Lincoln Boulevard Historic District

National Register of Historic Places Informational Meeting

April 5, 2017
Agenda

1. Welcome & Introductions
2. Project Background
3. Lincoln Boulevard Historic District
4. Other National Register listings in Manitowoc
5. National Register of Historic Places
6. Questions & Answers
7. Wrap up
Project Introduction
Project Overview

- Upgrades to signals at County R intersection
- County R to Fleetwood Drive – rehab roadway
- Replace box culvert west of Fleetwood and rehab structure over Canadian National Railroad
Project Overview

- Fleetwood Drive to Maritime Drive – Urban reconstruction. Signal replacement at the intersections 18th Street (County Q), 11th Street, and 8th Street (County B).
- Roundabout at the WIS 42 and Maritime Drive intersection
Project Overview

- **Reconstruct**
  - Fleetwood Dr. – Maritime Dr.

- **Resurface**
  - County R – Fleetwood Dr.
Benefits

- Improved intersection geometry
- Traffic signal upgrades
- Pavement replacement / improvements
- Roundabout installation at Maritime Drive
- Structure improvements
- Utility and storm sewer upgrades
- Bicycle accommodations
Menasha Avenue
Maritime Drive

US 10/WIS 42 (Waldo Boulevard), City of Manitowoc, Manitowoc County
Next steps

Complete Preliminary design – 2015
Historical Review/Environmental Process - 2015
Purchase R/W – 2017
Complete Plans – 2018
Public Outreach for Construction – Spring 2019
Construction Summer of 2019 and 2020
Questions on overall project?
Section 106 Review Process

1966 National Historic Preservation Act

- Established National Register of Historic Places
- Established Section 106 review process to minimize potential damage to historic properties

“Federal agencies must consider a project’s effects on historic properties.”
Section 106 Review Process

1. Identify historic properties in the project area
Section 106 Review Process

1. Identify historic properties in the project area

2. Evaluate which historic properties are listed in, or eligible for, the National Register (NRHP)
Section 106 Review Process

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2. Evaluate which historic properties are listed in, or eligible for, the National Register (NRHP)
3. Assess how the project might affect these NRHP-eligible properties
Section 106 Review Process

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2. Evaluate which historic properties are listed in, or eligible for, the National Register (NRHP)
3. Assess how the project might affect these NRHP-eligible properties
4. Develop measures to avoid or reduce harm to the NRHP-eligible properties (consultation)
Section 106 Review Process

1. Identify historic properties in the project area
2. Evaluate which historic properties are listed in, or eligible for, the National Register (NRHP)
3. Assess how the project might affect these NRHP-eligible properties
4. Develop measures to avoid or reduce harm to the NRHP-eligible properties (consultation)
5. Implement mitigation measures
Project Recap: Identification

Spring 2012 - Walking survey of every building along Waldo Blvd between Rapids Road & Maritime Drive

• 119 properties included in survey report

• 10 of these recommended as potentially eligible for NRHP
Project Recap: Identification
Project Recap: Identification
Project Recap: Evaluation

Spring 2014 – Determined eligible for listing in NRHP:

- First Reformed UCC Church
- Max Alpert House – 505 Waldo Blvd
- Elks Clubhouse – 200 Waldo Blvd
- Woodrow Wilson Junior High School
- Holy Innocents Parish Complex
- Lincoln Boulevard Historic District
Project Recap: Evaluation

Spring 2014 – Determined eligible for listing in NRHP:

• First Reformed UCC Church
• Max Alpert House – 505 Waldo Blvd
• Elks Clubhouse – 200 Waldo Blvd
• Woodrow Wilson Junior High School
• Holy Innocents Parish Complex
• Lincoln Boulevard Historic District
Project Recap: Consultation

February 2015 – Consultation meeting with agencies and owners of affected properties

Summer 2015 – Mitigation development

June 2016 – Memorandum of Agreement including mitigation measures
Elks Clubhouse
200 Waldo Blvd
Elks Clubhouse

Proposed project activities
Elks Clubhouse

Significance

• Eligible for the NRHP in the area of Architecture – International style recreational building
• Site and view to Lake Michigan is important

Adverse Effect

• Construction of roundabout at Maritime Drive = change in setting
Elks Clubhouse

Mitigation measure 1
• Prepare National Register nomination form
• Property owner not in favor of NRHP listing
• Alternate mitigation measure developed

Mitigation measure 2
• Identify & photograph all country clubs in Manitowoc County of similar age & style
Woodrow Wilson Junior High School
View across lawn bowl
Woodrow Wilson Junior High School
Proposed project activities
Woodrow Wilson Junior High School

Significance

• Eligible for the NRHP in the areas of Education and Architecture - Collegiate Gothic style
• Landscape is important part of property function

Adverse Effect

• Removal of trees along Waldo Blvd = change in setting
Woodrow Wilson Junior High School

Mitigation measure 1
• Develop tree replacement plan in cooperation with school officials and staff

Mitigation measure 2
• Survey & photograph all existing public school buildings in City of Manitowoc (current & former – 14 properties)
Holy Innocents Parish Complex
Waldo Blvd between Menasha & 15th
Holy Innocents Parish Complex
Church
Holy Innocents Parish Complex
Rectory
Holy Innocents Parish Complex
School (east elevation)
Holy Innocents Parish Complex
Convent
Holy Innocents Parish Complex
Our Lady of Fatima shrine
Holy Innocents Parish Complex
Proposed project activities
Holy Innocents Parish Complex

Significance

• Eligible for the NRHP in the area of Architecture – Post-WWII Neo-Gothic Revival style
• Eligible for its architectural significance, not because of religious affiliation

Adverse Effect

• Menasha Ave reconstruction + land acquisition from historic property = change in setting
Mitigation measure

- Prepare evaluation (Determination of Eligibility) for St. Andrew’s Church – sister resource
Lincoln Boulevard Historic District
Lincoln Park to Cleveland Avenue

Waldo Boulevard
Lincoln Boulevard Historic District
Proposed project activities
Lincoln Boulevard Historic District

Significance

• Eligible for the NRHP in the area of Architecture and Community Planning & Development

• Boulevard median is significant landscape element & contributes to “feel” of district

Adverse Effect

• Removal of trees at Waldo Blvd intersection = change in setting
Lincoln Boulevard Historic District

Mitigation measure

- Prepare National Register of Historic Places nomination form for historic district
Questions on project background?
What is a historic district?

A significant concentration of buildings united historically or aesthetically by plan or physical development.

US Dept of the Interior, National Parks Service
National Register Bulletin 16A
Lincoln Boulevard Historic District

Background

• 1988: Identified during survey of historic resources in City of Manitowoc. Recommended for listing in NRHP – no further action taken

• 2014: Officially evaluated for NRHP – determined eligible & meets criteria for listing in NRHP

• January 2017: Site visit with Deputy State Historic Preservation Officer
Lincoln Boulevard Historic District

What makes it significant?

• Distinctive architectural styles
• High quality of construction and uniformity of materials
• Boulevard is unifying element
Distinctive architectural styles

- Range of styles from 1890s to 1960s
- Progression of styles mirrors the northward expansion of boulevard through different time periods
Distinctive architectural styles
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Uniformity of materials

• High-quality materials throughout entire district

• Brick and stone at northern end of district – most houses built in 1920s-1940s

• High degree of integrity
Uniformity of materials
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Uniformity of materials
Boulevard is unifying element

- Boulevard established in 1893
- Expanded northward over three decades; completed in 1925
- Generously landscaped with variety of mature trees and plantings
Boulevard is unifying element - 1893
Boulevard is unifying element - 1901
Boulevard is unifying element - 1919
Boulevard is unifying element - 1920
Boulevard is unifying element - 1925
Boulevard is unifying element - 1930
What is a historic district?

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What is a historic district?

The Lincoln Boulevard Historic District is a concentration of buildings with distinctive architectural styles. The houses within the district have similarly high levels of materials, and the boulevard itself gives the district an attractive cohesiveness which sets it apart from other neighborhoods in Manitowoc.
Setting Boundaries

• Boundaries are drawn to group together the largest number of similar buildings
• Boundaries of a historic district are determined by changes in building type or level of integrity

• January 2017 – site visit with Deputy State Historic Preservation Officer
Lincoln Boulevard Historic District

All houses along Lincoln Blvd

Houses on north side of Oak

719 Oak, 715 Oak, 615 Oak

711 Waldo, 615 Waldo, 609 Waldo

708 Pine, 612 Pine
Nomination Process & Timeline

• Listing a historic district requires approval by majority of property owners

• Assuming approval, nomination form submitted to SHPO in January 2018

• 6 months to get nomination on agenda of quarterly review board

• 1 month for NPS to review
Other NRHP listings in Manitowoc
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Questions?