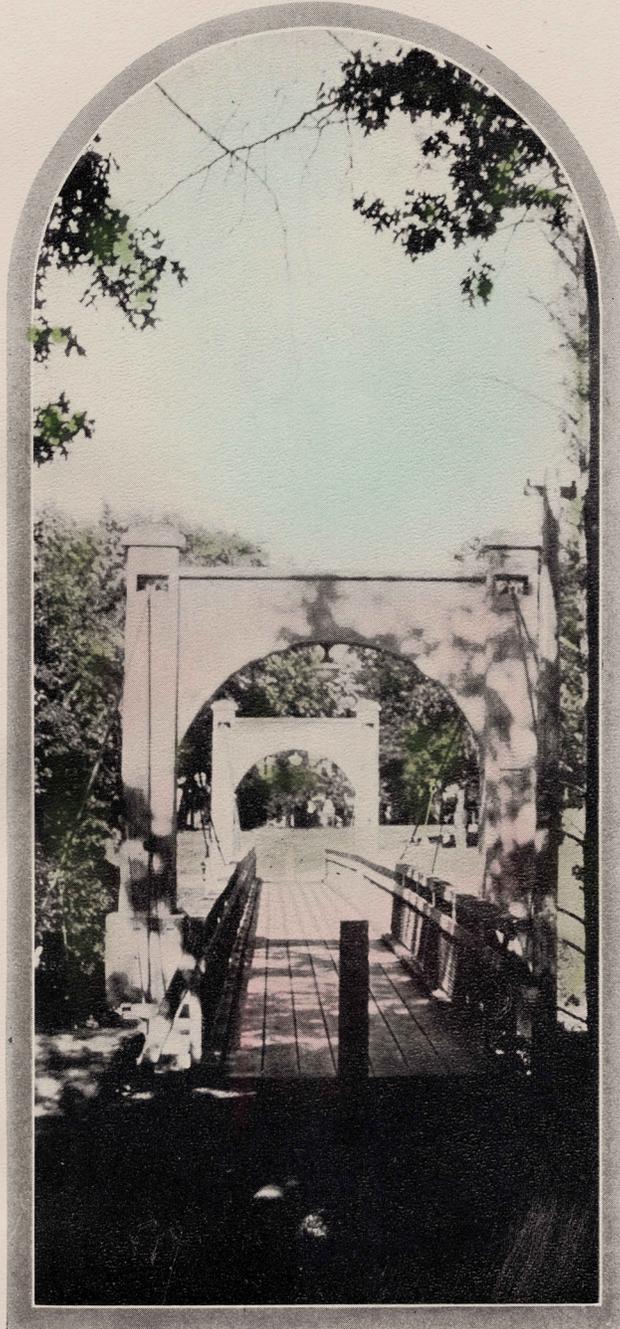


Historic Preservation Plan

City of River Falls



*This bridge that spans our river bed
Some cross with 'bated breath, 'tis said.*

July, 2019

222 Lewis Street, River Falls, Wisconsin

On the cover ...
from the pages of...



The
1931
INNICK

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Forward

In 2003, the Historic Preservation Commission prepared, and City Council approved, a [Historic Preservation Plan](#) for the City of River Falls that created a mission, vision, and policies for protecting historic resources and structures in the City. That plan included a brief history of River Falls, descriptions of historic architectural styles, historic resources and design guidelines.

In November 2018, the Historic Preservation Commission held a strategic planning retreat to identify commission priorities and develop a 2019 work plan. The top priority on the work plan was to prepare an update to the 2003 Historic Preservation Plan. The 2003 Plan calls for amendments to eliminate or modify policies that have become obsolete or unrealistic because of completed tasks or changed conditions. In the spirit of this amendment procedure, the purpose of this plan update is not to rewrite the plan. It does not dramatically alter the vision or fundamental basis of the original plan, but rather modernizes the document with revisions that reflect community changes that have occurred in the past 15+ years. The process to update the plan included staff-led revisions with a chapter by chapter review at HPC meetings. Updates include the following:

- New cover and reformatting with a more modern font and feel.
- Editorial changes to shorten the overall length of the document and reorganization for improved flow.
- Updated resources section to include 2015 Architectural and Historic Inventory findings.
- Added discussion on historic preservation ordinances (e.g. adoption Section 17.77 Historic Residential Design Guidelines).
- Added discussion on new National Register listed properties (i.e. Swinging Bridge, Glen Park swimming pool and bathhouse).
- Completed task/objectives removed from the document body and added to an appendix to highlight accomplishments (e.g. Save our Smokestack project, Certified Local Government status).

In August 2019, the Historic Preservation Commission voted to recommend approval of the updated plan. City Council reviewed and approved this 2019 Historic Preservation Plan by resolution on September 24, 2019.

Introduction

Historic preservation requires the involvement and commitment of citizens, local government, and preservationists. The City of River Falls realizes that without strong and active preservation programs, local historic and prehistoric cultural resources may be lost, either through neglect, poor planning, inappropriate remodeling, or demolition. This *Historic Preservation Plan* serves as the community statement of direction for conservation and preservation of the City's archaeological, cultural, and historic resources.

Scope and Purpose

The boundary for this plan is the municipal boundary of River Falls. The plan is concerned with the development, conservation, and preservation of historic resources in River Falls. It provides guidance for development, capital improvements, and implementation policies and activities to appropriately manage the City's heritage resources and integrate them into urban design and development strategies. This plan:

- Outlines a vision, through the mission statement and themes that reflect the aspirations of the community;
- Establishes a basis for judging development proposals and if public projects are consistent with the plan;
- Provides information that will enhance the character of the community, preserve economic and

critical historical resources, and minimize loss either through neglect, poor planning, inappropriate remodeling, or demolition;

- Provides the basis for establishing and setting priorities and for implementing programs and regulations;
- Provides the basis for education and nurturing a vital community and reaching out to all segments of the population; and
- Provides a plan that meets the requirements of the Wisconsin State Statutes for Comprehensive Plan for historical and cultural resources.

This plan represents the goals and desires of the community and should be recognized as the community's public statement about historic preservation.

To ensure that community actions are consistent, regular ongoing use of the plan is essential. Because this plan is both general and long-term, there will be circumstances and instances when detailed studies are necessary to implement it.

Plan Creation and Updates

The 2003 planning process for this document included background studies and a public participation component.

Background Studies. A comprehensive analysis of existing conditions and planning options was performed in 1991. Major documents that were reviewed are included in Appendix A.



South Hall located on the University of Wisconsin River Falls campus was constructed in 1898 and listed on the National Register of Historic places in 1976.

Public Participation. During the preparation of this plan in 2003, there was an ongoing commitment to active public outreach and participation. The plan policies were shaped by comments made in public meetings and adopted plans. The initial draft of the plan was developed by the Historic Preservation Commission (HPC) by identifying key issues from public meetings and integrating those ideas with commission goals.

Annual Report. An annual report will provide an overview of the status of this plan and its implementation programs. The annual report shall be prepared jointly by City staff and the HPC and submitted to City Council. The report shall include a summary of all completed projects and amendments adopted during the preceding years, an outline of upcoming projects and preservation issues to be addressed in the coming years, along with a work program and budgets.

Amendments. This plan is intended to be a living plan that reflects changing

conditions and community needs. As such, the plan will be subject to amendments over time. Amendments may be needed to conform to state and federal laws passed since adoption and to eliminate and modify policies that may have become obsolete or unrealistic because of changed conditions (such as completion of a task or project, development on a site, or adoption of an ordinance). Amendments should be limited to once a year, although each amendment may include more than one change. The process to amend this plan shall be review and recommendation by the Historic Preservation Commission and final approval by the City Council.

Five-Year Review. The HPC will undertake a comprehensive review of this plan every five years after adoption. The five-year review will include:

- Comprehensive evaluation of the plan policies;
- Analysis of the effectiveness of the implementation programs and the strategies initiated to carry out the plan; and
- Systematic assessment of the historic resource, design guidelines and standards and resource management programs.

The focus of the five-year review will be to determine how well this plan has performed and whether policies related to conservation and preservation have been effective. A report summarizing staff's findings will be presented to the

HPC and then circulated for public comment. The HPC, at a regularly scheduled public hearing, will hear public review and comment on the five-year review. The HPC will study the five-year review and make recommendations to the City Council.

This plan was most recently updated by the HPC in July 2019 and approved by resolution of the City Council on September 24, 2019.



City of River Falls Central Business District in 1886.

Mission Statement

The mission of the City of River Falls Historic Preservation Commission is to promote and protect the historic resources within the City of River Falls and to educate the community about its cultural heritage.

Vision

The community will recognize that the preservation of historic sites and structures offers residents and visitors a special sense of place and a feeling of continuity and association with the past. As the community plans for growth, preserving historic places provides

aesthetic, educational, and economic benefits that will continue to define and improve our quality of life.

Plan Themes

This plan reflects themes that align with the results of public participation and adopted plans. It lays the foundation for guiding and implementing policies. Guiding policies describe the ways or methods that the themes can be achieved. These themes are consistent with other adopted City plans. The themes are followed by discussion in *italics*. For the purpose of this section, the themes are equally weighted; however, themes may be prioritized and amended, either with specific cases or as a matter of general policy.

1. Quality of Life. Enhance the quality of life and ensure provision of community services for residents.

This plan seeks to promote the interests of the community-at-large over private interests. Tools are provided for the public to be meaningfully involved in ongoing planning and decision-making.

2. Character. Maintain and respect the City's unique personality, sense of place, and character.

Residents have unequivocally stated that new growth should not erode the qualities that contributed to the community's unique characteristics. This plan provides for conservation and preservation of the City's historic resources.

3. Urban Form. Promote a compact urban form that encourages sensitive and compatible infill development.

The physical layout of older and established neighborhoods was viewed as critical in planning for future growth and sustainable development. Implementing policies should be established to provide a means to manage and maintain critical elements and historic resources within neighborhoods for future generations.



Residence of Oliver S. Powell, 204 N. 4th Street built 1869.

4. Community-Oriented Development. Orient new development to the community; foster public life, vitality and community spirit.

New development shall be guided by established neighborhoods to form urban contexts for pedestrians and to promote active street and outdoor life. Plans shall call for detailed urban design guidelines that preserve existing neighborhoods, prevent neighborhoods from being isolated from each other, and maintain a continuum of urban fabric, particularly regarding public access, vehicular and pedestrian circulation and historic

structures. Parks, conservation areas, open space, and neighborhood services shall be located within neighborhoods.

5. Regional Perspective. Maintain a regional growth management and historic preservation perspective, and work with other private and governmental entities toward that goal.

The future of the City and the surrounding areas are intertwined. This plan encourages the City and neighboring towns and counties as well as state and federal agencies to work together on policies that are mutually supportive and to maintain consistent standards in the areas surrounding the City.

6. Review Process. Streamline the planning and development review process.

Greater certainty in the planning process will benefit residents and project proponents and permit long-range capital improvement planning. This plan calls for preparation of thresholds and procedures for detailed analyses. Neighborhood participation is essential at all planning levels.

7. Implementation. Ensure consistency between this plan and City regulations.

To implement this plan, the City is committed to consistency between existing plans, implementation programs, and regulations including zoning,

subdivision regulations, and the capital improvement program.



Residence of Andrew W. Lund, 127 S. 4th Street built 1908.

Character and Development

River Falls is a picturesque community located in St. Croix and Pierce counties in west-central Wisconsin. There are many features to be protected, enhanced, and enjoyed. Surrounding the City are many scenic vistas of bluffs, coulees, and valleys, and the Kinnickinnic River (a Class 1 Trout Stream) runs through the City. Many commercial, residential and institutional buildings constructed before 1940 have historic significance and architectural style. Some of these structures are in need of restoration and preservation.

Four towns border the City, Troy to the north, Kinnickinnic to the east, River Falls to the south, and Clifton to the west. The

City and adjacent towns are undergoing steady growth and development. The population trends of River Falls and the surrounding towns and counties have taken a consistent upward turn. Over fifty percent of the City's residents commute to the Minneapolis/St. Paul metropolitan area. The growth of the area's population and employment can be attributed to several factors: proximity to the Minneapolis/St. Paul metropolitan area, an aggressive economic development program, a high quality of life, the location of a university and a technical college, proximity to transportation infrastructure, and natural and historic resources.

This chapter provides a context for the existing historic character and development conditions of the City of River Falls.

Evolution of the Land Use Pattern

Prior to the early settlement of River Falls and the surrounding region, Chippewa and Sioux Native Americans occupied the area. In 1837, the Chippewa ceded to the United States all of the land east of the Mississippi River extending north to the source of the Mississippi River. Despite the opening of the territory, settlement was rather slow until the mid-nineteenth century. St. Croix County was created in 1840 and in 1853 the State of Wisconsin divided it into three separate counties, each with its own seat. The southern section became Pierce County, the northern third was named Polk County, and the mid part remained St. Croix

County. The plat of River Falls straddles the boundary between St. Croix County and Pierce County. The City is situated along the Kinnickinnic River, which flows west into Lake St. Croix. The Kinnickinnic River and its branch, the South Fork, played a significant role in the settlement and growth of the community.

At the time of initial settlement, approximately three-fourths of the Town of Greenwood (later River Falls Town) in which River Falls is located was covered by prairie with black sandy loam soil. The remaining land was covered with timber. Some 2,000 acres of land were under cultivation by 1856, and the prospects for agriculture were considered to be "first-rate." To the north, the Town of Troy was organized in 1851 and was first called Malone by the Perrine brothers who were settlers from New York.

Arriving in the fall of 1848, Joel Foster was the first white settler in what would soon be officially known as River Falls. Duncan McGregor and his wife and Nathaniel and Oliver Powell followed him. The Powell brothers built a sawmill in 1852, constructed the first frame dwelling, which later became a store, and in 1854, laid out a 60-acre plat on the east side of the river for the Village of Kinnickinnic.



Bird's-eye view of River Falls, Wisconsin looking northeast, 1880.

Early development was focused along the river. The Powell's built their sawmill on the east bank, south of where the first flourmill would be constructed in 1854. The population increased from 312 in 1860 to 1,191 in 1870, and by the late 1870s four more flourmills had been constructed, which collectively produced 150,000 barrels of flour annually.

Although the original plat of River Falls is tilted so that Main Street and other streets are oriented to the Kinnickinnic River, the plat conforms to a common midwestern form consisting of square blocks set on a grid of streets intersecting at right angles. Later plats followed survey lines and compass points thereby creating the familiar rectilinear grid.



State Normal School Building 1874.



The railroad started service in River Falls in October 1878.



Southwest side of Main Street approximately 1872.

Contributing to the growth and development of the village was the construction of the fourth State Normal School built in 1874, and the arrival of the Hudson and River Falls Railroad, which opened in 1878. The railroad significantly impacted development and growth in the River Falls area.

By the late 1870s, River Falls had emerged as a local, if not regional, trade center. In spite of these developments,

the City's early period of rapid growth ended, and the population expanded only 26% from 1870 to 1880 (1,191 to 1,499). Over the next decade, however, the number of residents increased by 975 (65%).

River Falls was incorporated as a City in April of 1885 by action of the State Legislature. Its charter outlined the City boundaries, governmental structure, election procedure, City officers and duties, and Common Council powers. In January 1922, on the basis of the Charter, the City of River Falls was declared a 4th Class City by the State of Wisconsin.

Over the past 100 years the strongest growth occurred after 1940. As of 2017, the City's population is 15,256.

Architectural Styles

Main Street Commercial Architecture

Like many small midwestern towns, early commercial buildings in the City were constructed of wood produced by local sawmills. One and two-story buildings consisted of sheathing with clapboards dominated Main Street from the 1850's through the 1860's. The first two masonry (limestone) structures were not constructed until 1868. This was the Burhyte Brothers Dry Goods and the Sanderson Building located at 101 and 103 N. Main Street.

Between 1875-1878, six fires destroyed a major portion (about 30 buildings) of the central business district now known as

Main Street, and forced owners to rebuild, often with limestone, brick, or a combination of both. In May 1886, the City Council passed the Fire Limits Ordinance, which required that any new construction within the downtown be of fireproof brick or stone.



Example of vernacular commercial architecture. The building, at 109-111 N. Main Street, was stuccoed over by 1962.



Vernacular commercial buildings with decorative brick, 100 block of S. Main Street.

Commercial Vernacular

Vernacular style architecture can be seen throughout Main Street. Vernacular architecture applies to simply-designed one and two-story commercial buildings

of the late 19th and early 20th centuries. Unaltered ground floors have large retail windows. The second story is often characterized by simple window openings and are used for residential or business purposes. Doors providing access to ground floor shops or upper floors are simple and typically have a single window above. Decoration is usually sparse and may consist of a cornice with decorative treatments such as a brick corbelling, wood moldings, or metal friezes with finials or corbels at the end. A simple cornice or I-beam often divides the storefront and upper floors.

Examples of simple vernacular brick buildings are the Davis Drug Building, built in 1878 at 104 S. Main Street, and the A. Drake Building erected in 1891 at 128 N. Main Street. There, corbel brick cornices, paneled friezes, and unadorned lintels above the windows are the only decorations.

More elaborate decorative brickwork is displayed in the six late 19th century vernacular commercial buildings in the south Main commercial district. These buildings, constructed between 1872-1882, are one and two-story buildings with paneled friezes, corbelling at the cornices, and large storefronts with transoms. Subtle and Italianate influences include extravagant exaggerated brick cornices, segmental arch windows, and paneled friezes.

The oldest commercial building in the City of River Falls, Burhyte Brothers Dry

Goods located at 101 N. Main Street, was constructed in 1868. It displays on its south side an attractive course limestone wall pierced by round arched windows with hood moldings. The façade has undergone several changes over the years.

Commercial Italianate

Italianate commercial style architecture was common throughout Wisconsin between 1850-1880. This style is characterized on the shop front by broad, expanses of plate-glass windows, framed by columns with capitals and cornices. Upper-story windows are generally long and narrow and may be headed by round arches and projected keystones and richly profiled molding. The eave is crowned by a projecting cornice, most often made of metal with medallions or brackets. Building corners may have quoins or pilaster in brick or stone. A majority of the commercial architecture in River Falls from the late 19th century reflected the Italianate style, but because of the alterations (particularly stucco applications) most stylistic buildings are completely obscured from these building facades.

The best example of Italianate commercial architecture is the three-story Gladstone Hotel built in 1886, located at 121-123 S. Main Street. It features corner pilasters, segmental arched windows with keystone, stone-built cornices, and an ornate bracketed metal cornice. Other examples are the J.H. Lord Building, built in 1881 and

located at 101 S. Main Street, and the Tremont Hotel, built in 1878 and located at 102 N. Main Street.



Past representation of the Hotel Gladstone built in 1886 at 123 S. Main Street represents the Italianate style.

Residential Architecture

Intensive architectural surveys of the City of River Falls identified over 500 residential buildings constructed before 1940. While many of the major architectural styles common during the mid-19th to early 20th centuries are represented, nearly $\frac{3}{4}$ of the City's residential properties can be classified as vernacular and include the following ubiquitous forms: front gable, side gable, gable ell, two-story cube, one-story cube, and cross gable. Generally, the larger and more elaborate dwellings were built in the late 19th and early 20th centuries, located east of the Main Street business district around 4th Street. Other fashionable houses were constructed on the west side of the Kinnickinnic River, although they are fewer in number and scattered on several streets. The following is a brief summary of the variety of architectural style homes in the City of River Falls.



One of several brick houses built by G.T. Smith, 210 N. Fremont Street.

Greek Revival

Greek Revival was the first national style to have a wide-ranging impact on architecture in Wisconsin from 1830 to 1870. The style is symmetrical, formal, and orderly, and characterized by porticos and pilasters that reflect the three Grecian orders: Doric, Ionic, and Corinthian. Gable roofs are low pitched, and cornices are emphasized with wide moldings. One of the Greek Revival style dwellings in the City is the Luke Pomeroy House, built in 1873.



Greek Revival style dwelling, 107 S. 3rd Street.

Italianate

Usually cubic or rectangular in plan with boxy proportions, the Italianate style has distinctive wide eaves supported by brackets, long and narrow windows with hoodmolds or pediments, and a hipped roof often surmounted by a cupola. In Wisconsin, these picturesque residences were built in the late 1850's until around 1880. About eight examples of the Italianate style exist in River Falls, and several of these have additions and alterations. Although missing its front porch and brackets, the Charles D. Parker House, built in 1870 and located at 315 E. Maple Street, exhibits the basic characteristics of Italianate architecture.

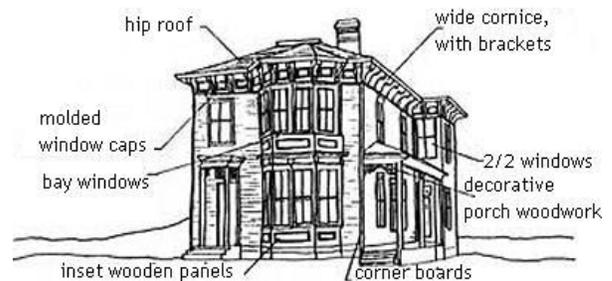


Illustration of Italianate Architecture.

Queen Anne

The Queen Anne style was introduced by British architects in the 1870s and brought to Wisconsin by the 1880s. In America, Queen Anne houses are executed primarily in balloon frame and characterized by an asymmetrical, irregular plan, a variety of surface textures, roofs, and wall projections. Patterns of shingles, millwork, and carved or turned ornamentation enhance wall and roof surfaces. Other features included steep roofs, bay windows, round

or polygonal turrets, and porches. In River Falls, Queen Anne houses are the most common of the picturesque residences that can be clearly identified with a style. An example of the Queen Anne style is the P.W. Ramer House, located at 104 S. 3rd Street.



Illustration of Queen Anne Architecture.

Colonial Revival

Developed at the turn of the century and common throughout Wisconsin from about 1895-1940, the Colonial Revival style was promoted by architects and builders who were influenced by the revived interest in American traditions. They incorporated elements from Georgian and Federal styles to create a simple, symmetrical design featuring an accentuated front door usually centered in the façade and flanked by double hung sash windows with multi-pane glazing. Numerous examples of Colonial Revival homes are scattered throughout the City. Constructed in 1931, the Gilbertson House located at 106 N. 6th Street is a rather simple interpretation of the style.



A Colonial Revival style dwelling, 106 N. 6th Street.

American Craftsman

The Craftsman was derived from the 19th century English Arts & Crafts movement and became popular in America from 1900-1930. Appearing like an oversized bungalow, Craftsman houses are usually 2½ stories built of stucco, brick, or stone with contrasting bands of wood. They characteristically have broad gable or hipped roofs, usually with one or two large front dormers, decorative rafters, and prominent chimneys. About six Craftsman houses appear in River Falls, with the style represented by the Leonard Johnson House at 521 E. Maple Street.



A Craftsman style dwelling, 521 E. Maple Street.

American Foursquare

Popularized in the early 20th century by mail-order catalogues and speculative builders, proponents of the American Foursquare style sought to simplify domestic architecture by creating a box-like building usually without overt stylistic references. Typically, two stories high, the Foursquare has a hipped roof, widely overhanging eaves, central dormers, and a one-story porch spanning the full length of the façade. About 12 examples of American Foursquare dwellings are in the City; among these is the Sarah Tozer House at 215 N. 4th Street.



American Foursquare, 215 N. 4th Street.

Bungalow

The term “bungalow” is derived from the East Asian word “bangla” which, in Bengal, refers to a low house with porches surrounding it. Constructed between about 1910-1940, Bungalows are usually small, modest houses with simple horizontal lines, wide projecting gable roofs and at least one large porch. They were most often sheathed in wood

siding, but sometimes stucco or other material as a veneer. In River Falls, there are approximately 18 Bungalows. The Nicholzen House at 222 N. 7th Street, which has wood single siding, wide projecting gables with bracketed eaves and an enclosed entry porch is a good representation of a Bungalow.



Bungalow, 222 N. 7th Street, the Nicholzen House.

Vernacular Forms

Because they lack particular stylistic details and are relatively plain, vernacular houses are grouped based on exterior massing, roof shape, and number of stories. While the City of River Falls has a number of dwellings designed according to national stylistic trends, a majority of houses are best described as vernacular. These vernacular forms include the front gable, side gable, gabled ell, two-story cube, one-story cube, and cross gable.



A Front Gable style dwelling, 420 E. Pine Hermann Mueller House.

Front Gable

The Front Gable form may be linked to the Greek Revival style. It is characterized by a rectangular plan and gable roof with the façade in the gable end of the building. The main entrance is either centered or offset and located in the gable, usually toward the street. The entry is often sheltered by a small entry porch or a full-length porch that is usually hipped. Approximately 69 houses (14%) in the City are identified with this Front Gable form. One example is the Herman Mueller House at 420 E. Pine Street.

Side Gable

Slightly more common than the Front Gable houses, approximately 80 Side Gable dwellings exist in the City of River Falls. The Side Gable is one of the earliest and most common house forms, being built in Wisconsin between 1840-1940. It is identified by a rectangular plan, gable roof, and gables oriented perpendicular to the street with the façade in the long

wall parallel with the street. Varying from one to three stories in height, the 1½ story is one of the most common. Like the other vernacular forms, the Side Gable house has little or no ornamentation except perhaps on the ubiquitous front porch. A good example of the Side Gable form is the Ensign House at 408 N. 4th Street.



A Side Gable style dwelling, 408 N. 4th Street.

Gabled Ell

Nearly one-quarter of historic houses existing in the City are the Gable Ell form. In plan, these dwellings appear most often as an "L" or "T" and frequently have wings attached to the rear. Entry to the Gabled Ell form is always through the porch at the ell, although the door may be located in either or both walls. Either shed or hipped roof porches are attached at the ell created by the junction of the two wings, sometimes broken by a pediment. Brackets, turned posts, and a balustrade may decorate the porch, which is often the most visually interesting feature on an otherwise

unadorned building. An example is the Alice Hardy House at 321 Lewis Street.



A Gabled Ell style dwelling, 321 Lewis Street.

One-Story and Two-Story Cube

Approximately 14 One-Story and seven Two-Story Cube vernacular houses exist in the City. A distinguishing feature of this house forms is their box-like massing and hipped roof. Fenestration is typically symmetrical, usually with a central door flanked by windows.



A One-Story Cube style dwelling, 122 N. 3rd Street.

Cross-Gable

The Cross-Gable form is usually square in plan, two stories high, with a Cross Gable or gambrel roof. Appearing late in the 19th century and continuing until about 1930, the Cross-Gable house form has

two intersecting roofs whose ridges form a cruciform. About seven examples of this form exist in the City.



Poorly maintained limestone creates restoration problems.

Building Conditions

The City of River Falls is in a unique position regarding the condition of its historic buildings. Located at the edge of the Twin Cities metropolitan area, a shortage of housing, a four-lane highway and small-town character all make River Falls a highly desirable place to live. These factors have led to reinvestment in many aging, historic homes.

Since the early 2000s, the condition of historic commercial buildings has been improving; however, some historic structures still face many challenges. Lack of investments, façade coverings, and invasive restoration techniques have altered many of the historic buildings in the City's original business district. Aluminum siding along with windows being closed up with bricks are some of the façade alterations that have occurred over the years. When restoration activities were pursued, sandblasting

removed the glazing resulting in bricks that are now soft and pitted. A number of buildings have potential to be restored close to their original character. Façade restoration is possible throughout downtown, but challenges exist to some extent on all buildings.



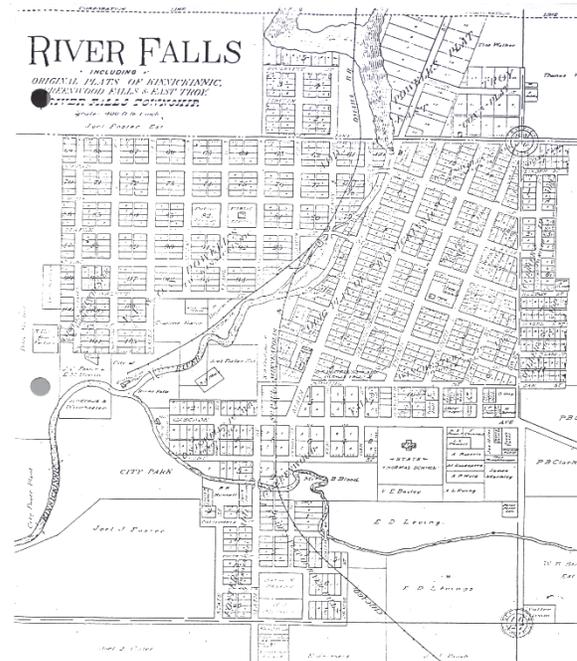
Sand blasted brick creates restoration problems for some downtown commercial buildings.

In 1989, the Main Street Project formed with help of the State of Wisconsin Main Street Program. The Main Street Project organized events like Music in the Park, River Dazzle, Art on the Kinni and other signature events. It emphasized physical improvements and restoration to downtown buildings and administered matching grants for facade restoration and signage.

The Main Street Project eventually ended when funding from the state was discontinued. The work has since been picked up by the City Design Review Committee, (DRC) the Business Improvement District (BID) and the Chamber of Commerce, and other local volunteer groups.

Historic Resources

This chapter provides an overview of state resources and the City's efforts to identify and manage historic assets.



The City of River Falls platted in approximately 1907-08, including original plats of Kinnickinnic, Greenwood and Malone Towns.

Wisconsin Historical Society

The Wisconsin Historical Society (WHS), Division of Historic Preservation provides preservation assistance to all 72 counties. The Division maintains an inventory of Wisconsin's historic properties, archeological sites, and burial places. The Division provides technical assistance to local government and owners of historical properties, administers the Certified Local Government (CLG) program, nominates sites to the National and State Register of Historic Places, supports research on historic

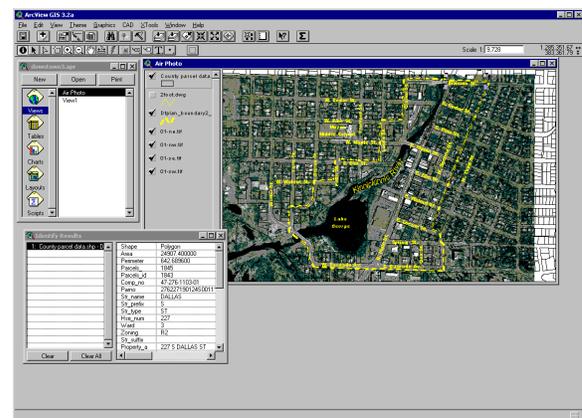
architecture, administers federal and state tax credit programs for the rehabilitation of historic properties, and catalogs burial sites, and reviews public projects for their effects on historic properties.

Certified Local Government

The City of River Falls is committed to the appropriate management and sensitive treatment of archeological, cultural, and historic resources. In 2003, the City was designated a Certified Local Government (CLG) by Wisconsin's State Historic Preservation Officer (SHPO) in accordance with the National Historic Preservation Act. As a CLG, the City is responsible for integrating historic preservation activities into its function as a local government. Avenues for achieving this goal include maintaining a system for identifying historic resources, administering a qualified preservation commission, providing public participation in local historic preservation, and enforcing local laws for the designation and sensitive management of historic resources. The CLG program, administered by the Wisconsin Historical Society, Historic Preservation Division, is a major source of support and guidance for the City by providing technical and financial assistance for program development. It is through this assistance that the City has successfully undertaken several historic building inventories and prepared National Register for Historic Places nominations.

WHS Architectural and Historic Inventory

The Architectural and Historic Inventory (AHI) is a database that records historic structures compiled by the Wisconsin Historical Society (WHS). The database contains data documenting construction dates, demolition dates, architectural styles, builder names, property addresses, historic building names, historic designations and dates. Providing information as it becomes available to WHS to keep the AHI up to date is a priority for the HPC.



Architectural and Historic Inventory (AHI).

City of River Falls Survey Efforts

City Regulations

In December 1995, the City adopted Section 21.31 Historic Preservation of the Municipal Code (now Section 17.76). This ordinance established the Historic Preservation Commission and its powers and duties and outlines the procedures to designate historic sites, structures, and districts. The City Council must approve historic designations after a public hearing is held and a recommendation is

provided from the Historic Preservation Commission (HPC). It is HPC policy is that no private property will be designated without the approval of the property owner.

In August 2003, the City adopted Section 17.77 Historic Residential Design Guidelines of the Municipal Code. This ordinance provides guidance for design of exterior alterations of designated residential structures.

Architectural and Historical Intensive Survey Report (1991)

An intensive survey was conducted in 1990-91 to research and evaluate historical and architectural properties, including buildings, structures, sites, and districts within the corporate limits of the City of River Falls. This survey updated a 1978 windshield survey undertaken by WHS Division of Historic Preservation. A professional architectural historian employed by the City gathered the intensive survey information.

Properties built between 1940 and 1975 were inventoried and evaluated for eligibility for the National Register of Historic Places according to the criteria adopted by the National Parks Service, United States Department of the Interior.

The 1991 survey inventoried 585 individual properties in the City, of which 24 were identified as historically or architecturally significant. These 24 properties are likely to be eligible for

listing on the State and National Registers of Historic Places.

During the intensive survey phase of the project, detailed research on the community's history helped form the basis of information necessary for the evaluation of historic properties. For each property identified as historically or architecturally significant, a four-page intensive survey form was completed with photographs, architectural descriptions, and historical information. Survey results were placed in the files of the WHS Historic Preservation Division in Madison, in the public library at River Falls, as well as the Area Research Center located in Davee Library at the University of Wisconsin-River Falls.

Historical and Architectural Resources Survey (2015)

In 2014, the City applied for and received a historic preservation grant-in-aid from the National Park Service to update the 1990-91 survey. As in 1991, a key purpose of this survey was to identify those districts and/or individual properties that are potentially eligible for the National Register of Historic Places.

Of the 280 total structures inventoried and photographed for this survey, 20 individual properties were thought to offer a sufficient degree of historical intrigue and/or architectural integrity to suggestion potential for listing in the National Register of Historic Places. Those 20 resources, as well as three districts, are listed as follows.

Potential Historic Districts

1. East Side Residential Historic District
2. West Side Residential Historic District
3. S. Main Street Commercial Historic District

Individual Properties

1. Glen Park Suspension Footbridge
2. 521 W. Cedar Street (Ole H Ostness-Built House/Consolidated Lumber Company-Owned House)
3. 722 W. Cedar Street (George W and Marion Farnsworth House/City Hospital)
4. 982 E. Division Street (Greenwood Elementary School)
5. 121 Fremont Street (Rasmus and Gurine Jenson House/Dr. Ray and Dorothy Pennington House)
6. 211 Fremont Street (River Falls High School)
7. 104 E. Locust Street (First National Bank of River Falls)
8. 640 N. Main Street (Skycrest Motel/Residential Care Center)
9. 105 S. Main Street (The Falls Theater)
10. 121-123 S. Main Street (Hotel Gladstone)
11. 403 E. Maple Street (Oliver S. and Elmira Powell House)
12. 206 E. Vine Street (Boy Scouts of America Scout House)
13. 122 E. Walnut Street (River Falls Lodge No. 109, F. & A.M.)
14. 431 N. 2nd Street (Putnam Chinnock House)
15. 127 N. 3rd Street (Christian and Inga Wigner House)
16. 309 N. 3rd Street (Silas and Elizabeth Symes House)

17. 213 S. 3rd Street (Jacob H. Lord House/City Hospital)
18. 220 S. 4th Street (Roscius W. and Ingebor Freeman House)
19. 106 N. 6th Street (Ole B. and Ruther Gilbertson House)
20. 108 S. 6th Street (Jay H. and Bernice Grimm House)

Historic Buildings, Sites, & Structures

National Register Properties

The National Register of Historic Places is the official list of our country's historic buildings, districts, sites, structures, and objects worthy of preservation. It was established as part of the National Historical Preservation Act of 1966 and is overseen by the National Park Service. The following buildings and structures are currently on the National Register.

South Hall (1976)

South Hall was the original Normal School building constructed in 1898 on the site of an earlier building that was destroyed by fire. It was built by the renowned Wisconsin architect William Waters and is recognized for its Romanesque Revival architecture. Over the years, the cupola and smoke stacks were removed and the building was put on the National Register in 1976. It is one of the oldest buildings on the UW-River Falls campus.



The State Normal School Building (now South Hall) is the oldest building on the UW-River Falls Campus.

North Hall (1986)

Also located on the University of River Falls Campus, North Hall was constructed in 1914 with an addition in 1927. North Hall is recognized for the important role the University has played in the development of the City of River Falls. It was added to the National Register in 1986.



North Hall on the UW-RF campus was constructed in 1914 with an addition in 1927.

The Freeman House (2002)

Located at 220 North 3rd Street, the Freeman House was built in 1903 for R.B. and Lydia Freeman and son R.W. It was built by Arthur Symes during a period of transition between architectural styles. It is a blend of the Queen Anne and the Shingle Style with Colonial Revival

features. The Freeman House was put on the National Register in 2002.



Freeman House-220 North Third Street

Glen Park Municipal Swimming Pool and Bathhouse (2007)

The pool and bathhouse began in 1933 as a Civil Works Administration (CWA) project and completed in 1937 as a Works Progress Administration (WPA). The pool opened on August 12, 1937 and is still in use today. Glen Park pool and bathhouse was added to the National Register in 2007.



Glen Park swimming pool, pump house, filter tanks (nonextant) and bathhouse in 1939.

Glen Park Suspension Footbridge – “Swinging Bridge” (2018)

Known as the “Swinging Bridge,” the Glen Park Suspension Footbridge was built in 1925 to connect pedestrian traffic north of Cascade Avenue to Glen Park, which was established as a city park in 1898. The bridge was designed and built by the Minneapolis Bridge Company who had just completed the Junction Falls Bridge (no longer extant). Financing for the construction of the bridge, which cost a reported \$4,800, was raised by the Women’s Improvement League, who had a long history with improvements made to Glen Park. Work on the bridge began in July 1925 and was completed in October of 1925. In 1986, the bridge was rehabilitated, and it continues to serve as a pedestrian access to Glen Park. The Swinging Bridge was placed on the National Register in 2018. The Swinging Bridge was also made a local landmark in 2007.



“Swinging Bridge” was placed on the State and National Registers of Historic Places in 2018.

Locally Designated Landmarks

There are seven locally designated landmarks in the City of Rivers Falls. These include the five above described National Register Landmarks and the following:

Junction Mill (2001)

The Junction Mill, located at 401 S. Winter Street, was designated a local historic structure on June 7, 2001 by the City of River Falls upon recommendation of the Historic Preservation Commission. The smokestack is one of the last remaining structures tied to the milling industry that was key in the development of the City. Built in 1879, the Junction Mill smokestack stands prominently on the banks of the Kinnickinnic River and as a symbol of the City’s former industry.



The Junction Mill Smokestack, 401 S. Winter Street, erected in 1879, designated a Historic Structure, June 7, 2001, is a symbol of the community’s flour milling heritage.

Governor Knowles Birthplace (2003)

Robert K. Frost built this Colonial Revival house in 1903. It was later purchased by Warren P. Knowles II and his wife Anna where they raised their two sons Warren III and Robert. The Knowles' oldest son, Warren III, was elected governor of Wisconsin in 1965. Robert became senator of the 10th Senate District in 1955 and was re-elected five times, the last time being 1972. The Knowles House was designated a local historic structure on September 10, 2003 by the Historic Preservation Commission.



Birthplace of Wisconsin Governor Warren P. Knowles, 127 N. 4th Street. He was born August 19, 1908. He was governor from 1965-1971. He died on April 1, 1993.

Other Significant Structures

In addition to the locally landmarked buildings and those listed on the National Register, the following sites and structures are recognized by the HPC for their historic significance to the City of River Falls.

1. Lord Livery Building, 101 S. Main St.
2. Brackett Building, 128 S. Main Street

3. Johnson & Ellertson Hardware Store, 126 S. Main St.
4. White Front Bakery, 124 S. Main St.
5. Rosenberg Building, 122 S. Main St.
6. Joseph Smith, 120 S. Main St.
7. Elijah Holmes and John and Peter Bradshaw Building, 118 S. Main St.
8. S.D. Dodge Building, 114 S. Main St.
9. ApRoberts Building, 100 S. Main St.
10. South Fork School 817 S. Main St.
11. Thomas Walker House, 403 E. Division St.
12. Kimble House, 211 E. Elm St.
13. William Alton House, 603 W. Elm St.
14. Andrew Lund House, 127 S. Fourth St.
15. F. Hardy House, 321 Fremont St.
16. Charles Parker House, 315 E. Maple St.
17. Stella Deneen House, 120 N. 6th St.
18. John Reed House, 127 S. 6th St.
19. Ferris White House, 518 W. Walnut St.
20. Ole H. Olsen House, 210 N. Fremont St.
21. Jens Larson House, 214 N. Fremont St.
22. Olive G. Davis House, 315 W. Maple St.
23. G.T. Smith House, 323 W. Maple St.
24. P.W. Ramer House, 104 S. 3rd St.
25. Thomas Tubbs House, 302 E. Walnut St.
26. Hawthorn Cottage, originally on 4th St., now located at 929 Quarry Rd.
27. Tremont Hotel, 102 N. Main St.
28. Prairie Mill, 421 N. Main St.
29. Glover School, now located in DeSanctis Park
30. Foster Cemetery, in the bluffs overlooking the Kinnickinnic River
31. Lime Kilns, various locations along the Kinnickinnic River

Implementation

In order that the City's history and sense of place be cared for, River Falls will take steps to sensitively manage its identified historic resources. Through cooperative management strategies with the National Park Service, U.S. Department of Interior, the Wisconsin Historical Society, private preservation-oriented groups and the general public, the City of River Falls can successfully ensure that archeological, cultural and historic resources are sensitively managed for the benefit of the community.

Guiding Policies

Guiding and implementing policies establish a means for the City to further its efforts in appropriately managing historic resources. The Historic Preservation Commission will abide by the following guiding policies.

G-1. Foster municipal and community awareness, positive appreciation, and support for River Falls' archeological, cultural, architectural, and historic resources.

G-2. Identify and assess archeological and historic resources (manmade) for the aesthetic, educational, economic, and scientific contributions they make to River Falls' quality of life.

G-3. Respect and sensitively manage archeological, cultural, and historic patterns, resources, and symbols,

preserving the contributions they make to understanding River Falls' characteristic, cultural tradition.

G-4. Preserve the cultural, historic, and visual qualities of River Falls.

G-5. Ensure that City, state, and federal policies and regulations for historic preservation are followed.

Implementing Policies

I-1. Educate the community about the value of historic resources through this Plan and by organizing workshops and training for city officials, residents, and special interest groups including youth, the design and development community, business people, and the media.

I-2. Lead by example through the integration of sensitive treatment of historic resources in City-sponsored public works and park and recreation maintenance and construction projects.

I-3. Strengthen and encourage partnerships with non-city historic preservation entities, including those at the federal, state, local, and private levels through participation and special projects, offering and receiving technical assistance, accepting grant funds, programming, and by disseminating information about such to the public through educational opportunities.

I-4. Determine the appropriateness of developing management objectives and

standards for historic resources beyond the municipal boundary.

I-5. Investigate and determine options for providing local level tax or other incentives for the preservation and maintenance of archaeological and historic resources.

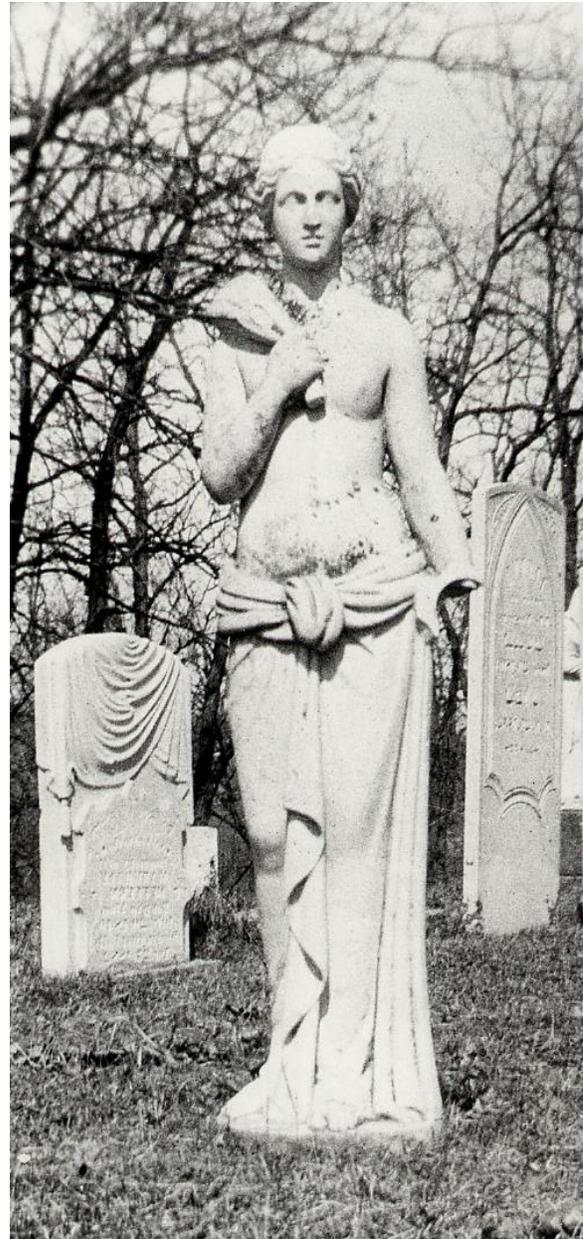
I-6. Encourage early consultations with representatives of proposed development to ensure that potential development is consistent with River Falls' historic patterns of land use and construction.

I-7. Encourage and participate in the preparation of the State and the National Register of Historic Places nominations for resources which qualify for such listings.

I-8. Investigate and determine options for acquiring real historic properties and interpreting it for the community's benefit.

I-9. Support the adjacent town and county efforts to further develop and implement a historic preservation program and ensure consistency between the City's preservation philosophy and programs.

I-10. Continue existing efforts to survey and resurvey resources. Identify unrecorded historic resources and consider them for management objectives.



One of four figures that stood in the Foster Cemetery that represented spring, summer, fall, and winter. The cemetery property was donated to the City and zoned conservancy in 2001.

I-11. Expand existing resource survey efforts to include recording characteristics or unique physical features and historic development patterns. The character of River Falls; historic areas is defined by more than just

buildings. Many other features are recognized as making a collective contribution to the City's distinctive landscape. Such features should be identified and recorded locally and include street forms and physical attributes, bridges, yard walls and fences, and other manmade cultural landscape elements.

I-12. Preserve structures in neighborhoods that exhibit individual architectural merit and that collectively exhibit the sense of place that River Falls possesses through review of the preservation ordinance and design guidelines.

I-13. Examine and determine the appropriateness of altering existing zoning designations to ensure compatibility of density, use, and physical character within established neighborhoods and historic areas.

I-14. Continue to identify, pursue, and capture state, federal and other funds to support historic preservation.

Appendix A

Recognized Structures

The following list are those structures that have been recognized by the HPC for their historic significance to the community.

Recognized Structures			
NAME	ADDRESS	YEAR	DESIGNATION
South Hall	320 East Cascade Avenue	1976	National Register
North Hall	321 East Cascade Avenue	1986	National Register
Freeman House	220 North Third Street	2007	National Register
Glen Park Swimming Pool	355 Park Street	2007	National Register
Swinging Bridge	355 Park Street	2018	National Register
Hawthorn Cottage	929 Quarry Road	1996	Local Historic Designation
Junction Mills Smokestack	401 South Winter Street	2002	Local Historic Designation
Freeman House	220 North Third Street	2002	Local Historic Designation
Knowles House	127 North Fourth Street	2003	Local Historic Designation
Glen Park Swimming Pool	355 Park Street	2005	Local Historic Designation
Swinging Bridge	355 Park Street	2007	Local Historic Designation
Prairie Mill	421 North Main Street	2004	Recognition Award
Single Family Home	104 South Third Street	2004	Recognition Award
United Methodist Church	127 South Second Street	2004	Recognition Award
Single Family Home	519 East Elm Street	2005	Recognition Award
Boxrud Building	109-111 North Main Street	2005	Recognition Award
Rossel Building	119 South Main Street	2006	Recognition Award
Single Family House	403 East Division Street	2006	Recognition Award
Single Family Home	223 North Fourth Street	2007	Recognition Award
Single Family Home	402 South Sixth Street	2007	Recognition Award
Single Family Home	2017 North Fourth Street	2010	Recognition Award
Single Family Home	811 Oak Knoll	2011	Recognition Award
Single Family Home	558 East Maple Street	2012	Recognition Award
Single Family Home	121 North Fremont Street (Pennington House)	2013	Recognition Award
River Walk Property Owners	166 -176 Riverwalk	2007	Certificate of Achievement
Single Family Home	431 North Second Street	2007	Certificate of Achievement
Prairie Mill	421 North Main Street	2018	Local Historic Designation

Appendix B

Structures with Historic Plaques

The following list are those structures that have been recognized by the HPC with a plaque.

Historic Site Plaques			
NAME	ADDRESS	BUILT	ORIGINAL USE
Randall S. Burhyte Bldg	103 N. Main Street	1872	Freeman Drugstore
ApRoberts Building	100 S. Main Street	1876	General Store
Tremont Building	100-107 N. Main/E Elm St	1879	River Falls Journal
Duncan McGregor Bldg	102 S. Main Street	1881	Hardware Store
Wolff Building	202 N. Main Street	1884	Tavern
Lamm Building	208 N. Main Street	1886	Meat Market
Rossel Building	119 S. Main Street	1887	Meat Market
Falls Theater	105 S. Main Street	1927	Movie Theater
Frederick J. Burhyte Bldg	101 N. Main Street	1868	General Store
Sanderson Building	103 N. Main Street	1868	Dry Goods Store
Brackett Building	128 S. Main Street	1869	Hardware, Post Office, Dance Hall
Freeman Building	104 S. Main Street	1890	Phoenix Drugstore
Johnson & Elertson Bldg	126 S. Main Street	1898	Hardware Store
Boxrud Building	109, 111 N. Main Street	1876	Office, Dry Goods, Hardware
A.W. Lund Building	303 S. Main Street	1893	Carriage Business
Ingram Center	222 Lewis Street	1927	Municipal Hospital
Kay and Wilkins Building	115 W. Walnut Street	1938	Freezer and Locker Plant
Prairie Mill	421 N. Main Street	1934	Mill
Junction Mill	Winter Street/S. Falls St	1868	Flour Mill
Smokestack	Winter Street/S. Falls St	1879	Flour Mill
Glen Park	355 W. Park Street	1898	Public Park
Swinging Bridge	355 W. Park Street	1925	Bridge
Mel's Midtowner	111 S. Main Street	1937	Tavern
RF Depot and Warehouse	300 River Street	1897	Railroad Depot/Freight House
Glover School	DeSanctis Park	1920	School House
Walker Farm	403 N. 4 th Street	1873	House/Quarry/Farm
Veterans Park	E. Elm St./Main Street	Unknown	Park

Appendix C

Plans, Reports, and Studies

The following plans, reports, studies, resources, publications were referenced in drafting this and the 2003 Historic Preservation Plan.

Plans, Reports, and Studies	
Municipal Code of the City of River Falls, Wisconsin	1885
City of River Falls Tax Records	1885+
City of River Falls Comprehensive/Master Plans	1930-1995
Outdoor Recreation Plan	1965, 1995
Downtown Trade Area Survey	1979
Main Street Streetscape Plan	1981
City of River Falls Comprehensive Parks and Recreation Plan	1989
Downtown Physical Plan	1990
River Falls Architectural and Historical Intensive Survey Report	1991, 2015
Consumer Survey	1992, 1999
City of River Falls Bicycle and Pedestrian Plan	1995
Citizen Opinion Survey	1996
City of River Falls Housing Needs Assessment	1999
Kinnickinnic River Priority Watershed Management Project	1999
Sewer Service Area Water Quality Management Plan	2000
Downtown Design Plan	2002
Town of River Falls Tax Rolls	1858+
River Falls Journal	1857+
Prescott Journal	1861-1871
River Falls Press	1874-1883
River Falls Times	1894-1933
Urbanization in St. Croix and Pierce Counties	1971
FIRM Flood Insurance Rate Maps	1982
Planting and Managing the Urban Forest	1994
United States Census	2000
<ol style="list-style-type: none"> 1. Beemans, W.L., <i>An Illustrated Souvenir of River Falls, Wis.</i>, River Falls: Hurlburt-Smith, June 1900. 2. Easton, Augusts B., ed. <i>History of the Saint Croix Valley</i>, Vol. I & II, Chicago: H.C. Cooper Jr. & Co., 1909. 3. Gottfried, Herbert and Jan Jennings, <i>American Vernacular Design 1870-1940: An Illustrated Glossary</i>, New York: Van Nostrand Reinhold, 1985. 4. Graham, H.L., <i>A Souvenir, River Falls, Wis.</i>, Red Wing, Minn.: Wall & Haines, February 1900. 5. Virginia Savage & Lee McAlester, <i>A Field Guide to American Houses</i>, New York: Knopf, 1984. 6. Young and Gibbs, <i>First Annual Review of Pierce County, Wisconsin, January 1, 1856</i>, Prescott: Young and Gibbs, 1856. 	

Appendix D

Accomplishments

Since the adoption of the 2003 Historic Preservation Plan, the following projects and tasks have been completed by the Historic Preservation Commission and the City of River Falls.

Accomplishments	
The City Council adopted Section 17.77 of the Municipal Code: Historic Residential Design Guidelines.	2003
The City of River Falls was designated a Certified Local Government with the Wisconsin Historical Society.	2003
Local landmark designation of Glen Park swimming pool approved by City Council (Resolution 4612).	2005
The Freeman House was placed on the National Register of Historic Places.	2007
The Glen Park Municipal Swimming Pool was placed on the State and National Register of Historic Places.	2007
The City received a grant from Wisconsin Historical Society to prepare an update to the 1990 Architectural and Historic Inventory (AHI).	2014
The 2015 Historical and Architectural Resources Inventory was completed.	2015
The City received a grant from Wisconsin Historical Society to prepare a National Register of Historic Places nomination form for the Swinging Bridge.	2015
The Swinging Bridge was placed on the State and National Registers of Historic Places.	2018
Mark Anderson, of the Historic Preservation Commission prepared a <i>Historic Walking Tour Map</i> .	2018
Annual River Falls Days Postcards	2015-2019
Recognition of historic buildings and structures with plaques	Ongoing