

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: Wisconsin
COUNTY: Sheboygan
FOR NPS USE ONLY
ENTRY DATE JUL 10 1974

1. NAME

COMMON:
Thomas (I.C.) Drug Store

AND/OR HISTORIC:
Zaegel (M. R. & Co.) Building

2. LOCATION

STREET AND NUMBER:
632 North 8th Street

CITY OR TOWN:
Sheboygan

CONGRESSIONAL DISTRICT:
6th

STATE: **Wisconsin** CODE: **55** COUNTY: **Sheboygan** CODE: **117**

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	PUBLIC ACQUISITION	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)				
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) <u>Upper floors</u> <u>Vacant</u>	<input type="checkbox"/> Comments

4. OWNER OF PROPERTY

OWNER'S NAME:
Redevelopment Authority of Sheboygan

STREET AND NUMBER:
828 Center Avenue - City Hall

CITY OR TOWN:
Sheboygan

STATE: **Wisconsin** CODE: **55**

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Sheboygan County Court House

STREET AND NUMBER:
615 North 6th Street

CITY OR TOWN:
Sheboygan

STATE: **Wisconsin** CODE: **55**

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Wisconsin Survey of Historic Sites and Buildings

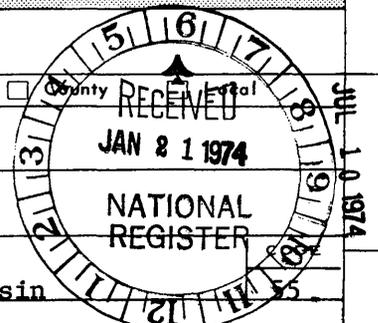
DATE OF SURVEY: **1969-1973** Federal State County

DEPOSITORY FOR SURVEY RECORDS:
State Historical Society of Wisconsin

STREET AND NUMBER:
816 State Street

CITY OR TOWN:
Madison

STATE: **Wisconsin**



SEE INSTRUCTIONS

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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The three-story "cream-city" brick structure fronts on North 8th Street and New York Avenue at the very center of downtown, in the middle of the urban renewal project. Except for the remodeling of a small portion of the facade first story, the exterior remains intact; its ornate brickwork, with varied patterns, courses, and colors give it a special interest and character unique among Sheboygan's 19th Century commercial buildings. At the west end of the building (the rear) is a quaint arched brick entranceway used originally as a service entrance for horsedrawn vehicles.

The condition of the exterior is generally good and the building is structurally sound. The first floor interiors have been remodeled over the years to suit different tenants and uses. Only a few elements of original detail exist here. The drug store part of the first floor had its floor dropped to street level several years ago. The remaining portions of the first level are storage for the drug store, and through August 1972, a doctor's office. The upper floors and stairway, though altered little, have deteriorated to a significant degree in spots; primarily because of water damage from a leaking roof and poor upkeep. Ceilings are 12 feet high throughout. The doors, windows and trim are all of wood with painted finish. The stairway to the second floor has a unique split landing arrangement. On the second floor are several interconnected office cubicles. The third floor is made up of a large assembly room with two smaller rooms at the west end.

At present, a tenant for just the first floor (an imported gift shop) has remodeled that floor, and the Redevelopment Authority was able to spend about \$3,000 (temporary property management) to make necessary code repairs to the building in order to secure an occupancy permit.



SEE INSTRUCTIONS

6. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input type="checkbox"/> 18th Century	<input type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) 1886

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input type="checkbox"/> Education	<input type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Philosophy	<input checked="" type="checkbox"/> Other (Specify) <u>Local Heritage</u>
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	_____
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	_____
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape Architecture	<input type="checkbox"/> Social/Humanitarian	_____
<input type="checkbox"/> Art	<input type="checkbox"/> Literature	<input type="checkbox"/> Theater	_____
<input checked="" type="checkbox"/> Commerce	<input type="checkbox"/> Military	<input type="checkbox"/> Transportation	_____
<input type="checkbox"/> Communications	<input type="checkbox"/> Music		
<input type="checkbox"/> Conservation			

STATEMENT OF SIGNIFICANCE

The southwest corner of Eighth Street and New York Avenue in downtown Sheboygan has long been associated with the retail drug business. In 1859 Dr. Julius Breitzmann opened a pharmacy here in a small frame structure. In 1886 Breitzmann died, and his firm was acquired by Max R. Zaegel and Dr. Carl Muth. The building was then moved to a site adjoining the Bank of Sheboygan, and the present three-story brick structure was erected. Zaegel carried on his business until 1920 when he sold it to I. C. Thomas, who, in turn continued his drug store until 1971. The original tenant of the upper floors was the Sheboygan Business College.

The design of the building is credited to the A. L. Weeks, Sr. office of Sheboygan, believed to be the first professional architectural firm in the City. The firm designed many commercial, institutional, industrial, and residential structures in the City, several of which are still standing and in use today. Included are two schools (one now City offices and one a day care center), at least two commercial buildings, a number of old factory buildings, and a number of private homes (among them the former T. M. Blackstock Homestead and the Friendship House, both Italian Villa style homes).

Arvin Weeks was born in the town of Chapaquiddick; on Martha's Vineyard, Massachusetts in 1810. He came to Sheboygan in 1848, than an experienced architect and builder. His first ten years in the City were spent actively engaged in the practice of architecture. From 1858 to 1878 Mr. Weeks operated a number of sawmills and lumberyards in Sheboygan and Manitowoc Counties. After that time he returned to his former profession until his death at 78 years of age.

William C. Weeks, one of eleven children in the family of A. L. Weeks, was born in 1856. He studied architecture and building under the direction of his father, and later succeeded him in the business. The firm continues today as W. C. Weeks, Inc. headed by W. F. Weeks, Jr., son of W. F. Weeks, Sr., a nephew of W. C. Weeks.

Though no distinct architectural style is evident in the building's design, it is particularly noteworthy for excellence in craftsmanship and detail. Especially unique are the narrow brick joints and fine inlays of decorative terra-cotta over the entire facade.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Sheboygan Press, April 23, 1926; June 22, 1953 (Centennial Edition)

City Assessment Records, 1885-87 (Blk. 151, Original Plat)
 Sheboygan City Directory: 1887-77; Page 163, 189, back cover.
 Original architectural drawings: Mr. William F. Weeks, Jr.

4407 North Evergreen Drive
 Sheboygan, Wisconsin 53081

Portrait and Biographical Record of Sheboygan County, Wisconsin, published by the Excelsior Publishing Co., Chicago, Illinois, January 1894.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

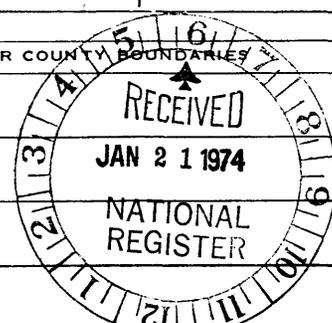
N43 45 ~~06~~
06

W87 42 47

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **Less than 1.0**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Erik A. Jensen, Rehabilitation Planner

ORGANIZATION: **Department of City Development, Redevelopment Authority** DATE: **18 November 1973**

STREET AND NUMBER:
828 Center Avenue

CITY OR TOWN: **Sheboygan** STATE: **Wisconsin** CODE: **55**

12. STATE LIAISON OFFICER CERTIFICATION **NATIONAL REGISTER VERIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: James Morton Smith
 James Morton Smith

Title: Director, State Historical Society of Wisconsin

Date: January 11, 1974

I hereby certify that this property is included in the National Register.

A. B. [Signature]
 Director, Office of Archeology and Historic Preservation

Date: 7/10/74

ATTEST:

Charla [Signature]
 Keeper of The National Register

Date: 7-9-74

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Wisconsin	
COUNTY	
Sheboygan	
FOR NPS USE ONLY	
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	JUL 10 1974

(Number all entries)

THOMAS (I.C.) DRUG STORE

8. The Zaegel Building is the eastern anchor for an entire one-block stretch of late 19th and early 20th century structures on New York Avenue. At the west end is Firehouse No. 1 built in 1906 of the same brick and similar terra-cotta inlaid accent. In between are five 1870-1890 commercial buildings. All together they comprise an elegant downtown historic scene that exists nowhere else in the City.

11. Donald N. Anderson, Assistant Director, Historic Sites & Markers
Division

State Historical Society of Wisconsin

27 November 1973

816 State Street

Madison

Wisconsin

Code: 55

