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**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 Kane Street Historic District
other names/site number N/A

2. Location

street & number Generally bounded by Washington Street, Perkins Boulevard, Gardner Avenue, and Randolph Street N/A **not for publication**
city or town Burlington N/A **vicinity**
state Wisconsin **code** WI **county** Racine **code** 101 **zip code** 53105

3. State/Federal Agency Certification

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

Jim Dwyer Signature of certifying official/Title Date 6/2/14
State Historic Preservation Officer - Wisconsin

State or Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:
entered in the National Register.
See continuation sheet.
determined eligible for the National Register.
See continuation sheet.
determined not eligible for the National Register.
See continuation sheet.
removed from the National Register.
other, (explain:)

Edouard H. Beall

7-25-14

[Signature]

Signature of the Keeper

Date of Action

5. Classification

Table with 3 columns: Ownership of Property, Category of Property, and Number of Resources within Property. Includes sub-columns for contributing/noncontributing buildings, sites, structures, and objects.

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

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Table comparing Historic Functions and Current Functions. Both lists include DOMESTIC/single dwelling, RELIGION/religious facility, and SOCIAL/meeting hall.

7. Description

Table comparing Architectural Classification and Materials. Architectural includes LATE VICTORIAN/Queen Anne, LATE 19TH & 20TH CENTURY REVIVALS, LATE 19TH & EARLY 20TH CENTURY AMERICAN MOVEMENTS, and MID-19TH CENTURY/Greek Revival. Materials include Foundation (BRICK, STONE), Walls (BRICK, STONE, STUCCO, WEATHERBOARD), Roof (ASPHALT), and Other (STONE, SHINGLE).

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)

ARCHITECTURE

COMMERCE

INDUSTRY

EDUCATION

Period of Significance

1844 - 1940

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

McCanna, Charles; Meinhardt, Anthony; Perkins, Ephraim; Perkins, Frederick Stanton; Rohr, Louis

Cultural Affiliation

N/A

Architect/Builder

Aldrich, N.K.
Mix, Edward Townsend

Narrative Statement of Significance

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

Name of Property

County and State

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

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

Name of repository:

10. Geographical DataAcreage of Property 53.07 acres

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

1	<u>16</u>	<u>394921</u>	<u>4725010</u>	3	<u>16</u>	<u>395375</u>	<u>4725939</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>395046</u>	<u>4725027</u>	4	<u>16</u>	<u>395600</u>	<u>4725438</u>
	Zone	Easting	Northing		Zone	Easting	Northing

 See Continuation Sheet

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

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

11. Form Prepared By

name/title	Jennifer L. Lehrke, AIA, LEED AP, NCARB, Principal Architect & Historic Preservation Consultant	date	September 19, 2013
organization	Legacy Architecture, Inc.	telephone	(920) 783-6303
street & number	529 Ontario Avenue, Suite FN1	zip code	53081
city or town	Sheboygan	state	WI

Kane Street Historic District
Name of Property

Racine
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 separate listing	date
organization		telephone
street & number		zip code
city or town	state	

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 Reduction Projects, a

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Section 7 Page 1

Kane Street Historic District
City of Burlington, Racine County, WI

Narrative Description

The City of Burlington is located in Racine County in southeastern Wisconsin. Situated near the central downtown commercial area of the city, the Kane Street Historic District is a well-defined cluster of 158 buildings and 1 object. The area consists of large to modestly sized homes and community buildings, and its development began in 1844 and continued over the next century. Representative of the march of prevailing architectural styles of the time, Greek Revival, Queen Anne, American Foursquare, Bungalow, Tudor Revival, Colonial Revival, and Dutch Colonial Revival style residences are prominent within the district. The majority of construction within the District took place before World War II, with only four resources added during the second half of the twentieth century. The result is now one of Burlington's most architecturally intact historic residential areas.

The topography within the district slopes gently down from the west, becoming relatively flat east of Johnson and Kane streets. Because of Burlington's location along a bend in the White River at the confluence of the Fox River the city is comprised of multiple street grids at different angles oriented north-south or parallel to the rivers. The district is situated at the juncture of two of these grids, creating some irregular block patterns. The district features wide streets with parallel parking on both sides and concrete curbs and gutters. A triangular median is prominently located in the intersection of Kane and State streets near the center of the district. While the generously wide Chandler Boulevard bisects the district into northern and southern halves, no properties in the district face onto it. The sidewalks are set apart from the streets' curbs by a grass terrace with large mature trees lining the streets. The residences in the district generally respect a uniform setback from the street. The neighborhood's primarily small lots are typical of urban practice and are interspersed with larger lots for large residential estates and community buildings. The lots are generally narrow and deep and vary in shape. Throughout the district, most garages are detached and at the rear of the lot, accessed by long driveways, except where there are alleys in the southern half of the district east of South Kane Street. The garages are not included in the resource count.

The Kane Street Historic District's resources consist primarily of privately owned single-family residences, several churches, a school, a statue, and a Masonic Temple. The district's 138 contributing and 21 non-contributing resources were built between 1844 and 1940. Four additional resources were constructed after the end of the period of significance. However, these were built after a gap in construction activity of over a decade. Therefore, the period of significance ends in 1940. The contributing buildings are well constructed buildings, reflecting the socio-economic status of their original owners. Each distinguished in their own way, the residences reflect the architectural trends of the era in which they were constructed. The homes display a range of scale and massing, are one and one-half to three-stories in height, and are primarily clad in wood, brick, stone, or stucco. Exterior alterations to the original residences have been minimal and have generally been limited to window

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Kane Street Historic District
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replacements in their original openings and siding replacement. The residences within the Kane Street Historic District are well preserved and have much of the same appearance today as they would have when they were originally constructed.

Building Descriptions

The following are brief descriptions of selected representative examples of the district's resources, in approximate chronological order by style.

Greek Revival

**Origen & Julia Ann
Perkins House**

117 East State Street

1846

Origen Perkins was born in 1801 in Mansfield, Connecticut and migrated with his family to Trenton, New York in 1802 and Joliet, Illinois by 1812. There he taught school for a brief period of time before going to Texas and the Caribbean. He returned to farm in Trenton and married Maria Salina Stanton in 1829. After Maria's death, he married Julia Ann Dyer in 1833. He settled in Burlington around 1837. He constructed a non-extant log cabin on the site of the present-day Athletic Park.¹ During the mid-1840s, he was a stockholder in the abolitionist newspaper, the *American Free Man*, published in Milwaukee and later in Waukesha. The *American Free Man* was one of the first abolitionist newspapers in the Midwest and had agents finding sympathetic supporters and delivering the paper throughout Racine and Kenosha Counties. In 1846, Origen Perkins constructed a house on the south side of East State Street that is believed to have sheltered fugitive slaves as a part of the Underground Railroad.² Having left for California during the gold rush in 1850, Origen Perkins was robbed and murdered on his return to Burlington in 1853.³

Frederick Stanton Perkins, son of Origen and Maria Salina Perkins, was born in Trenton, New York, in 1832. He settled in Burlington with his family around 1837. Sent to school in New York City in 1842, he returned to Burlington prior to his father's death in 1853, at which time he inherited the family's homestead, including an extensive amount of land from State Street to Market Street between Kane and Pine Streets.⁴ In an 1858 plat map of Racine County, most of the land surrounding the small city of Burlington was the property of Frederick Stanton Perkins and his relatives.

¹ "The Perkins Family." *Racine Journal Times*. Date Unknown.

² General Files. Burlington Historical Society.

³ "Perkins: Burlington man sought artifacts." *Racine Journal Times*. Date Unknown.

⁴ "The Perkins Family."

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Kane Street Historic District
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By the end of 1853, he returned to New York to study art and within two years moved to the Adirondack wilderness to pursue painting landscapes.⁵ He returned to Burlington around 1856, then moved to Milwaukee in 1860 and established himself as a portrait painter whose clients included bankers, industrialists, and railroad magnates. He returned to Burlington during the Civil War to manage the family farm. During this time, he married Emily Wainwright. After Emily's death in 1888, he married Sarah Starkey that same year.⁶

While painting on the East Coast during the 1850s, he gained an interest for anthropology and archeology. He soon began to avidly collect prehistoric American Indian stone artifacts. During the early 1870s, he started running ads in the Burlington newspapers seeking Indian artifacts to purchase. He expanded into collecting all relics, made of stone, flint, or copper and began placing ads in newspapers across the state.⁷ His collection, which went on to form the backbone of collections of several institutions, numbered over 9,000 objects and was first discovered by the academic world in 1875 when a University of Wisconsin professor met Perkins by chance while lecturing in Burlington. Perkins soon sold 8,000 of his items to the state for \$4,000; he was also made vice-president of the State Historical Society. Around 1890, he sold 449 copper objects to the Smithsonian Museum of National History for \$7,000.⁸ Mastodon tusks and other fossils that were found in Dover and purchased by Perkins were sold to the Milwaukee Public Museum. He sold some of his best pieces to European collections.⁹

Covered with extensive orchards, Frederick Stanton Perkins sold his family's land in 1896 to be developed as residential lots. Streets in this area are named after members of his family, including Alice, Edward, Frederick, Henry, Mary, and Robert Streets; Perkins Boulevard; and Wainwright Avenue. A large number of the properties in the district sit on land previously owned by Perkins. By the time of his death in 1899, Frederick Stanton Perkins had amassed a collection of nearly 50,000 archaeological artifacts and reproduced more than 1,200 of them in paintings, replicating their exact size, form, markings, and delicate variations in color. Of the remaining collection, several hundred pieces went to Beloit College; the rest being sold to a private collector in Racine.¹⁰

The Perkins family home is a large two story structure, generally rectangular in plan. It is boxy in massing and clad in stucco. The symmetrical front façade of this home is organized into five ranks atop a stone foundation. The center rank features several steps leading up to a small front entry porch,

⁵ "Perkins: Burlington man sought artifacts."

⁶ "The Perkins Family."

⁷ Zimmermann, Russell H. *The Heritage Guidebook: Landmarks & Historical Sites in Southeastern Wisconsin*.

⁸ "Perkins: Burlington man sought artifacts."

⁹ "Death of F.S. Perkins: Archaeologist, Painter and Antiquarian." *Milwaukee Journal Sentinel*. June 15, 1899.

¹⁰ "The Perkins Family."

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which is framed by a pair of fluted classical columns. A thin pair of two-thirds glazed sidelights flanks the two-thirds glazed front entry door. The door and sidelights are topped with an eight-pane transom. Above the transom is a wide frieze and cornice, topped by a simple balustrade with corner posts. A small horizontal window with shutters is located above the balustrade. Excluding the center, each rank contains a pair of six-over-six light double hung windows with shutters on the first floor, aligned with a small, horizontal window with shutters on the second floor. Each of these windows features a slight stucco sill. Stucco pilasters are located at each corner of the front façade, extending to a wide frieze and cornice. The home is sheltered by shallow-pitched hip roof, surrounded by a simple wooden balustrade with wide posts. (See Photo #4)

Ephraim & Lucy Perkins House

216 West Jefferson Street

1851

Ephraim Perkins was born in 1773 in Becket, Massachusetts. He married Lucy Merrick in 1800. Despite his occupation as a farmer, he moved frequently: to Mansfield, Connecticut by 1801; to Trenton, New York in 1802; and Joliet, Illinois by 1812. Ephraim and Lucy had seven children: Origen, born 1801; Edwin in 1803; Lucille in 1805; Mary in 1806; Emily in 1808; Ephraim Jr. in 1810; and Pliny Merrick in 1812. Ephraim and Lucy settled in Burlington in 1837.

That year, Ephraim and Pliny purchased a dam and saw mill under construction by Moses Smith and Samuel C. Vaughn on the southwest bank of the Fox River for \$2,600. The Perkins completed the dam and saw mill. The building of the dam caused permanent flooding of the Fox River, forming what became known as Mill Pond, and later named Echo Lake. The dam has since been replaced, and the saw mill is no longer extant.

After the saw mill's completion, Ephraim and Pliny Perkins constructed an adjoining flour mill. It was the first flour and grist mill in Racine County. There they produced the first commercial shipment of flour from Wisconsin to eastern American markets under the brand name Echo, which was shipped from Kenosha to Buffalo, New York. The flour mill is no longer extant. The Perkins family's milling business prompted the construction of the first road to Lake Michigan at Kenosha in 1841 with the investment of \$1,200.¹¹

By 1839, Ephraim and Pliny Perkins also purchased a log cabin built by Moses Smith near the mills in which they operated Burlington's first general store, for approximately one year before relocating to a non-extant boarding house constructed by Pliny nearby. The cabin was demolished sometime around the turn of the twentieth century.¹²

¹¹ Ibid.

¹² Ibid.

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During the mid-1840s, Ephraim Perkins was a stockholder in the abolitionist newspaper, the *American Free Man*, published in Milwaukee and later Waukesha. The *American Free Man* was one of the first abolitionist newspapers in the Midwest and had agents finding sympathetic supporters and delivering the paper throughout Racine and Kenosha counties. Ephraim Perkins served as a Burlington delegate to the 1845 annual meeting of the Wisconsin Anti-Slavery Society which was held in Waukesha.¹³

By 1846, Ephraim Perkins built a milk house (non-extant) and began producing cheese with milk from his own farm and from his neighbors. It has been claimed locally that this was the first cheese factory in Wisconsin and that it distributed its product to other communities, including Chicago.¹⁴

Ephraim Perkins had a cobblestone residence constructed on Jefferson Street before his and his wife's deaths, both in 1851. The front façade of the home is organized into four ranks. The façade contains seven modest double hung windows, one on the first and second floors of each rank, with the exception of the front entry door in the third rank on the first floor. A simple pediment, supported by a pair of square columns, frames this door. A stucco parged stone foundation appears on the right side of the house. A wide frieze caps the second story, followed by a side gable roof, which features a centrally located decorated chimney. (See Photos #1 & 5)

**John Heinrich & Catharina
Burhans House**

200 & 202 West Jefferson Street

1853

John Heinrich Burhans was a builder in Burlington during the nineteenth century. Burhans constructed a home for himself and his wife in 1853 on the north side of West Jefferson Street.¹⁵ This modest two-story building is generally rectangular in plan with the exception of a rectangular wing on the north side of the building and is constructed of cobblestone. The symmetrical front façade is organized into five ranks. The center bay of the first floor contains the entry door and portico. Vernacular square columns support the portico, and frame a small front porch. The portico features a simple, low-pitched pediment, below which the front door is located. The slightly recessed door is surrounded by architrave trim. Ranks to the left and right of the door each feature double hung windows with white sashes and green shutters on both the first and second floors. The windows on the first floor are slightly taller than those on the second. The east and west façades feature a total of four similar double hung windows without shutters. A pair of small basement windows aligns with the upper story windows on the east façade. The low-pitched, side gabled roof features a cornice, emphasized with a

¹³ Ibid.

¹⁴ Ibid.

¹⁵ *History of Racine and Kenosha Counties, Wisconsin*. Chicago: Western Historical Co., 1879.

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wide band of trim, which continues along the profile of gable and return on the sides. Both sides of the gable feature a brick chimney. (See Photos #1 & 6)

Josiah & Emily Bond House **132 West State Street** **1854**

A modest two story home was constructed on the northwest corner of West State and Johnson Streets. The building is generally rectangular in plan with the exception of a single story wing on the northeast corner of the home. It is constructed primarily of cobblestone with the exception of the northeast wing, which is clad in wooden siding.

The front façade is organized into three ranks. Each rank contains two-over-two light wooden double hung windows on the first and second floors, each framed with wooden trim and a slight sill, with the exception of the rank to the far right, which features a wooden entry door. A pair of thin three-quarter glazed sidelights flank this door. A single-story porch spans the façade and is supported by thin square columns with a simple entablature, and is sheltered by a hip roof. The left side of the porch on the west façade features a woven lattice partition with a square pattern. The home is sheltered by a front gable roof featuring gable-end returns and with a wide, wooden cornice. A modest brick chimney is centered at the back of the home. To the left of and set back from the cobblestone façade is a small wing. It features a secondary entry porch with similar thin columns. To the left side of this porch is another wooden entry door, and to the right, another wooden double hung window. (See Photo #7)

Burlington Union School **100 North Kane Street** **1859**

The Burlington Union School District was formed in 1857 to operate the primary and intermediate schools, as well as Burlington's first public high school. Classes were initially held at the non-extant Klingele Hall. The following year, classes were moved to the second floor of the Meinhardt Bank building. During the late 1850s, \$4,000 was allocated to construct a schoolhouse at the corner of Kane and State Streets. William Johnson and Joseph Wackerman, Sr. were hired to construct the building. The first floor of the Burlington Union School was completed and utilized for classes in September of 1859. Initially, the three rooms on the first floor housed all grades. Enrollment grew quickly, and the primary grades were soon moved to the unfinished second floor.¹⁶

In 1860, dissensions within the school board arose, leading to the existence of two separate boards, which ultimately caused the closing of the school until the spring of 1861. The Civil War provided an additional slowing of the school's progress as many boys enlisted for service. After several years of extremely small graduating classes, high school classes were abandoned between 1865 and 1872.

¹⁶ "History of the Schools in Burlington." *The Standard Democrat*. February 16, 1912.

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Sometime during the mid- to late nineteenth century, an addition was built on the east side of the school; however, it was removed by the beginning of the twentieth century. After the passage of the State Free High School Law in 1877, the Burlington Union School District was reorganized with the high school department separated into its own district, known as Burlington Union Free High School. Classes were held in the old school until 1895, when plans began for a new building capable of meeting both of the districts' growing needs.¹⁷

Following the opening of Conkey School in 1897, the old Burlington Union School was occupied by several commercial businesses. These included the Multiscope & Film Company, maker of the Al-Vista panoramic camera; the Security Lightning Rod Company; and Hugh Agner, manufacturer of gum and peanut slot machines and money changing machines.¹⁸

In 1912, the former Burlington Union School was remodeled and renamed Lincoln School, in honor of Abraham Lincoln. After interior and exterior renovations, the school reopened on the 100th anniversary of Lincoln's birthday with a statue in the President's honor erected outside the school at the intersection of Kane and State Streets.¹⁹

This large two story, stucco building, located on the east side of North Kane Street, is generally rectangular in plan, with the exception of a projecting bay on the east and west side of the building. The symmetrical front façade is organized into three bays. The center bay is wrapped by a continuous stone foundation and water table. The bay contains a front entry door, framed by a pair of unfluted, engaged columns with square bases and capitals. Two steps lead up to a front entry door, flanked by narrow sidelights. A pair of square windows above two rectangular windows are located on the upper portion of the door, and a pair of panels are located on the bottom portion. The sidelights contain similar, narrower versions aligned with those on the door. A four-over-four transom is located above the front door. The door and transom are framed by stone architrave trim and columns extend to a large entablature, which continues around either side of this projected bay. The denticulated cornice sits above a wide frieze and architrave, which are interrupted and rerouted along the upper perimeter of a six-over-one light double hung window on the right and left sides of this projected bay. This window is aligned above another, shorter, six-over-one light double hung window, which features a lintel. Both windows, featuring moderately sized sills, appear on both sides of this projected entry bay. Resting above the entablature is a decorative parapet. Five perforated, decorative motif patterns are located on the parapet, centered above the front entry door. The parapet features no decoration on the sides of the projected entry bay. A thin, stone coping follows the perimeter of the parapet.

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Ibid.

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The building is wrapped in a stone belt just above three- light basement windows. The bays to either side of the entry feature a pair of eight-over-one light double hung windows with sills on each floor. The first floor windows feature lintels, and the second floor windows reroute a wide entablature around their top perimeter, which continues around the entire building. The cornice also features dentils and continues across the sides of the building, forming triangular pediments on the gable ends. A round fanlight window with a sill is located within the south façade's pediment. A side gable shelters the building with a wide brick chimney on each end. The center of the roof features an ornamented, octagonal cupola, which sits atop a square base with a modest cornice and is enclosed with a perforated parapet, featuring a similar decorative motif pattern as the parapet above the entry. The walls of the cupola are wrapped in a substantial entablature and an arched window on each of the eight walls. The upper portion of the cupola features a flared cornice and domed roof, supporting a flagpole in the center. (See Photo #8)

Italianate

Elliot C. Benson House

125 North Kane Street

c. 1875

Elliot C. Benson partnered with Maurice Ayers to purchase the former Burlington Flouring Mill after it was destroyed by fire in 1874. Benson sold his share to Ayers in 1879.²⁰ The modest two story home of Elliot C. Benson was built around 1875 on the west side of North Kane Street. The building is generally rectangular in plan, with the exception of a projected bay on the south façade, boxy in massing, and is constructed of brick. The building has a rusticated stone foundation and the front façade is organized into three bays. The left bay at the first floor level contains a pair of entry doors with small single diamond shaped windows at the top of each. A segmentally arched transom is located above the doors, above which an enriched over-door is located. The enriched over-door, a segmental arch, is supported by a pair of large decorative brackets, which shelter a small porch. Several steps lead to the up to the porch, which is framed by polychromatic wooden balustrades. The remaining bays contains a tall and narrow double hung window with a sill at the first and second floor levels. Each of the windows visible from the front façade are adorned with simple segmentally arched window crowns, with the exception of the window on the projecting southern bay. This window is topped with a masonry segmental arch. The home has a low-pitched hipped roof with molded and denticulated wooden cornices. (See Photo #9)

²⁰ General Files.

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Kane Street Historic District
City of Burlington, Racine County, WI

High Victorian Gothic

**St. John the Divine
Episcopal Church**

124 South Edward Street

1893

During 1869, the need for an Episcopal church in Burlington was observed. An official mission was soon organized and services began at the Burlington Free Church. In 1880, the mission became organized as a church in the Wisconsin Diocese under the name St. John the Divine. Starting that year, services were held in a second floor meeting room in the Bushman Building. At that time, land at the corner of Pine and State Streets was donated for the construction of a church; however, the congregation was unable to afford construction at that time. In 1888, services were moved to Holy Cross Lutheran Church.²¹

In 1893, land at the corner of Perkins Boulevard and Edward Street was purchased by the congregation. Brick and stone quarried at the nearby Voree Quarry were donated for the construction of a church. With many other donations by its members of time, money, and labor, the church was completed the following year at the cost of \$4,000. New art glass windows were installed in 1918. On September 9, 1925, a storm with strong winds caused damage to the church building, including the toppling of the main tower, which was quickly restored. A gallery was added onto the rear of the church for the installation of a new pipe organ during the late 1920s, and the basement renovated for use as a fellowship hall in the early 1930s. In 1976, a cornerstone that had been made for the unrealized church construction in 1880 was salvaged from a house on the once donated site at the intersection of Pine and State Streets. It was donated to St. John the Divine and currently sits outside the church as a monument to the founding of the congregation.²² A large, modern addition to the rear of the church was designed by William R. Henry & Associates of Elkhorn and constructed in 1993.²³

This two story church building is irregular in plan, with wings on the south façade. It is constructed primarily of cream city brick with wood shingles. The front façade of the church is organized into three bays. The projected center bay features several steps leading up to a pair of entry doors, flanked by thin wrought iron balustrades and a pair of buttresses. Above the doors is a steeply sloped pediment, clad in wood shingle siding, with a pent gable roof topped with a crucifix. Directly above the pediment is a group of three arched stained glass windows. Modest wooden trim and sills frame the windows. The church is sheltered by a steeply pitched gable roof, with the top triangular section protruding from the wall below. The bays to the left and right of the front entry doors feature a rough-

²¹ Waller, George. "History of Church of St. John the Divine." *Burlington Free Press*. 1918.

²² Ibid.

²³ Ibid.

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cut stone foundation, reinforced by a buttress spanning the height of the first story. Next to the buttress in both bays is an arch-shaped inset stained glass window with tiered brick framing and stone sill. The window is topped with a coursed brick arched lintel. A band of wooden trim spans the width of the façade above this window, briefly interrupted by the center entry bay. The bay on the right features a cornerstone near the base of the buttress. Recessed behind the right bay is a bell tower with a narrow arch-shaped inset stained glass window with tiered brick framing and stone sill. A pilaster and buttress are located to the right of this window, terminating at a brick belt course on the second story. The upper portion of the tower is clad in wooden shingle siding which is flared at the base. The tower features a wide arched opening on each side, revealing the church's bell. A wooden sill, accentuated by small decorative brackets, frames the bottom of the opening. A flared pyramid roof and crucifix tops the tower with eaves accentuated by small rounded brackets. (See Photo #10)

Queen Anne

Anthony & Elisa Meinhardt House **201 South Kane Street** **1882**

Elisa Riel was born in Germany in 1840. At a young age, she immigrated with her family to the United States initially settling on a farm in Bohner's Lake in 1848, but soon moving to Burlington. In 1858, she married Anthony Meinhardt who operated a grocery store and served as Burlington postmaster. They eventually had nine children.²⁴

The Meinhardts founded a private bank, the Meinhardt Bank, in 1891. Their daughter, Eda Meinhardt, served as the bank's first cashier. Since its founding, Meinhardt Bank occupied a former bank building constructed in 1847; it has the distinction of being the oldest bank building in Wisconsin still in use as such. A few months after the bank's opening, Anthony's health failed, and he was forced to retire.²⁵ After Anthony's death in the summer of 1891, Elisa, Eda, and their son, Albert Meinhardt, continued to run the bank. The bank functioned as a private bank until state laws abolished the operation of such in 1896.²⁶ With the exception of a brief partnership with Edward Brook from 1891 to 1896, the Meinhardt Bank was a Meinhardt family institution. Elisa served as president until 1907, at which time Albert succeeded her. After Elisa's death in 1923, her children continued living in the family home. The house was first occupied outside of the family after Anthony and Elisa's daughter Antoinette Meinhardt Fulton's death in 1967.

The daughter of Anthony and Elisa Meinhardt, Eda Meinhardt attended the University of Wisconsin to

²⁴ "Forty Years' Service in Local Bank." *Burlington Banks*. Jan. 9, 1931.

²⁵ *Ibid.*

²⁶ "Fifty Years' Service by Local Bank." *Standard Democrat*. Jan. 3, 1941.

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study pharmacy. During her sophomore year in 1886, she left her studies at the university and went to Oakland, Nebraska where she learned the banking business from family friend, A. E. Wells. In 1891, she returned to Burlington to assist her father in the opening of Meinhardt Bank with the assistance from her brother, Albert Meinhardt. Albert was active in the bank's operation since his graduation in 1891 from Beloit College through the 1940s.²⁷

In 1882, Anthony and Elisa Meinhardt had a house designed by Milwaukee architect Edward Townsend Mix which was constructed on a fifteen-acre property on Kane Street by Fred Itzin.²⁸ This large two-and-one-half story home is irregular in plan and massing. The home is constructed of stone, with the exception of wooden fishscale shingles on upper portions of the house. The South Kane Street façade features the front entry door, recessed within a wraparound front porch, enclosed with a simple balustrade. A mansard roof, supported by classical columns, shelters the front porch above which decorative brackets accentuate the roof's overhang. Above the porch's roof is a small recessed bay, which contains a single double hung segmental arch window and corresponding arched lintel. The bay to the left of the porch features two segmental arch, double hung windows with arched lintels on the first and second stories. The upper floor within the bay contains a pair of smaller, pointed windows with sills. This upper portion is accentuated with wooden fishscale shingles and wooden moldings on the façade, spanning the width of the gable. This steeply-pitched gable roof features decorative loop-shaped, wooden brackets accentuating its overhang. The right side bay, on the corner of South Kane and West Chandler Boulevard, is composed of a two story square tower with a steeply pitched pyramidal roof and finial. The first floor of the tower features segmental arch windows with corresponding lintels and intricate wooden crowns, including wooden fishscale shingles, loop-shaped brackets and is covered by a slightly projected gabled dormer with wide trim. A wooden cornice bands around the tower, continuing between the small dormers on the three exposed sides of the tower. The base of the tower's upper story features a pair of double hung windows on two of the sides above a wide denticulated sill. Above the window's decorative lintels is a pair of brackets at each of the tower's corners, accentuating its pyramidal roof. (See Photo #11)

Charles A. & Sarah Jones House

225 North Kane Street

1896

Charles and Sarah Jones had a large sized three-story home designed by N. K. Aldrich on the corner of North Kane and West Jefferson Streets in 1896. The home is somewhat rectangular in plan and irregular in massing with a wraparound porch, south, west, and east projected wings, and a round tower. It is clad in fishscale shingles and wood clapboard siding.

²⁷ "Forty Years' Service in Local Bank."

²⁸ "Burlington's Woman Banker and her Ivy." *The Wisconsin State Journal*. 1940.

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The North Kane Street Façade features several steps, sheltered by a flattened arch roof, which extends into the porch's shed roof. A cornice and decorative frieze band around the entire porch, following the flattened arch of the entryway. Grouped classical columns flank the entry and are raised on stone piers, which rest on a wraparound stone half-wall. Centered under the flattened arch, on the back wall of the porch, is a picture window with a decorative arched lintel and wooden surround. On the porch, to the left of that window, is a recessed front entry door with a transom window. Above the porch is a steeply pitched roof with a large gabled wall dormer. The double hung windows to the left and center each sit below a transom window and are framed with wooden trim boards. The transom window to the far right is framed by wooden trim boards and sits above a three paneled wooden board, similar in size to the double hung windows to the left. A continuous cornice and frieze board, which wrap around the entire house, sit directly above these windows. A small, projected, and curved roof plane with decorative brackets sits within this cornice, interrupting the wall dormer. This dormer, clad in fishscale siding, features a recessed porch, containing a pair of double hung windows flanking a door, which is glazed on the top half, and contains three panels on the bottom. A flattened arch with wooden trim frames this recessed porch. The steeply-pitched dormer roof is accentuated by dentils and trim boards with eaves extending on to the dormer wall. The top triangular section of the gable features a pent roof enclosure with decorative brackets and dentils.

The front right corner of the home features two double hung windows with wide wooden surrounds on the porch and a round tower with fishscale shingles, beginning at the porch's shed roof terminating with a finial atop a conical roof. The tower features three double hung windows on the second floor with wooden surrounds, which sit directly below the cornice and frieze boards that wrap around the home. The third floor of the tower is slightly flared and contains three fixed windows with twenty lights each with a continuous band of trim framing the bottom and top of the windows. A cornice and frieze board band around the tower above the window trim, connect to the conical roof. Behind the tower stands a tall, thin brick chimney with embellished masonry details at the top.

The West Jefferson Street façade features another set of steps leading up to a second front entry door and transom. These steps are framed with classical columns raised on stone piers, which rest on the wraparound stone half-wall. To the right of the door is a projected two-story bow-shaped bay with two double hung windows on the first and second floors. A decorative wooden frieze wraps the building beginning at the headers of these windows. Large curved braces, clad in horizontal siding, frame the second floor windows in this bay. A pair of arched windows with arched crowns flank the set of braces. These decorative braces accentuate a projected third story cutaway bay. Decorative classical columns stand atop a half-wall, which covers the bottom of this bay. The columns frame a group of three double hung windows, and an arched transom, as well as support the upper part of the gable roof, which is extended forward. The bottom of this extension contains an intricate cornice detail. (See Photo #12)

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Joseph A. & Kate Rueter House

164 West State Street

1898

Joseph A. Rueter operated a general contracting business in Burlington around the turn of the twentieth century. The large two story home of Joseph A. and Kate Rueter is irregular in plan and massing with several projecting bays and a large addition on the north side of the home. It is clad in cream colored brick.

The front façade is organized into three bays, each staggered back from the right most bay. The center bay contains half of the front porch, which stands on a stone foundation. The porch features spindle work balustrades and classical columns on square piers. The columns meet a frieze board, which connects to the porch's shed roof. The center of the bay contains a pair of double hung windows with a segmentally arched lintel. Above the roof is a double hung window with a stone sill. The top of the second floor is banded by a wooden cornice, which wraps around the home. A steeply-pitched hip roof shelters the bay. The entry bay, located on the left, contains several steps that are framed by stone piers, leading up to the front entry porch. A front entry door is located on this recessed bay's façade. This segmentally arched door contains four horizontal glazed panes. The second story in this bay is composed of a bank wall, topped with a continuous cornice and side gable roof. The bay to the right, the front-most bay, stands on a stone foundation containing a small basement window with a slight segmental arch. The base of the first story is comprised of tapered brick belt courses. A pair of double hung windows with a stone sill is centrally located on the first story, with a single double hung window above on the second story. Above this is a pent gable roof with decorative trim and fishscale shingles. The gable features a small attic window with a triangular upper pane. (See Photo #13)

E. E. Mills House

200 South Kane Street

c. 1895

The large two-and-one-half story house of E. E. Mills was constructed around 1895 on the southeast corner of East Chandler Blvd. and South Kane Street. The building is generally irregular in plan and massing and is constructed of wood.

The front façade is organized into three bays, two entry bays flanking a full-height center bay. The center bay stands on a rusticated stone foundation with a pair of small basement windows, framed by simple trim and a sill. Directly above the windows is a wooden water table which continues around the top of the bay's foundation. Horizontal wood siding continues from the belt course and to the top of the first story. The center of this bay features a large picture window framed by modest trim, a slight sill, and a denticulated lintel flanked by a pair of small brackets. The façade's corners on the first story each feature vertical trim boards, topped with decorative brackets. A belt course bands around the first floor, meeting the slightly flared second floor. The second floor is clad in a patterned shingle siding. Aligned with the first floor window is a large double hung window containing two

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large panes, the top bounded by smaller panes. Modest trim and a denticulated lintel frame the window. A smaller, attic window is located above the second story window, framed by the same trim and lintel. The bay's steeply-pitched gable is accentuated by decorative, carved verge boards. The bay to the left is a recessed, single story secondary entry bay with a lattice screen and brick piers, topped with a wide water table. Several steps with spindled balustrades lead up to a large arched opening, which is repeated on the bay's other two sides. The bay is clad in a patterned shingle siding, which is interrupted by a simple cornice with corner brackets. The shingle siding begins again above the cornice, cladding a flared parapet, crowned with wooden coping. The bay to the right side of the building contains the main entry porch with a lattice screen and brick piers, topped with a wider water table trim. The corner on the right side of the porch is rounded. The porch is enclosed with a patterned shingle siding balustrade. A glazed front entry door is located on the left side of the porch with modest trim surrounds. Turned columns support a small shed roof, adorned with spindle work and brackets. The porch's roof also features a small gable with bead board siding above the stairs. The profile of each roof is accentuated by carved verge boards. Recessed above the porch roof is a second story integral porch featuring a patterned shingle siding balustrade, which supports a turned spindle column. The column attaches to an arched opening, which repeats on the south side of the porch. It is sheltered by a steeply-pitched hipped roof. (See Photo #14)

Karl Leber House

223 South Edward Street

c. 1891

This large two-and-one-half story home is located on the west side of South Edward Street. The building is somewhat rectangular in plan with the exception of a slightly projecting bay on each façade. It is boxy in massing and is clad in cream colored brick.

The front façade is divided into two bays. The left bay contains the front entry door and several steps leading up to a wraparound porch. The porch features cream colored brick piers and a perforated wooden decorative lattice, below a trim board. The porch is surrounded in spindled balustrades and slender classical columns. A double hung window with wooden surrounds and sill is located on the left side of the bay, and the front entry door, with a wooden lintel, on the right. The porch is capped by a wooden cornice and sheltered by a shed roof, both of which wrap around the entire porch. The upper portion of the bay is comprised of a porch and an attic. The porch is surrounded by the same balustrade and columns featured on the first story. A pair of columns establish the front corners of the porch, standing atop a slight platform, while a pair of engaged columns at the back accentuate the depth of the porch. A double hung window with wooden surrounds is located on the left and a wooden door on the right. A wooden entablature attached to the columns wraps around entire building. A pent roof, enclosing a gable, frames a double hung attic window with wooden trim. This window is centered on a fishscale-shingled pediment, framed with wooden verge boards. The bay to the right features a pair of double hung windows with wooden surrounds and sill to the left of the steps leading

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up to the curved corner of the porch. The second floor of the bay contains another pair of narrower double hung windows. The home is sheltered by a hip roof with multiple gables. (See Photo #15)

O. B. Rittmann House

233 South Kane Street

c. 1910

The large two-and-one-half story home of O. B. Rittman was constructed around 1910 on the southwest corner of Duane and South Kane Streets. The building is generally rectangular in plan, with the exception of several projecting wings on each side of the building, boxy in massing, and is constructed of wood.

The front façade is divided into roughly two bays. The entry bay, on the left, contains several steps leading up to a wraparound porch, enclosed by spindle work balustrades and slender classical columns, topped with a frieze board. The wooden front entry door, featuring four panels on the bottom two thirds and a square window on the top, is located directly in front of the steps. The door is framed in modest trim and a wide lintel, below wooden coping. The porch is sheltered by a mansard roof, which also wraps around to the north façade. Above the roof is a double hung window with simple wooden trim below a wooden frieze. The bay is sheltered under a moderately-pitched hip roof containing a gabled dormer. The dormer, also clad in horizontal wood siding, contains a casement window with decorative glazing. A triangular lintel overlaps the fishscale sided upper portion of the dormer. Flared verge boards accentuate the steeply-pitched gable. To the left of the door, off of the porch, is a small, projected cutaway bay on a stone foundation under a wooden trim board. The small projection is clad in horizontal wood siding with vertical trim boards on the corners and a horizontal wood trim belt below a small picture window. The window is topped by another trim belt, which also wraps the three sides of the projected bay. This bay is sheltered by a flared pyramidal roof, which intersects the corner of the building, terminating with an engaged finial. Decorative brackets accentuate the roof's eaves. The first story of the right side bay is primarily consumed by the wraparound porch, which stands above a perforated decorative wood lattice. The bay itself is slightly projected and contains a large picture window with two decorative upper panes and modest wooden trim surrounds. Above the porch's mansard roof is the same, slightly shorter, picture window with a decorative frieze and trim boards. The bay is sheltered by a gable roof, adorned with flared verge boards and fishscale siding. It contains a small casement window with decorative glazing, similar to that of the dormer window. The window's denticulated lintel extends between the sides of the gable. (See Photo #16)

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American Foursquare

Hugh Agner House

217 North Kane Street

1913

This two story house was constructed in 1913 on the west side of North Kane Street. The building is generally square in plan, boxy in massing, and clad in brick on the first story, and stucco on the second.

The front façade is organized into two bays, an entry bay on the left and bay windows on the right. The left bay features several steps, leading up to the front entry porch, atop a concrete foundation. A brick balustrade with integrated brick squares framing decorated weep holes, piers, and columns surround the porch. The left bay features a glazed front entry door, flanked by a pair of sidelights, and stone lintel. The porch is sheltered by a flat roof with deep eaves and bracketed rafters, above a wide frieze. The second story of the left bay features a pair of modest double hung windows with wooden trim, below a cornice with deep eaves and bracketed rafters. A slightly flared hip roof shelters the home, topped with a slightly flared, hipped dormer. The dormer features a pair of small fixed windows containing decorative glazing. The right side of the façade, still contained within the porch, features a bay consisting of a pair of double hung bay windows flanking a large picture window with a transom, on both the second and third floors. A modest brick chimney extends above the roof on the north façade. (See Photo #17)

Bungalow

**Charles B. Jr. & Rosa
Wagner House**

301 North Kane Street

c.1920

The small one-and-one-half-story home of Charles B. Jr. and Rosa Wagner was constructed around 1920 on the west side of North Kane Street. The building is generally rectangular in plan and is constructed of brick with the exception of the stucco-covered dormer above the entrance.

The front façade is organized into three bays, two of which make a recessed porch. Several steps lead up to this porch, framed by a pair of low piers. The porch is partially enclosed with a solid brick railing, another low pier at the top of the stairs and a full-height pier that extends to the meet the rest of the façade. An entry door is located in the center bay within the porch. The door is placed on the front face of a slightly projected bay with a pair of two-thirds glazed sidelights flanking the door. To the right of the front door is a grouping of three wooden double hung windows with wooden trim surrounds and sill. The far left bay contains a pair of wooden French casement windows with wooden surrounds and sill. A decorative masonry sill is located directly below the main sill. A soldier course

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spans the length of the façade, aligned with the windows' head. The home's corners feature decorative horizontal ornamentation. The gable roof features exposed rafter tails with brackets under wide eaves, and the dormer features decorative brackets under a slightly flared side gable roof. The dormer rests behind a wide, partially denticulated, wooden sill. A segmentally arched grouping of three windows is centrally located on this dormer. (See Photo #18)

Colonial Revival

Bregenzier House

157 Duane Street

1922

A large two story home was constructed on the south side of Duane Street in 1922. The home is rectangular in plan, with the exception of wings on the south and east facades. It is regular in massing and clad in brick.

The symmetrical front façade is organized into three bays with a central front entrance. The center of the façade features a projected entry bay, flanked by a pair of classical columns and pilasters, which support a portico with a modest frieze board. The paneled front entry door is flanked by a pair of thin 4-light sidelights. Above the portico is small pair of four-over-one double hung windows and shutters with wooden trim and a stone sill. The home is sheltered by a moderately-pitched side gable roof with gable-end returns and a denticulated cornice across the front. Bays to the left and right of the entry each contain a pair of six-over-one light double hung windows with shutters, window boxes, and brick soldier course lintels on the first story. The bays also feature a single six-over-one light double hung window with shutters and a stone sill at the second story. Inset from the eave on each of the outer bays is a small, shingle-clad, gable dormer featuring a three-over-one light double hung window. The window's wooden head casing bands around the dormer and is capped in a cornice. The gable ends each feature an engaged brick chimney, which extends through the roof line. (See Photos #2 & 19)

Dutch Colonial Revival

W. M. Huse House

241 South Kane Street

c. 1910

A house was constructed for W. M. Huse around 1910 on the west side of South Kane Street. The large two story house is generally rectangular in plan, with the exception of a wing on the northwest corner of the house. It is clad in horizontal clapboard siding on the first floor and shingle siding on the second floor.

The front façade is organized into three bays, the slightly projected center bay featuring a front entry door. Several brick stairs lead into a full-width front porch, atop a lattice foundation. The steps are

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framed by simple wrought iron railings (non-original) and terminate at the porch's shingle siding-clad low walls. Short classical columns sit atop the low porch walls which frame a partially glazed front entry door with wide wooden trim. The corners of this slightly projected bay are clad in vertical trim boards. The inset front porch is sheltered by a flare of the building's gambrel roof, terminating at the porch's wide cornice and frieze. The center bay also features a recessed second story porch, enclosed by a simple (non-original) wrought iron balustrade. An awning window with decorative glazing is located on the left side of the porch, and an entry door with wide wooden trim is located on the right side of this porch. This porch is sheltered by a small shed roof extension off of the main gambrel roof. Above this porch is an eyebrow dormer with decorative glazing and wide wooden trim, in front of a modest brick chimney at the apex of the roof. Located in the left side bay, within the front entry porch, is a picture window with transom with wooden trim. A pedimented dormer is located directly above, featuring a pair of double hung windows with decorative diamond patterned glazing on the upper sash. The dormer's gable is accentuated by shingle siding. The bay on the right contains an awning window on the porch, situated below another dormer identical to the one on the left. (See Photo #20)

Tudor Revival

Louis H. & Ella Rohr House

373 South Kane Street

1908

Louis H. Rohr was born in Franklin, Wisconsin, in 1864, the son of Swiss and Prussian immigrants.²⁹ In 1866, the Rohr family moved to Raymond, Wisconsin, where Louis was raised. He later taught school; studied law; apprenticed under his brother-in-law, Thomas M. Kearney; and was admitted to the Wisconsin bar in 1892. He then went into practice with Kearney in Burlington. The practice dissolved the following year when Kearney relocated to Racine; Rohr continued practicing in Burlington. Also in 1893, Rohr married Ella Davis of Milwaukee.³⁰

Louis H. Rohr founded the Wisconsin Condensed Milk Company with Charles Bernard McCanna and Robert G. Fraser in 1898. Rohr served as the company's secretary, treasurer, and one of its directors. Its milk condensing plant and canning factory, operating out of the non-extant McCanna & Fraser Company factory located on Bridge Street between Washington and Chestnut Streets, became the first and largest of its kind in Wisconsin. The company produced condensed milk primarily under the name Lion Brand but also canned milk for other companies and private brands. In 1901, the company built a tin can factory adjoining the condensory to manufacture its own packaging. A Burlington newspaper reported in 1903 that more milk was delivered daily to Burlington than any other city or village in the State, with the Wisconsin Condensed Milk Company receiving a majority of this shipment. Offices

²⁹ "Bench and Bar Honor L.H. Rohr." *Standard Democrat*. Nov. 24, 1922.

³⁰ *History of Racine and Kenosha Counties, Wisconsin*.

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were moved to the Bank of Burlington Building upon its construction in 1909.³¹

Rohr was involved, as part of a group of local businessmen, with the purchase of all non-locally held stock in the Bank of Burlington in 1902. He became vice president of the Bank of Burlington in 1906. In this role, he was involved with the construction of the new building for the bank in 1909. After completion of the new bank, Rohr re-located his law practice to its second floor along with offices of the Wisconsin Condensed Milk Company. In 1903, Rohr purchased the shares of O. O. Storle in the Burlington Brass Works and served as one of that company's directors and as treasurer. For a period of time, Rohr served as city attorney and as a member of the school board. He was a member of the Burlington Free Masons.³² Rohr is significant in the local history of Burlington; especially due to his association with and as a founder of the Wisconsin Condensed Milk Company. This company was the first and largest of its kind in Wisconsin, defining the city at the turn of the twentieth century. He passed away in Milwaukee in 1922.³³

During the peak of his influence in the community, Louis Rohr had a large two-and-one-half story home constructed on the east side of South Kane Street in 1908. The home is irregular in plan and massing. Its exterior is stucco which features decorative half-timbered gables with stucco infill.

The front façade is organized into four bays and is dominated by two steeply-pitched gable roofs and a smaller gable sheltering an entry porch. The entry bay features a glazed, recessed front door under a decorative gable with half-timbered in-filled with stucco. A pair of square columns and brackets sit atop stone piers that support the entry gable. Recessed behind the front porch on the second floor, a grouping of four thin casement windows are sheltered by the deep overhang of the home's primary side gable. Simple wooden trim boards frame the windows. Above the grouping of windows, on the primary side gable, is a dormer with a shed roof. The dormer features wood siding and a pair of six-over-one light, double hung windows. In the center of the bay to the left of the entry is a grouping of four double hung windows on the first floor, a pair of similar windows are centered above on the second floor, each with diamond patterned mullions on the upper sash. Simple wooden trim boards frame the windows. The bay's gable end features decorative, half-timbered siding and brackets, with exposed rafters and simple verge boards. The attic is slightly projected and contains a pair of small casement windows with decorative, diamond-patterned sashes and simple wooden trim boards. The left-most bay contains a casement window on the first and second floors, each with diamond-patterned mullions. A brick chimney extends from the ground level, through the side-gable roof on the southern

³¹ Heggland, Timothy F. "Lemuel & Melissa Smith Farmhouse." *Wisconsin Historical Society-Determination of Eligibility Form*. Madison, Wisconsin: Wisconsin Historical Society, Historic Preservation Division, December 2008.

³² *History of Racine and Kenosha Counties, Wisconsin*.

³³ City of Burlington Intensive Survey Report.

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façade. The bay to the far right is similar to the one to the left of the entry; however, it contains a grouping of three double hung windows on the first and second floors, each with diamond patterned mullions on the upper sash. Simple wooden trim boards frame the windows. The bay's gable matches the previously described one to the left of the entry. (See Photo #21)

Mediterranean Revival

**Charles Roy & Elfreida
McCanna House**

101 East State Street

1919

Charles Roy McCanna was the son of Charles Bernard McCanna, a locally significant person in the community who was proprietor of several regional cheese, butter, and condensed milk factories. The Wisconsin Condensed Milk Company was founded by the senior McCanna, Robert G. Fraser, and Louis H. Rohr in 1898. Its milk condensing plant and canning factory, operating out of the non-extant McCanna & Fraser Company factory located on Bridge Street between Washington and Chestnut Streets, became the first and largest of its kind in Wisconsin. The company produced condensed milk primarily under the name Lion Brand but also canned milk for other companies and private brands. In 1901, the company built a tin can factory adjoining the condensory to manufacture its own packaging. A Burlington newspaper reported in 1903 that more milk was delivered daily to Burlington than any other city or village in the State, with the Wisconsin Condensed Milk Company receiving a majority of this shipment. After Charles Bernard McCanna's death in 1913, his son, Charles Roy McCanna, led the Wisconsin Condensed Milk Company until it was sold in 1919 to the Nestlé Foods Corporation of Vevey, Switzerland.

The large two story home of Charles Roy and Elfreida McCanna was constructed in that same year on the corner of East State and South Kane Streets. This building is irregular in plan, primarily due to a large later addition in the rear, and constructed of cream city brick. The front façade is organized into three main bays, with a fourth recessed bay on the far left side. Centered on the symmetrical main façade is a small entry porch framed with a pair of substantial classical stone columns. The partially glazed, recessed front entry door is framed in wooden trim and stands below a transom with four panes. The door is flanked by a pair of pilasters, which are topped by a large entablature that wraps around the roof of the entry bay. The denticulated cornice is topped with a simple wrought iron balustrade, surrounding a group of three four-over-one double hung windows framed with stone trim. A stone frieze wraps around the house above these windows and is sheltered by a shallow-pitched hip roof with deep overhanging eaves. There is a stone belt course which continues around the house at the sill of the first floor windows. To the left and right of the front entry are a group of four six-over-one double hung windows with decorative stone trim and lintel. There is another stone belt course at the sill of the second floor windows. At this level a group of three four-over-one double hung

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windows with stone trim are located centered directly above the windows below. The recessed bay to the far left, a single story wing, has a group of three eight-light casement windows with wooden surrounds, stone trim, and topped with a stone frieze. A shallow-pitched hip roof with deep eaves shelters this small wing. (See Photos #3 & 22)

Spanish Colonial Revival

George & Nellie Harper House 101 South Kane Street 1925

The modestly sized one story home of George and Nellie Harper was constructed in 1925 on the west side of South Kane Street. This building is somewhat rectangular in plan, with the exception of the front façade. Its exterior is entirely clad in brick with rough-cut stone trim.

The front façade is organized into three bays, sheltered by a cross gabled roof covered by red clay tiles and curvilinear mission style parapets on the gable ends. The curvilinear parapets are topped with a stone coping. The center bay features a partially enclosed porch with a full-height arched opening, a stone quoined surround, followed by a narrow vertical niche with a sill to the right. The porch's north façade contains another identical arched opening, from which a pathway leads to the sidewalk. The most prominent bay, to the left, features a grouping of full-height, triple-arched windows behind a balconette. These windows are separated by engaged, decorative stone spiral columns and topped with soldier course brick arches and stone keystones. Directly above the window grouping is a small, low relief, and decorative motif. The bay on the right side of the building contains a slightly projected chimney with an elaborate chimney top and small tile roof. Offset to the right of center, an arched window is located adjacent to the chimney. This window is framed by engaged, decorative spiral stone columns, a sill, and soldier course brick arch with stone keystone. (See Photo #23)

Art Deco

Temple of Free Masonry 325 North Kane Street 1929

Fox River Lodge No. 28 of the Free & Accepted Masons was formed in Burlington in 1849 with its meetings being held above a local saloon. As the Masonic Lodge in Oshkosh was named Fox River Lodge No. 27, the Burlington Masons petitioned for a name change in 1852 and became Burlington Lodge No. 28. Meetings were held at the Meinhardt Bank, and later the non-extant Sheldon Hardware Store, the Ebbers Store, and the Keuper Building. By 1922, the lodge recognized a need for their own meeting hall. Several business properties, including the Old Village Hall were purchased and later resold after being determined unsuitable lodge sites. In 1928, the Masons purchased the C. G. Foltz property on the corner of Kane and Washington Streets. The existing house was sold and moved. The

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Masonic Temple was designed by architecture firm Hinkley Co. of West Allis, Wisconsin and constructed at the cost of \$70,000. Today, the Masonic Temple is also used as a meeting place for many other community organizations and has been well maintained.³⁴

The large two-story building is rectangular in plan, with an exception of a slightly projecting entry bay. It is constructed of brick with Bedford stone trim. At the center of the symmetrically designed front façade is a projected entry, which extends above the height of the building. In front of this projected entry are centrally located steps as well as a concrete ramp to the left with simple iron balustrades, leading up to a small concrete porch. The projected entry features a pair of metal-trimmed glazed doors flanked with thin sidelights below a raised sign and a sunrise motif, which overlaps a set of three large fixed metal sash windows. These apertures are framed by low relief, stepped reeding, topped with a chevron-patterned band, and are located beneath a geometric floral shallow relief lintel. Near the top of the projected entry is another stone shallow relief geometric and floral motif frontispiece. Flanking the entrance on this projected bay are two non-structural, fluted, pilasters, which do not reach the full height of the bay. The projected entry bay is topped with a small stone triangular parapet, containing the Masonic logo. Flanking this bay are two larger symmetrical bays; each containing three evenly-spaced windows on each floor. The on-grade windows on the first floor, were in-filled with matching brick in 2008 and are topped with soldier course brick lintels. Above these windows is a stone band, which continues around the perimeter of the building, with the exception of the projected entry bay. The second story metal windows, vertically aligned with the first, have applied stone sills, and are topped with flush, stone, and geometric floral motif lintels. The cornice contains a shaped parapet above the center window on either side of the front façade. The corners of the façade are stepped. (See Photo #24)

Sculpture

Abraham Lincoln Statue

Kane & State Streets

1913

In 1912, the former Burlington Union School was remodeled and renamed Lincoln School, in honor of Abraham Lincoln. The school reopened on the 100th anniversary of Lincoln's birthday with a statue in the President's honor constructed outside the school at the intersection of Kane and State Streets. Dr. Francis W. Meinhardt donated funds for a statue of Abraham Lincoln to the City of Burlington before his death in 1912. The following year, George Etienne Ganiere was commissioned by Dr. Francis Meinhardt's sister, Eda Meinhardt, to sculpt the statue, located on a triangular median at the intersection of Kane and State Streets. The eight-foot-tall statue was cast in bronze at the Florentine Brotherhood Foundry in Chicago and erected in Burlington on a Vermont granite pedestal produced by R. H. Fitch, a Burlington monument dealer. The pedestal itself is eight feet high and tapers from four

³⁴ "Proposed Masonic Temple to be built in Burlington." *Burlington Free Press*. September 5, 1929.

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feet wide at the base to slightly less than three feet at the top. Near the base of the pedestal, a brass plaque commemorates words from the president's second inaugural address. On the back of the statue, a plaque acknowledges the donation of Dr. Meinhardt. During the early 1990s, the original bronze finish was restored by Venus Bronze Works of Detroit with funds raised by the Burlington Historical Society.³⁵ (See Photos #3 & 25)

³⁵ Nienhaus, Susan. *The History of the Lincoln Statue*. Burlington, Wisconsin: Rededication of the Lincoln Statue, 1995.

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Building Inventory

The following inventory lists every building in the district and includes the address of the property; the historic name; the date or circa date of construction; the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class; and architectural style of the building.

<u>Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Class</u>	<u>Style</u>
125 Duane Street	Robert & Eliza Davis House	1902	NC	Queen Anne
133 Duane Street	Marck House	c. 1900	C	Tudor Revival
141 Duane Street	Gehritz House	1925	C	Dutch Colonial Revival
149 Duane Street	A. W. Newbury House	c. 1910	C	American Foursquare
157 Duane Street	Bregenzier House	1922	C	Colonial Revival
165 Duane Street	Sidney & Ethel Dixon House	1925	C	Tudor Revival
173 Duane Street	Lawrence & Evelyn Murphy House	1925	C	Dutch Colonial Revival
181 Duane Street	Fred Ketterhagen House	1923	C	American Foursquare
101 S. Edward Street	Dr. H. H. Newbury House	c. 1910	C	American Craftsman
109 & 111 S. Edward Street	Mrs. Charles W. Loomis House	c. 1920	C	American Foursquare
117 & 119 S. Edward Street	Joseph M. & Mary Christien House	c. 1910	C	Queen Anne
124 S. Edward Street	St. John the Divine Episcopal Church	1893	C	High Victorian Gothic
125 & 127 S. Edward Street	John Holmes House	1898	C	Queen Anne
133 S. Edward Street	Henry A. Steffen House	1910	C	Queen Anne
141 S. Edward Street	William Hoppe House	1904	NC	Queen Anne
148 S. Edward Street	Frank Weinman House	c. 1900	C	Queen Anne
149 S. Edward Street	William Hoppe House	1907	C	Queen Anne
200 S. Edward Street	House	c. 1930	C	Gabled Ell
201 S. Edward Street	Briody House	1907	C	Georgian Revival
208 S. Edward Street	George & Ellen Uebele House	c. 1920	C	Craftsman
216 & 218 S. Edward Street	Christian Tulis House	1895	C	Queen Anne
217 S. Edward Street	Helfrisch House	c. 1910	C	Queen Anne
224 S. Edward Street	Zweibel House	c. 1900	C	Queen Anne
225 S. Edward Street	Ide House	c. 1910	C	Queen Anne
232 S. Edward Street	Ebbers House	c. 1910	C	Queen Anne
233 S. Edward Street	Karl Leber House	1891	C	Queen Anne
240 & 242 S. Edward Street	Joseph C. Salisbury House	c. 1890	C	Queen Anne
241 & 243 S. Edward Street	Perkins House	c. 1900	C	Queen Anne
248 S. Edward Street	Elizabeth Albrecht House	c. 1910	C	Front Gable

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256 S. Edward Street	Mary Bell House	1914	C	American Foursquare
257 S. Edward Street	John Sherwood House	1890	C	Queen Anne
264 S. Edward Street	W. E. Bell House	c. 1910	C	Queen Anne
265 S. Edward Street	House	c. 1900	C	Bungalow
116 W. Highland Avenue	Edward & Edna Hinchliffe House	c. 1920	C	American Foursquare
117 W. Highland Avenue	Sechrstelel House	c. 1920	NC	Front Gable
124 W. Highland Avenue	Charles & Sarah Eggert House	1935	C	Colonial Revival
125 W. Highland Avenue	N. H. Bottomley House	c. 1910	NC	Front Gable
132 W. Highland Avenue	Boschert House	c. 1920	C	Bungalow
133 W. Highland Avenue	Peterson House	c. 1920	C	Front Gable
140 W. Highland Avenue	Hermann Jacob House	1922	C	Bungalow
141 W. Highland Avenue	Kinsley House	1914	C	Tudor Revival
148 W. Highland Avenue	Schwaller House	c. 1910	NC	Queen Anne
156 W. Highland Avenue	Ayers House	c. 1910	C	Gabled Ell
164 W. Highland Avenue	Styles House	1925	C	Dutch Colonial Revival
172 W. Highland Avenue	Adolf Spetzman House	1927	C	Bungalow
173 W. Highland Avenue	William Thorn House	1936	C	Colonial Revival
180 W. Highland Avenue	Fred & Rose Pella House	1918	C	Front Gable
188 W. Highland Avenue	Brownson House	1918	C	Bungalow
189 W. Highland Avenue	Otto & Magdalena Wolfgram House	1925	C	Dutch Colonial Revival
197 W. Highland Avenue	House	c. 1930	C	Colonial Revival
100 E. Jefferson Street	Burlington Free Church	1852	C	Greek Revival
124 W. Jefferson Street	Joseph Juramach House	1892	C	Gabled Ell
125 W. Jefferson Street	House	c. 1900	C	Gabled Ell
132 W. Jefferson Street	Josiah & Emily Bond House	1854	C	Greek Revival
133 W. Jefferson Street	First Church of Christ Scientist	c.1870/1948	NC	Colonial Revival
149 & 151 W. Jefferson Street	John Pieters House	c. 1910	C	Queen Anne
180 W. Jefferson Street	Hammeller House	c. 1880	C	Italianate
189 W. Jefferson Street	Spangenmacher House	c. 1880	C	Gabled Ell
200 & 202 W. Jefferson Street	John & Catharina Burhans House	c. 1853	C	Greek Revival
201 W. Jefferson Street	Alexander Schmidt House	1902	C	Queen Anne
208 & 210 W. Jefferson Street	John Heinrich Reuter House	c. 1853	C	Greek Revival
209 W. Jefferson Street	Pettibone House	1908	C	Colonial Revival
216 W. Jefferson Street	Ephraim & Lucy Perkins House	c. 1850	C	Greek Revival
217 W. Jefferson Street	Joseph A. & Kate Rueter House	c. 1890	C	Queen Anne
108 Johnson Street	Henry Pruemers House	c. 1910	C	Front Gable
116 Johnson Street	Aldrich House	1935	C	Tudor Revival
117 Johnson Street	Michael & Mary Cunningham House	1872	C	Gabled Ell
200 Johnson Street	Sheriff House	c. 1870	C	Gabled Ell
201 Johnson Street	McCumber House	c. 1870	NC	Gabled Ell
208 Johnson Street	Edward & Elizabeth Pieters House	c. 1920	C	Bungalow

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209 Johnson Street	Kline House	c. 1870	NC	Gabled Ell
308 Johnson Street	Rueter House	c. 1910	C	American Foursquare
Kane & State Streets	Abraham Lincoln Statue	1913	C	N/A
100 N. Kane Street	Burlington Union School	1859	C	Greek Revival
101 N. Kane Street	Alois Carl Schmitt House	1906	C	Queen Anne
116 N. Kane Street	C. G. Foltz House	c. 1880	C	Greek Revival
124 N. Kane Street	W. H. Allen House	1916	C	American Foursquare
125 N. Kane Street	Elliott C. Benson House	c. 1875	C	Italianate
132 N. Kane Street	Jackson House	c. 1910	NC	Queen Anne
133 N. Kane Street	House	c. 1920	C	Bungalow
200 N. Kane Street	Schumacher House	1908	C	Queen Anne
201 & 203 N. Kane Street	Colburn House	1907	NC	Gabled Ell
208 N. Kane Street	Benson House	1908	C	Gothic Revival
209 N. Kane Street	Ward House	c. 1920	NC	American Foursquare
216 N. Kane Street	George Meadows House	1901	C	Queen Anne
217 N. Kane Street	Hugh Agner House	1913	C	American Foursquare
224 N. Kane Street	Anton Jr. & Anna Mary Zwiebel House	1903	C	Queen Anne
225 N. Kane Street	Charles A. & Sarah Jones House	1896	C	Queen Anne
301 N. Kane Street	Charles B. Jr. & Rosa Wagner House	c. 1920	C	Bungalow
309 & 311 N. Kane Street	Prasch House	c. 1890	C	Queen Anne
325 N. Kane Street	Temple of Free Masonry	1929	C	Art Deco
101 S. Kane Street	George & Nellie Harper House	1925	C	Spanish Col. Revival
109 S. Kane Street	Henry Siehoff House	1907	C	Queen Anne
125 S. Kane Street	Arnold House	1907	C	Queen Anne
133 S. Kane Street	House	1962	NC	Contemporary
140 S. Kane Street	Isabelle McKercher House	c. 1920	C	American Foursquare
148 S. Kane Street	Peter Maloy House	1919	NC	Bungalow
149 S. Kane Street	Oliver Warner Chandler House	c. 1855	C	Queen Anne
156 S. Kane Street	Montgomery House	c. 1890	C	Queen Anne
200 S. Kane Street	E. E. Mills House	c. 1895	C	Queen Anne
201 S. Kane Street	Anthony & Elisa Meinhardt House	1882	C	Queen Anne
208 S. Kane Street	Joseph & Addie David House	c. 1920	C	American Foursquare
216 S. Kane Street	Wahner House	1907	C	Queen Anne
224 S. Kane Street	Charles W. Diener House	1895	C	Queen Anne
225 S. Kane Street	Leland Koch House	c. 1955	NC	Ranch
232 S. Kane Street	Lelia Runkel House	1896	C	Queen Anne
233 S. Kane Street	O. B. Rittmann House	c. 1910	C	Queen Anne
241 S. Kane Street	W. M. Huse House	c. 1910	C	Dutch Colonial Revival

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248 S. Kane Street	Theodore Karges House	1904	C	Queen Anne
249 S. Kane Street	Arthur J. & Rudie Cunningham House	c. 1920	C	Bungalow
256 S. Kane Street	Theodore Karges House	1893	C	Queen Anne
257 S. Kane Street	Donald W. & Stella Dardis House	1925	C	Dutch Colonial Revival
300 S. Kane Street	Gertrude Schneider House	c. 1910	C	Queen Anne
308 S. Kane Street	Llewellyn Newbey House	1857	C	Gabled Ell
309 S. Kane Street	Dr. C.E. & Amy Bottomley House	c. 1920	C	Bungalow
316 S. Kane Street	LaHann House	1907	C	American Foursquare
324 S. Kane Street	Voorkers House	c. 1890	C	Queen Anne
325 S. Kane Street	Kenneth Richards House	1935	C	Mediterranean Revival
332 S. Kane Street	August Luebbers House	c. 1910	C	Dutch Colonial Revival
340 S. Kane Street	Otto Werner House	1896	C	Queen Anne
341 S. Kane Street	Charles L. Graham House	c. 1970	NC	Contemporary American
348 S. Kane Street	Vincent & Florence Uhen House	c. 1920	C	Foursquare
356 S. Kane Street	Dr. Joseph H. Carrol House	1952	NC	Colonial Revival
364 S. Kane Street	John & Julia McCarthy House	1905	C	Queen Anne
372 S. Kane Street	Stetson House	c. 1890	C	Queen Anne
373 S. Kane Street	Louis H. & Ella Rohr House	1908	C	Tudor Revival
400 S. Kane Street	Brehm House	c. 1910	C	Dutch Colonial Revival
408 S. Kane Street	House	1940	C	Colonial Revival
416 S. Kane Street	Edward B. Rueter House	1939	C	Front Gable American
424 S. Kane Street	L. P. & Rose Kessler House	c. 1920	C	Foursquare
432 S. Kane Street	Celeste Edsall House	1928	C	Tudor Revival
440 S. Kane Street	Gustave Vohs House	c. 1910	C	Queen Anne
264 Randolph Street	Roy A. & Psychia Hoffman House	1927	C	Colonial Revival
101 E. State Street	Charles & Elfreida McCanna House	1919	C	Mediterranean Revival
117 E. State Street	Origen & Julia Ann Perkins House	1846	C	Greek Revival
125 E. State Street	First Methodist Episcopal Church	1904	C	Gothic Revival
108 W. State Street	House	c. 1890	C	Queen Anne
116 W. State Street	Heilighenthal House	1907	NC	American Foursquare
117 W. State Street	Deacon Trueworthy Durgin House	c. 1848	C	Greek Revival
125 W. State Street	William Johnson House	1860/1900	C	Colonial Revival
132 W. State Street	James & Catherine Cotton House	1870	C	Greek Revival
141 W. State Street	House	c. 1870	C	Gabled Ell
148 W. State Street	Anton Dobberstein House	c. 1910	C	Queen Anne
149 W. State Street	House	c. 1870	NC	Greek Revival

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156 W. State Street	House	c. 1880	C	Queen Anne
157 W. State Street	A. V. Plate House	c. 1910	C	Colonial Revival
164 W. State Street	Joseph P. Rueter House	1898	C	Queen Anne
165 W. State Street	Anthony & Cora Eilers House	c. 1920	C	Bungalow
172, 174 & 176 W. State St.	John Frank Rueter Duplex	1844	C	Greek Revival
173 W. State Street	Joseph & Frances Ehlen House	c. 1920	C	American Foursquare
180 W. State Street	Holm House	1924	C	Bungalow
181 W. State Street	Louisa Schmitt House	c. 1910	NC	Queen Anne
200 W. State Street	Hugo Raettig House	c. 1910	NC	Front Gable
206, 208, 210, 212 & 214 W. State St.	Harris House	c. 1890	NC	Other Vernacular
209 W. State Street	W. J. Willich House	c. 1910	C	Queen Anne
216 & 218 W. State Street	Frank Rueter House	c. 1870	C	Cross Gable
224 W. State Street	House	c. 1880	C	Queen Anne
232, 234 & 236 W. State St.	Jacob Brehm House	c. 1850	C	Greek Revival
101 E. Washington Street	G. P. Luetten House	c. 1920	C	Bungalow

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Narrative Statement of Significance

The Kane Street Historic District was first identified as potentially eligible for nomination to the National Register of Historic Places in the *City of Burlington, Wisconsin Architectural and Historical Intensive Survey* which was completed in 2012. It was identified for its concentration of single-family dwellings, religious, and community buildings constructed between 1844 and 1940, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the district utilizing the Queen Anne, American Foursquare, Bungalow, and Period Revival styles subsections of the Architecture study unit and other sources. The results of this research are detailed below and show that the Kane Street Historic District is locally significant under National Register Criterion C as an architecturally and historically important collection of residential, religious, and community buildings that together constitute a well-defined and visually distinct geographic and historic entity.

In addition, the district contains homes of several locally significant persons having significance under National Register Criterion B. Extensive biographical profiles have been developed and are available in the City of Burlington Intensive Survey Report, completed in 2012. The profiles in this nomination have been edited for brevity. The Origen & Julia Ann Perkins House at 117 East State Street is significant for its association with Frederick Stanton Perkins, an early settler and prominent citizen in the community, most notable in the area of Education for his role as the collector of archeological artifacts which formed the backbone of collections of several institutions. The Ephraim & Lucy Perkins House at 216 West Jefferson Street is significant for its association with Ephraim Perkins, an early settler and prominent citizen in the community, most notable in the area of Commerce for his role as the proprietor of a dam, saw mill, flour mill, general store, and cheese factory. The Anthony & Elisa Meinhardt House at 201 South Kane Street is significant for its association with Anthony, Elisa, Eda, and Albert Meinhardt, early settlers and prominent citizens in the community, most notable in the area of Commerce for their role in the banking arena. And the Louis H. & Ella Rohr House at 373 South Kane Street is significant in the area of Commerce and Industry for its associations with Louis H. Rohr, a founder of the Wisconsin Condensed Milk Company, the first and largest of its kind in Wisconsin.

The Kane Street Historic District has boundaries roughly delineated along Kane Street from Washington Street to Gardner Avenue, Johnson Street from Washington Street to State Street, Edward Street from Perkins Boulevard to Highland Avenue, Jefferson Street from McHenry Street to Kane Street, State Street from McHenry Street to Perkins Boulevard, Duane Street from Randolph Street to Kane Street, and Highland Avenue from Randolph Street to Kane Street. The district is located near the center of the City of Burlington and is comprised of 138 contributing resources, and 21 non-

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contributing resources. Individually, the contributing resources include very fine representative examples of several of the most popular styles applied to residential, religious, and civic architecture in Wisconsin during the period of significance. Also, they represent several of Burlington's finest residences identified in the *City of Burlington, Wisconsin Architectural and Historical Intensive Survey*.

The period of significance reflects nearly a century of residential, religious, and civic architecture and begins in 1844 with the construction of the neighborhood's oldest extant residence, the John Frank Rueter Duplex at 164 West State Street. For the subsequent ten decades, residences constructed in the neighborhood conformed aesthetically to Mid-Nineteenth Century, Late Victorian, Late-Nineteenth and Early-Twentieth Century American, and Period Revival styles. The period of significance ends in 1940 with the construction of the home at 408 South Kane Street marking the end of construction activity in the district. New construction did not resume until the post war period. Seventeen properties within the district were built during the period of significance but are considered non-contributing to the district as they have suffered sufficient loss of integrity through insensitive additions, porch enclosures and replacement, and alterations to the original window and door openings. Four houses were built a decade or more after the period of significance and generally represent contemporary architectural styles that do not conform to the predominate architectural styles and character of the district.

Historic Context

Soon after its initial settlement, Burlington became the center for commerce in predominately agricultural western Racine County. Commerce grew in 1848 after the construction of the Racine and Rock River Plank Road from Racine. The importance of the plank road was overshadowed by the construction of the first railroad through Burlington in 1855, the Racine & Mississippi Railroad, which greatly enhanced Burlington's development. The Burlington Union School District was formed in 1857 to operate the primary and intermediate schools as well as Burlington's first public high school. In 1860, the settlement had a population of 993 residents. However, the growth fueled by this railroad was short-lived as it was soon slowed by the onset of the Civil War. After the war, industry continued to slowly prosper in Burlington, most notably the local breweries of Jacob Muth and William J. Finke and the McCanna Cheese & Butter Manufacturing Company.

From the middle of the nineteenth century to the 1890s, development in the Kane Street Historic District was focused in the northern portion, close to the historic center of the City of Burlington, along West Jefferson Street, West State Street, North Johnson Street, and North Kane Street. Here, early Yankee and German settlers constructed their homes.

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A circuit court order made in 1874 to incorporate a village from the most densely settled center of the Town of Burlington did not pass an electors' vote. A second attempt at incorporation occurred in 1883, with resistance from residents on the east bank of the Fox River. The Village of Burlington was ultimately incorporated on September 27, 1886 with a population of over 1,700 residents. The matter of public water supply and fire protection were major factors leading to incorporation. In 1889, the first village hall was completed at the corner of Pine and Washington Streets (not in the district), which also served as the hall for the Town of Burlington.

After the construction of the Wisconsin Central Railroad through Burlington in 1884, the village experienced a boom in development, industry, and commerce, much larger than that of the mid-1850s. From the late 1880s through the turn of the twentieth century, Burlington's most influential industries were formed, including the Burlington Blanket Company in 1891, McCanna & Fraser Company in 1893, Finke-Uhen Brewing Company in 1896, the Multiscope & Film Company in 1897, Wisconsin Condensed Milk Company in 1898, and Burlington Brass Works in 1902.

By 1890, Burlington reached a population of 2,043 residents. Plans to incorporate the village into a city were unsuccessful in 1897, principally due to perceived added costs. The following year, another petition for incorporation was circulated, and the Village of Burlington was incorporated as a fourth-class city under state law on April 3, 1900 with a mayor-aldermanic form of government. The city's population in 1900 was 2,256.

Economic success of the community during this period provided the means to install the city's first street lights, telephone system, public water works, sewer system, street pavement, and sidewalks. Following the sale of the Meinhardt and Perkins estates, the land south of State Street was sold, subdivided, and developed quickly in the 1890s and 1900s. The area was appealing due to its proximity to downtown Burlington, city hall, schools, churches, the hospital, and railway station. Subsequent development has largely filled in gaps since that time.

Access to the area was increased in 1907, when Burlington was connected to Milwaukee by The Milwaukee Electric Railway & Light Company's interurban railway. Also that year, buildings were numbered and street signs erected. During the early twentieth century, Burlington's largest industry continued to be dairy processing, spurring the founding of the Badger Dairy Company in 1909 and continued growth of the Wisconsin Condensed Milk Company leading to its purchase by Nestlé Foods Corporation in 1919. Nestlé moved their Midwest district office to Burlington from Chicago at that time.

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Burlington's population increased to 3,212 in 1910 and 3,626 in 1920. Burlington's first hospital, the first in western Racine County, was constructed in 1923, as was a new City Hall in 1926. Burlington had a population of over 4,000 by 1930.

By the early 1950s, the city's population grew to nearly 5,000; however, the city's industrial base was dramatically reduced with the closing of the Nestlé condensed milk plant and Burlington Mills fabric manufacturing plant. A number of the street names and address numbering in the City of Burlington were changed in the late 1950s.

Despite declining numbers of manufacturing jobs, the population of the community continued to increase through the mid-twentieth century, with the city reaching a population of 5,856 in 1960. The trend of declining industry was reversed in 1966, when Nestlé returned to Burlington and opened a large chocolate manufacturing plant. Since this time, the city has maintained a relatively stable industrial base which continued to encourage new development and growth. Nestlé remains Burlington's largest employer and is the inspiration for Burlington's nickname as "Chocolate City, USA." Burlington reached a population of 7,479 in 1970 and 8,385 in 1980. Growth slowed during the 1990s, but has continued with renewed strength in the twenty-first century. Burlington's population reached 10,464 in 2010. The City of Burlington continues to be the largest commercial and cultural center for western Racine County.

Architecture

The Kane Street Historic District is locally significant in the area of architecture because many of its buildings are good examples of popular residential, religious, and civic architectural styles from the mid-nineteenth to mid-twentieth centuries. As a whole, it is an area that maintains a high level of integrity that reflects the development of the district during the period of significance. The following are brief descriptions of the architectural styles represented within the district as well as good examples of those styles.

Greek Revival

The Greek Revival style developed from an interest in the symbolic connotations of classical buildings. It was one of the first recognized styles seen in Wisconsin, dating from 1840 to 1870. Because these buildings date so early in Wisconsin's history, they were often wood framed, as it was the only readily available material of the time. Burlington has an unusual number of Greek Revival style homes constructed of local cobblestone. Design characteristics include a formal and symmetrical arrangement of columns, which may be of the Doric, Ionic, or Corinthian order, that support a triangular shaped, low sloped pediment roof. The arrangement of the fenestration is also regular and

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symmetrical. In some instances, Greek Revival style buildings have tall first floor windows topped by a pediment-shaped window head while the second floor windows are tied into an enlarged frieze. The front entry door may be topped with a transom and flanked by sidelights. In simpler designs, the columns are translated into fluted pilaster corner boards, and the gabled roofline has returned eaves.³⁶

There are thirteen buildings in the district that exhibit the Greek Revival style. Among them, the John Heinrich and Catharina Burhans House at 200 & 202 West Jefferson Street stands out with its high level of integrity as a fine example of the style's low-pitched roof with emphasized cornice lines, pedimented entrance supported by square columns, and symmetrical facades.

Gothic Revival

The Gothic Revival style was popular in Wisconsin from 1850 to 1880. In its masonry form, it is primarily a religious style and more commonly a residential style in its wood form. As opposed to the Greek Revival, this style is more picturesque in its form and massing. Characteristics of the style include steeply sloped roofs with wall dormers, sometimes with an ornate and shapely chimney projecting well above the roofline. Its gables may be trimmed in curvilinear gingerbread barge-boards. Fenestration is often large and pointed with tracery and colored glass and topped with a window hood. Masonry buildings of this style may have buttresses, battlements, and towers.³⁷

The First Methodist Episcopal Church at 125 East State Street is one of the only examples of the Gothic Revival in the district with a steeply pitched roof, corner piers, arched window and door openings, and masonry construction.

Italianate

The Italianate style was popular in Wisconsin from approximately 1850 to 1880. Italianate style buildings are square or rectangular in plan and, at two stories in height, are often cubic in mass. Its main elements include a low-sloped hipped roof with wide soffits that are seemingly supported by a series of decorative oversized wooden brackets. The roof may be topped with a cupola. The fenestration is regular and balanced with tall narrow windows that are topped with decorative window heads or hood moldings. The windows may also be arched. Italianate buildings are often adorned with a decorative full porch or a smaller entry porch that is supported by thin wooden columns and

³⁶ Blumenson, John J.G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*. Second Ed. New York: W. W. Norton & Company, 1981.

³⁷ Ibid.

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decorative brackets.³⁸

There are two buildings in the district that exhibit the Italianate style. Among them, the Elliot C. Benson House at 125 North Kane Street stands out with its high level of integrity as a fine example of the style's low-pitched hip roof and tall and narrow windows with arched hood moldings.

High Victorian Gothic

The High Victorian Gothic style was used relatively rarely in Wisconsin, most often from 1865 to 1900. Eclecticism characterizes styles of the High Victorian period during which features of Gothic Revival, Italianate, Romanesque, and Second Empire were often combined to compose picturesque facades. High Victorian Gothic buildings exhibit heavier detailing and more complex massing than the earlier Gothic Revival style. Hallmarks of the style include pointed arches and a polychromatic effect achieved by the use of materials of differing textures and colors.³⁹

The St. John the Divine Episcopal Church at 124 South Edward Street maintains a high level of integrity and is the district's only example of the High Victorian Gothic style with its large scale, steep gabled roofs, a square tower, arched windows, and several materials with varying textures.

Gabled Ell

The Gabled Ell form is one of the most ubiquitous vernacular building types built in Wisconsin from 1860 to 1910 and nearly always a residential form. The name is attributed to all buildings that are cruciform, "L," or "T" shaped in plan. Gabled Ells generally appear as two gabled wings perpendicular to each other, with the exception of the cruciform version which appears as a central Front Gable form flanked by perpendicular wings on each side. Some examples of this form evolved in stages beginning with a simple hall-and-parlor or I-house plan and with a later front-gabled wing added; but commonly, the entire building was built as a single unit with the roof ridge of the front and wing portions of uniform height.⁴⁰ Exterior surfaces are most often covered with clapboards; however, brick and stone are not uncommon. A porch with either a shed or hipped roof is typically located at the ell created by the junction of the two wings and has often been enclosed. The main entry door, located on the porch, is commonly located on either or both walls. The only decorative elements of the Gabled Ell are generally brackets, turned posts, and a balustrade on the porch, making it the most

³⁸ Ibid.

³⁹ Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Volume 2*. Madison, Wisconsin: Historic Preservation Division State Historical Society of Wisconsin, 1986.

⁴⁰ McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

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visually interesting element of the otherwise simple form.⁴¹ Some examples have architectural elements drawn from concurrent high style examples.

There are eleven examples of the Gabled Ell vernacular form in the district. Among which the Michael and Mary Cunningham House at 117 Johnson, constructed in 1872, demonstrates Greek Revival style details, popular in the period, in a Gabled Ell form.

Queen Anne

The Queen Anne style was popular in Wisconsin from 1880 to 1910. This style is characterized by its asymmetrical plan and massing and lavish surface decoration. Architectural elements that lend to the varied massing include towers, turrets, tall chimneys, large wrap-around porches, bays, and other projecting elements. Steeply sloped roofs with multiple gables and hips are evident in this style. Wall surfaces tend to be adorned with wood clapboards, scalloped fishscale shingles, stone, and brick, as well as other ornamental details. The fenestration on these types of buildings is often irregular in placement and may include a border of colored glazing in the upper sash of a double hung window.⁴²

By far the most prolific within the district, there are fifty-four buildings that exhibit the Queen Anne style. Among them, the Charles A. and Sarah Jones House at 225 North Kane Street stands out with its high level of integrity. It features classical columns, a cross-gabled roof with a round tower, recessed porches, a wrap-around porch, decorative brackets, and scalloped fishscale shingles. Another fine example of Queen Anne style is the Anthony and Elisa Meinhardt House at 209 South Kane Street. The home features steeply sloped roofs with multiple gables, a wrap-around porch, square tower, cobblestone wall surfaces, and ornamental details.

American Foursquare

The American Foursquare style, popularized by mail-order catalogues and speculative builders, was a popular domestic architectural style in Wisconsin from 1900 to 1930. Part of a larger movement toward simplified and rectilinear residential architecture, the style is primarily distinguished by its broad proportions, boxy massing, and lack of overt stylistic references. A typical Foursquare house is two stories in height, with a hipped roof, widely overhanging eaves, and a central dormer. Brick, stone, stucco, concrete block, clapboards, and shingles are all commonly used exterior surface materials, often in combination articulated by floor. The simple exterior is a reflection of the straightforward interior plan of the Foursquare, typically featuring four large rooms on each floor and a

⁴¹ McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

⁴² Blumenson, John J. G.

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corner entry hall and stairwell. A one-story porch spanning the front façade often features Tuscan columns and a filled-in or balustraded railing.⁴³

There are sixteen American Foursquare style houses in the district. Among them, the Mary Bell House, located at 256 South Edward Street and constructed in 1914, is a fine example of the of the style exhibiting character defining features and maintaining high integrity.

Bungalow

From 1910 to 1940, the Bungalow was popular in Wisconsin. A Bungalow is a house form classified as such based on its plan and massing; the form is easily adapted to a variety of styles, but generally exhibit the following characteristics. It may be one or two stories. The roofs may be gabled or hipped and may have decorative, exposed rafter ends. If the house is one story, the roof is generally low sloped. If the house is two stories, the roof often starts above the first floor and is more steeply-pitched to allow for the second floor. Features of Bungalow buildings include dominant fireplaces and chimney, exposed and exaggerated structural elements, and porches supported by massive piers. The exterior design is adaptable to many different stylistic interpretations and can be seen with Colonial, Craftsman, Tudor, Japanese, and Spanish influences. Bungalows typically are clad in natural materials such as wood clapboards, shingles, brick, stone, stucco, or a combination thereof in order to achieve the desired stylistic interpretation.⁴⁴

There are fourteen Bungalow style residences in the district. Among them, the Charles B. Jr. and Rosa Wagner House at 301 North Kane Street is fine example due to its one and one-half story height, bungalow plan, decorative brackets, and exposed rafter ends.

Colonial Revival

A Period Revival of the 1900s through the 1940s, the Colonial Revival style became especially popular due to the restoration of Williamsburg, Virginia, in the early twentieth century. The style is characterized by gable roofs, dormers, simple columns and pilasters, denticulated cornices, and shutters. Residences are typically two stories in height and faced with clapboards. Most commonly rectangular in plan, later examples may assume an L-shaped form to accommodate a breezeway and garage. The simple and regular style lent itself well to standardization, extending its popularity into the mid-twentieth century.⁴⁵

⁴³ McAlester, Virginia and Lee McAlester.

⁴⁴ Blumenson, John J. G.

⁴⁵ Wyatt, Barbara, Ed.

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There are eleven buildings in the district that exhibit the Colonial Revival style. Among them, the Bregenzier House at 157 Duane Street stands out with its high level of integrity and stylistic symmetrical design, gable roof with dormers, paired multi-pane windows, a portico supported by columns, and denticulated cornices.

Georgian Revival

The Georgian Revival style is a more refined interpretation of the Colonial Revival style whose interpretations of early American Georgian architecture are more historically accurate. These tend to be structures larger in scale and more richly finished than typical Colonial Revival buildings. Characteristic of the Georgian Revival style are formal symmetrical facades, rectangular plans, hipped roofs, and classical embellishments including denticulated cornices, elliptical fanlights, sidelights flanking doorways, Palladian windows, broken pediments, and classical columns.⁴⁶

There is only one example of the Georgian Revival style in the district. The Briody House, located at 201 South Edward Street and constructed in 1907, demonstrates some aspects of the Georgian Revival style amongst others.

Dutch Colonial Revival

Another example of a Period Revival style of the 1900s through the 1940s, the Dutch Colonial Revival style is a less formal subtype of the Colonial Revival style, characterized by its gambrel roof form. Other characteristics include symmetry, two-story height, dormers, and classically inspired detailing, especially focused at the entrance, which can include columns, pilasters, shutters, and denticulated cornices. Examples of the Dutch Colonial Revival style often exhibit a gambrel roof ending with deep, flared eaves. Clapboards, shingles, brick, and stone are materials commonly used in combination on the exteriors. The symmetry of the style is often offset by a small wing on either of the gable ends. The style was especially popular for small-scale residences in early twentieth century suburbs.⁴⁷

There are eight buildings in the district that exhibit the Dutch Colonial Revival style. Among them, the W.M. Huse House stands out with its high level of integrity and stylistic gambrel roof with dormers, shingle siding, and denticulated cornices.

⁴⁶ Wyatt, Barbara, Ed

⁴⁷ Wyatt, Barbara, Ed.

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Tudor Revival

The Tudor Revival style was popular in Wisconsin from 1900 to 1940 and, as its name suggests, is reminiscent of earlier styles, primarily English precedents of the sixteenth century. The style is typified by a steeply-pitched roof dominated by one or more prominent cross gables, an irregular plan, and the style's hallmark decorative half timbering, generally on the second floor or gable ends, in-filled with stucco or brick. Other characteristic elements also include tall, narrow, and multi-paned windows in multiple groups, oriel windows, one- or two-story semi-hexagonal bay windows, massive chimneys commonly crowned by decorative chimney pots, and decorative strap work. Exterior wall materials are typically a combination of brick, stone, clapboard, wood shingles, and stucco. Rare examples attempt to mimic the picturesque thatch roofs of rural England by rolling roofing materials around the building's eaves and rakes.⁴⁸

There are seven Tudor Revival style residences in the district. Among them, the Louis H. & Ella Rohr House at 373 South Kane Street stands out with its high level of integrity. It is a fine example of the style's decorative half-timbering in-filled with stucco and prominent, steeply-pitched cross gables.

Mediterranean Revival

Another Period Revival style of the 1900s through the 1940s, the Mediterranean Revival style is relatively rare in Wisconsin outside of the Milwaukee area. Homes in this style are often architect designed and constructed of brick with stone trim. They may feature straight or arched openings, columns, stone balconies and porch railings, and low sloped, red clay tile, hipped roofs. The Mediterranean Revival style is often planned around a courtyard and exhibits flat wall surfaces, broken by arcading, terra cotta, plaster, or tile ornamentation, sometimes drawing on classical motifs. This style is used for both residential and commercial buildings.⁴⁹

There are two buildings in the district that exhibit the Mediterranean Revival style. Among them, the Charles Roy and Elfreida McCanna House at 101 East State Street stands out with its high level of integrity and stylistic symmetrical design, gambrel roof, and clapboard siding.

Spanish Colonial Revival

Another example of the Period Revival styles dating from 1915 through 1940, the Spanish Colonial Revival style is more rare than the Mediterranean Revival style in Wisconsin. The Spanish Colonial

⁴⁸ McAlester, Virginia and Lee McAlester.

⁴⁹ Wyatt, Barbara, Ed.

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Revival style generally appears less restrained than the Mediterranean Revival style; yet it is also characterized by red tile roofs, heavy brackets, and flat wall surfaces that are typically plastered, broken by arcading, terra cotta or tile ornamentation. Examples also commonly feature straight or arched openings, wrought iron balconies and porch railings, and low sloped, red clay tile hipped and gable roofs. The style can have a rustic demeanor and include mission-style elements such as wooden vigas, iron grillwork, and shaped gables.⁵⁰

The George and Nellie Harper House at 101 South Kane Street maintains a high level of integrity and is the district's only example of the Spanish Colonial Revival style with red tile roof, arched openings, wrought iron grillwork, an elaborated chimney top, and a mission-style roof.

Art Deco

Art Deco is a more modern style, dating from 1925 to 1940 in Wisconsin. It features clean, smooth surfaces and geometrical massing with stepped or setback facade and a vertical orientation. These buildings are adorned with stylized decorative elements and sunrise, zigzag, or chevron patterns made of metals, glazed bricks, or mosaic tiles which are used at openings, spandrels, or parapets. Windows and doors are often metal.⁵¹

The Temple of Free Masonry at 325 North Kane Street maintains a high level of integrity and is the district's only example of the Art Deco style with decorative elements, featuring fluting, geometric floral, sunrise, and chevron patterns at the entrance.

Materials

Burlington uniquely boasts numerous cobblestone buildings that were largely built by the city's German immigrants during the mid-nineteenth century.

Cobblestone

Beginning in the 1840s and continuing for the next three decades, cobblestone was a common building material in southeast Wisconsin. In the 1840s changing tastes led to the use of smaller and smaller aggregate stones and their application as a veneer, rather than as a structural bearing material. Cobblestones were typically laid in horizontal bands with each stone supported by mortar. At the corner of buildings, stone was frequently used for quoins. The use of cobblestone was likely

⁵⁰ Ibid.

⁵¹ Ibid.

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introduced by Yankee settlers from New York in the 1830s and 1840s, and was also a popular construction technique among German immigrants.⁵²

Germans began settling around Burlington in 1840, attracted to the area due to its similar climate to that of their homeland. During the following decade, German immigration to the area increased heavily due to the drafting of young men, poor economic conditions, and political discord brought on in Germany by wars with Austria. Those coming to Burlington were principally farmers, artisans, and tradesmen from the German provinces of Westphalia and Bavaria. Germans migrating to Burlington were primarily Catholic, with some Lutheran and Methodist denominations. They were heavily involved with the formation of St. Sebastian Catholic Church by 1843, St. John Evangelical Lutheran Church by 1856, the German Methodist Church in 1874, and Holy Cross Lutheran Church in 1883.

For social and religious reasons many German immigrants settled close together in the area now known as "the hillside." Here they produced lime and, with it, constructed fieldstone houses; these include the Jefferson Street houses of Wilhelm & Maria Riel, John Heinrich & Catharina Burhans, and John Heinrich Reuter.

Architects

N. K. Aldrich

N. K. Aldrich was an architect with a practice located in Galesburg, Illinois. The design of the following building can be attributed to N. K. Aldrich.⁵³

Charles A. & Sarah Jones House	225 N. Kane Street	1896
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George M. Hinkley

George M. Hinkley was born in Ogden, Utah, in 1892. In 1905, he moved with his family to West Allis, Wisconsin, where his father, George C. Hinkley, worked for the E. P. Allis Company before establishing the Hinkley Company in 1911. The Hinkley Company initially provided mortgages, insurance, and other real estate services, including building, until the mid-1930s. George M. joined his

⁵² Ibid.

⁵³ Building Permit Records. On file at Burlington City Hall, Burlington, Wisconsin.

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father's business and became a licensed architect in 1932, although he had been practicing as such for nearly twenty years. George M. Hinkley was active as a Mason with the West Allis Lodge #291.⁵⁴

The construction of the following building is attributed to George M. Hinkley:⁵⁵

Temple of Free Masonry	325 N. Kane Street	1929
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Edward Townsend Mix

Edward Townsend Mix was born in New Haven, Connecticut in 1831. He moved with his parents to Andover, Illinois in 1836 and to New York City in 1845, where he eventually studied architecture. In 1855, Mix moved to Chicago before settling in Milwaukee the following year and establishing an architectural practice. Edward Townsend Mix served as State architect for Wisconsin from 1864 to 1867. He practiced independently in Milwaukee again until 1882, when he partnered with Walter A. Holbrook. The partnership ended in 1889. During his career, Mix designed many of Milwaukee's most prominent buildings including the Iron Block in 1860, the Academy of Music in 1865, the Plankinton House in 1868, the Mitchell Building in 1878, the Chamber of Commerce Building in 1880, and the Chicago, Milwaukee & St. Paul Depot in 1886. In addition to these, Mix also designed numerous churches and private residences. From 1888 until his death in 1890, Mix was president of the Wisconsin Architectural League.⁵⁶ The design of the following building can be attributed to Edward Townsend Mix:⁵⁷

Anthony & Elisa Meinhardt House	201 S. Kane Street	1882
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Builders

Burlington had numerous carpenters and builders operating at any one time since its founding. Of the builders known to have constructed homes within the district, none of them achieved national reputations, although many gained local favor within Racine County. The following builders are known to have been active in the Kane Street Historic District.

⁵⁴ "Hinkley Family's History Recalled." *West Allis Star*. June 17, 1971.

⁵⁵ Building Permit Records.

⁵⁶ "Edward Townsend Mix." *Dictionary of Wisconsin History*. Wisconsin Historical Society website.

⁵⁷ Building Permit Records.

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Jacob Brehm

Jacob Brehm was a builder in Burlington during the mid-nineteenth century. He constructed his house in Burlington around 1850. The construction of the following building is attributed to Jacob Brehm:⁵⁸

Jacob Brehm House	232, 234 & 236 W. State Street	c. 1850
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John Heinrich Burhans

John Heinrich Burhans was a builder in Burlington during the mid-nineteenth century. He constructed his own house in Burlington around 1853. The construction of the following building is attributed to John Heinrich Burhans:⁵⁹

John Heinrich & Catharina Burhans House	200 & 202 W. Jefferson Street	c. 1853
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Charles L. Graham

Charles L. Graham was a builder who worked in Burlington during the late-nineteenth century. He constructed himself a house on Kane Street. The construction of the following buildings is attributed to Charles L. Graham:⁶⁰

Charles A. & Sarah Jones House	225 N. Kane Street	1896
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Robert H. Fitch

Robert H. Fitch was a stone monument maker in Burlington during the early twentieth century, whose business was named Robert Fitch Monuments. Fitch served as a trustee of the Master Builders of

⁵⁸ Building Permit Records. On file at Burlington City Hall, Burlington, Wisconsin.

⁵⁹ Ibid.

⁶⁰ Ibid.

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Wisconsin for several years. Fitch was not the sculptor but was the mason responsible for the construction of the following statue:⁶¹

Abraham Lincoln Statue	Kane & State Streets	1913
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William Hoppe

William Hoppe was a builder in Burlington during the early twentieth century. Most likely working on one house at a time, he and his family would occupy houses that he constructed before selling them while beginning construction of another. The construction of the following buildings is attributed to William Hoppe:⁶²

William Hoppe House	141 S. Edward Street	1904
William Hoppe House	149 S. Edward Street	1907

Fred Itzin

Fred Itzin was a builder in Burlington who constructed houses for some of the city's most prominent citizens during the late nineteenth century, including the non-extant house for Finke-Uhen Brewing Company founder, John H. Uhen, in 1896. The construction of the following building is attributed to Fred Itzin.⁶³

Anthony & Elisa Meinhardt House	201 S. Kane Street	1882
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William Johnson

William Johnson was a builder in Burlington during the mid-nineteenth century. He is known to have worked with mason Joseph Wackerman, Sr. The construction of the following building is attributed to William Johnson:

Burlington Union School	100 N. Kane Street	1859
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⁶¹ Building Permit Records. On file at Burlington City Hall, Burlington, Wisconsin.

⁶² Ibid.

⁶³ General Files.

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Theodore Karges

Theodore Karges was a builder in Burlington during the early twentieth century. Most likely working on one house at a time, he and his family would occupy houses that he constructed before selling them while beginning construction of another. The construction of the following buildings is attributed to Theodore Karges:

Theodore Karges House	248 S. Kane Street	1904
Theodore Karges House	256 S. Kane Street	1893

Fred Ketterhagen

Fred Ketterhagen was a builder who worked in Burlington during the early twentieth century. He constructed himself a house on Duane Street in 1923. The construction of the following building is attributed to Fred Ketterhagen:

Fred Ketterhagen House	181 Duane Street	1923
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John Heinrich Reuter

John Heinrich Reuter, born in 1816, was a builder in Burlington during the mid-nineteenth century. He constructed his own house in Burlington around 1853.

The construction of the following building is attributed to John Heinrich Reuter:

John Heinrich Reuter House	208 & 210 W. Jefferson Street	c. 1853
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Joseph A. Rueter

Joseph A. Rueter, the son of John Heinrich Rueter and born in 1861, operated a general contracting business in Burlington around the turn of the twentieth century. He is known to have worked on multiple projects for St. Mary Catholic Church with masons by the names of Zarnecky and Frank Rueter, relation unknown. He constructed a house for himself on Jefferson Street. Operation of Joseph A. Rueter's construction company was taken over by his son, Henry Rueter, by 1937.⁶⁴ The construction of the following buildings is attributed to Joseph A. Rueter:

⁶⁴ General Files.

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Louis H. & Ella Rohr House	373 S. Kane Street	1908
Joseph A. & Kate Rueter House	217 W. Jefferson Street	c. 1890

Joseph P. Rueter

Joseph P. Rueter, born in 1869, was a mason working in Burlington around the turn of the twentieth century. He constructed a house for himself on State Street in 1898. The construction of the following building is attributed to Joseph P. Rueter:

Joseph P. Rueter House	164 W. State Street	1898
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Edward B. Rueter

Edward B. Rueter began working as a builder with his father, Henry Rueter, and for his grandfather, Joseph A. Rueter. In 1937, he joined his father as partner of the general contracting business. Edward's work consisted largely of commercial building projects; however, he did residential work as well. He constructed himself a house on Kane Street in 1939, and a new house on Summit Avenue in 1945. Later in his career, his company went by the names of Rueter General Contractors, Inc. and Rueter, Inc.⁶⁵ The construction of the following building is attributed to Edward B. Rueter:

Edward B. Rueter House	416 S. Kane Street	1939
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Frank Rueter

Frank Rueter worked in Burlington as a mason during the late nineteenth century. He is known to have worked with his brother contractor Joseph A. Rueter. He constructed a house for himself on State Street. The construction of the following building is attributed to Frank Rueter:

Frank Rueter House	216 & 218 W. State Street	c. 1870
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⁶⁵ General Files.

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Joseph C. Salisbury

Joseph C. Salisbury was a builder who worked in Burlington with Frank Vande Sand during the late nineteenth century. He later worked independently. He constructed himself a house on Edward Street. The construction of the following buildings is attributed to Joseph C. Salisbury:

Joseph M. & Mary Christien House	117 & 119 S. Edward Street	1911
Joseph C. Salisbury House	240 & 242 S. Edward Street	c. 1890

Fred Uhen

Fred Uhen was a builder in Burlington during the early twentieth century. The construction of the following building is attributed to Fred Uhen:

Henry A. Steffen House	133 S. Edward Street	1910
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Joseph Wackerman, Sr.

Joseph Wackerman, Sr. was a mason in Burlington during the mid-nineteenth century. He is known to have worked with builder William Johnson. The construction of the following building is attributed to Joseph Wackerman, Sr.:

Burlington Union School	100 N. Kane Street	1859
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Conclusion

The Kane Street Historic District is nominated under National Register Criterion C, locally significant in the area of Architecture demonstrating the range of residential, religious, and civic architectural styles during its period of development between 1844 and 1940. The district conveys a sense of historical and architectural cohesiveness through its high style designs of 152 large to moderately size homes, 4 small and modestly sized churches, a Masonic Temple, a school, and a statue, which are distinguished from other residential areas within the city. Representative of the prevailing architectural styles of the times, Queen Anne, American Foursquare, Bungalow, Greek Revival, Colonial Revival, and many other styles are prominent within the district. The residences and community buildings within the Kane Street Historic District are well preserved and have much the same appearance today as they did when constructed. The result is now one of Burlington's most architecturally intact historic residential areas.

Integrity

The Kane Street Historic District has high integrity; the residences and community buildings are well preserved and have much the same appearance today as they did when constructed. Exterior alterations to the original buildings have been minimal and have generally been limited to window replacements in their original openings and siding replacement. The result is now one of Burlington's most architecturally intact historic residential areas.

Statement of Archeological Potential

This area of the state, along the White and Fox rivers, was likely home to considerable Native American activities. While it is almost certain that the construction of the extant resources would have greatly disturbed or completely obliterated remaining archeological artifacts directly within their footprint, it is possible that Native American resources may be extant directly outside of those footprints within the boundaries of the district. The extent of any archeological potential in the district has not been assessed.

Preservation Activities

The Kane Street Historic District has been fortunate in consistently attracting long-term homeowners who have taken pride in their historic homes and have maintained them. In addition, the City of Burlington's Historic Preservation Commission is proactive in promoting, protecting, and preserving Burlington's historic resources. This nomination is a continuation of their efforts to carry out the recommendations contained in the City of Burlington, Wisconsin Architectural and Historical Intensive Survey. In listing this district, the City of Burlington Historic Preservation Commission

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Kane Street Historic District
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hopes to provide the opportunity for homeowners to obtain tax credits and/or other incentives to maintain and restore their properties.

Acknowledgments

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.

The activity that is the subject of this Nomination has been financed entirely with Federal Funds from the National Park Service, U.S. Department of the Interior, and administered by the Wisconsin Historical Society. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Wisconsin Historical Society. Nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the Wisconsin Historical Society.

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City of Burlington, Racine County, WI

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Kane Street Historic District
City of Burlington, Racine County, WI

UTM References

1	<u>16</u>	<u>394921</u>	<u>4725010</u>	4	<u>16</u>	<u>395600</u>	<u>4725438</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>395046</u>	<u>4725027</u>	5	<u>16</u>	<u>395422</u>	<u>4725010</u>
	Zone	Easting	Northing		Zone	Easting	Northing
3	<u>16</u>	<u>395375</u>	<u>4725939</u>				
	Zone	Easting	Northing				

Verbal Boundary Description

The district consists of the legal parcels associated with the 138 contributing and 21 non-contributing resources within the district and may be defined by the general description:

Beginning on the east curb line of Kane Street near the southwest corner of the lot associated with 440 S. Kane Street, continue north along the curb line to the point on the east curb line of Kane Street that corresponds to the southeast corner of the lot associated with 373 S. Kane Street, turn 90 degrees and continue west along the south property line of said lot to the southwest corner of said lot, turn 90 degrees and continue north along the west property line of said lot to the northwest corner of the lot associated with 325 S. Kane Street, turn 90 degrees and continue west along the south property line of the lot associated with 141 W. Highland Avenue to the east curb line of Randolph Street near the southwest corner of the lot associated with 197 W. Highland Avenue, turn 90 degrees and continue north along the curb line to the south curb line of Duane Street near the northwest corner of the lot associated with 181 Duane Street, turn 90 degrees and continue east along the curb line to a point on the south curb line of Duane Street that corresponds to the southwest corner of the lot associated with 225 S. Kane Street, turn 90 degrees and continue north along the west property line of said lot to the northwest corner of said lot, turn 90 degrees and continue west along the south property line of the lot associated with 201 S. Kane Street to the southwest corner of said lot, turn 90 degrees and continue north along the west property line of said lot to a point on the north curb line of Chandler Boulevard that corresponds to the northwest corner of said lot, turn 90 degrees and continue west along the curb line of the lot associated with 149 S. Kane Street to a point that corresponds to the southwest corner of said lot, turn 90 degrees and continue north along the west property line of said lot to the northwest corner of said lot, turn 90 degrees and continue west along the south property line of the lot associated

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with 125 W. State Street to the southwest corner of the lot associated with 149 W. State Street, turn 90 degrees and continue north along the west property line of said lot to the southeast corner of the lot associated with 157 W. State Street, turn 90 degrees and continue west along the south property line of said lot to the southwest corner of said lot, turn 90 degrees and continue north along the west property line of said lot to the southeast corner of the lot associated with 165 W. State Street, turn 90 degrees and continue west along the south property line of said lot to the southwest corner of said lot, turn 90 degrees and continue north along the west property line of said lot to the southeast corner of the lot associated with 173 W. State Street, turn 90 degrees and continue west along the south property line of said lot to a point on the east curb line of Randolph Street that corresponds to the southwest corner of the lot associated with 181 W. State Street, turn 90 degrees and continue north along the curb line to a point that corresponds with the southeast corner of the lot associated with 209 W. State Street, turn 90 degrees and continue west along the south property line of said lot to the southwest corner of said lot, turn 90 degrees and continue north along the west property line of said lot to the point on the north curb line of W. State Street that corresponds with the northwest corner of said lot, turn 90 degrees and continue west along the curb line to a point that corresponds to the southwest corner of the lot associated with 232, 234 & 236 W. State Street, turn 90 degrees and continue north along the west property line of said lot to a point on the south curb line of W. Jefferson Street that corresponds to the northwest corner of the lot associated with 217 W. Jefferson Street, turn approximately 90 degrees and continue northeast along the curb line of said lot to a point that corresponds with the southwest corner of the lot associated with 216 W. Jefferson Street, turn 90 degrees and continue northwest along the west property line of said lot to the northwest corner of said lot, turn 90 degrees and continue northeast along the north property line of said lot to the northeast corner of said lot, turn 90 degrees and continue southeast along the east property line of said lot to the northwest corner of the lot associated with 208 & 210 W. Jefferson Street, turn 90 degrees and continue northeast along the north property line of said lot to the northeast corner of said lot, turn 90 degrees and continue northwest along the west property line of the lot associated with 200 & 202 W. Jefferson Street to the northwest corner of said lot, turn 90 degrees and continue northeast along the north property line of said lot to the northeast corner of the lot associated with 180 W. Jefferson Street, turn 90 degrees and continue southeast along the east property line of said lot to the north curb line of W. Jefferson Street that corresponds to the southeast corner of said lot, turn 90 degrees and continue southwest along the curb line to a point that corresponds with the northeast corner of the lot associated with 189 W. Jefferson Street, turn 90 degrees and continue southeast along the east property line of said lot to the southeast corner of said lot, turn approximately 90 degrees and continue northeast along the north property line of the adjacent lots to the southwest corner of the lot associated with 149 & 151 W. Jefferson Street, turn 90 degrees and continue northwest along the west property line of said lot to a point on the south curb of W. Jefferson Street that corresponds to the northwest corner of said lot, turn 90 degrees and continue northeast along the curb line of said lot to a point that corresponds with the east curb line of Johnson Street, turn 90 degrees and continue northwest along the curb line to a point that corresponds to the

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Kane Street Historic District
City of Burlington, Racine County, WI

northwest corner of the lot associated with 308 Johnson Street, turn 90 degrees and continue northeast along the north property line of said lot to the southwest corner of the lot associated with 325 N. Kane Street, turn 90 degrees and continue northwest along the west property line of said lot to a point on the south curb line of W. Washington Street that corresponds to the northwest corner of said lot, turn 90 degrees and continue northeast along the curb line of said lot to a point that corresponds to the northeast corner of the lot associated with 101 E. Washington Street, turn 90 degrees and continue southeast along the east property line of said lot to a point on the south curb line of E. Jefferson Street that corresponds with the southeast corner of the lot associated with 100 E. Jefferson Street, turn 90 degrees and continue northeast along the curb line of the lot associated with 224 N. Kane Street to a point that corresponds to the northeast corner of said lot, turn 90 degrees and continue southeast along the east property line of said lot to the southeast corner of the lot associated with 124 N. Kane Street, turn 90 degrees and continue southwest along the south property line of said lot to the northeast corner of the lot associated with 116 N. Kane Street, turn 90 degrees and continue southeast along the east property line of said lot to the southeast corner of said lot, turn 90 degrees and continue northeast along the north property line of the lot associated with 100 N. Kane Street to a point on the west curb line of Perkins Boulevard that corresponds to the northeast corner of said lot, turn 90 degrees and continue southeast along the curb line of said lot to a point corresponding to the southeast corner of the lot associated with 124 S. Edward Street, turn approximately 45 degrees and continue west along the south property line of said lot, turn 90 degrees and continue south along the east property line of said lot to a point on the north curb line of E. Highland Avenue that corresponds to the southeast corner of the lot associated with 264 S. Edward Street, turn 90 degrees and continue west along the curb line of said lot to a point that corresponds to the northeast corner of the lot associated with 300 S. Kane Street, turn 90 degrees and continue south along the east property line of said lot to the southeast corner of the lot associated with 440 S. Kane Street, turn 90 degrees and continue west to the beginning.

The boundaries of the proposed Kane Street Historic District are clearly delineated on the accompanying district map and enclose an area of 53.07 acres.

Boundary Justification

The boundaries of the proposed Kane Street Historic District enclose all the areas historically associated with the district's 159 resources. To the north, the boundary was drawn to exclude fringe areas of the downtown, including vacant or parking lots and modern structures. To the west, the district is easily delineated due to the change from the residential character that predominates in the district. While some adjacent areas to the south and east are similar in nature to the district, they were not constructed within the district's period of significance or do not maintain the historic integrity of the resources contained within the district boundaries. The result is a cohesive district with as few non-contributing properties as possible.

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Kane Street Historic District
City of Burlington, Racine County, WI

Name of Property:	Kane Street Historic District
City or Vicinity:	City of Burlington
County:	Racine County
State:	Wisconsin
Name of Photographer:	Jennifer Lehrke
Location of Original Digital Files:	Legacy Architecture, Inc. 529 Ontario Avenue, Suite FN1 Sheboygan, Wisconsin, 53081

Photo #1 (WI_RacineCounty_KaneStreetHistoricDistrict_0001)
216 W. Jefferson Street, 208 & 210 W. Jefferson Street, 200 & 202 W. Jefferson Street, and
180 W. Jefferson Street, camera facing northeast, August 22, 2013

Photo #2 (WI_RacineCounty_KaneStreetHistoricDistrict_0002)
141 Duane Street, 149 Duane Street, and 157 Duane Street, camera facing southwest, August 22, 2013

Photo #3 (WI_RacineCounty_KaneStreetHistoricDistrict_0003)
Intersection of Kane & State Streets and 101 E. State Street, camera facing southeast, August 22, 2013

Photo #4 (WI_RacineCounty_KaneStreetHistoricDistrict_0004)
117 E. State Street, north facade, camera facing south, November 7, 2011

Photo #5 (WI_RacineCounty_KaneStreetHistoricDistrict_0005)
216 W. Jefferson Street, south facade, camera facing northwest, August 22, 2013

Photo #6 (WI_RacineCounty_KaneStreetHistoricDistrict_0006)
200 & 202 W. Jefferson Street, south facade, camera facing northwest, November 7, 2011

Photo #7 (WI_RacineCounty_KaneStreetHistoricDistrict_0007)
132 W. State Street, south facade, camera facing northeast, August 22, 2013

Photo #8 (WI_RacineCounty_KaneStreetHistoricDistrict_0008)
100 N. Kane Street, west facade, camera facing north, August 22, 2013

Photo #9 (WI_RacineCounty_KaneStreetHistoricDistrict_0009)
125 N. Kane Street, east facade, camera facing northwest, November 7, 2011

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Kane Street Historic District
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Photo #10 (WI_RacineCounty_KaneStreetHistoricDistrict_0010)
124 S. Edward Street, north facade, camera facing southeast, August 22, 2013

Photo #11 (WI_RacineCounty_KaneStreetHistoricDistrict_0011)
201 S. Kane Street, north and east facades, camera facing southwest, November 7, 2011

Photo #12 (WI_RacineCounty_KaneStreetHistoricDistrict_0012)
225 N. Kane Street, north and east facades, camera facing south, November 7, 2011

Photo #13 (WI_RacineCounty_KaneStreetHistoricDistrict_0013)
164 W. State Street, south facade, camera facing northeast, November 7, 2011

Photo #14 (WI_RacineCounty_KaneStreetHistoricDistrict_0014)
200 S. Kane Street, north and west facades, camera facing southeast, January 24, 2012

Photo #15 (WI_RacineCounty_KaneStreetHistoricDistrict_0015)
233 S. Edward Street, north and east facades, camera facing southwest, November 7, 2011

Photo #16 (WI_RacineCounty_KaneStreetHistoricDistrict_0016)
233 S. Kane Street, east facade, camera facing west, November 7, 2011

Photo #17 (WI_RacineCounty_KaneStreetHistoricDistrict_0017)
217 N. Kane Street, east facade, camera facing southwest, November 7, 2011

Photo #18 (WI_RacineCounty_KaneStreetHistoricDistrict_0018)
301 N. Kane Street, east facade, camera facing west, November 7, 2011

Photo #19 (WI_RacineCounty_KaneStreetHistoricDistrict_0019)
157 Duane Street, north facade, camera facing southeast, November 7, 2011

Photo #20 (WI_RacineCounty_KaneStreetHistoricDistrict_0020)
241 S. Kane Street, east facade, camera facing northwest, August 22, 2013

Photo #21 (WI_RacineCounty_KaneStreetHistoricDistrict_0021)
373 S. Kane Street, east facade, camera facing west, November 7, 2011

Photo #22 (WI_RacineCounty_KaneStreetHistoricDistrict_0022)
101 E. State Street, north facade, camera facing southeast, November 7, 2011

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Photo #23 (WI_RacineCounty_KaneStreetHistoricDistrict_0023)
101 S. Kane Street, east facade, camera facing southwest, November 7, 2011

Photo #24 (WI_RacineCounty_KaneStreetHistoricDistrict_0024)
325 N. Kane Street, east facade, camera facing southwest, November 7, 2011

Photo #25 (WI_RacineCounty_KaneStreetHistoricDistrict_0025)
Intersection of Kane & State Streets, north and east sides, camera facing southwest, November 7, 2011

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Kane Street Historic District
City of Burlington, Racine Co., WI

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September 18, 2013

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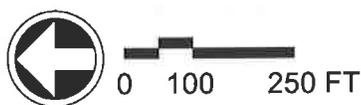
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City of Burlington, Racine Co., WI

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continued from previous map



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LEGEND

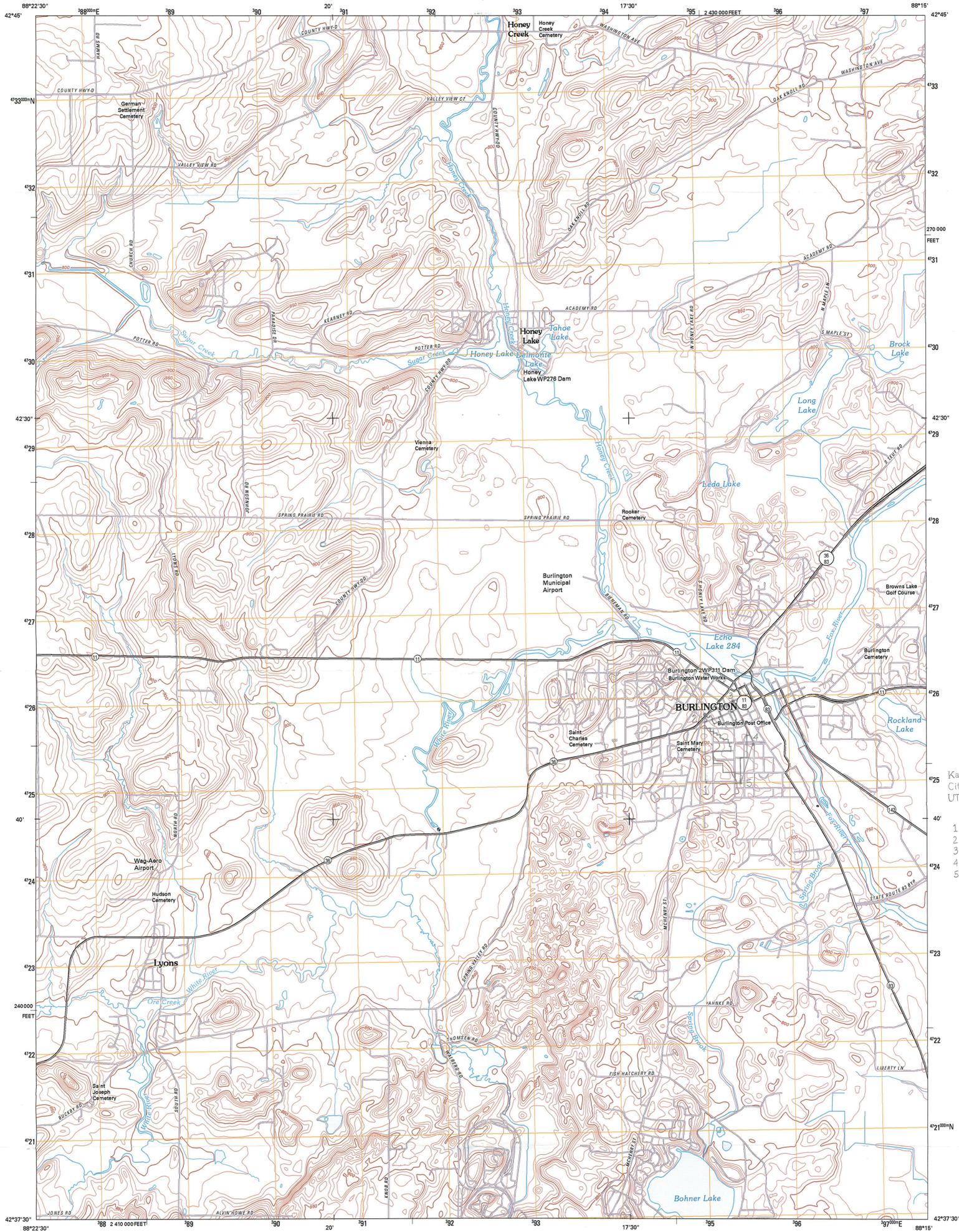
- . - District Boundary
- ▨ Non-Contributing Resource
- 800 Address
- 1 → Photo Number & Vantage Point



U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY



BURLINGTON QUADRANGLE
WISCONSIN
7.5-MINUTE SERIES

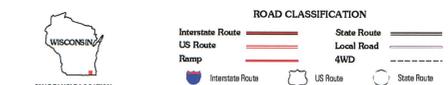
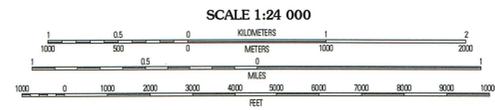
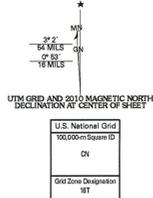


Kane Street Historic District
City of Burlington, Racine Co., WI
UTM Reference:

Zone	Easting	Northing
1	16 394921	4725010
2	16 395046	4725027
3	16 395375	4725939
4	16 395600	4725438
5	16 395422	4725010

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 16T
10 000-foot ticks: Wisconsin Coordinate System of 1985
(south zone)

Imagery:.....NAP, July 2008
Roads:.....62006-2010 T-4e A-1e
Names:.....GNIS, 2008
Hydrography:.....National Hydrography Dataset, 2008
Contours:.....National Elevation Dataset, 1999



BURLINGTON, WI
2010

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with version 0.5.10 of the
draft USGS Standards for 7.5-Minute Quadrangle Maps.
A metadata file associated with this product is draft version 0.5.11