

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received FEB 16 1988
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic N/A

and/or common Eighth Street Historic District

2. Location

street & number see Inventory N/A not for publication

city, town Manitowoc N/A vicinity of

state Wisconsin code 55 county Manitowoc code 071

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Various

street & number N/A

city, town N/A vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Manitowoc County Courthouse

street & number 1010 S. Eighth Street

city, town Manitowoc state Wisconsin 53220

6. Representation in Existing Surveys

Wisconsin Inventory of Historic Places
title Manitowoc Intensive Resource Survey has this property been determined eligible? yes no

date 1985-86 federal state county local

depository for survey records State Historical Society of Wisconsin

city, town Madison state Wisconsin 53706

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**National Register of Historic Places
Continuation Sheet**

Resource Count
Section number _____ Page 1 Eighth Street Historic District, Manitowoc Co.

NUMBER OF RESOURCES WITHIN PROPERTY

Contributing

Noncontributing

72

22

BUILDINGS

72

22

Total

1 Previously listed Building (Manitowoc County Courthouse, 49-28 Map code)

Total number of resources 95

7. Description

<u>X</u> excellent	<input type="checkbox"/> deteriorated	<u>X</u> unaltered	<u>X</u> original site	
<u>X</u> good	<input type="checkbox"/> ruins	<u>X</u> altered	<input type="checkbox"/> moved	date <u>N/A</u>
<u>X</u> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Eighth Street Historic District contains ninety-five (95) buildings, all but a few of which are commercial in nature. The area covered comprises the historic core of the downtown area of the City of Manitowoc, Wisconsin, county seat of Manitowoc County. It includes properties along Eighth Street on both sides of the Manitowoc River and on adjacent streets. In broad terms, the District, like the downtown, is L-shaped extending from the intersection of South Tenth and Washington Streets to the intersection of South Eighth and Washington Streets. It then proceeds north along Eighth Street, across the River and along North Eighth Street to its intersection with Buffalo Street. Topography within the District boundaries is higher on the north and south ends of Eighth Street and then sweeps downward to the River. East-west topography within the District is relatively flat although it drops down gently towards Lake Michigan once beyond the eastern boundary. The District is located somewhat west of the lakeshore and is separated by a series of industrial complexes on the south side of the River and by a residential neighborhood and lakefront park area on the north.

The contributing buildings in the District represent various styles of architecture, predominantly in commercial variations, from the 1850's through the 1930's. The District includes the historically intact portion of Manitowoc's downtown. This is an area characterized by dense development along Eighth Street, the core of the District and in the immediate vicinity along Quay, Franklin, Jay and Washington Streets. There is less density along Franklin and Washington east of Eighth Street and on S. Tenth Street. These areas include some residential properties which were traditionally in or on the edge of the business district and some are separated by cleared areas where urban renewal has taken place.

Most of the buildings in the District are of brick construction with a relatively low proportion of wood. Most of the buildings are two stories in height although some notable examples are higher such as the Manitowoc County Courthouse at 1010 S. Eighth Street (MN 49-28) which has a two story dome above the two story raised base structure; the three story Schuette Brothers Department Store at 804 Jay Street (MN 52-03,25); the three story I.O.O.F. Building at 921 S. Eighth Street (MN 52-21,26); and the eight story Manitowoc Motor Hotel at 204 N. Eighth Street (MN 53-27).

The majority of the buildings in the District are most properly classified as being of the vernacular commercial styles with elements of identifiable high styles. There are, however, exceptions to this including the Beaux Arts County Courthouse and Schuette Brothers Department Store, both of which are mentioned above. Other examples are the Queen Anne I.O.O.F. building; the Neo-Classic Manitowoc Savings Bank and the Jarchow Blacksmith Shop at 909 Washington Street (MN 49-32) which also represents the Queen Anne style but at a smaller scale as a single bay commercial building with second floor apartment.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1857-1937 **Builder/Architect** Various

Statement of Significance (in one paragraph)

Criteria A & C

The area included in the Eighth Street Historic District is the present, as well as historic, center of the City's commercial and governmental activities. This is the area which, over the past one hundred fifty years, has been the City's retail, financial and governmental core. Within this District are ninety-five structures which are primarily commercial in nature. Of these, seventy-three (73) are considered as contributing and twenty-two (22) as non-contributing. Contributing buildings in the district fall within an eighty year span, from 1857 to 1937 and represent all major architectural styles within that period. They vary in size from small, single bay buildings to a larger industrial complex. In short, they represent the diversity found in this downtown which highlights its evolution from small village to modern city. The Eighth Street Historic District is being nominated to the National Register based upon its architecture and its contribution to the commercial development of the City.

HISTORICAL BACKGROUND

The first claims in what is now Manitowoc were made by Louis Fizette and William Jones on August 3 and September 10, 1835, respectively. The next spring Jones, Clark and Company of Chicago sent a party of men to clear a site for a settlement. The following spring, in April of 1837, an additional party was sent to construct buildings and clear additional forest. The site of this first area of settlement was on the north bank of the Manitowoc River, to the east of the proposed district. Jones' warehouse and store, between Sixth and Seventh Streets, was the first building followed by Benjamin Jones' home on what became the northeast corner of Seventh and York Streets. Shanties were built for the workmen.¹ From this humble beginning came the present City of Manitowoc.

In the first decade, the largest commercial activity was land speculation and most commercial transactions were handled by the Jones concern. However, in 1846, P.P. Smith and Colonel Peleg Glover opened general stores in the community on the north side of the River. The Glover store was near Sixth and York. In 1848, John Schuette opened his grocery store on the south side of the River which eventually grew to the present Schuette Brothers Department Store (MN 52-03). In the late 1840's, more commercial activity spread across the River with the Jefferson, one of the first hotels, being built on Jay Street in 1847.²

9. Major Bibliographical References

See #9

Continuation sheet

10. Geographical Data

Acreege of nominated property 32.3 acres

Quadrangle name Manitowoc

Quadrangle scale 1:24,000

UTM References

A	1 6	4 4 7 0 8 0	4 8 8 1 7 7 0
	Zone	Easting	Northing

B	1 6	4 4 7 3 2 0	4 8 8 2 4 5 0
	Zone	Easting	Northing

C	1 6	4 4 7 4 7 0	4 8 8 1 6 7 0
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D	1 6	4 4 7 4 7 0	4 8 8 1 9 0 0
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E	1 6	4 4 7 0 8 0	4 8 8 1 5 5 0
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F			
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G			
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H			
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Verbal boundary description and justification

See #8

Continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

11. Form Prepared By

name/title Charles W. Causier - Senior Planner

organization Howard Needles Tammen & Bergendoff

date August 8, 1987

street & number One Park Plaza, 11270 W. Park Place

telephone (414) 359-2300

city or town Milwaukee

state Wisconsin

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation 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.

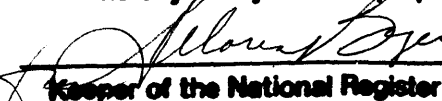
State Historic Preservation Officer signature 

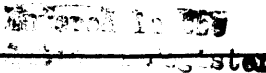
title State Historic Preservation Officer-WI

date 2/8/88

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


Keeper of the National Register



date 3-17-88

Attest:

date

Chief of Registration

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As with many downtown areas, the greatest loss of integrity within the District results from the alteration of original first floor storefronts and, in a few cases, a more general remodeling of the entire facade. These latter buildings have been designated as non-contributing; however, the former, for the most part, are designated contributing due to the relatively intact condition of their upper floors. While the majority of commercial properties in the District have had some first floor alteration, in many cases, it has not detracted from the overall presentation of the building. In addition, there are several important buildings that retain their full visual integrity including the four mentioned above and, most notably, the German-American Bank at 902 Jay Street (MN 51-32), the August Schmidt house at 709 Franklin Street (MN 51-23), and the small commercial building at 713 Franklin Street (MN 51-24) which was originally a small dressmaking shop.

The present streetscape does not contribute to the historic character of the District although the City has begun to discuss a possible urban design program. Currently, streetscape elements include a few waste receptacles, trees in grates, and wooden benches at some corners. These represent an early, largely unsuccessful, attempt at improving the image of the downtown. Lighting in the District consists of 1960's-era high-mast fluorescent fixtures which do not contribute to the overall historic nature of the District.

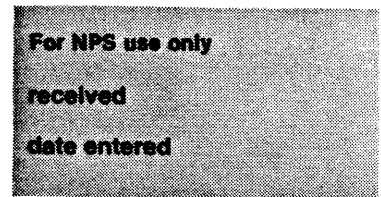
The boundaries of the District were selected to incorporate the remaining areas of historic or architectural interest in Manitowoc's downtown. As stated earlier, this includes Eighth Street on both sides of the Manitowoc River and parts of Washington Street from Eighth to Tenth Street and appropriate side streets along those two corridors. Boundaries were primarily determined by changes in land use as well as cleared areas. A more detailed discussion of the boundary and justification for its selection is found in Section 10 below.

The oldest contributing commercial building is the Henry Berner Hardware Store block at 901-903 South Eighth Street, which dates from 1857 (Map No. 52-32). The most recent contributing commercial building is The Bell Store, a women's clothing store at 810 Washington Street (Map No. 49-26), which dates from 1934. The oldest contributing building of any type is the c.1853 Fred Schultz residence at 701 Franklin Street (Map. No. 51-21) and the most recent are the City Municipal Building, Police Department and Central Fire Station which are all part of 1937 WPA projects.

The Eighth Street District contains ninety-five (95) buildings, of which seventy-three (73) are considered contributing and twenty-two (22) are considered non-contributing. Buildings were designated as contributing unless they met one of the following conditions. Buildings less than fifty years

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old (post 1937) were designated non-contributing. The non-contributing designation was also applied to those buildings whose original architectural integrity had been completely destroyed or severely compromised by remodeling.

The following inventory indicates the map number, street address, historic name and use (if known), construction date (if known), and classification code of each building located in the District. Dates of construction and historic names and uses were primarily determined from tax records and city directories with assistance from property abstracts, assessor's records, and secondary resource material. Map numbers reflect those assigned to a property as part of the city wide Manitowoc Intensive Resource Survey and will not necessarily be sequential.

INVENTORY

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use¹</u>	<u>Date</u>	<u>Classification</u>
49-03	1008 S. Tenth St.	Commercial	c.1900	C
49-05	1009-11 S. Tenth St.	Manitowoc Seed Co.	1915	C
49-06	1014 S. Tenth St.	Vacant/Commercial	c.1920	C
49-07	1020 S. Tenth St.	Vacant/Commercial	c.1880	C
49-08	1022 S. Tenth St.	Manitowoc Appliance Center	c.1890	C
49-09	1024 S. Tenth St.	Vacant/Residence	c.1910	C
49-21	822-824 Washington St.	Glander Building/ Art Studio	1914	C
49-22	820 Washington St.	Kettenhofen Saloon	1895	C
49-23	818 Washington St.	Commercial	1961	NC
49-24	816 Washington St.	Commercial	1925	NC
49-25	812-814 Washington St.	Lindstedt-Hoffman Real Estate Office; Lutz-Scherell Clothing;	c.1930	C
49-26	810 Washington St.	The Bell Store - Women's Clothing	1934	C

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use¹</u>	<u>Date</u>	<u>Classification</u>
49-27	808 Washington St.	Manitowoc National Bank	c.1922	C
49-28	1010 S. Eighth St.	Manitowoc County Courthouse	1906	C
49-29	821-821A-823 Washington St.	Alf Muchin and Sons Furniture Store; Anderson Electric Co.	1930	C
49-30	901-901A Washington St.	J.P. Schreihart Building	1893	C
49-31	905 Washington St.	J. Strauch Blacksmith Shop	c.1860	NC
49-32	909 Washington St.	Jarchow Blacksmith Shop	1895	C
49-33	911 Washington St.	Carl Behnke Tailor Shop	1883	C
50-08	1000 Washington St.	Schreihart Brewery Offices	1918	C
50-09	1008 Washington St.	Fricke Brewery	c.1878	C
50-10	1001-1003 Washington St.	Fair Dept. Store	c.1905	C
50-11	936 S. Tenth St.	Fricke Brewery	c.1865	C
50-12	934 S. Tenth St.	Fricke Brewery	c.1865	C
51-21	701 Franklin St.	Fred Schultz Residence	c.1853	C
51-22	707 Franklin St.	Ed Zander Residence	c.1873	C
51-23	709 Franklin St.	August Schmidt	1877	C
51-24	713 Franklin St.	Mrs. Frances Renk Dressmaker	c.1897	C
51-25	719 Franklin St.	Manitowoc Weekly Citizen Office	c.1899	C

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use¹</u>	<u>Date</u>	<u>Classification</u>
51-26	822 Franklin St.	Hamacheck-Bleser Co.-Auto Dealer	c.1922	C
51-27	902 Franklin St.	Manitowoc <u>Herald</u> - <u>Times</u>	1919	C
51-28	911 Franklin St.	Manitowoc Fire Department	1879/1937	C
51-29	817 Franklin St.	Manitowoc Municipal Building	1937	C
51-30	811-811A Franklin St.	Commercial	1869	C
51-31	809 Franklin St.	Commercial	c.1870	NC
51-32	902 Jay St.	German-American Bank	1901	C
51-33	906 Jay St.	Abe Rosoff Shoe Repair/Barber	1926	C
51-34	824 Jay St.	Manitowoc Police Department	1937	C
51-35	816-818 Jay St.	Garage	c.1930	NC
51-36	814 Jay St.	William Rathsack & Sons Co. Hardware	c.1895	C
52-03	804 Jay St.	Schuette Bros. Department Store	1901	C
52-04	815-815A Jay St.	William H. Wernecke Bakery	c.1880	C
52-05	813 Jay St.	Tauschek's Millinery	1916	C
52-06	811A Jay St.	Christine Drost Millinery	c.1882	C
52-07	809 Jay St.	Commercial	1869	NC
52-08	807 Jay St.	Dora Dumke Millinery	c.1880	C

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use¹</u>	<u>Date</u>	<u>Classification</u>
52-09	716 Jay St.	Alois Rank Blacksmith Shop	1884/c.1920	C
52-11	702-706 Jay St.	Theo. Schmidtman's Sons Co., - Wholesale Stationers	c.1910	C
52-13	930A S. Seventh St.	Nick Kettenhofen Residence	1894	C
52-14	940 S. Seventh St.	First Ward School	1851	NC
52-15	707-707A Washington St.	Saenger Hall	1922	C
52-16	709 Washington St.	Offices	1939	NC
52-17	713 Washington St.	Residence	c.1880	C
52-18	1001 S. Eighth St.	Commercial	1859	NC
52-19	937-939 S. Eighth St.	Wernecke & Schmitz Hardware - Vogelsang & Murphy Undertakers/ Furniture	1894	C
52-20	933-935 S. Eighth St.	W. Stephani Block	1883	NC
52-21	921 S. Eighth St.	I.O.O.F. Block	c.1890	C
52-22	938-940 S. Eighth St.	Commercial	c.1900	NC
52-23	922-930 S. Eighth St.	Manitowoc Savings Bank	1927	C
52-27	919 S. Eighth St.	F.C. Buerstatte Pharmacy	1875	C
52-28	917 S. Eighth St.	Becker & Teitgen Hardware	1883	C
52-29	913 S. Eighth St.	Capitol Theatre	1920	C
52-30	909 S. Eighth St.	Charles W. White Law Office	c.1863	C

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use¹</u>	<u>Date</u>	<u>Classification</u>
52-31	905-907 S. Eighth St.	Commercial	c.1863	NC
52-32	901-903 S. Eighth St.	Henry Berner Hardware	1857	C
52-33	835-7 S. Eighth St./ 722 Franklin Street	Commercial	1928/c.1950	NC
52-34	833 S. Eighth St.	Commercial	c.1863/1955	NC
52-35	821-825 S. Eighth St.	Hotel Hay	1918	C
52-36	809 S. Eighth St.	Manitowoc Elks Lodge No. 687	1918	C
53-03	823 Jay St.	Henry Esch & Sons Company	1893	C
53-04	912 S. Eighth St.	Voelchart & Sons Furniture	c.1865	C
53-05	910 S. Eighth St.	Fehr's Jewelry	1867	C
53-06	902-908 S. Eighth St.	Seibel Clothing; Lueble & Kellner - Boots & Shoes; Wisconsin Business College	1910	C
53-07	836 S. Eighth St.	S.S. Kresge Company	1928	C
53-08	830-326 S. Eighth St.	Commercial	1907	C
53-09	824 S. Eighth St.	Commercial	1967	NC
53-10	822 S. Eighth St.	Brandt Printing & Binding Co.	c.1890	C
53-11	820 S. Eighth St.	Commercial	c.1875	NC
53-12	818 S. Eighth St.	Rummele's Jewelry	c.1890/c.1932	C
53-13	816 S. Eighth St.	Commercial	c.1880	NC
53-14	814 S. Eighth St.	Commercial	c.1895	NC

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use¹</u>	<u>Date</u>	<u>Classification</u>
53-15	Eighth Street Over River	Eighth St. Bridge	1926	C
53-16	Eighth Street Over River	Bridge House	1926	C
53-18	805 Quay St.	Elks Club	c.1910	C
53-19	807 Quay St.	Michael Riplinger Provisions	1868	C
53-21	1-7 N. Eighth St.	Commercial	c.1900	NC
53-22	2 N. Eighth St.	O. Torrison & Co.	1882	C
53-23	102-108 N. Eighth St.	M.H. Dempsey Bldg./ Commercial	1910	C
53-24	110-112A N. Eighth St.	Commercial	1881	NC
53-25	114-114A N. Eighth St.	Kadow Realty	1932	C
53-26	801 York St.	Office	1970	NC
53-27	204 N. Eighth St.	Manitowoc Motor Hotel	1927	C
53-28	206-210 N. Eighth St.	L. Sherman & Co. - Boots & Shoes	1866	C
53-29	212 N. Eighth St.	G.W. Fechter Stationary	1911	C
53-30	214 N. Eighth St.	Restaurant	1958	NC

BRIEF DESCRIPTION OF SELECTED PROPERTIES

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>
49-05	1009-11 S. Tenth St.	Manitowoc Seed Company	1915 ²

This relatively plain early twentieth century warehouse/commercial building is included here because of its large size and its role as a contributing building to the western edge of the District. The building is four stories in height and dates from 1915 with a later addition which is sometime after

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1927. The facade is in cream brick and consists of a series of recessed window bays separated by slightly projected brick pilasters. The building is relatively devoid of all other ornamentation.

49-25 812-814 Washington St. Lindstedt-Hoffman Real c.1930³
Estate; Lutz-Scherell
Clothing

This building and the smaller one-story building at 810 Washington (Map No. 49-26) have similar Art Deco style facade motifs. This building is a two-story commercial structure with apartments above. The facade is covered in brick and features colored ceramic tile set flush with the brick as accents. The colored tiles outline the two first floor store fronts and provide a board of ornamentation at the cornice line.

49-27 808 Washington St. Manitowoc National Bank c.1922⁴

The Manitowoc National Bank was built circa 1922 as a home for that institution as well as other offices. It is a large two-story brick building with neo-classical features. Full brick pilasters divide the facade into symmetrical areas outlining side and center entrances separating large showcase windows. Second floor windows are recessed slightly and feature cut stone sills and lintels. The pilasters support the cornice which is topped by a balustrade and capped in the center by a flagpole. The first floor has been altered somewhat, but within the structure of the original design.

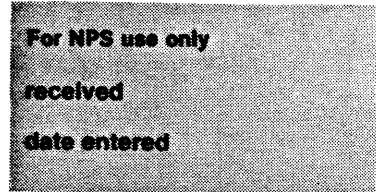
49-28 1010 S. Eighth St. Manitowoc County Courthouse 1906⁵

The Manitowoc County Courthouse is the only building in the Eighth Street District which is already listed in the National Register of Historic Places as of April of 1981. The Manitowoc County Courthouse was built in 1906 to replace the outdated 1857 courthouse. It was designed by local architect Christ H. Tegen in the Beaux-Arts style and stands out today as undoubtedly the most prominent public building in the city. The courthouse features Roman Ionic pavilions on the end of all four major elevations. It is topped by a two story dome on a square base. A more detailed description of the building can be found in the National Register of Historic Places nomination form on file with the State Historical Society in Madison.

49-29 821-821A-823 Washington St. Alf Muchin and Sons 1930⁶
Furniture; Anderson
Electric Company

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This two-story commercial building is an entirely intact example of the vernacular commercial architecture of the 1930's with elements of the Art Modern style. The two bays are symmetrical, each recessed between stepped-out brick pilasters capped by stone, stylized capitals which support a stone entablature extending across the entire facade. A band of brick with stone ornamentation is found between the entablature and the stone, stepped-back parapet. The first floor store fronts are intact.

49-32 909 Washington St. Jarchow Blacksmith Shop 1895⁷

The Jarchow Building is the best example of the Queen Anne style as translated to a smaller commercial building in the District. The building is constructed in brick with stone detailing including a heavy belt across the facade also serving as window lintels and a thinner belt also serving as sills. Stone is also used for lintels and sills on the other elevations. One of the most noteworthy features is the large ornate oriel window on the second floor side elevation. The intricate cornice of pressed tin highlights the facade. A second floor balcony is adjacent to the oriel on the side. The first floor has been significantly altered.

50-08 1000 Washington St. Schreihart Brewery Offices 1918⁸

This is a three-story brick office building of the commercial vernacular style. It was built in 1918 as the offices of the Schreihart Brewery which succumbed to Prohibition shortly thereafter. It is relatively without ornamentation except for the concrete cornice with incised heart motif on the shaped parapet. The first floor has been completely altered.

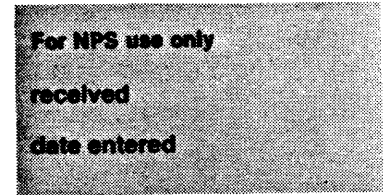
50-09,12 1008 Washington St./ Fricke/Schreihart Brewery c.1865/
934 S. Tenth St. c.1878⁹

The Fricke Brewery became the Schreihart Brewery in 1878 and embarked on an expansion of the physical facilities of the Fricke plant built in c.1865. Map No. 50-12 is actually the original portion of a larger L-plan brewery building. It is listed separately as it has a separate address and as it represents the earlier Fricke period as well as the later Schreihart one. It is built of cream brick with Italianate segmental arched hood moldings on the second floor and attic windows. The building features a gable roof with monitors. The first floor has been completely altered.

The part of the complex noted as Map No. 50-09 dates from the later Schreihart expansion. The main block is three stories in height with a flat roof. The 6/6 light windows feature lintels rather than the more ornamental hood moldings. The Washington Street facade of the complex has been sheathed in metal; however, with the exception of boarded windows, the six story tower at the northwest corner of the property remains intact. The tower and smokestack are also of cream brick. The tower features

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round-arch hood moldings on the top floor front windows. Access to the interior of the brewery complex (other than MN 50-08—the office building) was not possible; however,, reports indicate that the interior of the brewery itself is vacant and used periodically for warehousing.

51-22 707 Franklin St. Ed Zander Residence c.1873¹⁰

This Italianate house is one of two adjacent to each other on Franklin Street (see Map No. 51-23). It is two stories with flat roof and built of cream brick. The windows on the front facade are all accented by segmental arched hood moldings with keystones. The facade is capped by a bracketed wood cornice.

51-23 709 Franklin St. August Schmidt Residence 1877¹¹

The Schmidt residence was built as two townhouse units and continues to be used as apartments. The two story cream brick Italianate structure is identical in form and detailing to its neighbor at 707 Franklin Street (Map No. 51-22). As with 707 Franklin Street, all windows, doorways (including recessed side panels) and architectural detailing remain intact.

51-26 822 Franklin St. Hamacheck-Bleser Company c.1922¹²
Auto Dealership

This one-story early auto dealership is built of brick. The highlight of the building is its pavilion-like showroom area with its facade made up of large arched show windows between brick columns with ornamental corinthian capitals supporting a neo-classic entablature decorated with two types of dentils. The pediment is punctured by three sets of balusters over the show windows, which have now been partially filled in by sign panels.

51-29 817 Franklin St. Manitowoc Municipal Bldg. 1937¹³

The Municipal Building is three stories in height and of brick construction. Recessed rows of brick create a scoring effect which gives the illusion of stone construction. This is compounded when coupled with the cream coloration of the brick on the upper two floors in contrast with the red brick of the first floor. The building has a flat roof with regular fenestration which includes the original 1/1 wooden sashed windows in recessed bays.

The building is one of several Federal Works Progress Administration (WPA) projects undertaken on public buildings in the mid-1930's. The matching Police Department building (Map No. 51-34) at 824 Jay Street also dates from the WPA period. The Municipal Building project was designed to provide an addition to the 1890 Victoria Hotel, which had been used as a city hall since 1920. The resulting design refurbished the old hotel and built

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a large addition along Ninth Street, matching the facades of both, so that the old hotel was lost from view forever; however, the interior configuration of the upper floors in the hotel section is relatively intact and its original use can be plainly seen.

51-32 902 Jay St. German-American Bank 1901¹⁴

The German-American Bank building dates from 1901 and was built as the headquarters of that financial organization. This two-story brick building makes extensive use of cut, rusticated stone for window sills and lintels on the second floor facades and as a wall material for the main first floor facade. The main entrance is on the rounded corner, canted on the first floor, and protected by an arch of stone supported by marble columns on granite bases. The wooden cornice is supported by a row of dentils and the second floor corner window is inset slightly. The integrity of the building has been completely retained.

51-34 824 Jay Street Manitowoc Police Dept. 1937¹⁵

The Police Department was built at the same time as the Municipal Building directly to the north (Map No. 51-29) as part of the same WPA project. The design scheme and materials used in this building are identical and the two together form a single composite facade along South Ninth Street. This is supported by the line between red and cream bricks on the two buildings which remains constant despite elevation changes at the street level.

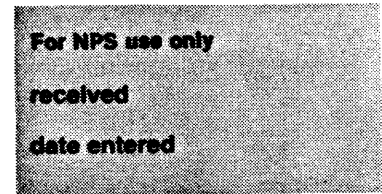
52-03 804 Jay Street Schuette Brothers
Department Store 1901¹⁶

The Schuette Brothers Department Store is an example of the Beaux Arts style of the late nineteenth and early twentieth centuries as applied to a large commercial building. The three-story brick building is characterized by large slightly inset window groupings framed by brick pilasters which are topped by inset bas-relief, terra-cotta tile, square capitals. The third floor features smaller windows inset with brick surrounds. The pilasters are less massive and are topped by relief Corinthian capitals supporting an overhanging cornice topped by a pediment pierced by tile balusters. The southeast corner of the building features bay windows on the third floor with domical top and bottom. The southeast corner of the first and second floors is canted although the second floor structure remains to form an archway over the entrance supported by a marble column with Corinthian capital on the ground floor.

52-04 815-815A Jay Street William H. Wernecke Bakery c.1880¹⁷

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This two-story red brick commercial structure is one of the most decorative in the downtown. Although the first floor has been completely altered, the upper floor remains largely intact and an incredibly ornate example of a small commercial building. The facade is broken by three windows with straight, cut stone lintels. A brick arch with wooden spike keystone is over the center of the three windows. An elaborately carved pediment outlines the shaped gable.

52-17 713 Washington Street Residence c.1880¹⁸

This small house is something of a puzzle in the downtown District. Unclear tax records indicate construction sometime between 1878 and 1882. It is a single front gabled form with both one story side bay and ell on the east facade. The house is constructed of brick and features vertically-laid bricks as arched hood molding as well as brick window sills. The windows appear to be original with 2/2 lights and double-hung sash. The front entryway is completely changed. The side polygonal bay is wooden on a brick foundation while the ell has had a second story added to it in a later remodeling. Windows on both the bay and the ell wing appear to be original and are identical to those described on the front facade.

52-19 937-939 S. Eighth Street Wernecke and Schmitz 1894¹⁹
Hardware/Vogelsang and
Murphy Undertakers

This large commercial building was constructed in 1894 for two stores with apartments above. The building is constructed of cream brick and, although the first floor has lost any original architectural ornamentations it might have had, much of the second floor remains intact. Windows have a Gothic arch with alternating red and cream brick hood moldings capped by red brick keystones. The window panels on the front facade are slightly recessed and brick relief panels are found above each window. The central panel is highlighted by a single window with brick arch and stone spike keystone. A polychromatic diamond pattern fills the plane. A grand shaped gable found in early photographs of the building has been removed. A corbelled brick cornice is found on the south and west facades. The shutters on the second floor windows are a more recent addition.

52-21 921 S. Eighth St. I.O.O.F. Building c.1890²⁰

The Odd Fellows block is a three-story brick commercial block highlighted by a corner tower with tile roof and flagpole. The main facade is along South Eighth Street and features more architectural ornamentation. The first floor storefronts have been altered; however, the most dominant feature, the canted corner entrance, has been preserved. A pavilion featuring Roman arches supported by a relief of clustered columns provides an entryway to the main entrance and a base structure for the corner tower.

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Two-story bays are found on the west (Eighth Street) facade with brick surrounds. A wide band of corbelling extends from the tops of the third floor windows to the base of the parapet which features pent-roofs between balusters. Features of this design are similar to those found in the Schuette Brothers Department Store located diagonally across the intersection (Map No. 52-03).

52-23 922-930 S. Eighth Street Manitowoc Savings Bank 1927²¹

The Manitowoc Savings Bank has a granite facade which helps to provide an impression of confidence in the institution housed here. The four-story bank building is designed in the Neo-Classical Revival style of the early twentieth century. Its most striking feature is its entrance pavilion which is flanked by monumental three story stone columns topped by Corinthian capitals and a full pediment. The entablature supporting the pediment also extends the full length of the Eighth and Jay Street facades. Elaborately carved panels separate the floors between windows which are recessed between stone pilasters. A four-faced clock projects out from the corner of the building. The building was designed by local architect William J. Raeuber.

52-27 919 S. Eighth Street F.C. Buerstatte Pharmacy 1875²²

This is the first portion of what became a two-bay commercial building. It is of cream brick, two stories in height, and in the Italianate style. Of note is the corbelled cornice and the round arch hood moldings on the second floor windows. The first floor has been significantly altered.

52-29 913 S. Eighth Street Capitol Theatre 1920²³

The Capitol Theatre was built in 1920 and continues in operation as a motion picture theatre. The lobby entrance on S. Eighth is a three-story brick building topped by a wooden cornice supported by dentils and a small triangular pediment. The main auditorium of the theater is at right angles to the lobby and the building wraps around the rear of the other buildings south of the theater. The auditorium is recorded as MN52-10 and is a three story red brick structure with stone foundation and stone banding between the first and second floors and above the third floor windows. The building also features a shaped parapet with stone ornamentation. The interior of the theatre is relatively intact but has had some alterations.

52-32 901-903 S. Eighth St. Henry Berner Hardware Block 1857²⁴

This two-story cream brick commercial building is built in the Italianate style. Although the first floor has been changed, the second retains much of its original architectural character. Of special note are the second floor windows with segmental arched hood moldings. The windows on the

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Eighth Street facade have 1/1 lights while those on the Franklin Street side are 4/4. The corner has been canted and the second floor plane filled by a large arched window with ornamental surround. A cornice supported by paired brackets completes this composition.

52-36 809 S. Eighth St. Elks Lodge No. 687 1918²⁵

The Manitowoc Elks Lodge was built in 1918 as headquarters for that fraternal order in the City. It is of red brick and is three stories in height. The main facade features arched windows (now filled in) on the first floor; larger, three width rectangular windows on the second floor; and smaller, single windows on the third in a descending order of magnitude. The windows on the second and third floors have concrete balconettes. A tiled pent roof supported by dentils descends between two false corner parapets. In recent years, the building housed the Manitowoc Maritime Museum.

53-05 910 S. Eighth St. Fehrs Jewelry Store 1867²⁶

The Fehr's Jewelry Store is a two-story brick commercial building featuring a bracketed cornice and two original arched windows with fan lights. A later bay has replaced the original center arched window. The first floor storefront has been altered.

53-06 902-908 S. Eighth Street William C. Seibel Clothing 1910²⁷
Co./Lueble and Kellner Boots
and Shoes/Wisconsin Business
College

This is the only building in the District to clearly exhibit the clean lines of the Chicago Commercial style. The first floor has been severely altered by remodeling; however, the upper two floors remain largely intact. The building is flat roofed with a short brick parapet wall above a stone cornice line. The fenestration is regular with the original 1/1 light double hung, wooden sash windows in place. In its early years the upper floor was occupied by the now defunct Wisconsin Business College.

53-07 836 S. Eighth St. S.S. Kresge Co. 1928²⁸

The Kresge Store is a two-story brick structure. The first floor front facade is glass with wide tile sign board. The second floor includes projected corner window panes, concrete banding, and the word "Kresge" carved in the concrete banding in the center of the front facade.

53-10 822 S. Eighth St. Brandt Printing and c.1890²⁹
Binding Company

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This is a two-story commercial building of cream brick. Although the first floor has been altered, the second floor facade remains intact. It features three windows with segmental arch hood moldings and a corbelled cornice.

53-12 818 S. Eighth St. F.W. Seidl - Jeweler c.1890/
c.1932³⁰

This building is one of a very few in the city with elements of the Art Deco style. The upper portion of the facade is clad in aluminum sheeting; however, the first floor retains its Art Deco - c.1930's storefront. The first floor wall covering is carrara glass with striping in the area of the kick panels. The shop window lettering also retains an Art Deco flair.

53-15,16 Eighth Street Over River Eighth Street Bridge 1926³¹
and Bridge House

The Eighth Street bridge over the Manitowoc River was designed by the Milwaukee firm of Klug and Smith and built in 1926. The bridge itself is a two-leaf bascule without overhead supporting truss structures. It has an iron hand rail on both sides with a large diamond pattern metal grid between members on the bascule itself and a brick wall on the stationary sections.

There are four small bridge tender houses at the four corners of the bascule. These small rectangular structures are of red brick with a bay window facing the channel. The roofs are hipped and the eaves overhang the structure exhibiting exposed rafters.

53-19 807 Quay St. Michael Riplinger - 1868³²
Provisions

This is a two-story, cream brick commercial building dating from the late 1860's. The original portions of the facade are found on the second floor, which includes three windows with wooden lintels and sills, a line of corbelling and, above that, a wooden cornice featuring brackets with wooden panels between each set, and carved end posts.

The first floor reflects two twentieth century remodelings. The earliest is a terra-cotta tile frame around the first floor storefront including an entablature supported by a pilaster at each corner. This probably dates from c.1900 and the building's conversion to a billiard hall. A much more recent (1970's era) board storefront completely fills the area inside the terra cotta frame.

53-22 2 N. Eighth St. O. Torrison and Co. 1882³³

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This three-story cream brick building is characterized by elongated windows with stone lintels. Window panels are inset between brick pilasters. The front facade has ornamental stone segmental hood moldings. The entire building was built in several stages, beginning in 1882, but the design remained constant throughout. Finials and parapet features evident from older photographs have been removed and the first floor storefront modernized.

53-23 102-108 N. Eighth St. M.H. Dempsey Building 1910³⁴

The Dempsey Building is a fine, restrained example of the Neo-classical style, which has remained largely intact over time. The entire facade is covered with ceramic tile and has a number of classical details including pilasters at corners and delineating window bays. Three columns support the main entrance. A band of egg and dart molding surrounds the cornice.

53-27 204 N. Eighth St. Manitowoc Motor Hotel 1927³⁵

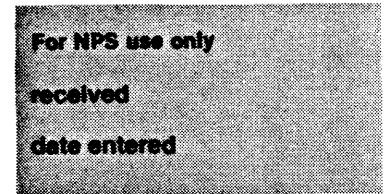
This eight story brick hotel was built in 1927 as the Manitowoc Motor Hotel and home of the First National Bank. Although relatively unadorned, a number of Mediterranean Revival features are found on the building including terra-cotta balconettes on the top floor, arched panels over top floor windows and rope-like pilasters on the southeast and northeast corners. The first floor contained large showcase windows (now filled in) framed by the pilasters with patterned tile entablature on the east and south facades.

Notes

1. Inventory dates and historic names were determined using a combination of sources including Manitowoc County tax rolls, Manitowoc City Directories, Manitowoc City Tax Assessor records, Manitowoc County Register of Deeds records, and two notable secondary sources: Louis J. Falge, History of Manitowoc County Wisconsin, Vols. I and II, c.1911 and Manitowoc County Centennial Committee, Story of a Century, 1848-1948, 1948.
2. Sanborn - Perris Fire Insurance Map of Manitowoc, Wisconsin, 1927; Manitowoc City Directory, 1915-16.
3. Manitowoc County tax rolls; Manitowoc City Tax Assessor's records; Manitowoc City Directories, 1928 and 1932.
4. Telephone interview with Robert Dill of Associated Bank of Manitowoc, owners, July 21, 1986; Manitowoc City Directories, 1920 through 1934.

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5. Manitowoc County Centennial Committee, Story of a Century, p. 14; Louis J. Falge, History of Manitowoc County Wisconsin, Vol. II, p. 98.
6. Manitowoc County tax rolls; Manitowoc City Tax Assessor's records; Manitowoc City Directory, 1932.
7. Manitowoc County tax rolls; Manitowoc City Directory, 1897.
8. Manitowoc County tax rolls; Kunz, Frederick, "History of the Kunz Family in the Brewing Industry in Manitowoc, Wisconsin", 1985, p. 12.
9. Manitowoc County tax rolls; Kunz, Frederick, op.cit., pp. 7-8, 12.
10. Manitowoc County tax rolls; Manitowoc City Assessor's records.
11. Manitowoc County tax rolls.
12. Manitowoc City Directories, 1920 and 1923.
13. Marker on Building; City records, researched by N. Levendusky, City Planning Department.
14. Manitowoc County tax rolls; Louis J. Falge, History of Manitowoc County, Wisconsin, Vol. I, p. 365; Manitowoc City Directories, 1900-01 through 1934; Edward Ehlert, "Banking in Manitowoc County", Occupational Monograph Series, No. 12, Manitowoc County Historical Society, 1970.
15. Manitowoc County tax rolls; Manitowoc City Records, researched by N. Levendusky, City Planning Department.
16. Manitowoc County tax rolls; Manitowoc City Tax Assessor's records; Manitowoc County Centennial Committee, Story of a Century, p. 52; Louis J. Falge, History of Manitowoc County Wisconsin, Vol. II, pp. 249, 492, 506.
17. Manitowoc County tax rolls; Manitowoc City Directories, 1868-69 through 1911-12; Louis J. Falge, History of Manitowoc County, Wisconsin, Vol. II, pp. 446-7.
18. Manitowoc County tax rolls.
19. Manitowoc City Tax Assessor's records; Manitowoc City Directories, 1884 and 1894; Louis J. Falge, History of Manitowoc County Wisconsin, Vol. II, p. 516.

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20. Carving on Building; Manitowoc City Directories, 1884 and 1894.
21. Marker on Building; Louis J. Falge, History of Manitowoc County, Wisconsin, Vol. II, pp. 506-7; Telephone conference with Robert Dill, Associated Bank of Manitowoc, August 1, 1986 providing information from Bank archives.
22. Manitowoc County tax rolls; Manitowoc City Directory, 1875-76.
23. Sanborn-Perris Fire Insurance Map of Manitowoc, 1927.
24. Manitowoc County tax rolls; Manitowoc City Directory, 1868-9; Louis J. Falge, History of Manitowoc County Wisconsin, pp. 112, 224.
25. Manitowoc County tax rolls; Manitowoc County Centennial Committee, Story of a Century, 1848-1948, p. 149; Interview with Maritime Museum staff, July 30, 1986.
26. Manitowoc County tax rolls; Manitowoc County Centennial Committee, Story of a Century, 1848-1948, p. 54.
27. Plaque on Bridge
28. Manitowoc County tax rolls.
29. Manitowoc County tax rolls; Manitowoc City Directory, 1894, Manitowoc County Centennial Commission, Story of a Century, 1848-1948, p. 39, Louis J. Falge, History of Manitowoc County Wisconsin, Vol. I, p. 215; Vol. II, pp. 472-3.
30. Manitowoc County tax rolls; Manitowoc City Directories, 1894 through 1932; Manitowoc County Centennial Committee, Story of a Century, 1848-1948, p. 56.
31. Manitowoc County tax rolls; Manitowoc City Directories, 1907-08 and 1911-12; Sanborn-Perris Fire Insurance Map of Manitowoc, Wisconsin, 1927.
32. Manitowoc County tax rolls; Manitowoc City Directory, 1868-69; Manitowoc City Tax Assessor's records.
33. Manitowoc County tax rolls; Manitowoc County Centennial Committee, Story of a Century, 1848-1948, p. 53; Louis J. Falge, History of Manitowoc County, Wisconsin, Vol. II, pp. 490-492; Headlight, "Manitowoc: The Gateway", 1898.
34. Manitowoc County tax rolls; Manitowoc City Directory, 1911-12.
35. Manitowoc County tax rolls.

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In the 1840's, the small settlement of Manitowoc and the settlement of Manitowoc Rapids, a few miles upriver, were rivals for the role of commercial and political leaders of the county. Manitowoc eventually won that contest because of its lakeshore location. This allowed Manitowoc to develop as a lake port and commercial center for the county soon eclipsing Manitowoc Rapids. In 1853, following destruction of the original county courthouse by fire, the County seat was moved to Manitowoc from the Rapids, thus ensuring the City's continued growth and economic dominance in the County. Eventually, a strong shipbuilding industry grew in the community and, later, other industries such as brewing, malt production, leather tanning, lumber production and, near the end of the century, aluminum and iron casting and fabrication.

As population grew in the 1850's, the size of the commercial base grew as well. It was during this period that several existing commercial firms were started (these will be mentioned later). Following the Civil War, the downtown entered into the first of several development phases where new commercial establishments continued to be built, but a few second generation businesses (those moving up to better quarters) were also encountered. This "replacement" phenomena continued into the 1930's in which original, or first generation, businesses were replaced by second or even, third generation concerns.

Due to economic conditions, there has been relatively little new construction since the 1930's. Rather, merchants have been investing in remodeling rather than demolition and reconstruction. It is precisely because little has changed in parts of the downtown, that this nomination has merit.

ARCHITECTURAL SIGNIFICANCE

The Eighth Street Historic District is being nominated to the National Register of Historic Places, in part, on the basis of the architectural character and significance of the buildings in the District.

Commercial Buildings

Manitowoc's proposed Eighth Street Historic District has been the center of the City's commercial and business activities since its settlement in the 1830s. Fortunately, major shopping mall development beyond the central district has not yet occurred in Manitowoc. A wide variety of building types and architectural styles are present, from early frame structures to twentieth century commercial blocks. Architectural elements remain generally intact behind the first story facade alterations and inappropriate signage, found on most main streets since World War II. The proposed district's boundaries are irregular, and have been determined by the integrity and age of its buildings. Eighth Street, from the nine hundred block south of the Manitowoc River to the two hundred block north of the River, comprises the district's core. Extending east and west across Eighth Street, portions of Washington, Jay and Quay Streets are included, as is the Eighth Street Bridge and bridgehouse.

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Several simple early structures with distinctive boomtown false fronts remain from the nineteenth century. At 1024 South Tenth Street (Map #49-09), a boomtown house form may be seen. Side by side at 713 Franklin Street (Map #51-24), and 719 Franklin Street (Map #51-25), two businesses are operating in early structures with boomtown facades.

Brick Italianate buildings with decorative corbelling, carved wood detail, and rounded or segmental arched window hoods occur throughout the District. Excellent Italianate detail remains on several South Eighth Street buildings' second stories at 937-39 (Map #52-19) which is an example of the mixture of the Victorian Gothic and Italianate styles; 933-35 (Map #52-20); 919 (Map #52-27); 909 (Map #52-30); 901-5 (Map #52-32); and 822 (Map #53-10). Other notable examples in the District include 1022 S. 10th Street (Map #49-08); 807 Jay Street (Map #52-08); and 807 Quay Street (Map #53-19). Variations on the Italianate style include 901-901A Washington Street (Map #49-30) which has a peaked cornice reminiscent of the Queen Anne style; 909 Washington Street (Map #49-32) which has a similar Queen Anne component; the simple front gabled building at 911 Washington Street (Map #49-33); and at a much larger scale, the O. Torrison and Co. commercial complex at 2 N. Eighth Street (Map #53-22).

More stylistically complex is the Shipbuilders' Credit Union, at 902 Jay Street (Map #51-32). Once the German American Bank, the first story exhibits elements of Richardsonian Romanesque, heavy restricted stonework, with simple, restrained Romanesque cornice brickwork. The finely preserved Italianate retail store at 910 South Eighth Street (Map #53-05) includes a second story oriel window, bracketed wood cornice, and marble first story facade.

As mentioned above, the commercial block at 937-939 S. Eighth Street (Map #52-19) is a combination of the Italianate and Victorian Gothic styles. The building is of cream brick and, although its first floor has lost its integrity, the second floor remains intact except for boarded-up windows. The window openings all have Gothic arches with red stone keystones in the surrounds which are of alternating red and cream brick. The window panels on the front facade are recessed slightly with the frame accented by alternating red and cream bricks. Brick relief panels are found above each window. The central panel is highlighted by a single window with brick arch and stone spike keystone. A polychromatic diamond panel fills the plane.

More elaborate is the blend of Queen Anne and Romanesque which occurs on the three-storied, I.O.O.F. building at 921 South Eighth Street (Map #52-21). The corner entry is marked by a narrow tower which is the focal point of the building on this corner site, adding to its local importance.

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Oriel windows and bays, detailed brickwork, and generous fenestration define this highly decorative form. A very picturesque Queen Anne design may be seen in the upper stories at 815-815A Jay Street (Map #52-04) where a shaped Flemish gable tops a Palladian window. Street level alteration has destroyed the integrity of the whole composition.

After 1900, the formal elements of the Colonial and Classical styles dominated local commercial architecture. The Manitowoc Maritime Museum, at 809 South Eighth Street (Map #52-36) exhibits this regular order, with four bays, arched and rectangular openings, and balanced corner roof blocks on a simple brick facade. The slightly flared hipped roofs of the small bridge-houses on the Eighth Street Bridge (Map #'s 51-15, 16) also reflect this return to simple massing and detail. A number of Neo-Classical commercial buildings are in the proposed district. The most prominent example is the 1927 Manitowoc Savings Bank, at 922-30 South Eighth Street (Map # 52-23) designed by local architect William J. Raeuber. The giant order, pedimented entry of the four-story, cut stone building is detailed with Corinthian columns. Carved panels and a denticulated, carved entablature are included on the monumental facade. Less elaborate Neo-Classical Revival buildings are at 820 Washington Street (Map #49-22), where a second story Palladian window and relief work remain untouched above an altered first story; at 822 Franklin Street (Map #51-26), a one story brick building classically detailed with pilasters, corbelling and arched openings; and at 102-103 North Eighth Street (Map #53-23), the Dempsey Building, designed by Christ H. Tegen, with a white tile facing, heavy cornice, and columned entry. Other commercial buildings of note from this period include the Manitowoc National Bank building at 808 Washington Street (Map #49-17), the Schreihart Brewery office building at 1000 Washington Street (Map #50-08), the building at 814 Jay Street (Map #51-36), the Schuette Brothers Department Store at 804 Jay Street (Map #52-08) which also has Victorian details, and the Capitol Theater at 913 S. Eighth Street (Map #52-29).

The Classical Revival Styles were paralleled by the introduction of the Chicago Commercial Style. In Manitowoc, the best example of this form occurs on the upper floors of 902-908 South Eighth Street (Map #53-06). Regular fenestration and lack of historic detail determine this urban model that dominated commercial architecture in the first decades of this century.

Many of Manitowoc's commercial buildings lack particular design elements and are categorized as "commercial vernacular." Simply shaped gables and stone trim are characteristic and present at 906 Jay Street (Map #51-33), the firehouse at 911 Franklin Street (Map #51-28), the intact cream brick two story building at 821-823 Washington Street (Map #49-29) and the two story brick commercial buildings at 805 Quay Street (Map #53-18) and 212 N. Eighth Street (Map #53-29).

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The vibrant Art Deco style has not survived in Manitowoc except in part. The first story at 818 South Eighth Street (Map #53-12) depicts elements of the style. Carrara glass there recalls the typical use of highly polished materials. Other, simplified examples of the Art Deco and Moderne forms are found at 812-814 and 808 Washington Street (Map #s 49-25 and 26), the Municipal Building at 817 Franklin Street (Map #51-29) and the S.S. Kresge Company building at 836 S. Eighth Street (Map #53-07).

Industrial Buildings

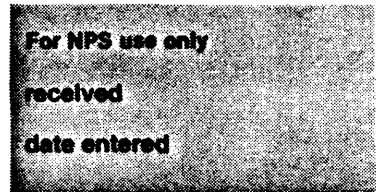
Although the bulk of the District is made up of commercial buildings, there is also one industrial complex and another building which was originally built for industrial/warehousing purposes and later converted to commercial use. The Fricke/Schreihart Brewery complex is located at 934 S. Tenth Street and 1008 Washington Street (Map #'s 50-12 and 50-09, respectively). The buildings on S. Tenth represent the original part of the complex belonging to the Fricke Brewery and dating from c.1865. The buildings are of cream brick and the arched window openings feature brick segmented arched hood moldings. The buildings on Washington Street date from c.1878 and are also of cream brick. The windows in this part of the complex are rectangular with stone lintels. Beyond these differences in ornamentation, the materials used are identical. The brewery complex is representative of other industrial buildings of the late nineteenth century which are utilitarian in nature and built, in large part, of cream city brick. The Manitowoc Seed Company building at 1009-11 S. Tenth Street (Map #49-05) is more representative of early twentieth century vernacular architecture. This building has a reinforced concrete framing/structural system which is infilled with brick. This is also a construction technique used frequently in other industrial buildings in the City dating from this period.

Residential Buildings

Finally, there are several residential structures in the District. These are on the edges of the District and reflect the relationship of the residential area to the commercial community. Stylistically, the most noteworthy examples are along Franklin Street and are all brick with Italianate influence. The cream brick, gabled ell house at 701 Franklin Street (Map #51-21) is somewhat of a transition building with a form reminiscent of the Greek Revival but with Italianate ornamentation. This building is now used as a Greyhound Bus Depot. Two adjacent structures on Franklin Street are better examples of the pure Italianate style. The three bay brick townhouse at 707 Franklin Street (Map #51-22) includes a bracketed wood cornice and etched stone window hoods as does the neighboring double townhouse at 709 Franklin (Map #51-23). As stated above, there is a good example of a Boomtown house form at 1024 S. Tenth Street (Map #49-09).

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The proposed Eighth Street Historic District includes buildings from early simple boomtown shopfronts to the complex, domed National Register of Historic Places 1906 Manitowoc County Courthouse at 1006-1008 South Eighth Street (Map #49-28).

The proposed district's structures reflect the evolution of commercial architectural design and the growth of the downtown. It includes examples of most major commercial architectural styles from the 1850's through the 1930's and the historic relationships between those styles. As such it is locally significant as a concentration of architecturally important commercial buildings.

AREA OF SIGNIFICANCE - COMMERCIAL DEVELOPMENT

The Eighth Street Historic District includes those areas of the downtown which remain (following modern era demolition and new construction) from the period of the City's greatest growth and development. Manitowoc was founded in 1835-36 by Benjamin Jones, one of the principles of Jones, Clark and Company, a Chicago real estate development firm. In its first few years, Jones, as on-site principal, directed the clearing of forest and the development of the rudiments of a country village. Jones, Clark and Company had two primary goals in developing their settlement on the Manitowoc River. The first, and short term goal, was to ship lumber and other commodities back to Chicago by lake schooner and open up commercial trade with early settlers. To that end, as stated earlier, the first building in Manitowoc was a warehouse on the north bank of the River between Sixth and Seventh Streets.³ The firm's longer-term goal was to sell off lots and promote a permanent settlement. Throughout the 1840's, the bulk of businesses were on the north side of the river while most residences were on the south side. Communication between the two areas was by ferry boat. In 1848, the first bridge was built across the River in approximately the same location as the present Eighth Street bridge (Map #53-15).⁴ This provided easy access to the south side for commercial development as well as making what became Eighth Street the principal commercial street. From this time on, new commercial development centered on Eighth Street as the main arterial connection between the north and south side of the Village.

The development of the commercial center of the City is chronicled here in four periods. The first involves the early development period up to the Civil War. The second is that period from the Civil War to c.1890 when smaller commercial ventures were the norm and a second generation of merchants replaced those who had arrived originally. The third period extends from 1890 to 1930, an era of strong commercial and industrial growth in the

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community and a period in which major changes occurred to the scale and type of commercial buildings. The fourth period involves the decade of the 1930's when the economy faltered due to the Great Depression and commercial growth in the downtown slowed to a halt, ending the period of historic commercial development.

The Early Period, 1848-1860

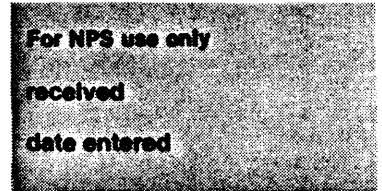
In 1848, the first permanent bridge was constructed at Eighth Street opening up that arterial as the principal commercial street in the small village of Manitowoc. In 1850, the population of the village was only 756 individuals and, as might be imagined, the size of the commercial community was somewhat limited. However, there was significant growth during the decade with the population reaching 2,185 by 1855 and 3,065 by 1860. This population growth resulted in a similar rate of commercial growth. As one measure of that, the community had six hotels by 1860 as well as a theatre hall, both of which are sure signs of an actively developing community.⁵

Few buildings remain from this early period and all the buildings referenced above are now gone. However, four buildings do remain in various states of preservation. The oldest of this group bears little resemblance to its original use as the First Ward School. This building at 940 S. Seventh Street (Map #52-14) was built as the first public school on the south side in 1851. However, it was abandoned as a school in 1873 and has since undergone several remodelings. More true to its original form is the Fred Schultz residence at 701 Franklin Street (Map #51-21) which has retained much of its integrity despite conversion to a bus depot. The Schultz home dates from c.1853 and was the home of Fred Schultz, one of the principals in Bean and Schultz, Tanners.⁶

Two commercial properties represent this period. The first is the J. Strauch Blacksmith Shop at 905 Washington Street (map #49-31) which dates from c.1860. This small frame structure has been changed to a retail establishment but retains its scale and some of its detailing. The other, and more elaborate example, is the commercial block at 901-905 S. Eighth Street built by Henry Berner in 1857 (map #52-32). The Berner block is the largest commercial building of this pre-Civil War period to survive in the City. Berner operated a hardware store in one part of the first floor and rented out the other half of that floor as well as the apartments above. With the exception of its first floor store front, the building has retained a remarkable degree of its architectural integrity including bracketed cornice line and ornate hood moldings.

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Post Civil War - 1865-1890

Manitowoc continued to grow through the second half of the nineteenth century from a population of 3,065 in 1860 to 5,168 in 1870, 6,387 in 1880 and, finally, 7,710 in 1890, more than doubling its size over this thirty year period. This was a time when Manitowoc, having been named county seat in 1853, grew to dominance at the commercial and industrial center of the county as well as its principal lake port. The Village was formally incorporated as a City in 1870 in response to this growth.

The commercial buildings which remain from this period have several similar characteristics, namely, that they are largely one bay wide, two stories in height with apartment above, and of brick construction. These relatively smaller scale buildings gave way in the next decades, detailed below, to the larger commercial and office blocks. Several representative buildings are mentioned here. These include Fehr's Jewelry Store at 910 S. Eighth Street (Map #53-05) which, though altered, dates from 1867. This is a good example of that second generation of commercial establishments. Gustav Karl Fehrs, a German immigrant, opened the first jewelry store in the village in 1855. By 1867, this business had prospered to the point that he was able to build this small brick building which has continued to operate to the present.⁹

Other small commercial buildings dating from this period of commercial development include the F.C. Buerstatte Drug Store at 919 S. Eighth Street (Map #52-27) built by Frederick C. Buerstatte in 1875; the Dumke Millinery Shop at 807 Jay Street (Map #52-08) built in c.1880; the Drost Millinery Shop at 811 Jay Street (Map #52-06) built in c.1882; and the Wernecke Bakery at 815 Jay Street (Map #52-04) built in c.1875.¹⁰ It is interesting to note that like users often seem to stay in a particular building. The Buerstatte building has always housed a pharmacy and the Wernecke building housed bakeries into the 1920s.

In addition to commercial growth, several properties in the District are testimony to some of the industrial growth going on in the City during this period. The L. Sherman and Co. block at 206-210 N. Eighth Street is an example of a hybrid between manufacturing and retail. This 1866 two story commercial block apparently served as the retail outlet for the boots and shoes produced by the Louis Sherman Leather Company, a local tannery. The firm tanned, manufactured and sold its own leather goods. This is the only example of this type of closed manufacturing/retail operation noted in the community (other than breweries) and is called out for notice as such. The Sherman tannery has long since been demolished.¹¹

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Also of note as a combination of commerce and industry is the Jarchow blacksmith and wagon making shop at 909 Washington Street (Map #49-32) which dates from 1895.¹² The Jarchow building represents a fairly high example of the Queen Anne style as applied to a commercial building and has been discussed in the section on architecture above.

One industrial complex is included in the district. The Fricke, later Schreihart, Brewery complex is located at the northwest corner of S. Tenth and Washington Streets. It is notable architecturally for the six story tower included in the complex. It is important historically as the last relatively intact brewery complex of the several operating at one time in the community. The Fricke brewery was founded c.1865 and the older buildings in the complex date from that period. The others date from an expansion carried out when John Schreihart bought the brewery in 1878. The brewery closed in 1919.¹³

Late Nineteenth - Early Twentieth Century - 1890-1930

This third period of development reflects the most prosperous period in the history of downtown Manitowoc prior to the economic stringencies of the Great Depression and World War II and the beginning of the move to strip commercial developments in the 1950's. The buildings representative of this period are generally larger than their commercial predecessors and reflect a move away from the small merchant living over his store to larger commercial operations and leased spaces.

The first of these larger buildings predates the period by eight years; however, conforms more to this type of commercial building. It is the O. Torrison and Co. general merchandise store located at 2 N. Eighth Street (Map #53-22). This large commercial block was started in 1882 and added to over the next several years to reach its present size. Osuld Torrison began his general store business in Manitowoc in 1853 and this building was his fourth in 29 years of operation. The Torrison Co. went out of business sometime after World War I and the building is now used for several different commercial and office purposes.¹⁴

Examples which are something of a transition from the earlier individual commercial buildings to the larger, commercial blocks are found in the Henry Esch and Sons. Co. Department Store building at 823 Jay Street (Map #53-03) and the Wernecke and Schmitz block at 937-939 S. Eighth Street (Map #52-19). The former, built in 1893, housed a single large store on the first floor and rental apartments on the second which were not home for the building's owner. The latter, built in 1894, housed two retail operations on the first floor and apartments above. The Wernecke and Schmitz Hardware store was housed in the south side of the building and the Vogelsang and Murphy undertaking and furniture business was on the north.¹⁵

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The first of the major commercial office buildings in the City was the International Order of Odd Fellows block at 921 S. Eighth Street (Map #52-21) which was built in c.1890. This three story block had room for three commercial outlets on the ground floor and offices as well as club rooms on the second and third. This was the first building built as rental office space and is indicative of the changes taking place in the late nineteenth century business world.¹⁶ A little over a decade later, in 1901, Schuette Brothers Department Store was constructed diagonally across the street from the I.O.O.F. block. Its three story modern (for 1900) facade gave the intersection of Eighth and Jay Streets the image of a large city commercial center.¹⁷

During this period several financial institutions constructed new buildings in the District. The earliest of these is the German-American Bank dating from 1901 which is located at 902 Jay street (Map #51-32). More modern office buildings followed two decades later in the c.1922 Manitowoc National Bank building at 808 Washington Street (Map #49-27) and the monumental Neo-classical Manitowoc Savings Bank building at 922-930 S. Eighth Street built in 1927.¹⁸

More specialized commercial uses include the c.1922 Hamacheck-Bleser Co. auto dealership at 822 Franklin Street (Map #51-26) which is an early (and ornate) version of this type of commercial use. The three-story Capitol Theatre built in 1920 as a motion picture and vaudeville theater at 913 S. Eighth Street (Map #52-29) is another specialized commercial use which also featured rental office space. The 1918 Elks Club Lodge No. 687 at 809 S. Eighth Street (Map #52-36) is the only example of a building in the District built exclusively as a fraternal lodge and has more recently housed the Manitowoc Maritime Museum.¹⁹

Two other large-scale buildings are found in the District which date from this period. The first is the 1906 Manitowoc Courthouse at 1010 S. Eighth Street (Map #49-28) which is already listed on the National Register of Historic Places. This building is the third county courthouse replacing an earlier building in Manitowoc built in 1857. The original county courthouse was in Manitowoc Rapids and was destroyed by fire in 1853.²⁰

One final building is the Manitowoc Motor Hotel built in 1927 and located at 204 N. Eighth Street. At seven stories in height, it is the tallest building in the downtown and the last building from this period. Its first floor was partially filled originally by the First National Bank.²¹

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In one sense the Motor Hotel and the Manitowoc Savings Bank buildings, both constructed in 1927, signified the end of this phase of downtown development. No new buildings were built in the downtown until 1930 and then of a completely different scale and character. Several other examples of small-scale infill construction prior to 1930 include the 1914 Glander Building at 822-24 Washington (Map #49-21), the Rosoff Building at 906 Jay Street from 1926 (Map #51-33), Tauschek's Millinery at 813 Jay Street (Map #52-05), the building at 805 Quay Street (Map #53-18) and the Fechter Stationery store building at 212 N. Eighth Street.

The Later Years - 1930-1937

The 1930's saw the construction of a handful of private buildings and the construction/remodeling of the City's municipal building and fire and police stations. As opposed to the development noted prior to this period, the 1930's were a period of tapering off. This was probably due to the local effects of the Great Depression. However, it should also be noted that with the exception of a motel built c.1965, a restaurant c.1955 and an office building c.1970, no major new buildings were constructed in the district after 1937 and those built after 1927, with the exception of the WPA-era municipal buildings, are of a much lesser scale and character than the seven-story motor hotel or the Neo-Classic savings bank building which mark the peak of architectural and commercial development in the downtown.

Commercial buildings from this era include the Kadow Building which housed Anderson Electric and the Alf Muchin and Sons Furniture Store at 821-823 Washington Street (Map #49-29) built in 1930; the Kadow Realty Building at 114 N. Eighth Street (Map #53-25) in 1934; and the two retail buildings at 812-814 and 810 Washington Street in c.1930 and 1934, respectively.²²

In addition, the City took advantage of Federal Assistance from the Works Progress Administration to remodel their 1879-era fire station at 911 Franklin Street (map #51-28); remodel and construct a large addition to the Municipal Building at 817 Franklin Street (Map #51-29), and construct a new police station at 824 Jay Street (Map #51-34).²³

Conclusion

The above represents a fairly complete picture of the historical development of downtown Manitowoc and, therefore, the historic development of the community. The buildings remaining testify to the success of that development through the boom years of the 1920's and then the tapering off and decline characteristic of the Depression years. Little change, other than demolition and remodeling has occurred since 1940.

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PRESERVATION ACTIVITIES

This nomination has been prepared as part of a city-wide intensive survey being funded, in part, by a Survey and Planning Grant being administered by the Historic Preservation Division of the State Historical Society of Wisconsin. The selection of the downtown as the area of nomination was determined on the basis of the City's desire to begin planning for downtown revitalization activities.

ARCHEOLOGICAL POTENTIAL

No systematic survey for historic or prehistoric archeological remnants has been undertaken in the areas covered by this nomination. Numerous sites have been identified in the surrounding rural areas of the region, however, pointing to possible prehistoric habitation.

BOUNDARY DESCRIPTION AND JUSTIFICATION

The boundaries of the Eighth Street Historic District encompass those parts of the City's downtown area which retain adequate architectural integrity and building density to comprise a district as defined for the National Register of Historic Places. This District essentially consists of those buildings between Seventh and Tenth Streets on Washington Street and north along Eighth Street to Buffalo Street and side streets south of the Manitowoc River between Seventh and Ninth Streets. Areas excluded from the district include those which have been cleared for redevelopment or reflect major changes in land use, type or scale of building. Buildings on the east side of N. Eighth Street, north of the Manitowoc River, have been excluded due to their non-contributing nature. The northernmost boundary of the District is the south side of Buffalo Street. The eastern boundary is the west side of N. Eighth Street to Maritime Drive, then the east boundary of properties on the east side of Eighth Street to the south side of Franklin Street and the west side of S. Seventh Street. The southern boundary is generally the rear (south) property lines of buildings on Washington Street. The western boundary is generally the rear (west) property line on S. Tenth Street on both sides of Washington Streets and then rear lot lines along Ninth to Franklin and Eighth to Buffalo.

BOUNDARY DESCRIPTION

The boundary on the Eighth Street Historic District begins at the northeast corner of the property at 934 S. Tenth Street (Map #58-12) and proceeds westerly to the northwest corner of the property and then south along the property line extended to the north side of Washington Street. The boundary then proceeds east to a point in line with the rear property line of 1008 S. Tenth Street (Map #49-03) and then south along rear property lines

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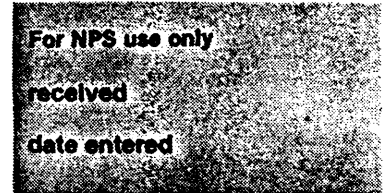
and then easterly along the south property line of 1024 S. Tenth Street (Map# 49-09); and then to the west side of S. Tenth Street and then north along the curbline to a point opposite the north curbline of Hancock Street. It then proceeds eastward to the east property line of 1009 S. Tenth Street (Map #49-05) and then north to the southern (rear) property line of 911 Washington Street (Map #49-33). The boundary then proceeds eastward to the east curb line of S. Ninth Street and south along that curbline to the north side of Hancock Street and then east to the west curbline of S. Eighth Street. It then proceeds northward to a point opposite the rear property line of 1001 S. Eighth Street (Map #52-18) and eastward along that line to the southeast corner of the property at 707 Washington street (Map #52-15) and then north along that property line (extended) to the north curbline of Washington Street. The boundary then continues east along that line to the intersection with S. Seventh Street and north along the west curbline of S. Seventh Street to its intersection with Franklin Street. It then continues westward along the south curbline to a point opposite the east property line of 722 Franklin Street (Map #52-33) and then north along the rear property lines of the buildings facing Eighth Street (Map nos. 52-33 - 52-36) to the Manitowoc River. The boundary crosses the river along the east side of the Eighth Street Bridge, follows the property lines of the building at 1-13 N. Eighth Street (Map #53-21) then crosses to the west side of N. Eighth and proceeds north to the intersection of N. Eighth and Buffalo Streets. It then proceeds west along the south curbline of Buffalo Street to the west (rear) property line of the buildings along Eighth Street (Map nos. 53-30 - 53-40) to the south curbline of Quay Street this time crossing the Manitowoc river on the west side of the Eighth Street Bridge. The boundary then proceeds west to the intersection of Quay and S. Ninth streets and south on the east curbline of S. Ninth to a point opposite the north property line of 902 Franklin Street (Map #51-27) and then west to the northwest corner of that property and from that point south along the west property lines of 902 Franklin Street (Map #51-27) and 911 Franklin Street (Map #5128) and then along south property lines to the west property line of 906 Jay Street (Map 51-33) to the north curbline of Jay Street. It then proceeds east along the north side of Jay Street to the east side of S. Ninth Street and then south along that curbline to the south curbline of Washington Street and then west to the west curbline of S. Tenth Street and then north to the starting point.

PERIOD OF SIGNIFICANCE:

The period of significance represents the era from the date of construction of the earliest commercial structure still extant to the date of completion of the 1937 WPA-sponsored civic buildings that mark the last sizable efforts in the city prior to the WWII era, in terms of commercial/downtown design.

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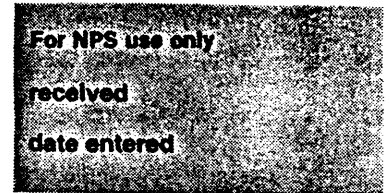
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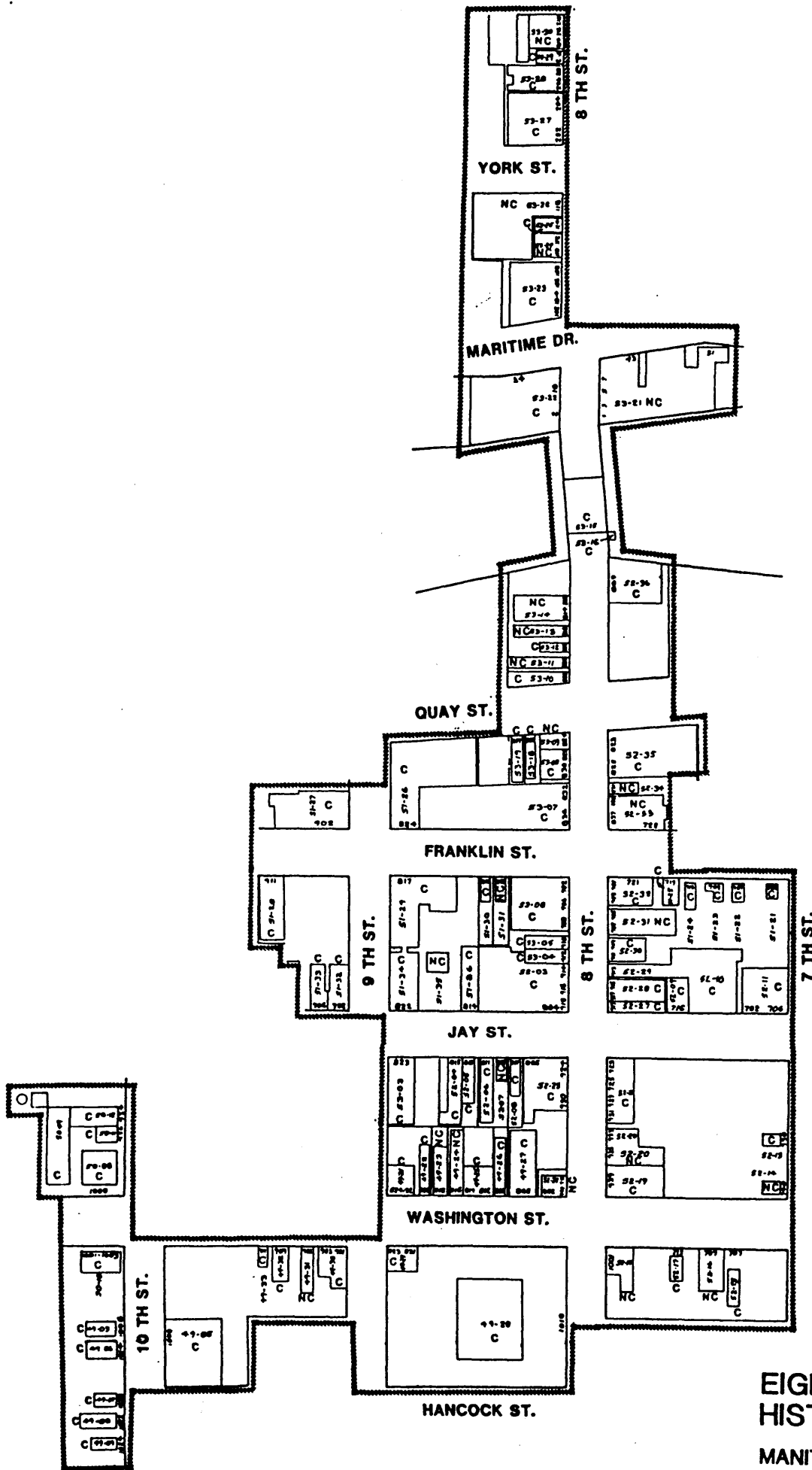
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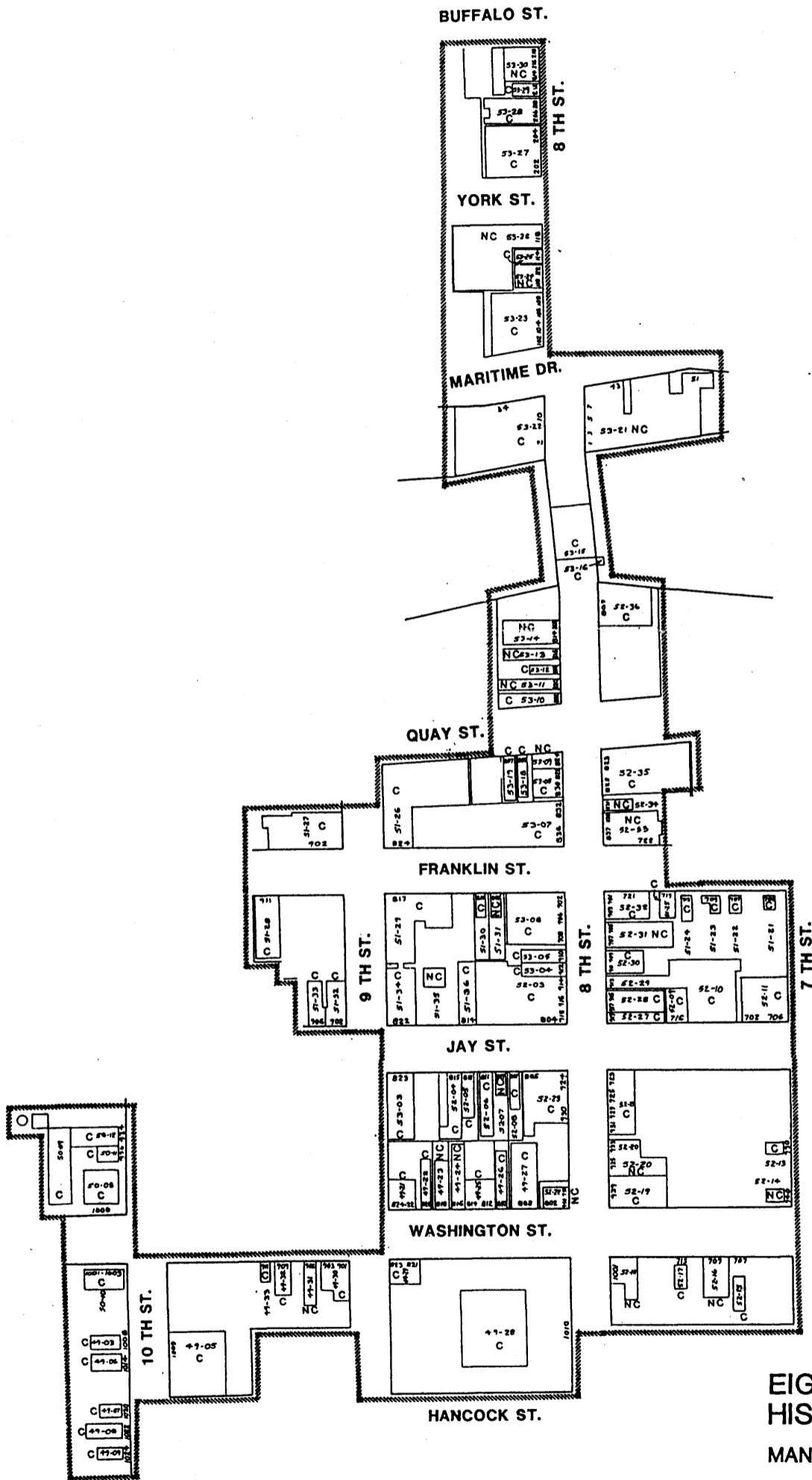
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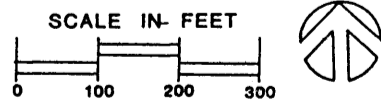
**EIGHTH STREET
HISTORIC DISTRICT
MANITOWOC, WISCONSIN**





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MANITOWOC, WISCONSIN**

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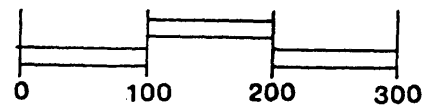
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