

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91001989

Date Listed: 1/30/92

Wolff-Jung Company Shoe Factory
Property Name

Sheboygan
County

WI
State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Beth Boland
Signature of the Keeper

4/28/92
Date of Action

Amended Items in Nomination:

The period of significance given on the nomination form does not include the addition, which is a significant part of the building. The period of significance is revised to be 1880--1889.

This information was verified by Jim Draeger of the WI SHPO staff.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

to 1987
NPS

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NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only archival paper (20 pound, acid free paper with a 2% alkaline reserve).

1. Name of Property

historic name Wolff-Jung Company Shoe Factory

other names/site number Sellinger Glove Company Factory

2. Location

street & number 531 South Eighth Street N/A not for publication

city, town Sheboygan N/A vicinity

state Wisconsin code WI county Sheboygan code 117 zip code 53081

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
		<u>1</u>	<u>0</u> Total

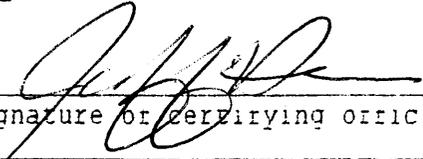
Name of related multiple property listing:

N/A

No. of contributing resources
previously listed in the
National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X 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 X meets does not meet the National Register criteria. See continuation sheet.

X 

Signature of certifying official

11/25/91
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

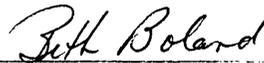
Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet



1/30/92

 determined eligible for the National Register. See continuation sheet

 determined not eligible for the National Register.

 removed from the National Register.

 other, (explain:)

Signature of the Keeper

Date

6. Functions or Use

Historic Functions
(enter categories from instructions)

Current Functions
(enter categories from instructions)

Industry/manufacturing facility

Vacant/Not in Use

8. STATEMENT OF SIGNIFICANCE

Certifying official has considered the significance of this property in relation to other properties: nationally statewide X locally

Applicable National Register Criteria A B X C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance

(enter categories from instructions)

 Architecture

Period of Significance

 ca. 1885^b

Significant Dates

 ca. 1885
 ca. 1889⁺

Cultural Affiliation

 N/A

Significant Person

 N/A

Architect/Builder

 Jung, Jacob/Builder^b

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Significance

The Wolff-Jung Company factory building is being nominated to the National Register of Historic Places (NRHP) for its local significance under National Register (NR) criterion C. More specifically, the Wolff-Jung Company factory building is being nominated because of its associations with the NR significance area of Architecture, a theme that is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). Research centered on evaluating this building using the Astylistic Utilitarian subsection of the Vernacular Forms study unit of the CRMP's Architecture Theme section and the Tanning and Leather Processing study unit of the CRMP's Industry Theme section. The results of this research is detailed below and confirms that the Wolff-Jung Company factory building is locally significant under criterion C as a highly intact example of late nineteenth century factory design.

The original portion of the building was constructed ca. 1885 for three Sheboygan businessmen, Theodore Zschetzsche, a tanner; Jacob Jung, a wagon maker; and Charles Wolff, a retail shoe store proprietor and shoe manufacturer, who incorporated for the purpose of manufacturing men's boots and shoes in 1883, under the name of the Wolff-Jung Co., Inc. The lot these men purchased was located in the heart of Sheboygan's downtown commercial district and it fronted on Eighth Street, Sheboygan's principal commercial thoroughfare. "Jacob Jung, who was also a builder of some repute, made the plan for the building to be located on the northeast corner of North 8th Street and Jefferson Avenue and (he) was put in charge of

^b Wolff, Jung, Zschetzsche Building Inventory Research Form. Sheboygan County Landmarks, Ltd., 1977. In the collection of the Sheboygan County Historical Research Center, 518 Water Street, Sheboygan Falls, Wisconsin.

⁺ Sandorn-Perris Fire Insurance Maps of Sheboygan. Sandorn-Perris Map Co., New York, NY. 1884, 1887, 1891.

^c Wolff, Jung, Zschetzsche Building Inventory Research Form. Op. Cit.

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
Italianate	foundation _____ BRICK walls _____ BRICK roof _____ ASPHALT other _____ CUT STONE WOOD

Describe present and historic physical appearance.

DESCRIPTION

The Wolff-Jung Company shoe factory is an exceptionally intact three-story industrial building whose earliest portion was built ca. 1880 on the northeast corner of the intersection of South Eighth Street and Jefferson Avenue in the city of Sneboyan. Within four years a new and slightly larger addition was added to the north elevation of the earlier building, resulting in the building that is the subject of this nomination. This square plan Astylistic Utilitarian Form building is constructed of reddish brown brick and its principal facades face west onto Eighth Street and south onto the now vacated Jefferson Avenue. Because of the prominence of this downtown corner lot these facades were given a somewhat more elaborate architectural treatment than was usual for nineteenth century industrial buildings in Sneboyan, resulting in a building that blends in well with the nineteenth and early twentieth century commercial buildings that surround it. This building served as a shoe factory until 1901. Then, in 1914, it was taken over as the factory of the Sellinger Glove Company, a manufacturer of leather gloves. The Sellinger Company occupied the building until the firm was dissolved in 1938, after which ownership was transferred to the Leverenz Shoe Company of Sneboyan. This firm then used the building as a warehouse until the firm was dissolved in 1989. Since then the building has stood vacant but in excellent repair and the current owners intend to rehabilitate it for housing.

The city of Sneboyan is a port city located on the west shore of Lake Michigan at the mouth of the Sneboyan River and the Wolff-Jung Company factory is located in the center of the downtown business district of the city, a district whose southern boundary is formed by a large bend in the course of the east-west flowing Sneboyan River.⁴ Land in the center of this four-block-wide district is mostly flat except along its west and south edges, both of which slope down to the river. The block on which the factory is located is bounded by Eighth Street on the west, Seventh Street on the east, Pennsylvania Avenue on the north, and the now vacated Jefferson Avenue on the south. The main facade of the factory faces west onto the north-south running Eighth Street, historically Sneboyan's principal commercial thoroughfare and one which originally ran uninterrupted south across the Sneboyan River. In the 1980s, however, the original traffic pattern in this area was altered for the creation of the Plaza 8 redevelopment project, one of whose goals was to turn much of the downtown portion of Eighth Street into a pedestrian shopping mall. As a consequence, the Eighth Street-Jefferson Avenue intersection was redesigned to become the southern terminus of this mall. Eighth Street was then closed off just below Jefferson Avenue, forming a cul-de-sac, and Jefferson Avenue was vacated between Seventh and Ninth Streets. The latter two streets were then angled in a southerly direction so as to connect with the southerly continuance of Eighth Street, which resumed its southerly route just below the point of its former intersection with Jefferson Avenue.

⁴ The 1980 population of Sneboyan was 48,080.

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As a result of this redesign the downtown portion of Eighth Street now ends in a quiet cul-de-sac just south of the factory building. Historically, however, this portion of Eighth Street was the busiest thoroughfare in the city and it has always been lined with commercial establishments of varying types, including Sheboygan's major banks and department stores. Many of these buildings are still extant today but through an irony of fate, the Wolff-Jung factory building is now the most intact nineteenth century building on the street.

The factory building is free-standing in design and its brick walls rest on massive brick foundation walls. The building is bounded by a hard-surfaced alley on its north side and by a concrete sidewalk on the south side where Jefferson Street was originally located. The rear (the east end) of the lot is now taken up by a blacktopped parking lot and the main facade abuts the sidewalk on Eighth Street. This facade is three-stories in height, is six-bays-wide, and it rests on a raised basement story. The total width of the facade represents the combined facades of the thirty-foot-wide original building and of the fifty-foot-wide addition, each of which is three-bays-wide. The center bay of each of these facades contains one of the two principal entrances to the individual buildings and these bays are identical in width. The addition, however, being wider, has flanking bays that contain windows grouped in threes instead of in pairs. Otherwise, the two facades are identical in design.

These bays are demarcated vertically by thin corbelled brick pilasters, each of which has an inset panel that runs the full height of the pilaster and that is a header brick wide. These pilasters each terminate in a tall elaborately corbelled brick finial that is panelled in the same manner as the pilasters, and each finial is then surmounted by a pyramidal cut stone cap. All of the pilasters on the main facade are the same height but the pilasters on either side of the center bays (Nos. 2 & 5) extend down to the ground as well while the others begin above the corbelled brick stringcourse that spans the facade just above the level of the basement windows.

The main facade of the original (south) building is symmetrical in design and it has two identical width bays (bays 4 & 6) which flank a narrower center bay (bay 5) that contains the original entrance to the building in its first story. The raised basement story resulted in the placement of this entrance above grade and it is reached by ascending a flight of five concrete steps, the topmost one of which serves as a landing for the deeply inset entrance door. The tall entrance door opening is crowned with a semi-circular arch whose surround consists of a corbelled course of soldier bricks surmounted by a second course of header bricks, and a fluted cut stone keystone is then centered in the arch. The entrance door itself is original and made of wood and it contains a single tall light. This door is then flanked by narrow sidelights and it is surmounted by a three-light semi-circular-arched transom. The second floor of the bay contains a single segmental-arched window opening that has a cut stone sill. The head above this opening consists of

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two flush segmental-arched courses of header bricks that are surmounted by a corbelled third course that acts as a drip cap. The opening is then filled with an original two-over-two-light flat-arched double hung wooden sash window. An identical window opening is then placed in the third story of the bay and the bay is then surmounted by a broad corbelled brick cornice topped by a paneled brick triangular pediment.

The two flanking bays (Nos. 4 & 6) of the original building are identical in design. Each bay contains a pair of flat-arched two-over-two-light wooden sash windows in its basement story which are separated by a brick mullion and surmounted by a flat cut stone lintel that spans both windows. These windows, like all the factory's other windows, now have modern one-light metal storm windows whose sash is colored a dark green, and they are also now covered with metal security screening as well. A thin corbelled brick stringcourse then spans the width of each bay just above the stone lintel.

The wall surface of both of these bays is set more deeply into the facade than the wall surface of the center bay and the base of each bay (just above the stringcourse) is stepped as a result. The first story of each bay contains a pair of the segmental-arched window openings described previously, each opening being separated by a brick mullion. A common cut stone sill then runs below each pair of openings but the heads above are separate. These openings are then filled with one-over-one-light double hung wooden sash windows.* An identical pair of window openings is then placed in the second and in the third stories of these bays, but here the windows are of the two-over-two-light type. The bay is then surmounted by a tall corbelled brick cornice that features three separate bands of brick brackets, that increase in size as they rise in height.

The main west-facing facade of the addition is identical to that of the original building except for the following differences. The single light in the entrance door in the center bay (bay No. 2) is now covered over with plywood and the semi-circular-arched transom above it is divided into two rather than three lights. Also, the window openings in the flanking bays (bays Nos. 1 & 3) are arrayed in groups of threes rather in pairs and the windows in each story are of the two-over-two-light type.

The eighty-foot-long south-facing side elevation of the factory is the side elevation of the original building and it originally faced onto the now vacated

* All the windows on the first story of the original building are of the one-over-one-light type rather than the two-over-two-light type that is used on the two upper stories and on all three stories of the addition. It is not known if the one-over-one-light windows are the original windows in these openings, but photos of the factory dating from the 1930s show these windows in place. Consequently, they date from the period of significance.

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Jefferson Avenue. This resulted in an elevation that was designed to harmonize with the appearance of the main facade and it did so by using elements that are identical to those on the main facade. This elevation is faced in brick and it is six-bays-wide and it also has a raised basement story. Here too, the bays are demarcated by pilasters, but none of the pilasters are panelled and only the two end pilasters terminate in finials. Also, none of these pilasters reach the ground; they begin above the corbelled brick stringcourse that spans the elevation just above the level of the basement windows. The basement story of each bay except for the right-hand one (bay No. 6) contains a pair of the same two-over-two-light windows that were described previously. The sixth bay contains a pair of basement entrance doors that are reached by descending a flight of concrete stairs. These wooden doors are recessed into a flat-arched opening and they consist of panels of angled matchboards. The opening is then sheltered by its original shed-rooted entrance hood, which is supported by angled "X" pattern wooden brackets.

Each of the three stories above the basement story in each bay contains a pair of the same segmental-arched window openings that were described previously, those in the first story having one-over-one-light windows and those in the stories above having two-over-two-light windows. The elevation is then surmounted by the same tall corbelled brick cornice that was used on the main facade, the only difference being that this cornice is continuous because its length is not interrupted by pilaster finials. A large metal fire escape is also attached to this elevation and it is reached from two doors whose openings replace window openings on the second and third stories. The second floor door opening replaces the left-hand window of the pair in the fourth bay from the left and the third floor opening replaces the left-hand window of the pair in the second bay from the left. These door openings are original to the building and they have the same segmental-arched heads as the windows they replace, but their heads are slightly lower than those of the windows.

The south elevation is extended to the right (to the east) by the two-bay-wide one-story elevation of original boiler room of the factory. This brick-walled ell was also built ca. 1885 and it is rectilinear in plan and extends across the left half of the rear east-facing elevation of the factory. Its south-facing elevation has only one story (there is no basement story) and it contains two tall two-over-two-light windows that are set into segmental-arched openings of the same design as those found elsewhere on the building. These windows are now covered in metal security mesh and the elevation is crowned by a tall corbelled brick cornice that is less elaborate than the one that crowns the factory.

The rear east-facing elevation of the factory is unadorned and it is strictly utilitarian in design. The left half of its basement story is covered by the windowless side elevation of the shed-rooted boiler room ell. The remainder of the original basement story is now hidden by three small separate one-story ells that are all of modern date and which the current owner plans to remove. Reading from left to right, these ells consist of an enclosed, raised reinforced concrete loading

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dock of recent date that is angled out from the main wall; an earlier brick-walled shed-roofed square-plan ell whose east elevation contains an entrance door and a garage door; and a modern flat-roofed concrete block ell whose walls are windowless.

The three principal stories of the rear elevation of the factory are not divided into bays by pilasters and the first story of this elevation is windowless. The two second and third stories are each five-bays-wide. The first and fifth bays from the left are identical and the simple parapet that terminates the wall above them is taller than the parapet above the middle three bays. Both of the second and third stories in each of these bays contain two segmental-arched window openings and these openings are each filled with two-over-two-light double hung wooden sash windows that have cut stone sills but no decorative heads. A tall chimney mass then separates the first bay from the second and both stories of the second bay also contains two segmental-arched window openings as well. These openings too are each filled with two-over-two-light double hung wooden sash windows, but while the left-hand window in each story is identical to the others, the right-hand window is smaller and is placed slightly higher, indicating the presence of a staircase inside the building. Both stories of the third and fourth bays from the left then contain a single two-over-two-light double hung window.

The north-facing side elevation of the factory is six-bays-wide and it was originally identical to the south-facing elevation. All the original paired window openings on this elevation have been filled-in with brick, a change that the current owner plans to undo. The only door opening on this elevation is a modern alteration of the left-hand window in the pair in the third bay from the left on the first story. This door opens onto a small raised wooden platform of modern date that spans the alley between the factory and the adjacent building.

When the ca. 1890 addition was built, the brick construction north-facing side elevation of the original building was left in place and this wall still divides each story of the interior of the current building in two. The interior of the factory is essentially utilitarian in design and it is largely intact even though later partition walls now divide up some of the original rooms. The upper stories and the basement consist mostly of large wood-floored rooms whose ceilings are supported by rows of wood posts. The most exceptional feature of the interior is the largely intact entrance hall of the original building. The main entrance door (the one in the fifth bay from the left on the main facade) opens into a vestibule and one then ascends a flight of seven linoleum-covered stairs to reach a broad landing. Twin one-light dark varnished wood entrance doors at the end of the landing then open into the office space beyond and there is a large three-light transom above the doors. The side walls of this hall are panelled in dark varnished wood. Large triangular panelled spandrels flank the stairs and these spandrels are then surmounted by two large rectangular, oblong, equal-size panels which run the length of the hall. These panels are themselves surmounted by five smaller panels and the side walls of the hall are then completed by five large transom lights that

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extend up to the ceiling and which form a continuation of the transom lights placed above the entrance doors. The ceiling of the entrance hall is then also panelled in dark varnished wood and several large panelled beams span the width of this ceiling. The inner entrance doors then open into a large office space that has matchboard wainscoting and a beamed ceiling.

This interior is notable for its intact state and excellent condition, characteristics that apply equally to the exterior of the building as well. Fortunately, despite more than a century of continuous use, the Wolff-Jung Company factory building is still in excellent, highly original condition today. As a result, this building is now one of the most intact nineteenth century buildings remaining in downtown Sheboygan.

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construction."^o The resulting building was then more than doubled in size ca. 1889 utilizing the design that Jung had developed for the original building. After Jung dropped out of the firm in 1892, the company continued under the direction of the Zschetzsche family until it closed its doors around the turn-of-the-century. The building then went through a series of owners and uses until it was purchased as the factory for the Sheboygan-based Sellinger Glove Company factory in 1914. This firm, a manufacturer of leather gloves, remained in the building until 1958, after which the building was purchased by the Leverenz Shoe Company, a firm begun in Sheboygan in 1919 by sons-in-law of Henry Jung, a son of Jacob Jung. This firm used the building as a warehouse until the firm went out of business in 1989. Thus, the factory has been associated with the leather working industry in Sheboygan for almost its whole history and it is also still in excellent, near original condition, a prerequisite that is essential for vernacular form resources.

Historic Context

The growth of industry in the city of Sheboygan began in 1834 when William Paine erected a crude sawmill on the shore of the Sheboygan river midway between the falls and the present day site of the city. Growth in the region was slow, however, despite the natural geographic advantages of Sheboygan's site at the point where the river emptied into Lake Michigan. Twenty years later, however, the advantages of the location and the settling of the surrounding territory created conditions that were favorable for the growth of industry and by 1912, when the following history of the industrial enterprises of Sheboygan was written, the city had become a major manufacturing center in Wisconsin.

Lumber was the first commercial article made and then the manufacture of shingles was but a single step further.

Since the small and very primitive beginning mentioned above, the city of Sheboygan has attained a high place among manufacturing cities, not only of the state but also the nation, for in the production of certain styles of chairs Sheboygan is the leader of all competitors. In 1868 the manufacture of chairs was begun and Sheboygan eventually acquired the sobriquet of the Chair City. She became famous as such the country over, and the civilized world for that matter, as her chairs are in universal demand. By 1891, Sheboygan was listed as a manufacturing center to be reckoned with when other industrial centers were considered. About this time some of the largest establishments in the country for the manufacture of enamelled goods (The Vollrath Company) were founded and iron products (The Konier Co.), knit goods and various and numerous other articles began finding their way into the markets of the country from Sheboygan factories and mills. Prior to this, however, was the early establishment of the Gutsch Brewery, in 1847, and the Koenitz tannery, in 1853, two industries that take front rank in their especial fields.

^o Wolff, Jung, Zschetzsche Building Inventory Research Form. Op. Cit.

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The American Hide & Leather Company, tanners with factories at 702-740 North Water Street (non-extant) is one of the largest concerns of the kind in the country. It was established in 1853 by C.T. and William Koenitz, brothers. They had been in the United States but three years, and with a few hundred dollars saved from their wages they engaged in tanning hides, employing one man. The business increased rapidly, however, and by 1874, the tannery was turning out eight thousand hides a year. In 1875 William Koenitz died and C.T. Koenitz became sole proprietor. Frank L. and Charles H. Koenitz, sons, became associated with their father in 1881. The firm name was then known as C.T. Koenitz and Sons. Forty men were then employed and about six hundred hides turned out each week. The company was incorporated in 1888 and capitalized at \$100,000. ... C.T. Koenitz died in 1892, when Frank L. Koenitz succeeded his father as president. The business so increased by 1896 that the factories were turning out eleven hundred hides of leather per day and employing three hundred men. In that year the concern went into and formed a part of the trust known as the American Hide & Leather Company.

A short time after the Koenitz brothers started their tannery Christian Meyer began the business of tanning hides. This was in 1855. His capital amounted to \$400 and on his payroll were six men. In 1859 a partnership was effected by Mr. Meyer, with Theodore Zschetzsch. Between them they had \$2000. This combination continued until 1873, when Mr. Zschetzsch retired and began business for himself, being associated with his son, Carl L.

The new firm was named Theodore Zschetzsch & Son and in 1874 the firm built a tannery of its own (non-extant). Later, Charles Zschetzsch assumed control and reorganized the company with his sons (Theodore and Fred) as co-partners under the name Zschetzsch and Sons Tannery. This firm was the forerunner of the Badger State Tanning Company, which became one of the largest tanneries in the region.

Business was started in a small way, but increased as transportation facilities improved and machinery was invented to increase production. In 1901, this plant was destroyed by fire, but was rebuilt by a corporation organized to properly finance the undertaking and to properly undertake the tanning business.

In 1908 the tannery was taken over by Armour & Company, who at that time, were entering this line of industry. Since then the history of the business has been one of constant expansion and consistent development with the growth of the city.

On January 19, 1920, one of the most costly and spectacular fires known in Sheboygan, destroyed the entire plant with contents, entailing a loss then estimated at over one and one-quarter million dollars, and throwing hundreds of men out of employment.

⁷ Zillier, Carl (Ed.). History of Sheboygan County Wisconsin: Past and Present. Chicago: The S.J. Clarke Publishing Company, 1912, Vol. 1. Pgs. 305-306.

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Rebuilding started in April of 1921, upon a much larger scale than before--the present (1926) completed plant occupying a full block of ground space.

When the Zschetzsch tannery was taken over by Armour & Company in 1903, about 230 hands were employed, working approximately 400 hides per day. At the present time (1926) over 700 men and women are employed with a daily production of about 3000 hides.⁸

Like many others employed in the tanning business, the Zschetzschs also succumbed for a time to the temptation to draw on their experience and produce finished leather goods as well. In 1883, Theodore Zschetzsch, Jacob Jung and Charles Wolff organized a corporation under the name of the Wolff-Jung Co. Ltd. with a capital stock of \$30,000, each man contributing a third. The company was formed to manufacture men's boots and shoes. Zschetzsch, as has been stated above, was involved in the tanning business. Wolff owned a retail shoe store at 530 W. Eighth Street and he also had a small shoe factory in the rear of his store where he made men's work shoes that he sold to the retail trade. Jacob Jung Sr. (1831-1905) was a carriage and wagon maker in Sheboygan who had served an apprenticeship in that trade in his birthplace of Karlsruhe, Germany before coming first to Cleveland and then to Sheboygan in 1854. He soon found work in his trade in the firm of Brothers & Jones but after working there just two-and-a-half months he wound up buying the failing firm in partnership with Lawrence Artman. After Artman died in 1866, Jung became sole proprietor and by 1881 he was employing nine men and doing a business of about \$10,000 a year.⁹ Jung continued the business until 1887, when he sold out to his sons, Jacob Jr., and William. By that time, Jung was a successful and respected local businessman whose carriage works at 829-835 Pennsylvania Avenue (NRHP - 7/10/74) had become a well-known area business.

Wolff was expected to take charge of the new factory but the job proved beyond his capability and a succession of superintendents soon followed. In the meantime, Jung withdrew from an active role in the firm, which was reorganized in 1886 as the Sheboygan Boot & Shoe Company, Inc. with first Theodore and then Carl Zschetzsch as president. Despite increasing the size of the factory in 1889, the company was never very successful and it finally closed its doors in 1896.

Thus ended the story of "the first boot and shoe factory in Sheboygan."¹⁰ The factory was then used by several different firms until it was taken over in 1901 by

⁸ Sheboygan Press. "Tanning Business Started in 1874 by Theodore Zschetzsch." April 23, 1926, Section 2, Pg. 6. This complex was renamed the Badger State Tanning Co. and under its current name, the Armura Leather Company, it was determined eligible for inclusion in the NR - 8/20/85.

⁹ History of Northern Wisconsin. Chicago: The Western Historical Company, 1881, Pg. 983.

¹⁰ Zillier, Carl (Ed.). Op. Cit., Vol. 2, Pg. 544.

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the Jung Shoe Company, then a wholesale shoe-selling firm that had been founded by Jacob Jung's son, Henry, in 1892. The Jung Shoe Company then occupied the building until 1906, when they moved into a new building of their own a block away at 620 S. Eighth Street (extant).

In 1914, the top two floors of the factory were taken over by the newly formed Sellinger Glove Company. This company was incorporated by Thomas J. Sellinger on May 15, 1914 in order to manufacture leather driving gloves (for horse teams drivers) and dress gloves. The dress gloves were a particular success so Sellinger decided to abandon work gloves and concentrate instead on the making of a specialty dress glove line with emphasis on automobile driving gloves. His subsequent success soon allowed him to take over the entire factory building and then to purchase it. When the automobile glove market waned in the 1920s, Sellinger again concentrated on dress gloves, and when that market was undercut by cheaper imports during the great depression he developed a specialty line of gloves for outdoor sports based on his original automobile glove design. Thomas J. Sellinger died in 1934 and the firm was then taken over by his son, Francis J. Sellinger who operated it with the assistance of his own sons. In WWII, more than 75% of the firm's output was bought under contract by the Army and Army Air Corps. After the war ended, the firm went back to making its specialty gloves and it continued to do so until 1958, when foreign competition finally forced the company to close its doors.**

The factory was then purchased by the Leverenz Shoe Company for use as a warehouse. "Leverenz Shoe Company was founded in (April) 1919 by Clarence C. Leverenz, who was joined in partnership by his brother-in-law, Carl H. Esch, in 1921. Both men were sons-in-law of Henry Jung, who gave them \$5000 to start the company. Leverenz produced dress shoes to supplement the work boots made by Jung."** The firm began by purchasing the building and machinery of the Twig Shoe Company, located at 828 Alabama Avenue. Within a year it was necessary to expand the company and an addition was built that doubled the floor space. "In 1935 a branch factory was established in New Holstein, Wisconsin, and a line of men's dress oxfords was manufactured at this plant."** In 1940, the company was incorporated. In 1941, the New Holstein plant was enlarged and in 1956 a third plant was opened in Valders, Wisconsin and two years later the old Wolff-Jung factory was purchased for warehouse space. By 1969 the firm had grown from 25 employees to 405, sales had climbed from \$237,000 in 1919 to \$7,000,000, and a new factory in New Holstein had replaced the original one. In 1973, the Alabama Avenue plant was closed and the operations there moved to a new plant in the Sheboygan Industrial Park. By 1975, the nationwide recession forced the closing of this new plant and even though sales reached

** Leberman, J. E. One Hundred Years of Sheboygan: 1846-1946. Sheboygan: 1953, Pgs. 163-164.

** Peters, Gary. "Imports Stomp Out Footwear Industry." Sheboygan Press, January 29, 1989, Pg. 12.

** Leberman, J. E. Op. Cit. Pgs. 141-142.

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\$14,000,000 by 1980, the handwriting was on the wall in the form of cheaper foreign imports and the firm finally closed its doors in 1989.

Thus, the building erected as the shoe factory of the Wolff-Jung Company that is the subject of this nomination was the first building built in Sheboygan for the manufacture of shoes and it continued to serve the leather processing industry in Sheboygan for nearly its entire history until finally, by an irony of fate, it became associated with what was to be the last shoe manufacturing company in the city.

Architecture

The astylistic utilitarian form is a term that has been developed to deal with the large numbers of vernacular buildings in Wisconsin that were built to house uses other than those specifically intended for residential and retail purposes. Such buildings are typically factories or mills but they can also be garages, barns and many other types of buildings as well. The study of such buildings is still in its infancy in Wisconsin and it is probable that the form will be subdivided into smaller, more descriptive categories in the future. Until that time, such buildings will, of necessity, be lumped together in a somewhat undifferentiated way.

Many astylistic utilitarian form buildings have a slight stylistic identity but not enough to merit being included within a particular style. Enough study has been done, however, to enable architectural historians to note that in general, astylistic utilitarian buildings tend to share certain basic characteristics with contemporary buildings designed in the higher styles. Thus, the earliest mill and factory buildings in Wisconsin tend to have the same multi-paned flat-arched double hung windows, and the same gently pitched gable roofs and shallow boxed eaves as contemporary Eastern and New England examples. These buildings were inspired by Colonial style and Greek Revival style models and they take their shapes, their proportions, their methods of construction and even some of their details from these high style examples. Never-the-less, the sum of this borrowing is not enough to justify labelling the Wisconsin buildings with these terms. For now, astylistic utilitarian form buildings can be roughly differentiated from each other on the basis of the dates of their construction. Generally speaking, early and mid-nineteenth century Wisconsin examples are smaller and less tall than the often larger Victorian Period examples, some of which, like the Wolff-Jung Company factory, are also more elaborately decorated as well. Twentieth century examples of the form tend to be both larger and broader and occasionally exhibit Period Revival and even Art Deco style elements.

Whatever stylistic influences astylistic utilitarian buildings may exhibit, the critical test of such buildings in-so-far-as NR eligibility is concerned is that of integrity. In the commercial vernacular subsection of the CRMP this point was emphasized when the author wrote that "Like other building forms, the most

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significant commercial vernacular examples will be those with the highest integrity."¹¹ Applying the same test of significance to the Wolff-Jung Company factory building makes it one of Sheboygan's most important remaining nineteenth century industrial buildings.

The Wolff-Jung building was designed and built by Jacob Jung Sr., who was also a contractor in addition to his other activities.¹²

Jung has done not a little to upbuild Sheboygan. Besides the large manufacturing industry worked up by him, he erected some twenty houses in the city. He has the distinction of having erected the first brick shop in the place, also of having put the first two-light windows in a residence, and that was in his present home in 1874. Mr. Jung helped to establish the Sheboygan Boot and Shoe Factory, of which he is a Director.¹³

Jung's design for the factory building of his new firm probably represents a conscious attempt on his part to make the new building blend in with the commercial vernacular form commercial and institutional buildings that lined Eighth Street in the 1880s. His design may also represent a desire on the part of Jung and his partners to build a factory in the downtown area that did not have the plain appearance of other factories in the immediate vicinity.¹⁴ If so, then Jung succeeded. While not an elaborate design, the Wolff-Jung factory features an elaborate corbelled brick cornice of the type that was common to all but the oldest buildings on the Eighth Street of that day, and the seven pilasters that divide up the main facade into bays served to accentuate the vertical aspects of the design. The result is a building that had and has a much more "downtown" appearance than the typical Sheboygan factory building of the period and it also reflects the relatively unobtrusive nature of the work conducted within it.

Regrettably, intact nineteenth and early twentieth century buildings of any type are now very rare in downtown Sheboygan. Alterations that have removed the original first floors of most of the area's retail and other commercial buildings are the rule and most of the upper stories of these buildings have also had their original windows and cornices altered or removed as well. Thus, the survival of the Wolff-

¹¹ Wyatt, Barbara (Ed.). Cultural Resource Management in Wisconsin. Madison: Historic Preservation Division, State Historical Society of Wisconsin, 1986. Pg. 3-10 (Architecture).

¹² Wolff, Jung, Zschetzsch Building Inventory Research Form. Up. Cit.

¹³ Portrait and Biographical Record of Sheboygan County, Wisconsin. Chicago: Excelsior Publishing Company, 1894. Pgs. 674-675.

¹⁴ The only survivors of the many other nineteenth century factories that once also shared this downtown neighborhood with the Wolff-Jung factory are the remarkably intact and extremely plain astylistic utilitarian form John Baizer Carriage Works, which is located at 820A Pennsylvania Avenue a block away and the previously mentioned Jung carriage works at 829-833 Pennsylvania Avenue.

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Jung factory in such a complete state is especially fortunate and is a factor of importance for the understanding of the original appearance of the area. This significance is also heightened by the retention of some of the most notable interior features of the building such as the paneled north entrance hall.

Archeological Potential

The earliest Sandorn-Perris Map of this block is dated 1884 and it shows nothing on this lot and even if an earlier structure did exist the construction of the factory and its full basement story would have obliterated all traces.

9. MAJOR BIOGEOGRAPHICAL REFERENCES

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Leberman, J. E. One Hundred Years of Sheboygan: 1846-1946. Sheboygan: 1953.

Previous documentation on file (NPS): See continuation sheet

preliminary determination of individual listing (36 CFR 671) 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

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre

UTM References

A	<u>1/6</u>	<u>4/4/2/6/5/0</u>	<u>4/8/4/4/0/0/5</u>	B	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>	D	<u>/</u>	<u>/ / / / /</u>	<u>/ / / / / /</u>

See continuation sheet

Verbal Boundary Description

Block 177, Original Plat. S 90.55' of Lots 7 & 8 and S 90.55' of W 20' of Lot 9.

See continuation sheet

Boundary Justification

These boundaries enclose all the land historically associated with the factory building.

See continuation sheet

11. Form Prepared By

name/title Timothy F. Hegglund/Consultant

for: The Alexander Companies, 660 W. Washington Ave. Suite 303

organization Madison, Wisconsin 53703 date October 4, 1991

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city or town Madison state WI zip code 53703

NPS Form 10-900a
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Approved 2/87

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