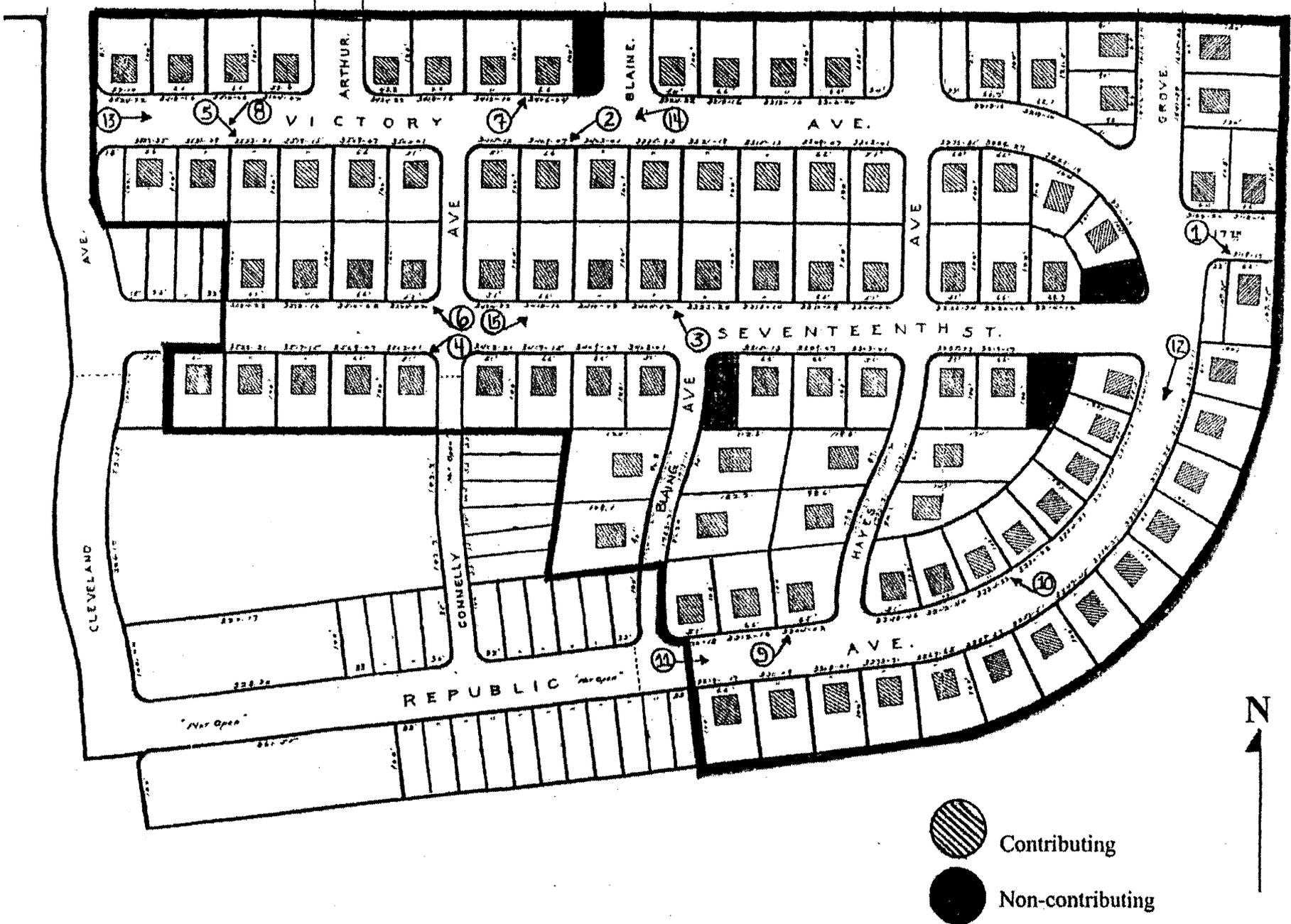
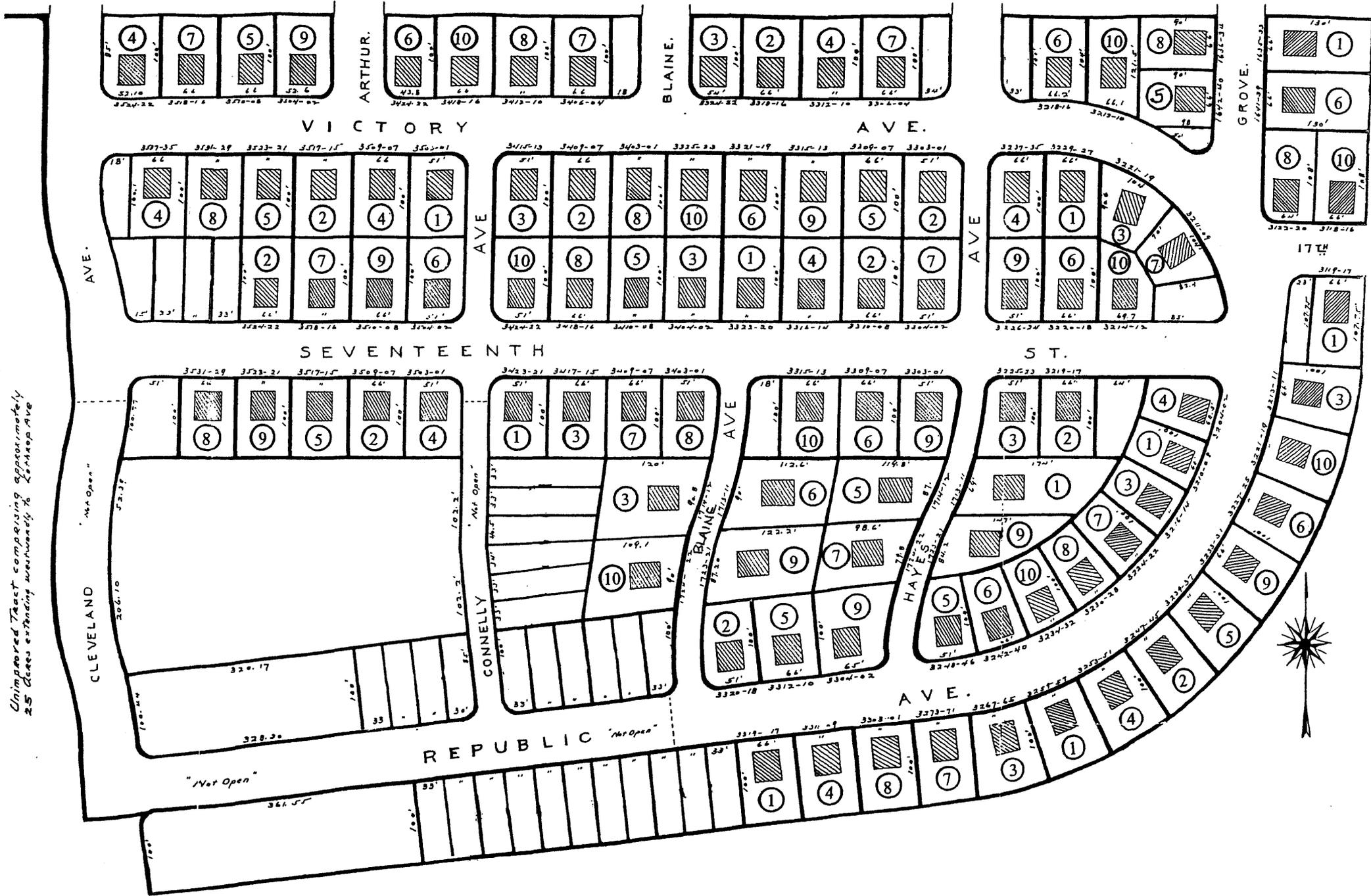


EXHIBIT 1:
SKETCH MAP

Map depicts the historic boundary (thick black line), the contributing and non-contributing properties, as well as number key to photographic views.
Map reproduced from the 1934 Foreclosure Sale Booklet

EXHIBIT 2:

Map of Subdivision: Homes Identified by Type Number



Unimproved tract comprising approximately 25 acres extending westwardly to Lindeup Ave

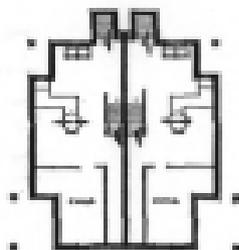
EXHIBIT 3a:

The 10 Different Types of Home Construction (as depicted in the 1934 Foreclosure Sale Booklet)

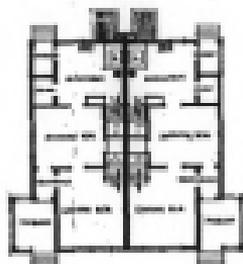


EXHIBIT 3b:

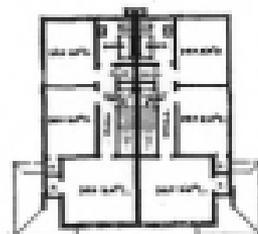
General Floor Plan (as depicted in the 1934 Foreclosure Sale Booklet)



General Floor Plan



General Floor Plan



General Floor Plan

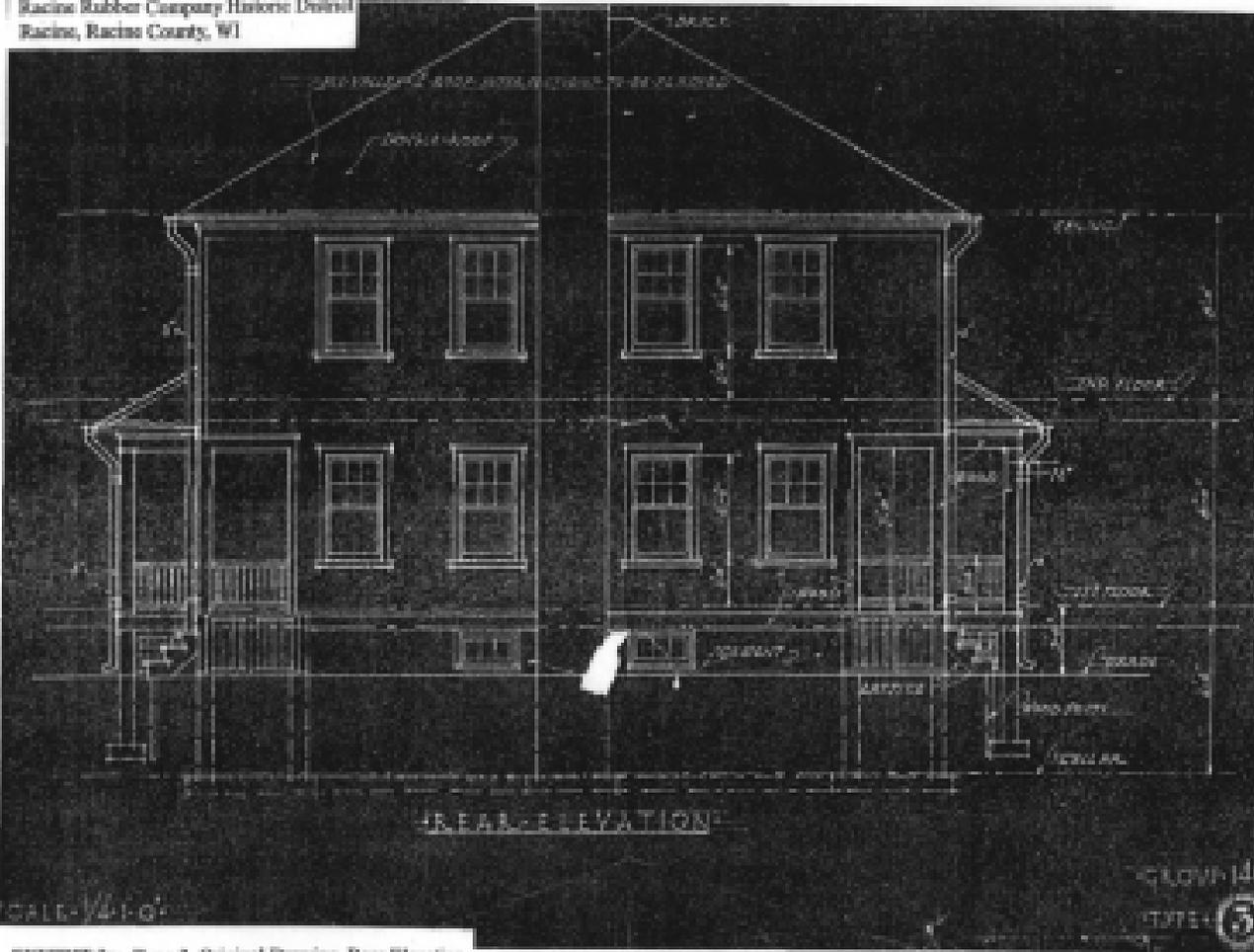


EXHIBIT 3c: Type 3, Original Drawing, Rear Elevation

Exhibit 4: Historic Photographs (All photos reproduced from the 1934 Foreclosure Booklet)



4a: View of Republic Avenue from Seventeenth Street



4b: View from West Boulevard into subdivision. 3117-19 Seventeenth Street in forefront.

Racine Rubber Company Homes Historic District
Racine, Racine County, WI



4c: View of Type 4 Duplex.



4d: View of Type 10 Duplex.

Racine Rubber Company Homes Historic District
Racine, Racine County, WI