



WISCONSIN
HISTORICAL
SOCIETY

Eau Claire

National Register of Historic Places

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What we'll cover:

- CLG Partnership with Eau Claire
- National Register listings in Eau Claire
- National Register Program
 - What is it
 - What listing provides
 - Listing process
 - Misconceptions
 - What is in it for me
- Tax Credit Program



Certified Local Government program

- William & Azelie Roux House, 1831 Badger Avenue (prefab house)
- Einar & Alice Borton House, 1819 Lyndale Avenue (Iustron house)
- 2 Chicago, St. Paul, Minneapolis & Omaha Railway Bridges
- Proposed Hoover Avenue Residential Historic District
- Lutheran Church of the Good Shepard
- Immaculate Conception R. C. Church Complex
- Proposed St. James the Greater Catholic Church & School Complex
- Proposed Eau Claire Pumping Station & Well Field Historic Complex



National Register of Historic Places

What is it?

The official federal list of places significant in American history, architecture, archaeology, engineering, and culture that have significance to the prehistory or history of a local community, State, or the Nation.

NATIONAL HISTORIC PRESERVATION ACT (NHPA)

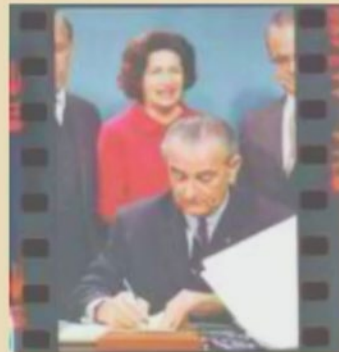
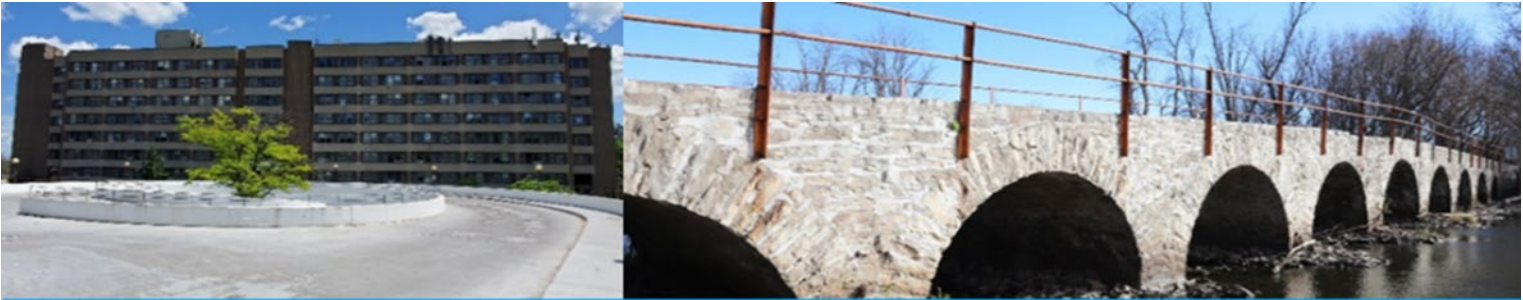


Photo: Pres. Johnson signing NHPA;
from ACHP archives

- ▶ Signed Oct. 15, 1966
- ▶ “the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development”
- ▶ Created
 - National Register of Historic Places
 - Advisory Council on Historic Preservation (ACHP)

National Register of Historic Places

What is it?



National Register Properties



National Register of Historic Places

Examples in Eau Claire

Institutional/Government:

- City Hall
- Library
- High School
- USPO and Courthouse

Transportation:

- Soo Line Locomotive
- Soo Line RR Bridge
- RR Depot

Recreational:

- Owen Park Bandshell
- Carson Park Baseball Stadium

Historic Districts:

- Randall Park
- Third Ward
- Emery
- Eau Claire Park Company Addition
- Roosevelt Avenue
- Water Street
- Confluence Commercial

Significant People:

- Adin Randall House
- Roy Wilcox House
- James Barber House
- David Drummond House
- John Owen House
- Waldemar Ager House
- Orlando Brice House

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Listing provides:

- Honorary recognition of a property's significance
- Limited protection when a property is endangered by a federally-funded or licensed activity
- Tax credit financing for “certified rehabilitation” projects
- Put a plaque on your property



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How are properties evaluated?

NPS has **four criteria** to recognize historic significance.

These standards help evaluate properties to recognize people and places who have made a significant contribution to our history and heritage.

Properties must retain **sufficient integrity** for listing.



National Register of Historic Places

How are properties evaluated?

A – association with a single event, patterns of events, or historic trends



National Register of Historic Places

How are properties evaluated?

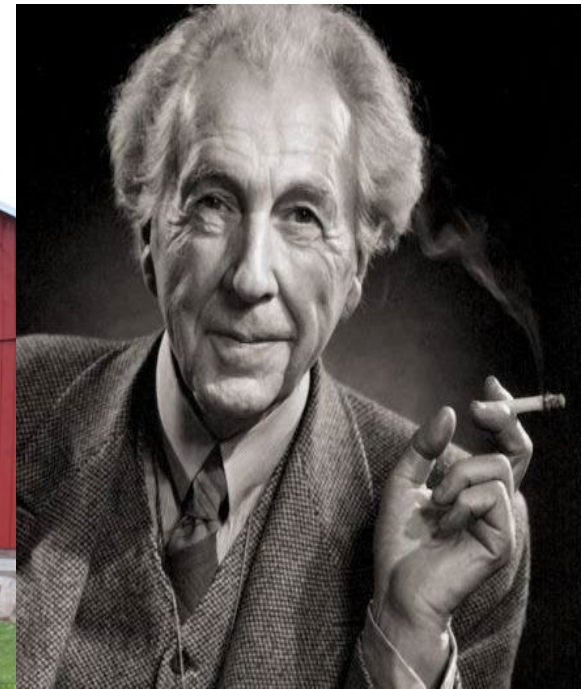
B – association with individuals who had specific contributions to history significant to our past; this refers to individuals whose activities are demonstrably important.



National Register of Historic Places

How are properties evaluated?

C – significance for their physical design or type of construction; it also includes well known architects.



National Register of Historic Places

How are properties evaluated?

D – centered around archaeology; properties that have the potential to yield prehistoric or historic information.



National Register of Historic Places

What is a Historic District?

“An area that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically or aesthetically by plan or physical development.” – NPS

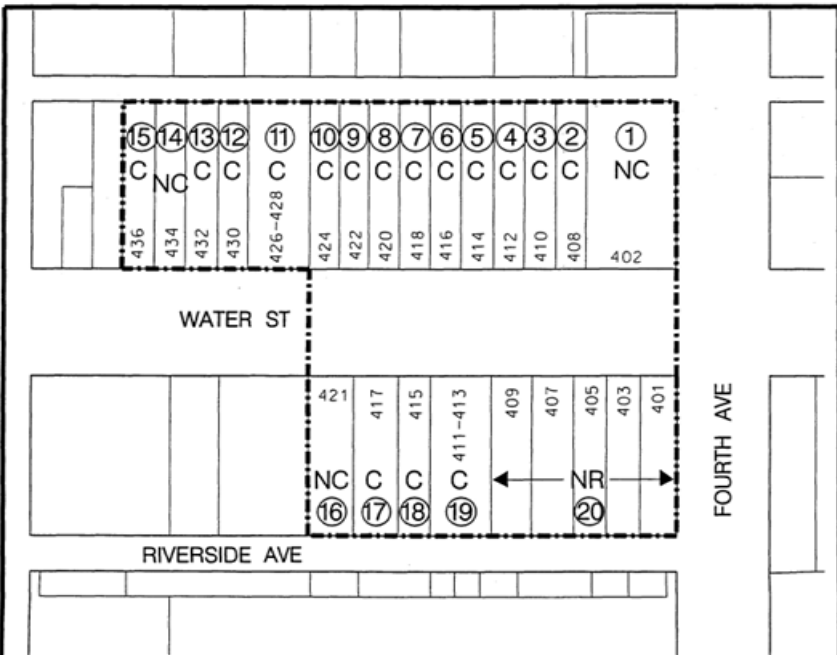
National Register of Historic Places

Eau Claire Historic Districts



Eau Claire, Eau Claire County, WI
THIRD WARD NATIONAL REGISTER DISTRICT EXPANSION **MAP SECTION B**

- C** CONTRIBUTING PROPERTIES
- NC** NON-CONTRIBUTING PROPERTIES
- NR** NATIONAL REGISTER PROPERTIES
- ②** PROPERTY CODE NO. & FEATURED PROPERTY
- ▨** PHOTOGRAPHED PROPERTIES
- ⑮** PHOTO NO. & DIRECTION
- VACANT LOT
- EXISTING NR DISTRICT BOUNDARY
- EXPANSION BOUNDARY



- WATER STREET HISTORIC DISTRICT**
 Eau Claire, Eau Claire County, WI
- C** Contributing Properties
 - NC** Noncontributing Properties
 - NR** National Register Properties
 - District Boundary
 - Property Number
 - ⑩** Property Number



National Register of Historic Places

How are Properties or Districts Listed?

Follow these simple steps:

1. Contact SHPO to see if your property has been previously determined eligible.
2. Fill out a National Register Questionnaire at <https://wisconsinhistory.org>
3. I will inform you if the property is eligible.

National Register of Historic Places

How are Properties or Districts Listed?



NPS Form 1080 (Rev. 12/16/2019) (Multiple copies) (Form 1080-108)

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is to be used in recording or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any section does not apply to the property being documented, enter "N/A" for "not applicable." For questions, instructions, illustrations, glossaries, and general information, contact your nearest National Park Service office. This section of instructions contains comments, queries, and narrative items or continuation sheets if needed (NPS Form 1080-108).

1. Name of Property
Historic name _____
Other name(s) or number _____

2. Location
Street & number _____ Not for publication
City or town _____ State _____ County _____ ZIP code _____

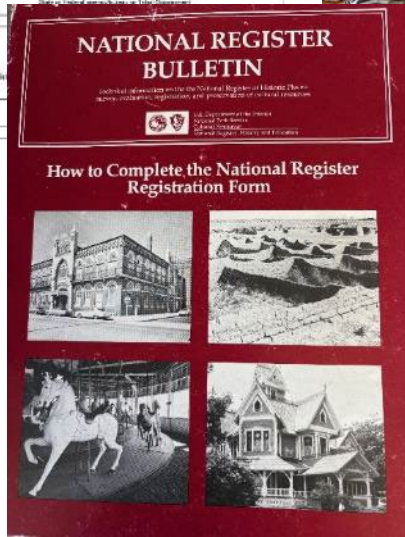
3. State/Federal Agency Certification
As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this _____ nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, this property _____ meets _____ does not meet the National Register criteria. I recommend that the property be considered eligible/ineligible for the following kind(s) of significance:
_____ national _____ statewide _____ local

Signature of state historic preservation officer _____ Deputy State Historic Preservation Officer _____ Date _____

Signature of National Park Service official _____ Date _____

4. National Park Service Certification
I hereby certify that this property is:
_____ eligible for the National Register
_____ determined not eligible for the National Register
_____ other (specify) _____

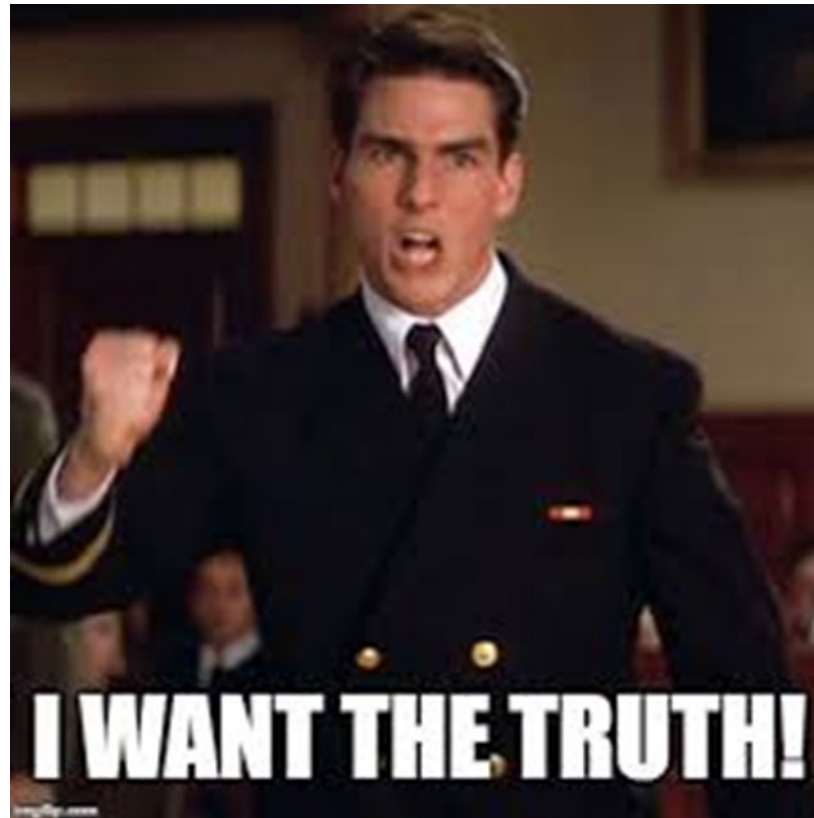
Signature of the Keeper _____



National Register of Historic Places

Common Misconceptions

All the Following Scenarios are **FALSE!**



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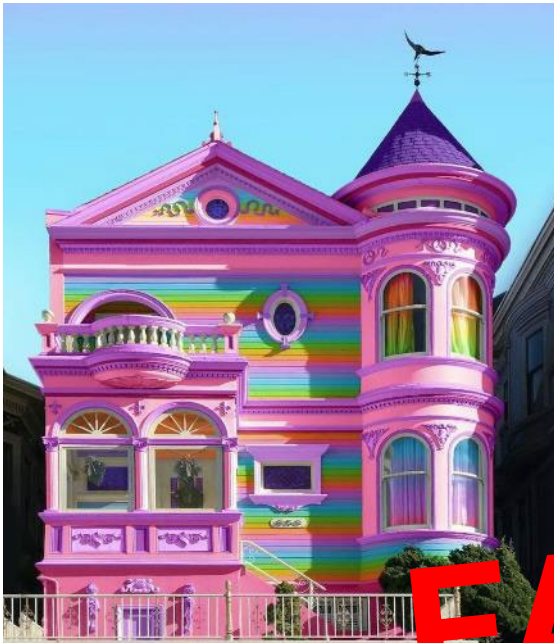
Common Misconceptions



If my property is listed in the National Register,
I must open it to the public

National Register of Historic Places

Common Misconceptions



FALSE!

If my property is listed in the National Register,
I can't paint it the way I want to.

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Common Misconceptions



FALSE!

If my property is listed in the National Register,
I can't change anything.

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Common Misconceptions



Any building 50 years or older is eligible for listing in the National Register.

National Register of Historic Places

Common Misconceptions



Buildings under 50 years old may be eligible for listing in the National Register.

National Register of Historic Places

Common Misconceptions



FALSE!

A property owner can delist their property from the National Register.

National Register of Historic Places Common Misconceptions



FALSE!

A building on the National Register cannot be demolished.

National Register of Historic Places Common Misconceptions



FALSE!

Properties listed in the National Register must be reviewed by the Historic Preservation Commission.

National Register of Historic Places



State/National Registers

- Created by State/Federal laws
- Administered by SHPO
- No additional rules for owners
- Eligible for tax credits

Local Designation

- Created by local ordinance
- Administered by local government
- Additional local review for owners
- Not eligible for tax credits

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What's in it for me?

- Official recognition from National Park Service
- Pride of Ownership
- Contributes to Community Identity
- Eligibility for Tax Credit on repair and maintenance costs



Cass-King St. Historic District – La Crosse



Michigan Blvd. Historic District – Racine

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What's in it for me?

Maintenance and repair of historic properties can be costly.
Historic Tax Credits can help.

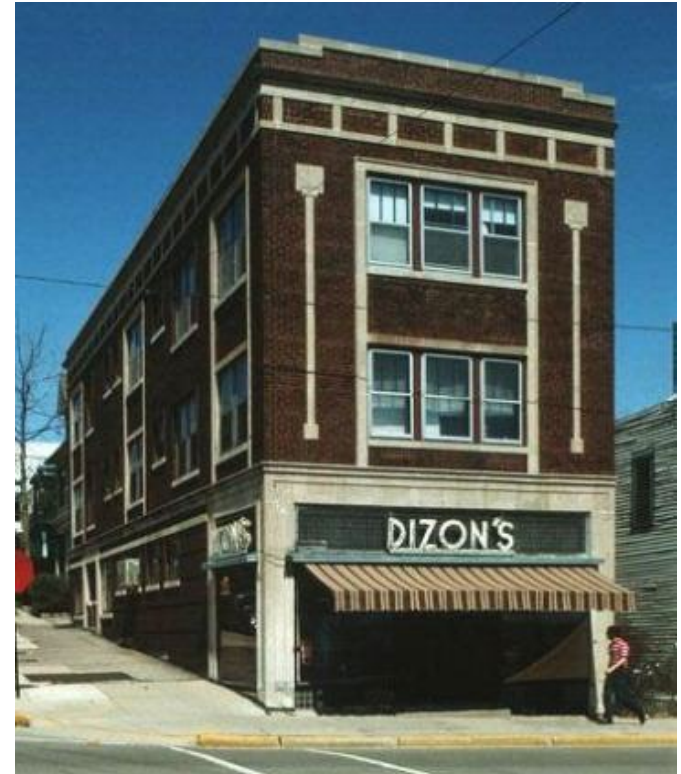


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What's in it for me?

Historic Tax Credits: Income-Producing Properties

- 20% federal credit and/or 20% state credit
- May be combined
- Property must be listed in the NRHP
- Not retroactive, pre-approval is required
- 2-year or 5-Year schedule.
- Minimum expenditure requirement
- 5-Year review and recapture period
- Work must meet federal design standards



National Register of Historic Places

What's in it for me?

Historic Tax Credits: Residential Properties

- 25% credit to WI state income tax obligation
- Property must be listed in (or eligible) for the NRHP
- Not retroactive, pre-approval is required
- 2-year or 5-Year Phased
- Minimum \$10K – Maximum \$40K
- Projects may be combined or split
- 5-Year review and recapture period
- Work must meet federal design standards



National Register of Historic Places

What's in it for me?

Historic Tax Credits Qualifying expenses:

- Masonry pointing
- Roof repair/replacement
- Window repair/replacement
- Floor repair/replacement (commercial)
- Structural repairs
- Exterior painting
- Stormwater landscaping
- Electrical – up to fixtures
- Plumbing – up to fixtures
- HVAC





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Questions?

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