

3576

Wisconsin Word Processing Format (Approved 1/92)

United States Department of Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

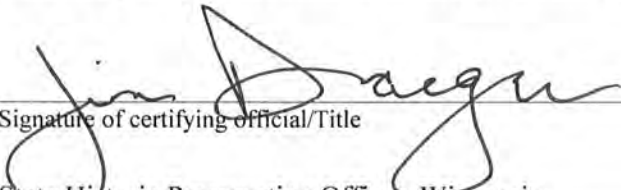
historic name Lincoln Boulevard Historic District
other names/site number N/A

2. Location

street & number Generally bounded by both sides of Lincoln Boulevard between Cleveland Avenue and Oak Street N/A not for publication
city or town Manitowoc N/A vicinity
state Wisconsin code WI county Manitowoc code 071 zip code 54220

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets _ does not meet the National Register criteria. I recommend that this property be considered significant _ nationally _ statewide locally. (See continuation sheet for additional comments.)

 _____ Date 2/13/19
Signature of certifying official/Title
State Historic Preservation Office - Wisconsin
State or Federal agency and bureau

In my opinion, the property _ meets _ does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title Date

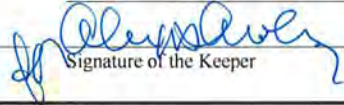
State or Federal agency and bureau

Name of Property

County and State

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.
- See continuation sheet.
- determined eligible for the National Register.
- See continuation sheet.
- determined not eligible for the National Register.
- See continuation sheet.
- removed from the National Register.
- other, (explain):


Signature of the Keeper

3/29/2019
Date of Action

5. Classification

Ownership of Property (check as many boxes as as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	83	1 buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	1	0 sites
<input type="checkbox"/> public-State	<input type="checkbox"/> structure	0	0 structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> site	0	0 objects
	<input type="checkbox"/> object	0	0 objects
		84	1 total

Name of related multiple property listing:
(Enter "N/A" if property not part of a multiple property listing.)
N/A

**Number of contributing resources
previously listed in the National Register**
0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC / single dwelling
TRANSPORTATION / road-related (vehicular)

Current Functions

(Enter categories from instructions)

DOMESTIC / single dwelling
TRANSPORTATION / road-related (vehicular)

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne
LATE 19th AND 20th CENTURY REVIVALS: Colonial Revival, Tudor Revival, Mission/Spanish Colonial Revival
LATE 19th AND EARLY 20th CENTURY AMERICAN MOVEMENTS: Prairie School, Bungalow/Craftsman
MODERN MOVEMENT

Materials

(Enter categories from instructions)

foundation STONE, BRICK, CONCRETE
walls BRICK, WOOD, STUCCO, SYNTHETICS
roof ASPHALT, SLATE
other STONE, WOOD, CONCRETE

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1893 - 1962

Significant Dates

1893, 1901, 1916, 1920, 1925

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Brandt, Perc; James, Edward D.; Juul & Smith; Miller, Earl F.; Raeuber, Frederick; Small, Joseph D.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- X State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property 24.5 acres

UTM References (Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>447360</u>	<u>4884289</u>	4	<u>16</u>	<u>447534</u>	<u>4883518</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>447729</u>	<u>4884286</u>	5	<u>16</u>	<u>447394</u>	<u>4883524</u>
	Zone	Easting	Northing		Zone	Easting	Northing
3	<u>16</u>	<u>447728</u>	<u>4884253</u>	6	<u>16</u>	<u>447360</u>	<u>4884260</u>
	Zone	Easting	Northing		Zone	Easting	Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title	Justin Miller, Megan Daniels, and John H. Waters	date	November 2017
organization	University of Wisconsin-Milwaukee Cultural Resource Management		
street & number	P.O. Box 416	telephone	414-229-3078
city or town	Milwaukee	state	WI
		zip code	53201

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

name/title	Various (see list attached)			date	
organization				telephone	
street & number				zip code	54220
city or town	Manitowoc	state	WI		

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

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Section 7 Page 1

Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin

Summary

The Lincoln Boulevard Historic District is an intact residential neighborhood on the north side of the city of Manitowoc that includes 84 single-family houses and a landscaped boulevard. The district is roughly T-shaped and includes all the houses along Lincoln Boulevard, a four block-long landscaped boulevard stretching from Cleveland Avenue on the south to Lincoln Park on the north. The district also includes the houses along the north side of Oak Street between N. 8th Street and N. 5th Street. The Lincoln Boulevard Historic District contains good examples of most major architectural styles popular in Wisconsin between the 1890s and the 1960s, including Queen Anne, American Foursquare, Craftsman/Arts and Crafts, Colonial Revival, Tudor Revival, Mediterranean Revival, French Provincial, Minimal Traditional, and Ranch. The landscape and setting lend an attractive cohesiveness to the district, with many mature trees on individual properties, in the terraces, and within the boulevard median. The Lincoln Boulevard Historic District is surrounded by residential neighborhoods on the west, south, and east; and by Lincoln Park on the north.

General Setting

Lincoln Boulevard was created through five subdivisions, platted in 1892, 1901, 1916, 1920, and 1925. Development along the boulevard proceeded roughly from south to north. The boulevard median width, terrace width, and setback distances all vary from block to block, but the overall effect is one of great consistency due to the many mature trees and landscape along Lincoln Boulevard and Oak Street. The houses on corner lots tend to be more prominent than those on midblock lots; partly because two of their façades are visible, but also because many of the corner lots are larger and able to accommodate bigger houses.

The Lincoln Boulevard street pattern and lot layout generally follows that of the existing nineteenth-century residential neighborhood south of Cleveland Avenue. Development on the north side of Manitowoc generally consisted of city blocks measuring 300 feet by 540 feet. Each block had five end lots fronting onto the east-west named streets, and ten interior lots (five on each side) fronting onto the north-south numbered streets. As originally platted, the subdivisions along Lincoln Boulevard followed this pattern, but many of the corner lots have been combined and re-platted to front onto the boulevard, instead of the east-west cross street. The earliest sections of Lincoln Boulevard also include service alleys that access every lot within the block, resulting in slightly smaller lot dimensions and the absence of any vehicular driveways along the street frontage.

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Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin

The 800 block of Lincoln Boulevard, between Cleveland and New York avenues, contains 21 houses, all but one were built between 1893 and 1919. The majority of the houses are two stories with clapboard and stucco as the most common cladding materials. The oldest house in the district, an 1893 Queen Anne style home, is located at 841 Lincoln Boulevard. Queen Anne style and American Foursquare (a vernacular house type) houses are the most prevalent within this block, and the block also includes two Prairie School-style houses, an early Colonial Revival-style house, and fine Craftsman style homes such as the prominent one and one-half story Craftsman-style house at 860 Lincoln Boulevard, on the southwest corner of New York Avenue. In contrast to the rest of the pre-1920s houses in the 800 block, 861 Lincoln Boulevard (on the southeast corner of New York Avenue) is a one-story Minimal Traditional-style house constructed in 1955.

The 900 block of the boulevard, between New York Avenue and Pine Street, contains 23 houses built between 1901 and 1939. American Foursquare houses are the most prevalent on this block, followed by Colonial Revival. This section also includes examples of the Craftsman and Bungalow styles. The district's only example of the Georgian Revival style is located at 903 Lincoln Boulevard; and a prominent Craftsman-style house with port cochere and tile roof is located at 925 Lincoln Boulevard. Building heights within the 900 block are not as uniform as in the 800 block, with heights varying from a full two stories on the American Foursquares and Colonials, to one and one-half stories for the Bungalows and Craftsmans, to barely one and one-half stories at a modest Tudor located at 955 Lincoln Boulevard. Cladding materials include clapboard, stucco, brick, and stone.

The 1000 block of Lincoln Boulevard, between Pine Street and Waldo Boulevard, contains eight houses built between 1915 and 1961. Although this section includes a wide range of architectural styles (Queen Anne, Craftsman, Bungalow, Tudor Revival, Mediterranean Revival, Colonial Revival, French Provincial, Ranch, and Split Level) it has a very limited palette of cladding materials lending a cohesive appearance, with all but two houses clad in a combination of brick and stone. Building heights range from two stories at the Tudors and Colonial Revivals, to single story at the three Ranch-style houses.

The 1100 block of Lincoln Boulevard, between Waldo Boulevard and Oak Street, contains eight houses built between 1930 and 1962.¹ Four of the most prominent houses in the district are located in

¹ 719 Oak Street, 715 Oak Street, and 615 Oak Street are also technically located in the 1100 blocks of Lincoln Boulevard; however, for ease of description, these three houses are discussed as part of the Oak Street blocks.

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Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin

the 1100 block: 1103 and 1104 Lincoln Boulevard, located at the northwest and northeast corners of Waldo Boulevard, respectively; 1130 Lincoln Boulevard, located at the southwest corner of Pine Street; and 1119 Lincoln Boulevard, a midblock house that occupies two parcels and originally had an additional six parcels of landscaped grounds surrounding it. All but one of the houses in this block are fully clad in brick, stone, or a combination of the two; 1118 Lincoln Boulevard (the newest house in the district, built in 1962) has a brick first story with vertical board on the second story. Architectural styles represented in this block include Colonial Revival, Tudor Revival, French Provincial, and Ranch. The majority of houses in this section are two stories in height.

The 500-600 block of Oak Street, between Lincoln Boulevard and N. 5th Street, contains 9 houses built between 1934 and 1957. The rear (north) parcel lines of the houses on the north side of Oak Street abut Lincoln Park. Colonial Revival-style houses are the most prevalent in this section, although most of them are smaller and more modest examples than the Colonial Revivals located south of Waldo Boulevard. Other architectural styles represented include one Tudor Revival, one Minimal Traditional, and one Ranch. Brick and stone are the predominant cladding materials, often used in combination with stucco or wood siding. Building heights range from a full two stories, to one and one-half stories, to a single story Ranch.

The 700 block of Oak Street, between N. 8th Street and Lincoln Boulevard, contains eight houses built between 1929 and 1952. Like the houses in the 500-600 block of Oak Street, brick and stone are the predominant cladding material, with stucco or clapboard used for second stories or gables. This section contains examples of Tudor Revival, French Provincial, Colonial Revival, and Minimal Traditional styles; with building heights ranging from two stories to one and one-half stories.

Lincoln Boulevard, the focal point of the district, runs for four blocks from Cleveland Avenue at the south to Lincoln Park at the north. The landscaped median is approximately 30 feet wide through the entirety of the boulevard, and the paved roadways on either side of the Lincoln Boulevard median are approximately 26 feet wide. Oak Street, at the north end of the district, is approximately 36 feet wide. Both Lincoln Boulevard and Oak Street have concrete curbs, grass terraces ranging from three feet to eight feet in width, and five foot-wide concrete sidewalks throughout the entirety of the district.

The public right-of-way (medians and terraces) contains a large number of trees: approximately 45 trees in the 800 block of Lincoln Boulevard; approximately 40 in the 900 block; nine in the 1000

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Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin

block; approximately 18 in the 1100 block; and approximately 30 in the 500-600 and 700 blocks of Oak Street. Most houses within the district have additional trees and landscaping within each individual parcel. The terraces and medians contain a variety of tree species, including Norway, sugar, silver, and red maples; ash; crab apples; red cedar; catalpa; white and Jack pine; burning bush; and white cedars. Many of the trees are mature, with diameters ranging from eleven inches to nearly thirty inches (an estimated age of about seventy years old). The overall abundance of trees creates an impression of uniformly-sized front yards along the boulevard; although actual setbacks of individual houses vary significantly, from less than 15 feet to over 50 feet.

Integrity

From an urbanistic standpoint the integrity of the Lincoln Boulevard Historic District is extremely high. As noted, the only building type in the district is the single-family residence. Any later additions to the houses are typically located at the rear and are not visible from the street. The district has suffered no “tear-downs”, the practice of replacing an existing house with a new, typically larger scale, house. On the house-by-house level, there have been alterations to a number of houses that affect their individual integrity but not that of the overall district. Most often seen is the use of vinyl siding and trim, the replacement of windows, the enclosure of porches or the addition of single rooms. As a rule, frame houses have been altered to a greater degree than masonry houses. In an effort to reduce the overall maintenance of a wood house, homeowners have often gone beyond simply covering wood clapboard with vinyl siding. Distinctive decorative features have sometimes been removed, especially in Queen Anne- or Craftsman-style houses. In masonry houses, the maintenance required of wood decorative features may seem less overwhelming, so the temptation appears to be less to remove these features. For example, most of the masonry Colonial Revival houses decorative wood features retain a high degree of integrity. This is not the same with similar wood Colonial Revival houses. Due to the increased number of masonry houses, the level of integrity for individual houses tends to rise as the district goes north. The blocks of Lincoln and Oak north of Waldo Boulevard maintain a high degree of both individual and overall integrity.

One house in the district is categorized as non-contributing: 1012 Lincoln Boulevard. Its low integrity is due to extensive alterations made to the house that removed or covered character defining features of the style. The front porch, on what was originally a Queen Anne-style house, has been enclosed; its cutaway corners have been squared off; its original windows and cladding have been replaced; and its original wood eaves and beltcourses have been replaced with aluminum.

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Section 7 Page 5Lincoln Boulevard Historic District
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A list of all contributing and noncontributing resources located within the district is included below. Most of the properties in the district have garages, and there is a mix of free standing and attached. Garages are not included in the resource count.

Inventory

Address	Original Owner	Construction Date	Style	C/NC
620 Cleveland Ave.	Charles and Theresa Kulnick	1915	Prairie School	C
820 Lincoln Blvd.	Clarence and Josephine Smalley	1902	Queen Anne	C
824 Lincoln Blvd.	George Dalwig	1908	Queen Anne	C
825 Lincoln Blvd.	Robert and Mary Lill	1907	American Foursquare	C
827 Lincoln Blvd.	Joseph and Mary Cisler	1906	American Foursquare	C
828 Lincoln Blvd.	Jacob and Mary Stangel	1912	American Foursquare	C
829 Lincoln Blvd.	Gustav and Emma Martin	1916	Front Gabled	C
830 Lincoln Blvd.	Otto and Anna Reuther	1909	Dutch Colonial Revival	C
832 Lincoln Blvd.	Charles & Clara Frazier	1896	Queen Anne	C
836 Lincoln Blvd.	Dr. John & Anna Meany	1912	Prairie School	C
839 Lincoln Blvd.	Henry and Emma Dumdey	1919	American Foursquare	C
840 Lincoln Blvd.	N. J. Kuhl	1895	Queen Anne	C
841 Lincoln Blvd.	Thomas Meany	1893	Queen Anne	C
843 Lincoln Blvd.	Clarence and Josephine Smalley	1898	Queen Anne	C
844 Lincoln Blvd.	William and Elizabeth Murphy	1897	Queen Anne	C
845 Lincoln Blvd.	George Dalwig	1905	Queen Anne	C
848 Lincoln Blvd.	John and Mary Schmidtman	1915	Prairie School	C
851 Lincoln Blvd.	Edwin and Mary Weiman	1904	Colonial Revival	C
857 Lincoln Blvd.	Joseph and Rose Heyduk	1905	Craftsman	C

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Address	Original Owner	Construction Date	Style	C/NC
860 Lincoln Blvd.	John and Marie Wattawa	1916	Craftsman	C
861 Lincoln Blvd.	William Russell	1955	Minimal Traditional	C
903 Lincoln Blvd.	Victor and Etta Trastek	1929	Georgian Revival	C
912 Lincoln Blvd.	Frank and Mary Jansky	1917	American Foursquare	C
913 Lincoln Blvd.	Kenwood and Marjorie Egan	1922	Colonial Revival	C
915 Lincoln Blvd.	Peter and Bridget Miller	1922	Bungalow	C
916 Lincoln Blvd.	Mary Brennan	1916	Front Gabled	C
917 Lincoln Blvd.	Wenzel and Violet Zima	1926	Colonial Revival	C
920 Lincoln Blvd.	Anton and Lottie Dulik	1916	Bungalow	C
924 Lincoln Blvd.	Anton and Lillian Dufek	1917	Front Gabled	C
925 Lincoln Blvd.	Frank and Therese Kerscher	1920	Craftsman	C
928 Lincoln Blvd.	Joseph and Alma Langenkamp	1917	Front Gabled	C
932 Lincoln Blvd.	John Bacon	1918	American Foursquare	C
933 Lincoln Blvd.	Erwin and Amy Fricke	1920	American Foursquare	C
935 Lincoln Blvd.	Edward W Galloway	1920	American Foursquare	C
936 Lincoln Blvd.	Leslie and Ruth Rumsey	1918	American Foursquare	C
939 Lincoln Blvd.	Fred and Otilie Robinson	1926	Colonial Revival	C
940 Lincoln Blvd.	George Danielson	1919	Craftsman	C
944 Lincoln Blvd.	Daniel and Katharine Falvey	1919	American Foursquare	C
945 Lincoln Blvd.	Jack and Rose Carey	1923	Colonial Revival	C
948 Lincoln Blvd.	Nathan and Bertha Schneck	1939	Colonial Revival	C
949 Lincoln Blvd.	Junius and Mary Pleuss	1923	Bungalow	C
952 Lincoln Blvd.	Dale and Alma Clark	1927	Spanish Revival	C
955 Lincoln Blvd.	Herbert and Irene Baryenbruch	1938	Tudor Revival	C
1003 Lincoln Blvd.	Alexander and Ruth Sinclair	1929	Tudor Revival	C
1004 Lincoln Blvd.	Stanley Wachowiak	1958	Ranch	C
1010 Lincoln Blvd.	Harold and Elizabeth Kallies	1952	Ranch	C
1011 Lincoln Blvd.	Vincent and Dorothy Kerschner	1940	Colonial Revival	C
1012 Lincoln Blvd.	William and Emma Schwantes	c. 1900/c1970	Queen Anne	NC
1017 Lincoln Blvd.	Albert and Edna Kempfert	1933	French Provincial	C
1021 Lincoln Blvd.	Dr. John and Isabel Savage	1931	Colonial Revival	C
1025 Lincoln Blvd.	Victor and Alberta Christel	1961	Split Level	C
1030 Lincoln Blvd.	George and Gladys Gibbs	1935	Tudor Revival	C

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Address	Original Owner	Construction Date	Style	C/NC
1103 Lincoln Blvd.	Hector and Molly Dick	1930	French Provincial	C
1104 Lincoln Blvd.	Charles and Blanche Drumm	1930	Tudor Revival	C
1112 Lincoln Blvd.	Dr. Nelson and Norma Bonner	1939	Tudor Revival	C
1118 Lincoln Blvd.	Hon. Leon H. and Doris Jones	1962	Contemporary	C
1119 Lincoln Blvd.	Dan and Myrtle Bleser	1934	French Provincial	C
1122 Lincoln Blvd.	Arthur and Jane Stangel	1940	Colonial Revival	C
1127 Lincoln Blvd.	Walter F. Bugenhagen, Sr.	1952	Ranch	C
1130 Lincoln Blvd.	Ervin and Gladys Gaterman	1930	French Provincial	C
1203 Lincoln Blvd.	Harlan and Grace Clark	1938	Colonial Revival	C
702 New York Ave.	John and Mary Murphy	1901	American Foursquare	C
508 Oak St.	Carl and Blanche Levenhagen	1941	Colonial Revival	C
510 Oak St.	Emil and Flora Schmidtman	1957	Ranch	C
514 Oak St.	William and Martha Vinton	1952	Colonial Revival	C
518 Oak St.	William Rahr	1947	Colonial Revival	C
520 Oak St.	Del and Katherine Seitz	1947	Minimal Traditional	C
602 Oak St.	Robert and Irma Phillips	1939	Colonial Revival	C
606 Oak St.	Dr. Earl and Vera Stangel	1951	Ranch	C
612 Oak St.	Arnold and Volburg Raether	1938	Colonial Revival	C
615 Oak St.	Carl and Blanche Levenhagen	1934	Tudor Revival	C
704 Oak St.	George and Clara Underberg	1929	Tudor Revival	C
712 Oak St.	Bernard Balkowsky	1931	Tudor Revival	C
715 Oak St.	Leo and Florence Levenick	1930	French Provincial	C
716 Oak St.	Helen Valenta	1950	Minimal Traditional	C
719 Oak St.	Ray and Marge Wanek	1952	Minimal Traditional	C
720 Oak St.	Frank and Adeline Grall	1930	Tudor Revival	C
722 Oak St.	Edward and Lillian Krause	1936	Colonial Revival	C
724 Oak St.	Robert and Harriet Lindwall	1936	Minimal Traditional	C
612 Pine St.	John G. and Hattie Strathearn	1934	Mediterranean Revival	C
708 Pine St.	Reuben and Louise Hrudka	1919	Craftsman	C
609 Waldo Blvd.	Harvey and Elsie Schmidtman	1930	Tudor Revival	C
615 Waldo Blvd.	J. F. Gates	1952	Ranch	C
711 Waldo Blvd.	Rudolph and Florence Prinz	1931	Bungalow	C
Lincoln Boulevard		1892, 1920, 1925	(site)	C

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Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin

Architectural Styles and Vernacular Forms in the Lincoln Boulevard Historic District

The Lincoln Boulevard Historic District is locally significant in the area of architecture as an excellent collection of homes representing popular residential architectural styles and building forms from the late-nineteenth to mid-twentieth centuries. As a whole, the district maintains a high level of integrity that reflects the district's evolution of popular architectural styles from its historic period of development, between 1893 and 1962. The following are descriptions of the architectural styles and vernacular forms represented within the district, as well as good examples of each.

Queen Anne

There are nine Queen Anne-style houses in the Lincoln Boulevard Historic District, eight of which are clustered in the two southernmost blocks of Lincoln Boulevard. The homes at 840 Lincoln Boulevard (1899), 841 Lincoln Boulevard (1893) and 843 Lincoln Boulevard (1898) display the projecting bays, cutaway corners, and cross gables typically associated with the Queen Anne style. The home at 845 Lincoln Boulevard, built in 1898, is distinguished by its unusual chamfered southwest corner, emphasized by a cornice with modillion brackets and a short mansard-like roof.

Charles and Clara Frazier House 832 Lincoln Boulevard 1896

The home at 832 Lincoln Boulevard, built in 1896, is one of the best examples of the Queen Anne style in the district. The house is roughly rectangular in plan, with several projecting bays of single and double story height and a hip-and-gable roof. The house is clad in masonry at its first story, with rusticated ashlar stone on its front façade and semicircular side bay, and cream brick on its side and rear façades. A flat-roofed stone porch with battered piers and half walls occupies the south half of the front façade. A shallow rectangular bay projects from the north half of the façade; the bay is clad in shingles and contains four nine-over-one, double-hung windows with three-light transoms. The second story and gables are clad in shingles. Stringcourses cap the first and second stories; the upper of which is further enriched with modillions. The gables have wide, plain bargeboards. The remainder of the windows on the front façade are similar to the first-story bay: three, six-over-one, double-hung windows are located in the second story, and smaller, paired nine-over-one double hung windows are located in the gable.

The house was built for Charles and Clara Frazier. Charles was the founder of a furniture and

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Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin

undertaking business located at 700-712 York Street.²

American Foursquare

The Lincoln Boulevard Historic District contains 11 American Foursquare homes, all of them located along the southern half of the boulevard, and constructed between 1906 and 1920.

Henry and Emma Dumdey House 839 Lincoln Boulevard 1919

The home at 839 Lincoln Boulevard, built in 1919, is a typical example of an American Foursquare in the district. The two-story house has a square plan, simple elevations, and a hipped roof with exposed rafter tails and hipped dormers. The house has a brick foundation and clapboard walls. A rectangular bay window, supported on decoratively cut modillions, projects from the south façade. An enclosed sunporch, occupying the north half of the front façade, has a roof constructed of an elaborate system of overlapping beams and purlins. Windows on the house consist of double-hung wood windows, arranged singly or in groups of two, three, or four.

The house was built for Henry Dumdey, president of the Manitowoc Lumber Company between the company's organization in 1916 and Dumdey's death in 1943.³

Front Gabled

There are four Front Gabled houses in the Lincoln Boulevard Historic District. All were built in 1916 and 1917 and incorporate elements of the Craftsman style.

Mary Brennan House 916 Lincoln Boulevard 1916

The home at 916 Lincoln Boulevard, a good representative example of the Front Gabled vernacular form, is two stories in height. The house is clad in clapboards and set on a brick foundation. A shed-roofed porch with half-walls and simple square posts extends the full width of the front façade. A large window consisting of a central fixed pane flanked by three-over-one, double-hung windows is

² Falge, Louis et al., ed., *History of Manitowoc County, Wisconsin* (Chicago: Goodspeed Historical Association, 1912) vol. 2, 356-357.

³ "Henry A. Dumdey, Retired Lumber Merchant, Dies" [obituary] *Manitowoc Herald Times*, August 26, 1943.

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located in the first story, along with the front door. Two four-over-one, double-hung windows are located in the second story, and a small, horizontally-oriented, eight-light window is located in the gable. The front gable has bargeboards with decoratively cut ends, which are supported on square brackets, and exposed rafter tails are visible along the side eaves.

The house was built for Mary Brennan, born in Canada of Irish ancestry. By 1920, she had been widowed and was living at 916 Lincoln Boulevard with her adult daughter Mary (a teacher) and two boarders.

American Craftsman

There are five Craftsman-style houses in the Lincoln Boulevard Historic District.

John and Marie Wattawa House 860 Lincoln Boulevard 1916

The home at 860 Lincoln Boulevard, built in 1916, is a grand example of the Craftsman style. This one and one-half story house is clad in clapboard and incorporates typical Craftsman elements including battered porch piers, knee braces, and three-over-one, double-hung windows. The sweeping roof slopes down in a single plane to cover the broad front porch which spans the front of the house. The construction of the roof is clearly articulated in the rafter ends that are exposed at the low eastern eave of the roof.

The house was built for John and Marie Wattawa. John was a partner in the Urbanek & Wattawa Company, a furniture and undertaker company. The company was originally located at N. 8th Street and New York Avenue, and moved to 107-109 N. 8th Street in 1911.⁴

Frank and Therese Kerscher House 925 Lincoln Boulevard 1920

The home at 925 Lincoln Boulevard is another large Craftsman house built in 1920. The house's asymmetrical composition is made up of its two story main block, a one story gabled projection on the north side of the front façade and a front porch that extends to the south of the main block to create a porte cochere. The house is of brick and has a metal tile roof with jerkinhead gables. Like the J. M.

⁴ "Urbanek & Wattawa", State of Wisconsin Digital Collection, ID Band11.047. <http://digital.library.wisc.edu/1711.dl/WI.MTWCImage>.

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Wattawa House, this one also incorporates battered piers and three-over-one, double-hung windows. Of note are the paired and clustered porch posts that are capped with simple square moldings. The caps are echoed in a long, unbroken line of trim on the porch beam which simultaneously reinforces the horizontal effect while emphasizing the locations of the porch posts.

The house was built for Frank and Therese Kerscher. Frank was the owner of the Frank J. Kerscher Co., manufacturers of “cheese factory equipment, metal roofing, eaves trough, wire hangers, and sheet metal”. The age of the roof has not been verified and it would be interesting to know if the metal tile roof on the house was a Kerscher company product. The May 15, 1920 edition of *The American Contractor* reported that the house, designed by Juul & Smith, was estimated to cost \$20,000.⁵

Bungalow

There are four Bungalows in the Lincoln Boulevard Historic District. The homes at 915 Lincoln Boulevard, built in 1922, and 949 Lincoln Boulevard, built in 1923, are both compact Bungalows that incorporate Craftsman elements.

Rudolph and Florence Prinz House

711 Waldo Boulevard

1931

The home at 711 Waldo Boulevard, built in 1931, incorporates picturesque elements from several architectural styles. This one and one-half story house is rectangular in plan, with a porte cochere on its west side. The house is clad in brick with cast stone accents and has a side-gabled roof with Jerkinhead gables. A five-sided bay is located in the center of the front façade; this bay has paired casement windows and art glass transoms. To the west of the bay is an arched entry porch with a shaped parapet above. The arch of the porch is echoed in the arched front door, which has a circular window. Other windows throughout the house are six-over-six, leaded double-hung sash, arranged singly and in pairs. The porte cochere on the west side of the house has a prominent shed roof, the upper corners of which are hipped, to mirror the Jerkinhead gables on the main block of the house. The porte cochere and the gables have bargeboards supported on square brackets.

The house was built for Rudolph Prinz, superintendent of the Cereal Products Company, a large malting concern which developed out of the Manitowoc Malting Company and the Rahr Sons

⁵ “Res. & Garage”, *American Contractor* (May 15, 1920) 70.

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Company.⁶

Prairie

There are three Prairie style houses in the district, all designed by Manitowoc architect Earl F. Miller, possibly built as speculative properties.

Charles and Theresa Kulnick House 620 Cleveland Avenue 1915

The home at 620 Cleveland Avenue, at the northeast corner of Cleveland Avenue and Lincoln Boulevard, was built in 1915. The two-story house is clad in stucco and has a hipped roof with broad, overhanging eaves. The house is roughly L-shaped in plan, with a one-story, hipped-roof sunporch at the southwest corner. The front door is located in the east part of the front façade. Its segmental arch is echoed by a canopy above, which is supported on decoratively cutout brackets. The horizontal line of the canopy forms an invisible regulating line that is matched by the head of a first-story picture window and the eaves line of the sunporch. The horizontal emphasis of the house is further reinforced by a stringcourse located beneath the second-story windows. The stringcourse also has two subtle, secondary stringcourses located below and above the primary stringcourse. There is a single-pane picture window in the first story, along with single-light casement windows in the sunporch. The second story contains paired three-over-one double hung windows with wide trim.

The house was built for Charles and Theresa Kulnick. Charles was treasurer and general manager of the Schreihardt Brewing Company, incorporated in Manitowoc in 1904 by Theresa's father, John Schreihardt.⁷

Colonial Revival

There are 16 Colonial Revival-style houses in the Lincoln Boulevard Historic District, the largest occurrence of any architectural style in the district and include examples from all phases of the style's development.

⁶ "Cereal Products Company" *Manitowoc Herald News*, October 19, 1921.

⁷ Falge 31-32, 74.

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Fred and Ottilie Robinson House

939 Lincoln Boulevard

1926

The home at 939 Lincoln Boulevard, built in 1926, is a good example of the Period Colonial Revival phase, exemplified by historically accurate architectural details.

This house features a popular Colonial-era decorative element from the Tucker-Rice house, built around 1810 in Salem, Massachusetts. In 1915, the White Pine Bureau, a trade organization based in St. Paul, Minnesota, began using the house's elliptical portico in promotional material in trade publications including *The Architectural Review*, *American Carpenter and Builder*, *National Builder*, and *The Building Age*. The advertisement included a photo of the portico, along with the caption "For over one hundred years, this famous portico—considered the best of the many masterpieces of Samuel McIntire, one of the greatest architectural designers America has produced—has stood exposed to the weather. It is today as perfect as the day it was completed, thanks to the enduring qualities of White Pine."⁸ The Tucker-Rice portico was widely copied, and by the 1920s, millwork companies like the Hartmann-Sanders Co. of Chicago were producing copies of the portico that could be shipped anywhere in the country and assembled on-site.⁹ Another example of the Tucker-Rice portico is at 1122 Lincoln Boulevard, the Arthur and Jane Stangel House (built in 1940).

Fred Robinson was the vice president and secretary of the Gray-Robinson Construction Company.

William and Martha Vinton House

514 Oak Street

1952

The home at 514 Oak Street, built in 1952, is a good example of a late phase, post-WWII Colonial Revival-style house. This house has a rambling floor plan with several distinct building masses: a rear, two-story portion with wall dormers; a one-story front portion that projects forward from the two-story block; and a one-story attached garage. While the layout of the house reflects typical postwar tendencies (the prominent front-facing building mass, complete with picture window and massive chimney; the recessed entry door; and the front-facing garage) its detailing places it within the

⁸ *The Building Age* (April 1916) 16.

⁹ Hartmann-Sanders Co. *Colonial Entrances of Character & Distinction*. Catalog No. 53. (Chicago, IL: Hartmann-Sanders Co., c. 1925) 2-4.

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Colonial Revival stylistic tradition. The entire first story of the house is clad in red brick, and the second story is clad in wide clapboards, suggesting an overhanging second floor (usually called a Garrison Colonial). The second story dormers and the eave returns are familiar Colonial Revival elements; and even the front-facing picture window, rather than being set flush into the wall, is treated as a multi-pane shallow rectangular bay, suggestive of early American precedent.

The first owner of the house was William Vinton, owner of the Vinton Construction Co., although it is not known if Vinton constructed the house.

Georgian Revival

There is one Georgian Revival-style house in the Lincoln Boulevard Historic District.

Victor and Erra Trastek House

903 Lincoln Boulevard

1929

The home at 903 Lincoln Boulevard, at the northeast corner of Lincoln and New York Avenue, is an elegant example of a symmetrical brick Georgian Revival house, built in 1929. The overall design of the house may have been inspired by the Longfellow House, built in 1759 in Cambridge, Massachusetts, and widely copied during the 1920s and 1930s after its publication in the *White Pine Series of Architectural Monographs*, an influential series of photos and measured drawings of early American buildings.¹⁰ As interpreted at 903 Lincoln Boulevard, the central axis of the front façade is given prominence through the use of a two-story bay with contrasting stucco cladding and two-story pilasters, complete with pulvinated (bulging) frieze, which support a pediment. Within the bay is a Palladian window with finely-detailed surrounds and trim. The finely-detailed trim continues on the rest of the house, especially in the entablature with modillion blocks, and the second-story window shutters with decoratively-cut shapes.

The house was built for Victor Trastek, secretary of the Northern Wisconsin Produce Company.

¹⁰ Whitehead, Russell, ed. *Domestic Architecture in Massachusetts, 1750-1800*. White Pine Series of Architectural Monographs, vol. 2, no. 2. (St Paul, MN: White Pine Bureau, 1916) 12.

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Tudor Revival

There are 10 Tudor Revival style houses in the district, the most prominent of which are located at the intersection of Lincoln and Waldo boulevards. The Tudor Revival houses in the district vary in size and level of architectural detail. The home at 1104 Lincoln Boulevard, built in 1930, is a large example clad in brick, stone, half-timbering, and slate, with a catslide roof and a Tudor-arched front door. The home at 955 Lincoln Boulevard, built in 1938, is a relatively modest example of the style, with masonry walls, picturesque massing, high pitched roofs, and turned chimney pots.

Alexander and Ruth Sinclair House

1003 Lincoln Boulevard

1929

The home at 1003 Lincoln Boulevard, built in 1929, is one of the best examples of the Tudor Revival style in the district. The house occupies a prominent location at the northeast corner of Lincoln and Pine Street. The house is irregular in plan, with several projecting wings. At the southwest corner of the front façade, a one and one-half story, gable-roofed, brick-clad wing projects from the main block of the house; this wing contains a large leaded glass window with tabbed stone surround that rises past the level of the second floor indicating the presence of a large room which is probably the living room. To the north of the projecting wing, another one and one-half story bay contains the entry door. The Tudor-arched door is framed in stone with a rectangular hood mould. The gable above the door is half-timbered and overlaps with the roof gable of the living room wing. The gable above the front door also contains elaborately cut bargeboards with a centerpost with turned finial and drop. The remainder of the first story is clad in brick with stone sills and decoratively cut wood lintels. The second story of the house is half-timbered. Near the north end of the front façade, a portion of the second story projects forward slightly and is supported on wood corbels. The house has a slate hipped roof. Several chimneys rise from the roof; these are capped by decoratively turned chimney pots. In addition to the large window in the living room bay, the front façade also contains paired eight-light, leaded casement windows and a single, six-light, leaded casement window in the first story; and two sets of triple, twelve-light, leaded casement windows and a single, nine-light, leaded casement window.

This house was built for Alexander Sinclair, a manager at the J. C. Penney Company.

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French Provincial

There are five French Provincial-style houses in the Lincoln Boulevard Historic District.

Dan and Myrtle Bleser House 1119 Lincoln Boulevard 1934

The home at 1119 Lincoln Boulevard, on the largest lot on the boulevard, is probably the largest house in the district. The two story brick house is L-shaped in plan and is a good example of the asymmetrical subtype of the French Provincial style. To the north, the leg of the L projects toward the street and contains three single-car garage doors on the ground floor. The west elevation of the main block of the house contains the entry with a stone surround. To the left of the entry is a two story, gently curved projection. This projection contains a large window at midway between the first and second floor, indicating the presence of the main stair within. The detailing of the brick is simple almost to the point of appearing modernist. The window surrounds are undecorated, though a course of brick rowlocks joins the second floor window sills. At the main roof's shallow eave, alternating bricks project from the wall surface to create a simple dentil course.

The house was built in 1933 for Daniel and Myrtle Bleser, both of whom owned automobile dealerships. Daniel was also financially involved in several companies, as well as serving as president of the Kingsbury Brewing Co., which was the first brewery re-established in the city of Manitowoc following the repeal of prohibition. Following her husband's death in 1939, Myrtle remarried Arthur Barrie. After her son, Lieutenant Daniel B. Bleser, a bomber pilot in the Eighth U.S. Army Air Force, was killed over Ireland in 1944, Myrtle donated the house in his memory to the local American Legion post, who subsequently returned it to her after zoning regulations denied use of the building as a clubhouse.¹¹

Hector and Molly Dick House 1103 Lincoln Boulevard 1930

The home at 1103 Lincoln Boulevard, built in 1930, is another good example of the "Norman cottage" subtype of the French Provincial style. The house is irregular in plan, with a two-story, L-shaped main

¹¹"Dan Bleser Killed in Action" *Manitowoc Herald Times*, February 28, 1944; "15 Room Town House Part of Annual Tour" *Manitowoc Herald Times Reporter*, September 21, 1967.

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section and a one and one-half story adjoining wing. The house is clad in a mixture of brick, stone, and half-timbering. The main section has a cross-gabled roof, one of the gables of which are clad in half-timbering with stucco. A prominent corner entry tower, clad in stone and with a conical roof, is located in the crook of the wings of the main section. A Tudor-arched front door with small diamond lights is located in the entry tower. The door is flanked by a small arched casement window; at the second story above the door is a four-over-four leaded, double-hung window, and a small arched casement window. A terrace with a low stone wall is located at the base of the entry tower. In one wing of the main section, a set of Tudor-arched French doors opens onto the terrace, and a wall dormer with paired four-over-four, leaded double-hung windows is located in the second story. In the other wing of the main section, a tripartite, Tudor-arched leaded window faces onto Lincoln Boulevard, and a projecting oriel window with diamond lights is located above it in the second story. The one and one-half story wing projects from the north of the main section. This wing has a gabled roof and a large hipped dormer, clad in half-timbering and stucco. Two garage bays are located in the wing.

Hector Dick was the owner of the Dick Bros. Bakery.

Spanish Colonial & Mediterranean Revival

There is one Spanish Colonial style house and one Mediterranean Revival-style house in the Lincoln Boulevard Historic District.

Dale and Alma Clark House 952 Lincoln Boulevard 1927

The home at 952 Lincoln Boulevard, on the southwest corner of Lincoln Boulevard and Pine Street, is a Spanish Colonial-style house built in 1927. The house is two stories in height, clad in stucco, and with a cross-gabled tile roof. The house's primary façade faces east onto Lincoln Boulevard. A small wing containing the entry vestibule projects from the northeast corner of the front elevation. The vestibule wing has a gabled tile roof, the southern slope of which is longer than the northern slope, resulting in an asymmetrical location for the peak of the gable. The entry vestibule contains the entry door in its south elevation, along with two leaded, arched windows with brick sills in the east elevation. Two larger arched windows, with single-pane casements and six-light fanlights, are located in the first story as well. The second story contains a grouping of three six-over-one, double-hung windows. A terrace, encircled by a low wall, is located along base of the front elevation.

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Decorative terra cotta tiles are inset into the stucco of the corner posts of the wall; additional decorative tiles are inset into the gable of the entry vestibule.

The house was built for Dale Clark, vice president of the Clark Oil Co.

John G. and Hattie Strathearn House *612 Pine Street* *1934*

The home at 612 Pine Street is a Mediterranean Revival-style house built in 1934. Unlike the Spanish Colonial-style house at 952 Lincoln Boulevard, this house is symmetrical. The house is two stories in height and clad in brick, with a rectangular plan, hipped tile roof, and symmetrical front façade. Shallow piers extend from either corner of the front façade. The piers are capped by a cast stone coping and flare outwards slightly towards the base, where they subtly extend the visual presence of the front elevation. The arched front door has a wide, cast stone surround with rope molding and a decorative keystone. The front door is flanked by large, wide, arched windows which contain multi-light leaded casements and extend to the floor level. The windows have cast stone sills and decorative iron railings inset within the brick window surrounds. At the second story, paired, six-over-six, double-hung windows with cast stone sills are centered above the first story windows. The second story windows have solid-panel exterior shutters with decorative cutouts. A small, six-light window with a diminutive iron balconette is centered above the front door.

The first owner of the house was John G. Strathearn, a rural carrier for the U.S. Postal Service.

Dutch Colonial Revival

There is one Dutch Colonial Revival house in the district.

Otto and Anna Reuther House 830 Lincoln Boulevard 1909

This one and one-half story house is rectangular in plan with a front-gabled gambrel roof. The house is set on a brick foundation, with clapboard cladding on the first story and shingles in the gables. The eaves of the house are ornamented with classical moldings. A flat-roofed porch extends the full width of the first story. The porch has square posts with modest Classical trim details and a railing with

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turned balusters. A low, more elaborate, decorative railing is located on the roof deck of the porch; this railing has turned newel posts and balusters. The gable end of the characteristic gambrel roof faces the street and provides a background for the triple, double-hung window which is capped by a classical frieze with a delicate swag ornament. A small, arched, double-hung window is located in the peak of the gable. At the first story, there is a large picture window, a front door with leaded light, and a smaller art glass window.

The house was built for Otto and Anna Reuther. According to the 1910 census, Otto was employed as a bookkeeper in a brewery office.

Minimal Traditional

There are five Minimal Traditional type houses in the district, built between 1936 and 1955. Four of them are located along Oak Street; these are all of the front-facing gable subtype, and are partially or completely clad in masonry. The home at 716 Oak Street (1950) is clad in brick with stone accents at the door surround and front corners, giving a nod to the Tudor Revival style, but otherwise devoid of other stylistic elements. The home at 861 Lincoln Boulevard (1955) is of the side-gabled Cape Cod subtype. This one-story house is compact and rectangular in plan, with narrow eaves and minimal decorative elements, although the front façade does include a large bay window, and the roofline is staggered to suggest two distinct building masses. The house also includes a garage to its rear, which is attached to the house through a small enclosed breezeway.

Ray and Marge Wanek House

719 Oak Street

1952

The home at 719 Oak Street is a good example of a Minimal Traditional house without any overt stylistic elements, but whose use of materials gives it a traditional rather than contemporary feel. The house was built in 1952. It is one and one-half stories in height, with a compact rectangular plan. It has a side-gabled roof with minimally overhanging eaves; a secondary front-facing gable occupies roughly two-thirds of the front façade. The front façade of the house is clad in stone, and the sides and rear are clad in brick. The front-facing gable is clad in wide siding. The front door is off-center; a large, fixed-light picture window with a cast stone sill is located in the east half of the elevation, and a one-over-one double hung window is located in the west part of the elevation. A smaller, one-over-one double hung window is located in the front gable.

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This house was built by Ray and Marge Wanek. Ray owned Ray Wanek Builders from 1950 until 1983. Despite owning his own construction company, in the 1953 Manitowoc city directory, Wanek is listed as “musician, Romy Gosz orchestra”, a popular and commercially successful polka band that was well-known throughout Wisconsin.¹²

Ranch

There are six Ranch style houses in the district, built between 1951 and 1958.

Harold and Elizabeth Kallies House 1010 Lincoln Boulevard 1950

One of the best examples of the Ranch style in the district is the house at 1010 Lincoln Boulevard. Built in 1950, the house is faced with stone and has a well-balanced asymmetrical façade facing the street. The horizontality of the eaves and the integrated planter boxes are balanced by the strong vertical mass of the chimney. The house also includes a variety of windows, their size and location determined by the interior floor plan.

The house was built for Harold and Elizabeth Kallies. Harold owned a heating and air conditioning company. Prior to her marriage, Elizabeth was a special education teacher; she was also active in the American Cancer Society Manitowoc Chapter and several statewide garden clubs.¹³

Emil and Flora Schmidtman House 510 Oak Street 1957

The home at 510 Oak Street, built in 1957, is another good example of the Ranch style. The house has a long, low, rectangular mass, with an asymmetrical composition, a prominent front-facing garage, and a recessed entryway; all elements typical of Ranch houses. In its detailing, however, the house incorporates Contemporary-style elements including a flat roof with widely overhanging eaves; natural cladding materials of brick and heavily textured wood; a large window wall at the rear of the recessed entry; roof openings above the recessed entry; and an ornamental geometric design in the wood garage

¹² “Ray Wanek” [obituary] *Manitowoc Herald Times*, Apr 2, 1987; Janda, Robert. *Entertainment Tonight: An Account of Bands in Manitowoc County Since 1900*. Occupational Monograph 28. (Manitowoc, WI: Manitowoc County Historical Society, 1976) 6-7.

¹³ “Mrs. Kallies, 58, Dies at Hospital” [obituary] *Two Rivers Reporter*, March 26, 1963.

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door.

The house was constructed for Emil J. Schmidtman, president, treasurer, and manager of the Schmidtman Co. The company was founded in 1900 as Theo. Schmidtman's Sons as booksellers and stationers. Management of the company passed through several generations of Schmidtmans, and by the 1950s the company was a paper wholesaler and producer of the "Car Ferry" brand of school supplies.¹⁴

Split Level

Victor and Alberta Christel House 1025 Lincoln Avenue 1961

Lincoln Boulevard's only Split Level house uses Colonial Revival-style elements on a distinctly post-WWII house form. This house, built at 1025 Lincoln Avenue in 1961, is located at the southeast corner of Waldo Boulevard and faces onto Lincoln Boulevard. It consists of a one story building section, and a one and one-half story section with a secondary entry door at grade and staggered floor levels inside. Both sections are side-gabled and clad in red brick. The one story section contains an entry porch with turned porch posts and gently arched beams. The front door has diamond-paned windows and sidelights, and a small casement window is located next to the front door. A pair of casement windows, with decorative shutters, is located in the one story section, along with a corner window. The split-level section of the house contains an entry door, also with diamond-paned window, as well as triple casement windows with decorative shutters in the lower level, and two paired casement windows with decorative shutters and decorative wall dormers. An additional building mass on the rear of the house, not visible from Lincoln Boulevard, contains an attached garage wing, original to the house.

The house was built for Alberta and Victor Christel; Victor was an automobile salesman.¹⁵

¹⁴ State of Wisconsin Digital Collection. Two other members of the Schmidtman family lived within the district as well: J.C. Schmidtman (848 Lincoln Boulevard), one of the eponymous Theo. Schmidtman Sons; and Harvey Schmidtman (609 Waldo Boulevard).

¹⁵"Victor P. Christel" [obituary] *Manitowoc Herald Times*, April 22, 1969.

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Contemporary

Hon. Leon H. and Doris Jones House 1118 Lincoln Boulevard 1962

The single Contemporary-style house in the Lincoln Boulevard Historic District was built at 1118 Lincoln Boulevard in 1962. The house has a one-story front portion with a shed roof, and a two-story rear portion with a nearly-flat slanted roof. The first story is clad in cream brick, and the upper story is clad in vertical board and batten. The house includes many of the character-defining elements associated with the Contemporary style, including the recessed entry, the two distinct roof pitches, small windows below the second-story roof line, and widely overhanging eaves.

The house was constructed for Leon Jones, a justice in the Manitowoc County Court

Lincoln Boulevard

Lincoln Boulevard, a contributing resource to the district, is one of the distinguishing features of the neighborhood and extends the full length of the district between Cleveland Avenue at the south and Lincoln Park at the north. The landscaped boulevard median is four blocks long and approximately thirty feet wide for its entirety, with paved roadways, grass terraces, and concrete sidewalks on either side. The median is landscaped with lawn throughout and planted with many trees in a variety of species, including Norway, sugar, silver, and red maples; ash; crab apples; red cedar; catalpa; white and Jack pine; burning bush; and white cedars. Many of the trees are mature, with diameters ranging from eleven inches to nearly thirty inches (an estimated age of about 70 years old). Most of the grass terraces, both along Lincoln Boulevard as well as along Oak Street, contain a variety of trees as well.

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Statement of Significance

The Lincoln Boulevard Historic District is locally significant under National Register *Criterion C: Architecture*. The district is significant as a grouping of building types and architectural styles that constitute a well-defined and visually distinct geographic and historic entity. The district also contains many of the best examples of Tudor Revival, French Provincial, and Colonial Revival-style houses in the city of Manitowoc. The buildings in the district reflect, in microcosm, the stylistic progression of residential architectural styles popular between the 1890s and the 1960s. The period of significance for the Lincoln Boulevard Historic District is 1893 to 1962, the construction dates of the earliest and latest homes representing the stylistic progression in the district during the historic period. The district has excellent integrity, with 83 contributing resources and only one non-contributing resource.

Developmental History

The city of Manitowoc is located in eastern Wisconsin on the shore of Lake Michigan at the mouth of the Manitowoc River, in Manitowoc County. The first European settlement occurred in 1837, when a Chicago-based Jones, King & Company timber company established a sawmill on the north bank of the Manitowoc River, followed by a warehouse and store. Shanties for workmen also were built near the sawmill. The settlement grew, in part due to land speculation based on its potential as a port, and within a decade, Manitowoc had become a village with two general stores, a hotel, and a population of around 750. The village experienced rapid growth between 1848 and 1856, mostly consisting of immigrants who became farm laborers, mechanics, and tradesmen. Manitowoc's immigrant population also included several "Forty-eighters," professionals and intellectuals who had left the German states after a series of revolutions in 1848.¹⁶

In 1851, the Village of Manitowoc was incorporated and organized into two wards, one on either side of the Manitowoc River with residential settlement primarily in the First Ward on the south side of the river and the business district concentrated in the Second Ward north of the river. That same year, the first permanent bridge was constructed across the river, at the location of present-day N. 8th Street. In 1852, Union Park was established in the Second Ward; a few years later, Washington Park was established in the First Ward. By 1855, the village had a population of 2,185. One of the first major industries in Manitowoc were the shipyards, the first of which had been established in 1847. In the 1850s and 1860s, the Manitowoc shipyards produced a large number of passenger steamers for the

¹⁶ Falge, Louis et al., ed., *History of Manitowoc County, Wisconsin* (Chicago: Goodspeed Historical Association, 1912) 350.

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Goodrich Transportation Company, which operated lines to numerous ports on Lake Michigan.¹⁷

By 1870, the village had grown to include four wards, and had a population of 5,168. In May 1870, the state legislature granted Manitowoc's city charter. In 1872, a railroad was completed between Manitowoc and Appleton, and a year later it extended to Milwaukee, eventually becoming part of the Milwaukee, Lake Shore & Western railway (and later still part of the Chicago & NorthWestern line). A second railroad, to the industrial city of Menasha, was completed in 1896.¹⁸

In 1888, the city's electric light plant was established, followed the next year by the water pumping station and in 1893 by a city-wide sewer system. Manitowoc's location as a shipping port encouraged the growth of industries and population, and by 1900, it had 7,710 inhabitants and was home to a number of significant industries, including two malting companies, the Manitowoc Aluminum Goods Manufacturing Company, the Aluminum Foundry Company, the Burger & Burger dry dock and steel shipyard, the American Church Furniture Manufacturing Company, the Wisconsin Pea Canning Company, the Manitowoc Clay Product Company, and the Stolze Manufacturing Company, producers of Christmas tree ornaments.¹⁹

During World War I, the Manitowoc shipyards produced shipping freighters, and in order to house its increased workforce, the Department of Housing and Transit of the United States Shipping Board Emergency Fleet Corporation built one hundred houses in what became known as the Riverview neighborhood. Another, larger housing development called Custerdale was established by the Federal Housing Authority during World War II for defense contract workers who came to Manitowoc after the US Navy commissioned twenty-eight submarines from the Manitowoc Shipbuilding Company. In order to meet production requirements, the shipyard workers swelled to 7,000 employees who worked in around-the-clock shifts. The Custerdale subdivision utilized prefabricated housing to erect nearly 650 rental units.²⁰

In the decades after World War II, the population of the city continued to increase from 27,298 in 1950 to 32,275 residents in 1960. Like many other cities, the borders of Manitowoc expanded to

¹⁷ Falge, Louis et al., ed., *History of Manitowoc County, Wisconsin* (Chicago: Goodspeed Historical Association, 1912) 351, 357, 378.

¹⁸ Falge 356-357, 355.

¹⁹ Falge 258-259, 363, 375-377.

²⁰ Lyman, Robert L. *The Momentous Moment: the Submarine Building Program at the Manitowoc Shipyards in World War II*. Occupational Monograph 37. (Manitowoc, WI: Manitowoc County Historical Society, 1979) 3, 5.

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accommodate growing population, and new subdivisions continued to be established on the west and southwest sides of the city. By the 1970s, the Manitowoc had reached an area of about 15 square miles and a population of 33,430 people.

The Lincoln Boulevard Historic District is located on the north side of the city, just north of the original Second and Fourth Wards. Its development encompasses the 1890s through the 1960s. In the 1890s, when the earliest part of the boulevard was established, the Manitowoc had a population of approximately 7,700 people. A fashionable neighborhood was established in the Second Ward, particularly centered on Union Park and along N. 8th Street. The city limits were at present-day Rankin Street east of N. 7th Street, and at New York Avenue west of N. 7th Street, crossing through what would become Lincoln Boulevard.

The Lincoln Boulevard Historic District is located within a larger neighborhood made up of twelve full city blocks and two half-blocks and roughly bounded by N. 8th Street on the west, Cleveland Avenue on the south, N. 5th Street on the east, and Lincoln Park on the north. The neighborhood continues the existing street pattern of its larger surroundings; however, north of Cleveland Avenue, N. 7th Street becomes Lincoln Boulevard, the centerpiece of the nominated district.

The nominated district includes portions of five subdivisions which were platted in stages between 1892 and 1925 and which progressed from south to north as development continued: Lawndale No. 1, Lawndale No. 2, Brinkman's Addition, Lawndale No. 3, and the Lincoln Park Subdivision. Each subdivision is discussed below in order to provide a basis for understanding the chronological development of the neighborhood.

Lawndale No. 1: 1892 – 1901

In 1892, the first Lawndale Subdivision was opened. Lawndale No. 1, bounded by Cleveland Avenue, New York Avenue, N. 5th Street, and N. 8th Street, contained three blocks and was one of the first subdivisions in Manitowoc to include service alleys. Lawndale No. 1 continued the existing street grid of the Second Ward, but took advantage of a jog in N. 8th Street in order to widen N. 7th Street into a boulevard. (N. 7th Street was renamed Lincoln Boulevard in 1925.) All of the lots in Lawndale No. 1 were fifty feet wide, and varied in depth from 120 feet to 167 feet. Fourteen of the subdivision's eighty lots faced onto the Seventh Street boulevard; as originally platted, the lots on the four corners of the boulevard were laid out to front onto Cleveland and New York Avenues. Although

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construction within the new Lawndale No. 1 subdivision was steady, development on the boulevard lots was sporadic at first, with only five houses constructed on the boulevard before 1900; three of which (840, 841, and 843 Lincoln Boulevard) were constructed as speculative houses – 841 Lincoln Boulevard being the first house constructed within the Lincoln Boulevard Historic District.

Lawndale No. 2: 1901 – 1916

By 1900, Manitowoc's population had grown to approximately 11,800 – an increase of 52% within the previous decade. Along with increased population came new city services, especially in public transportation. In 1902, the Manitowoc & Northern Traction Company opened an electric streetcar route between Manitowoc and Two Rivers.²¹ The streetcar line originated at Franklin Street and S. 13th Street and ran past Washington Park and north on N. 8th Street through Manitowoc's central business district. At Huron Street, the line branched, with one line going west to the fairgrounds located at New York Avenue and N. 18th Street; and the other line running east along Cleveland Avenue, down the bluff, and continuing north along the Lake Michigan shoreline for five miles to Two Rivers, where it ran along Washington Street through the central business district and terminated at 22nd Street.²²

The Cleveland Avenue branch of the streetcar was located along the southern edge of Lawndale No. 1, making the subdivision more accessible to middle-class homeowners. Within a decade, ten new houses were constructed on the boulevard. The lots on the southern corners of the Seventh Street Boulevard were also re-subdivided to front onto the boulevard, rather than onto the east-west Cleveland Avenue – a pattern that would continue throughout the rest of the district's development.

In anticipation of the streetcar opening, Lawndale Subdivision No. 2 was opened in 1901 and located north of Lawndale No. 1. The Lawndale No. 2 subdivision was bounded by New York Avenue, Pine Street, and N. 8th Street, and consisted of only one block in order to remain within the existing city limits at Pine Street and N. 7th Street. Lawndale No. 2 had thirty-two lots; the nine midblock, boulevard-facing lots measured forty-eight feet wide by 166 feet deep, and the end lots fronting onto New York Avenue and Pine Street were fifty feet wide by 120 feet deep. Like its precursor, Lawndale No. 2 included service alleys.

²¹ Falge 125.

²² Pentzien, Louise I. *Atlas of Manitowoc County, Wisconsin*. (Sheboygan, WI: The Jerry Donohue Engineering Company, 1922) 41, 44.

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The first house constructed in Lawndale No. 2 was an American Foursquare occupying two lots on the corner of New York Avenue and the boulevard, built for John and Mary Murphy (702 New York Ave.), partners in the Vogelsang & Murphy furniture and undertaking company. Other early residents of the boulevard included Clarence Smalley (820 Lincoln Boulevard), superintendent of the Smalley Manufacturing Company, established in 1857 by Clarence's father to produce silo fillers, feed cutters, feed mills, and plows; Joseph Cisler (827 Lincoln Boulevard), a deputy sheriff; John Meany (836 Lincoln Boulevard), physician; Jacob Stangel (828 Lincoln Boulevard), founder of the Stangel Hardware Company located at York St. and N. 8th St., producers of hardware, blacksmith and wagon makers' supplies, and paints and oils; Charles Kulnick (620 Cleveland Avenue), treasurer and general manager of the Schreihart Brewing Company; and John Schmidtman (848 Lincoln Boulevard), secretary of Theo. Schmidtman's Sons, wholesale stationers.²³

By 1915, there were nineteen houses on the boulevard, mostly in the Queen Anne, American Foursquare, and Craftsman styles. A postcard view of the Seventh Street boulevard, taken around 1915, shows a wide median with stone curbs and neat rows of trees. Along either roadway, large houses are visible on generous lots. The upper-middle-class affluence of the scene is further reinforced by the presence of electric power lines, strolling pedestrians, and a touring car with its top down.

Brinkman's Addition and Lawndale No. 2: 1916 – 1925

In 1916, another small, one-block subdivision, called Brinkman's Addition, was platted north of Lawndale No. 2. Brinkman's Addition, located at the northeast corner of N. 8th Street and Pine Street, was outside of the city limits when it was platted. Brinkman's Addition included a service alley and provision for the boulevard continuation; but it did not follow the north-south dimensions of the existing Lawndale blocks. Brinkman's Addition contained fourteen lots; four of these faced east onto the presumed continuation of the boulevard. One speculative house (1012 Lincoln Street) was constructed in Brinkman's Addition on an east-facing lot, but the remainder of the boulevard lots remained unbuilt until after the 1930s.

Unlike the boulevard lots in Brinkman's Addition, development within Lawndale No. 1 and Lawndale No. 2 continued steadily, probably indirectly due to Manitowoc's economic prosperity during World War I. The Manitowoc shipyards, already well-established, held several lucrative military contracts to

²³ City directories; Falge, vol. 2, 31-32, 400-500, 589-590, 480-483, 533.

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produce shipping freighters²⁴. Similarly, the Aluminum Goods Manufacturing Company produced canteens, cooking utensils, and mess kits for American troops.²⁵

By 1920, the population of Manitowoc was 22,510 people. As development continued throughout the city, the city limits were expanded. Lawndale Subdivision No. 3, opened in 1920, took advantage of the expanded boundary at Pine Street and N. 5th Street. Lawndale No. 3 contained two blocks, both with alleys; and continued the boulevard northward from Lawndale No. 1. By the mid-1920s, the “beautiful lots in Lawndale” were being marketed “the most desirable residence [sic] district in the city”. Real estate ads assured potential buyers that the lots “are being picked out by people intending to build next year and not by speculators”, and that, as future homeowners, “You will enjoy owning property near Beautiful North 7th Street Boulevard”.²⁶

Part of the appeal of the neighborhood came from its proximity to Lincoln Park, then under development. Lincoln Park is located north, and just outside, of the nominated district. In 1915, the Manitowoc Parks Commission purchased 25 acres of land north of the city limits to be developed as a public park.²⁷ In 1920, Chicago landscape architect, F. Cushing Smith was contracted to oversee improvements at Lincoln Park including the laying out and building of roads.²⁸

An advertisement occupying nearly half of page four of the *Manitowoc Herald-News* on Friday, August 3, 1923, uses proximity to the boulevard as a selling point for nearby lots in the surrounding subdivision:

Lawndale Lot Sale / Saturday and Sunday, August 4-5, 1923

Come and see these beautiful bargain lots joining beautiful North 7th Street Boulevard
[...] Ideal location for bungalow. Select your lot now. Joining the best homes in the city.
[...] The Future is very promising for Lawndale Lots. North Sixth St. and the Boulevard

²⁴ Manitowoc. (Manitowoc, Wis.: The Manitowoc Shipbuilding Company, 1948); online facsimile at <http://www.wisconsinhistory.org/turningpoints/search.asp?id=1241>

²⁵ Kadow, Leonora. *The History of Aluminum*. Occupational Monograph 18. (Manitowoc, WI: Manitowoc County Historical Society, 1972) 3. Interestingly, the Aluminum Goods Manufacturing Company also capitalized on patriotic sentiment to introduce its cookware to a national audience. In 1917, the year the United States entered the war, the company ran full-page ads in the *Saturday Evening Post*, *Ladies' Home Journal*, *McCall's*, *Good Housekeeping*, *Farm Journal*, and *Better Homes and Gardens*. The ad campaign featured pots and pans made of “MIRRO, The Finest Aluminum” – the exact same material supplying the American army in France.

²⁶ “Own Your Own Home,” *Manitowoc Herald News*, 12 May 1923; “Lawndale Lot Sale,” *Manitowoc Herald News*, 4 August 1923.

²⁷ “City Park Commission to Recommend Purchase of Platt Tract for city Park Purposes,” *Manitowoc Daily Herald*, August 4, 1915.

²⁸ *Manitowoc Herald News*, September 24, 1920 and November 20, 1920.

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will be opened into our Beautiful Lincoln Park, where play grounds are being made for children and drives for cars. It will soon be the popular recreation spot of Manitowoc.

The advertisement also includes a large illustration of the three Lawndale 3 blocks between New York Avenue, Pine Street, N. 8th Street, and N. 5th Street, as well as the (yet-unplatted) blocks north of Pine Street. The N. 7th Street boulevard is shown extending to the park, but the illustration omits Waldo Boulevard (which, in 1923, was still under construction and only extended as far east as Menasha Avenue).

Lincoln Park: 1925 – 1929

The newly-established Lincoln Park provided impetus for the final section of the boulevard. On April 20, 1925, the Manitowoc city council unanimously voted to change the name of the road previously known as the Seventh Street Boulevard, to Lincoln Boulevard. The newly-christened Lincoln Boulevard was designated as the main entrance to Lincoln Park.

By August 1925, the remaining land between the Lawndale subdivisions and Lincoln Park had been platted. The Lincoln Park Subdivision included four full blocks; two rows of lots which fronted onto the newly-laid out Oak Street and whose rear lot lines abutted the park; as well an additional row of lots required to make Brinkman's Subdivision conform to the existing street grid. The block dimensions within the Lincoln Park Subdivision were smaller than the Lawndale blocks, and were dictated by the locations of the southern edge of Lincoln Park, as well as the newly-established Waldo Boulevard, which had begun construction in the early 1920s between N. 18th Street and Menasha Avenue and was extended east to eventually meet the lakeshore in the mid-1930s. Due to the smaller block dimensions, the Lincoln Park Subdivision did not include service alleys in order to maximize individual lot size.

An August 1925 newspaper article summarized the plans for the park as well as the new subdivision:

“Lincoln Park Sub-Division” is the name selected for a new and exclusive building plat which has today opened for the city, comprising seventy-six lots in the former Murphy plat south of Lincoln Park at the north end of the city and the building up of which will be a big boon to Manitowoc. Preliminary work for the extension of Lincoln boulevard, installation of water and sewers and improvement of the property

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have already been looked to and it is the intention of the company to offer lots at a most reasonable price rather than to hold the property as an investment, the purpose of the organization being to develop the city.

Lincoln sub-division is the area bounded on the north by Lincoln Park, on the west by Eighth Street, on the east by Sixth Street, and on the south by Pine Street. [...] As the property is to be beautified immediately and made into an exclusive home section, positive restrictions are to be made as to the type of buildings constructed. However, no definite price limit on prospective homes will be set by the company as its members contend that with modern construction methods need not be high priced in order to be attractive and comfortable. Permission will not be granted for the building of stores in Lincoln sub-division.

Beautiful Lincoln boulevard will be extended through the property to Lincoln park, according to arrangements made with the park commission. Plans are also being made for laying out other streets, all of which are to be beautified with trees in the very near future. A trunk line sewer will be extended from Woods Park addition down to Huron street.

The city is now completing an excellent well in Lincoln park and is planning to extend water mains over to Eighth street which will take care of the new property. Lincoln sub-division not only adjoins Lincoln park which is one of the most attractive natural city parks in this section of the country, but it is just across Eighth street from the Seeger property, which was recently purchased by the city for the erection of a new junior high school. It is within easy access of the street car line.

Carrying out the plans of the promoters will make a valuable addition to the city of Manitowoc.”²⁹

The Great Depression: 1930 – 1941

Twenty-six houses along Lincoln Boulevard and Oak Street were built between the stock market crash

²⁹ “New Home Site Opened by New Company Today,” *Manitowoc Herald News*, 7 August 1925.

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in 1929 and the outbreak of World War II in 1941; put another way, nearly one-third of the eighty-four houses in the district were built during the Great Depression. This is the largest period of construction within the development of the Lincoln Boulevard Historic District. Houses built in this phase of the district's development reflect the architectural styles popular at the time, with a large number of Colonial Revivals, Tudor Revivals, and French Provincials.

Paradoxically, some of the largest and most prominent houses along Lincoln Boulevard were built during a period when housing construction declined sharply both within the city of Manitowoc and the country as a whole. This anomaly is partly due to the professions of many of the owners of houses built during this period. Many of the owners of houses built between 1930 and 1941 held managerial or executive positions, either in family-owned companies, or in larger corporations. Charles O. Drumm (1104 Lincoln Boulevard) was cashier of the State Bank of Manitowoc; George Gibbs (1030 Lincoln Boulevard) was executive vice-president of the Manitowoc National Bank. Hector Dick (1103 Lincoln Boulevard), along with his brother, owned Manitowoc's largest bakery. Ervin Gaterman (1130 Lincoln Boulevard) was the president of the W. Gaterman Manufacturing Company, an agricultural implement producer founded by Ervin's father in 1903. Harvey Schmidtman (609 Waldo Boulevard) was secretary and treasurer of the Badger Specialty Company, a wholesale stationer founded in 1915 as Theo. Schmidtman's Sons. Daniel Bleser (1119 Lincoln Boulevard) was the president of the Kingsbury Brewery, re-opened in 1933 after the repeal of prohibition. The Frank J. Kerscher hardware company employed both Vincent Kerscher (1011 Lincoln Boulevard) and Carl Levenhagen, who built 615 Oak Street in 1934, and later moved to 508 Oak Street in 1941. Leo Levenick (715 Oak Street), Albert Kempfert (1017 Lincoln Boulevard), and J.F. Gates (615 Waldo Boulevard) were all employed by the Aluminum Goods Manufacturing Company, later known as Mirro Corporation, and for a time, the largest manufacturer of aluminum cookware in the world.

Not all the people building houses on Lincoln Boulevard during the Great Depression were executives. Robert Lindwall (724 Oak Street) was an insurance agent; Herbert Baryenbruch (955 Lincoln Boulevard) and Robert Phillips (602 Oak Street) were salesman. Nathan Schneck (948 Lincoln Boulevard) and Dr. Nelson Bonner (1112 Lincoln Boulevard) were physicians, and Dr. John Savage (1021 Lincoln Boulevard) was a dentist. John Strathearn (612 Pine Street) was a rural carrier for the United States Postal Service, and Arnold Raether (612 Oak Street) was a clerk in the Manitowoc municipal court.

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Post-World War II: 1947 – 1962

By the time the United States entered World War II, seventy-one houses had been constructed within the district. Seven undeveloped lots remained along Oak Street, along with two midblock lots and four corner lots along the boulevard. Much like the rest of the country, no houses were constructed within the Lincoln Boulevard Historic District between 1941 and 1945, as labor and materials were diverted to wartime efforts. Development within the Lincoln Boulevard Historic District resumed in 1947, when William Rahr, owner of the Rahr-Kapitz real estate development company, built the house at 518 Oak Street. A total of thirteen houses were built in the post-WWII period, and, like the earlier development phases of the district, reflect architectural styles popular at the time like Minimal Traditional and Ranch.

Zoning appeals are on file for several of the post-WWII houses. Most of these appeals relate to setbacks. The city of Manitowoc had codified its building setbacks in the 1936 municipal code, specifying a twenty-five foot front setback in most cases, seven and one-half foot side setbacks, and a twenty-five foot rear setback. In some cases, especially along Oak Street where the lots were shallower than normal, the setbacks resulted in less-than-ideal buildable areas. For example, in 1956, E.J. Schmidtman was granted an appeal at 510 Oak Street to decrease the rear setback (which fronts onto Lincoln Park) in order to maintain the same front setback as the neighboring houses built in 1941 and 1952. Two of the post-WWII houses used the building setbacks to their advantage: 1004 Lincoln Boulevard (built in 1958) and 1025 Lincoln Boulevard (built in 1961) were both located on corner lots which had remained unsold and which were oriented to face the east-west cross street. Although the lots “fronted” onto Pine Street and Waldo Boulevard, respectively, the houses faced onto – and had their front doors on – Lincoln Boulevard, thereby bypassing the required twenty-five foot front setback since the boulevard was technically the “side” yard. Another zoning appeal is on file for a conversion from a single-family to a two-family house – the only known instance of this within the district. 716 Oak Street was constructed in 1950 by Frank Valenta, an insurance salesman. After he died unexpectedly the next year, his widow, Helen, appealed to convert the attic story of the house to an income-producing rental apartment. Although the appeal was granted, it is unknown if the conversion occurred.

The last house within the Lincoln Boulevard Historic District was constructed at 1118 Lincoln Boulevard in 1962 for Leon H. Jones, a judge. No open lots remain along the boulevard or Oak Street, nor have any houses been torn down or substantially altered or expanded.

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Other Boulevards in Manitowoc

There are five other boulevards in the city of Manitowoc. Three of them (Lakeside, Park Row, and Westlawn Boulevards) are exclusively residential; the other two (Waldo Boulevard and Fleetwood Drive) contain commercial, light industrial, civic, educational, and religious buildings in addition to residences. For comparative purposes, Lakeside Boulevard is the most similar to Lincoln Boulevard; however, Lakeside Boulevard is less cohesive than Lincoln Boulevard in terms of architectural styles, cladding materials, and landscaping.

Lakeside Boulevard

Lakeside Boulevard is located on the south side of the city of Manitowoc, between Viebahn Street and Dewey Street. Lakeside Boulevard runs for six blocks along the Lake Michigan shoreline, with twenty-five houses along the west side and undeveloped lakeshore frontage on the east side. At the northern terminus of Lakeside Boulevard, the easternmost block of Dewey Street is widened into a boulevard; the boulevard portion of Dewey Street contains ten houses along the south side and fronts onto Red Arrow Park on the north side.

Development generally proceeded south along Lakeside Boulevard from Dewey Street. The northern three blocks of Lakeside Boulevard were platted in 1921 as part of the Michigan Heights Addition. The middle block was platted in the 1930s as part of the Bluff View Subdivision. The southern two blocks were platted after World War II as part of the Lakeview Addition and the Lakeshore Estates. The oldest houses along the boulevard date from 1925; ten of the total thirty-five were constructed after 1977.

Lakeside Boulevard contains examples of Minimal Traditional, Tudor Revival, Colonial Revival, Ranch, Split Level, and Contemporary styles; with a wide range of cladding materials including multiple colors of brick; stone veneer; vertical siding, vinyl siding, and aluminum siding. The houses are more widely-spaced than those along Lincoln Boulevard, and lack the feeling of continuity present along Lincoln Boulevard. This feeling is reinforced by the varying heights and sizes of the Lakeside Boulevard houses. Many of the houses are one or one and one-half story in height, but a number of two story houses are interspersed, resulting in a series of elevations which are less cohesive than those along Lincoln Boulevard.

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Although several of the Lakeside Boulevard houses are landscaped with low shrubs and planting beds, the boulevard has far fewer large trees than Lincoln Boulevard, presumably in order to maintain views of Lake Michigan. The Lakeside Boulevard medians do not contain any plantings, apart from three trees in the northern (oldest) portion, and consist only of mowed lawn. The west side of Lakeside Boulevard contains only about a dozen trees in the entire length of its right-of-way. The east side of Lakeside Boulevard consists of a strip of mowed lawn, with the edge of the public right-of-way demarcated from the lakeshore by a fence. There are no plantings or trees inside the fence line. Beyond the fence, the bluff along Lake Michigan is naturalized, with vegetation and trees of varying heights.

The houses along Lakeside Boulevard are less cohesive than Lincoln Boulevard in terms of architectural styles, cladding materials, and building forms. Lakeside Boulevard lacks the number or quality of full-blown architectural styles compared to Lincoln Boulevard. Because of the undeveloped east side of Lakeside Boulevard, the two streets feel “one-sided” and lack the inward-focused quality of Lincoln Boulevard. The minimal landscaping along Lakeside Boulevard and Dewey Street – especially the low number of mature trees – while not surprising for lakefront real estate, creates a very different setting and feeling than the densely planted boulevard medians and terraces within the Lincoln Boulevard Historic District.

Waldo Boulevard

Waldo is a major east-west arterial across the north side of the city of Manitowoc. Waldo Boulevard extends from N. Rapids Road at the west to Maritime Drive and Lake Michigan at the east. The boulevard is approximately two and one-half miles long. In addition to its role as a city arterial, Waldo Boulevard is also designated as U.S. Highway 10, Wisconsin State Trunk Highway 42, and County Trunk Highway JJ. Waldo Boulevard crosses Lincoln Boulevard between N. 8th and N. 6th Streets. Waldo Boulevard contains approximately 180 properties along its length.

The earliest stretch of Waldo Boulevard was constructed between N. 18th Street and Menasha Avenue around 1921 through the center of Wood’s Park Addition, just north of the city limits. Real estate advertisements touted the desirability of living in Wood’s Park saying that “*everybody can purchase...in the path of the fastest growing Residential District in the City*”.³⁰ After a dispute was settled with the Manitowoc School Board, which owned land between N. 11th Street and N. 9th Street,

³⁰ “Wood’s Park Addition Big Lot Sale,” *Manitowoc Herald News*, June 6, 1923.

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Waldo Boulevard was extended as far east as N. 6th Street in 1926.

Waldo Boulevard soon developed as a major artery through Manitowoc's north side. Constructed primarily in conjunction with two state highway commission projects, the west and east ends of Waldo Boulevard were constructed between 1930 and 1934 from the juncture of US Highway 10/141 (now Interstate 43) west of the city limits to State Highway 42 at the Lake Michigan shoreline. Waldo Boulevard was formally opened from N. 6th Street to the western city limit in December of 1931.³¹ The boulevard was heralded in the local paper to be "...one of the finest concrete highways in Wisconsin with the boulevard plan to be carried out for its entire distance until it meets Highway 42 near Four Corners."³² However, the remaining eastern section between N. 6th Street and Lake Michigan remained unfinished for several years.

As early as 1930, discussion of an eastward extension of Waldo Boulevard to the lakeshore had percolated in the Manitowoc papers.³³ However, it was not until 1932 that plans were adopted to open an eastward extension from N. 6th Street east to the lake and northeast to join State Highway 42, again in conjunction with the state highway commission.³⁴ Grading began in 1934 including leveling off of high portions to be used for fill where necessary and excavation of the soft ground along the Little Manitowoc River to be filled in with gravel for the highway foundation.³⁵ However, due to the settling of the road, particularly near the river, paving was postponed several years until 1939.³⁶

In addition to the utility of Waldo Boulevard's construction, the thoroughfare was carefully landscaped to be an attractive connection through the city of Manitowoc. In 1930, resolutions were adopted to regulate plantings along the western leg of Waldo Boulevard from 8th Street to the western city limits.³⁷ The east extension of Waldo Boulevard was also to be landscaped and beautified so that "the drive from Manitowoc to Two Rivers would be one of the most attractive stretches of highway in the state."³⁸

³¹ "Four Speakers at Waldo Blvd. Dedication," *Manitowoc Herald News*, November 28, 1931.

³² "Grading Work on Highway 10 to Start Soon," *Manitowoc Herald News*, June 18, 1931.

³³ "May Extend Waldo Blvd to Lake," *Manitowoc Herald News*, April 10, 1930.

³⁴ "Lake Shore Highway Hearing Here," *Manitowoc Herald Times*, August 9, 1932.

³⁵ "Grading Work to Begin Sooner for New Road," *Manitowoc Herald Times*, May 12, 1934.

³⁶ "Waldo Boulevard Paving on Program for This Summer," *Manitowoc Sun Messenger*, March 3, 1939.

³⁷ "Public Notice." *Manitowoc Herald News*, April 22, 1931 details the resolution adopted to exclusively plant Purple Leaf (Schwederlei) Maple Trees on Waldo Boulevard from 8th Street to the western city limits.

³⁸ "County Highway Projects," *Manitowoc Herald Times*, July 25, 1933.

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Unlike Lincoln Boulevard, the 180 properties along Waldo Boulevard are a mix of residential, commercial, municipal, residential, educational, and religious buildings. The oldest buildings along Waldo Boulevard date from 1900 onward; these buildings were constructed on the north-south cross streets which predated the construction of Waldo Boulevard in the early 1920s. The most recent buildings along Waldo date from the 1980s. Although the buildings along Waldo Boulevard represent the same range of construction dates and architectural styles as Lincoln Boulevard, Waldo Boulevard lacks the cohesion of Lincoln Boulevard due to the mix of building uses, as well as a generally lower level of materials and integrity.

Park Row Boulevard

Park Row Boulevard is located on the north side of the City of Manitowoc. The one-block boulevard is located between Waldo Boulevard and Fairmont Street. As originally platted in 1898, the boulevard was the central focus of the Central Park Subdivision, located north of the city limits between Rankin Street at the south and the Chicago & NorthWestern Railroad tracks at the north, without any east-west cross streets. In the early 1920s, Waldo Boulevard was extended west across N. 18th Street, eliminating about a quarter of the southern portion of Park Row Boulevard.

Park Row Boulevard contains sixteen houses, constructed between 1898 and 1956. The houses are mostly small, one or one and one-half stories tall, and vernacular forms rather than full-blown architectural styles. Most of the houses along the boulevard retain only minimal historic integrity due to recladding or other alterations. Although the boulevard median and terraces are attractively landscaped with mature trees, the houses along Park Row Boulevard lack both the high-quality materials as well as the architectural significance of the houses in the Lincoln Boulevard Historic District.

Westlawn Boulevard

Westlawn Boulevard is located south of the Manitowoc River, between Meadow Lane and Lindbergh Drive. The boulevard was platted in the early 1920s as part of the Westlawn Addition. The one-block boulevard contains fourteen houses, built between 1922 and 1956. With the exception of one Craftsman-style house, all the other houses along Westlawn Boulevard are Minimal Traditionals or Ranches. Like the Park Row boulevard, the Westlawn boulevard median and terraces are attractively landscaped with mature trees, but the houses along Westlawn Boulevard lack the range of architectural styles the houses in the Lincoln Boulevard Historic District.

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Fleetwood Drive

Fleetwood Drive is located in the northwest part of the city of Manitowoc. Fleetwood Drive serves as a peripheral roadway around the post-1960s Forest Estates subdivision, with curvilinear streets and non-gridded blocks south and west (inside of) Fleetwood Drive, and small, six-lot cul-de-sacs north and east (outside of) Fleetwood Drive. At its southern end, Fleetwood Drive widens into a boulevard for approximately four blocks, between Stokes Lane and Waldo Boulevard.

The boulevard portion of Fleetwood Drive contains fourteen houses. All but one of the houses are Ranches or Split Levels constructed in the late 1960s and early 1970s. Most of the houses front onto the boulevard, although several corner houses are oriented to face the cross streets or cul-de-sacs, instead of Fleetwood Drive. The boulevard median and terraces are landscaped with deciduous and evergreen trees. In addition to the houses, a small park with a baseball diamond, park shelter, playground equipment, and parking lot is located on the west side of Fleetwood Drive, south of the houses. The Manitowoc County Highway Department sheds and the Manitowoc Fire Department Station 4 are also located at the southern end of Fleetwood Drive, at the intersection with Waldo Boulevard.

Although all the houses along the Fleetwood Drive boulevard are similar in scale and materials, and the boulevard and terraces are generously planted with trees, the absence of any pre-World War II architectural styles results in a much newer-feeling neighborhood than along Lincoln Boulevard; which, like Fleetwood Drive, contains Ranches and a Split Level – but also contains excellent examples of architectural styles from the early twentieth century. The curvilinear form of the Fleetwood Drive roadway also evokes a sense of forward movement; while the rectilinear blocks and ordered rhythm of cross streets along Lincoln Boulevard produce a series of static, boulevard-facing “rooms”.

Architecture

Queen Anne

The Queen Anne style was popular in Wisconsin from the 1880s until the 1910s. The style is characterized by “an overall effect of complexity and irregularity” achieved through an irregular floor

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plan and a variety of surface textures on walls, roofs, and projections, often with different cladding materials on the first and second stories. Façades are usually asymmetrical, reflecting an irregular floor plan within. Rooflines can be complex as well, often with a dominant front-facing gable. Other elements commonly found on Queen Anne-style houses include cutaway bay windows, round or polygonal turrets, and porches or verandas.

American Foursquare

American Foursquare houses were common from about 1900 until 1920 in Wisconsin, when their ample size and relatively simple and inexpensive construction made them popular with speculative builders and mail-order catalogs. The American Foursquare is identifiable by its box-like massing, broad proportions, and lack of high style decoration. They are generally two stories tall, with a hipped roof, central dormers, and a full-width front porch. The American Foursquare is usually constructed of brick, stone, stucco, concrete block, clapboard, or shingle; all of which contribute to the specific character of the house. Although American Foursquare exteriors are generally simple, they occasionally incorporate decorative elements from other styles: exposed rafter tails (Craftsman style); horizontal banding (Prairie style); “Palladian” windows with a central arched window flanked by smaller rectangular windows (Colonial Revival style); or casement windows with leaded glass (Tudor Revival style).

Front Gabled

Front Gabled houses were built in Wisconsin from the second half of the nineteenth century until about 1925. As the name suggests, these houses are rectangular in plan, with a gabled roof, and usually one and one-half stories in height. As noted in the *Wisconsin Cultural Resource Management Plan*, Front Gabled houses (the term referring to the building form, rather than an architectural style) usually lack key architectural details or decorative elements associated with recognized architectural styles. Instead, modest decorative details sometimes appear at windows, doors, and porches.³⁹

American Craftsman

The American Craftsman style was popular in Wisconsin from about 1900 until 1920. Craftsman houses are typically two stories in height, with broad gables or hipped roofs, large front dormers, decorative brackets or rafters, and porches with heavy piers. Craftsman houses are usually constructed

³⁹ Wyatt, Barbara, ed. *Cultural Resource Management in Wisconsin*. (Madison, WI: State Historical Society of Wisconsin, 1986) II: Vernacular Forms.

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of brick or stucco, and are characterized by quality construction and simple but handsome details. The Craftsman philosophy was popularized by Gustave Stickley, who advocated the concept of “beauty through elimination” in his magazine *The Craftsman*; and in some respects, the Craftsman style was a reaction against the perceived excesses of the Queen Anne style.

Bungalow

Bungalows were popular between 1910 and 1940. Bungalows are usually compact, one-story houses with simple horizontal lines, wide projecting roofs, and one or more sheltering porches. Sometimes dormer windows or gable windows are present, indicating usable space beneath the roof. Decorative brackets and wide bargeboards along the front of gable eaves are also common. Bungalows are usually built of clapboard siding, brick, stucco, or stone. Like American Foursquare houses, Bungalows can borrow decorative elements from other architectural styles. In Wisconsin, Bungalows most often show a Craftsman influence, with protruding brackets and exposed rafter tails. In contrast to Craftsman-style houses, Bungalows are smaller, more compact, and rarely two stories in height. In other parts of the country, Bungalows borrowed elements from other stylistic influences, including: Spanish, Japanese, English, Colonial Revival, Swiss Chalet, and Prairie School styles.

Prairie

The Prairie School style of architecture can be summed up in one idea: emphasis on the horizontal. Prairie style buildings emphasize low, long, hipped roofs with deep eave overhangs; continuous, horizontal bands of trim (referred to as “belt courses”) between stories or at window sills; and windows grouped together to form horizontal ribbons of glass. Prairie style buildings are usually clad in stucco, wood, or brick, and sometimes have decorative leaded-glass windows inspired by stylized geometric designs. The Prairie School style originated in Chicago in the early twentieth century, and was most common in Wisconsin from about 1895 until 1925. The best-known Prairie School architect was Frank Lloyd Wright, whose houses are considered masterpieces of the style, although many other architects designed Prairie-style buildings across the Midwest.

Colonial Revival

The Colonial Revival style was popular in Wisconsin in several phases between about 1895 until well after World War II. The 1876 Centennial Exposition sparked a renewed interest in early American buildings, particularly from the Georgian (1700-1780) and Federal (1780-1820) periods. The turn of

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the twentieth century was a transitional period: the Queen Anne style peaked in popularity, eventually ceding to the emerging Colonial Revival style. This stylistic transition is noted by the evolution of the Queen Anne, Free Classic subtype, popular between 1895-1910 which is distinguished by the application of colonial-era decorative elements, such as broad classical porches, swags, festoons, and pediments, onto Queen Anne-style buildings. Colonial Revival-style houses from this phase were usually free interpretations of colonial precedents, rather than historically correct copies. The popularity of the Colonial Revival style boomed after the turn of the twentieth century, evidenced by its broad occurrence in the early decades of the 1900s.

In the first decades of the twentieth century, architectural publications and photographs led to a popularity of more “archaeologically correct” Colonial Revival-style buildings that used historically correct building details drawn from Colonial-era precedents. Houses built between the 1920s and 1940s are sometimes referred to as “Period Colonial Revival” to distinguish them from other phases of the broader Colonial Revival style. Period Colonial Revival-style buildings incorporated Georgian-era and Federal-era building forms and decorative elements, but used them in a simpler and less formal way than the Georgian Revival style. Period Colonial Revival-style houses were often symmetrical, usually with a simple, classically derived entrance as the focal point of the house. Other typical eighteenth-century design elements included columns, pilasters, cornices, and shutters. The majority of Period Colonial Revival houses were two stories in height, symmetrical in design, and clad in brick or clapboard (popularly known as “center hall Colonials”), but one and one-half story houses clad in wood shingles or clapboard with minimal Colonial details (“Cape Cod” style), were also common. Period Colonial Revival-style houses built in the 1920s and 1930s more closely resemble historic prototypes and typically have the most historically accurate details, with the best-known example being the restoration and recreation of Colonial Williamsburg in Virginia.

In the 1930s, the strict reproductions of Colonial-era buildings evolved into looser, sometimes asymmetrical houses which used historic motifs to suggest a colonial precedent rather than literally copying them. The Colonial Revival style remained popular during the Great Depression and World War II, but evolved into a simplified version. Colonial Revival-style houses from the 1930s and 1940s are usually side-gabled houses, with simple, stylized details like door surrounds or cornices.

Beginning in the late 1930s, Boston architect Royal Barry Wills began publishing highly influential books and articles which helped popularize modest, simplified Colonial Revival houses. Houses

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designed by, or inspired by, Royal Barry Wills omitted many of the “fussy” details of earlier phases of the Colonial Revival style, but retained the building forms, massing, and proportions of traditional vernacular New England houses. This simplified version of the Colonial Revival style remained popular through the late 1950s, partly because of the way it “employ[ed] images of the past to suggest roots and continuity and modernize[d] these past images so that people would respond to them as both contemporary and historical”⁴⁰.

After the late 1950s, full-blown Colonial Revival-style houses became rare, although Colonial Revival details continued to be popular on post-WWII housing types including Minimal Traditional, Ranch, and Split Level. In these postwar examples, Colonial Revival elements were often limited to paneled front doors, bay windows, shutters, or a brick first story with less expensive wall cladding above.⁴¹

Georgian Revival

The Georgian Revival style was popular between 1900 and 1940 in Wisconsin. Like the Colonial Revival style, the Georgian Revival style had its beginnings after the 1876 Centennial Exposition. In the 1880s and 1890s, decorative elements from colonial-era buildings began to appear on Queen Anne-style houses. By the turn of the century, more historically “correct” interpretations of Georgian-style buildings began to appear, largely due to the influence of academically trained architects. Georgian Revival-style houses are characterized by formal, symmetrical façades with a wide range of tasteful details, including classical columns, dentil cornices, elliptical fanlights, sidelights flanking doorways, broken pediments, and Palladian windows. Georgian Revival-style houses tend to be more formal in composition and elaborate in detail than the related Colonial Revival style.

Tudor Revival

Tudor Revival-style houses were popular in Wisconsin from about 1900 until 1940. As the name suggests, the style draws on buildings and decorative details from medieval England. Tudor Revival style houses are usually clad in stucco, brick, or stone, sometimes with ornamental half-timbering. Other hallmarks of the style include decorative chimneys, multi-gabled rooflines, and large windows, often with heavy mullions and leaded glass panes. Tudor Revival style houses became widely popular beginning in the 1920s, when advances in construction technology allowed widespread use of brick and stone exteriors. The asymmetrical forms of Tudor Revival-style houses allowed freedom of floor

⁴⁰ Gebhard, David. “The American Colonial Revival in the 1930s.” *Winterthur Portfolio* 22, no. 2/3 (summer/autumn 1987), 50.

⁴¹ McAlester, Virginia Savage. *A Field Guide to American Houses*, rev. ed. (New York, NY: Alfred A. Knopf, 2013) 409-414, 430-432.

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planning and room placement, including spaces such as two-story rooms, sun porches, and attached garages. By the 1930s, full-blown Tudor Revival style houses began to wane in popularity, but Tudor Revival elements were frequently incorporated into Minimal Traditional houses through the 1940s.

French Provincial

The French Provincial style was popular in Wisconsin from 1920 until 1940. Many Americans served in France during World War I; after the war, the French Provincial style, based on modest houses that servicemen had encountered, became popular. French Provincial-style houses (sometimes called French Eclectic) incorporate elements from centuries of traditional French domestic architecture. The most common element of the French Provincial style is a hipped roof, sometimes tall and steeply pitched, and sometimes with eaves that flare outward in a gentle curve.

The French Provincial style had several common subtypes, based on different historical and regional building traditions. One variant consisted of a single rectangular building mass with a symmetrical composition, or an asymmetrical grouping of building masses; stucco or whitewashed brick were favorite cladding materials for this variant.

Another type of French Provincial-style house, sometimes referred to as “Norman cottages” by builders of the time, incorporated elements from the northern French provinces of Normandy and Brittany. This variant included a single, prominent round tower (usually at the right-angle interior junction of two building masses); segmental-arched doors and windows; small dormers (either through-the-cornice or on the roof); and a combination of brick, stone, stucco, or half-timbered exterior cladding. Because of geographical proximity between northern France and England, the French Provincial style shares some similarities with the Tudor Revival style. However, in addition to the steeply-pitched roof, French Provincial-style houses typically have less elaborate chimneys and more formal details and composition than Tudor-style houses.

Spanish Colonial & Mediterranean Revival

These related styles were popular in Wisconsin between about 1900 and 1940, but were not as widespread as other styles of the same time period. Spanish Colonial-style houses usually have stucco walls, sometimes with inset tile or terracotta ornamentation, red tile roofs with little or no eave overhang, and a picturesque or asymmetrical combination of arched and rectangular windows and doors.

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Mediterranean Revival-style houses incorporate elements from diverse Mediterranean building traditions, including Spain, Italy, and Moorish North Africa. Mediterranean Revival-style houses were usually constructed of brick or stucco, and their elevations are typically more rigorously composed than the looser Spanish Colonial style.

Dutch Colonial Revival

The Dutch Colonial Revival style was popular in Wisconsin between 1900 and 1940. It is related to the Georgian Revival style, but differentiated by its gambrel roof. In addition, Dutch Colonial-style houses were often smaller-scaled and more picturesque than their Georgian Revival counterparts.

Minimal Traditional

Minimal Traditional style houses were built between approximately 1935 and 1950. These houses are small, usually one story in height, with minimal amounts of architectural details. Minimal Traditional houses developed in the 1930s as efficient and economical houses that could be built with federally-insured mortgages during the Great Depression. During World War II, Minimal Traditional houses could be rapidly built to accommodate millions of workers who relocated for wartime production; and after the war, entire subdivisions of these homes were built for returning servicemen who were eligible to purchase a home with no down payment through the GI Bill. Minimal Traditional houses had simple compositions, roof lines, and materials, although occasionally modest Tudor or Colonial Revival stylistic elements were added. Typical character-defining features of Minimal Traditional houses include a simple, compact plan, generally one story in height; a gabled, low- or intermediate-pitched roof with little or no overhangs; double-hung windows, but rarely dormers; and minimal amounts of added architectural detail.

The *Field Guide to American Houses* identifies two subtypes of the Minimal Traditional type. The first subtype has a low-pitched, front-facing gable added on one side of a side-gabled roof. The wall section beneath the front-facing gable protrudes very little, if at all. The second Minimal Traditional subtype is a one-story, side-gabled house, usually called a Cape Cod. Cape Cods were very efficient in the inhabitable space they provided, and they lent themselves to decoration with modest Colonial Revival elements because of their association with early New England. In both subtypes, decorative detailing was typically limited to the front door, window shutters, or secondary cladding material in the

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roof gables.⁴²

Ranch

Ranch style houses were common in Wisconsin from the late 1940s to around 1975. Ranch style houses have a broad one-story form with a low-pitched roof, are built low to the ground, often have asymmetrical façades with a picture window, with the front door located off-center, and the garage usually attached to the main façade. The rambling form of Ranch style houses was popular in post-WWII suburbs, where their wide façades emphasized the larger lot widths. These houses frequently incorporated modest decorative details from various styles, including Midcentury Modern, Spanish, French Provincial, or Colonial Revival.

Split Level

The Split Level house was mostly built between the 1960s and the 1980s. As the name suggests, these houses have three or more distinct levels that are staggered and separated from each other by a partial flight of stairs. The Split Level was popular after World War II because they could fit more square footage into the same sized footprint as a ranch house; they also offered a practical way to separate areas for the living areas, sleeping areas and the garage.⁴³ “Split Level” is a descriptive term that refers to the building form of the house, rather than its architectural style. Split Levels usually adopt elements from the Ranch or Contemporary styles.

Contemporary

Contemporary-style houses were popular between approximately 1945 and 1990. The *Field Guide to American Houses* identifies Contemporary-style houses as having low-pitched (or sometimes flat) roofs with deep overhanging eaves; windows in the gabled ends or just below the roof line; clad in natural materials such as wood, stone, or brick, sometimes with large expanses of blank wall surface; and recessed or obscured entry doors. There are several subtypes of Contemporary-style houses, classified according to their roof shape.⁴⁴

⁴² McAlester 587-588.

⁴³ McAlester 613-614.

⁴⁴ McAlester 629-630.

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Architects

Perc Brandt

Frederick Percival “Perc” Brandt (1896-1975) was born in Sparta, Wisconsin. He came to Manitowoc in 1916 and worked for several other architects before becoming licensed in 1925. He maintained a practice, sometimes in partnership with other architects, until 1974. Brandt was active in the American Institute of Architects, serving as president of the Northeastern Wisconsin Division as well as on the Wisconsin state board of directors. Brandt designed the house at 1002 Lincoln Boulevard, a contributing building in the Lincoln Boulevard Historic District. In his long career, Brandt designed a number of schools, religious, and civic buildings in Wisconsin. The following list includes Brandt’s notable commissions. With the exception of the Jefferson School in Manitowoc, all the buildings on the list are extant.⁴⁵, including Washington Junior High School in New London (built in 1913); Manitowoc County Teachers Training School, Manitowoc (1922); West Side School, Rhinelander (1923) and listed in the National Register of Historic Places; Kiel Middle School, Kiel (1927); Florence Graded School, Florence (1930); Appleton Senior High School, Appleton (1938); Kiel Elementary School, Kiel (1951); addition to Holy Innocents School, Manitowoc (1956); and Stangel Elementary School, Manitowoc (1969). Brandt designed religious buildings, including the Holy Innocents Convent in Manitowoc (1932) and Trinity Episcopal Church and Rectory, Janesville (1939); and commercial buildings, including the Beduhn Block in Two Rivers (1925); the Vilas Theater, Eagle River (1928); the Anderson Electric Company Building, Manitowoc (1929); and the Irving Zuelke Building, Appleton (1930).⁴⁶

Edward D. James

Edward James (1897-1969) was born in Indianapolis and attended Butler University before studying architecture at Cornell University, from which he graduated in 1923. From 1926 to 1949, he worked for the Indianapolis firm of Part, Burns & James. James established his own practice in 1949. His principal commissions included three buildings at Indiana University in Bloomington, Indiana: the Rogers dormitory and dining hall (built in 1947), the Medical Center Student Union and Food Service Center (1953), and the Womens Dorm (1955). James also designed the high school in Corydon,

⁴⁵ “Brandt” [obituary] *Herald-Times Reporter*, December 30, 1975; Koyl, George S., ed. *American Architects Directory*. (New York: R. R. Bowker Company, 1955) 60; Notice of Appeal from Ruling of Building Inspector. Manitowoc, Wisconsin. March 6, 1958; Wisconsin Historic Preservation Database.

⁴⁶ “Brandt” [obituary] *Herald-Times Reporter*, December 30, 1975; Koyl, George S., ed. *American Architects Directory*. (New York: R. R. Bowker Company, 1955) 60; Notice of Appeal from Ruling of Building Inspector. Manitowoc, Wisconsin. March 6, 1958; Wisconsin Historic Preservation Database.

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Indiana and three grade schools in Marion County, Indiana (all built in 1954); along with the Indianapolis Municipal Airport (1955).⁴⁷ In 1927, Edward James and Joseph Small submitted a design for a six room house to a competition sponsored by the *Chicago Tribune*; their entry was awarded eighth prize. The house at 715 Oak Avenue, a contributing resource to the Lincoln Boulevard Historic District, was constructed in 1930 based on their competition entry.

Juul & Smith

Edward Arthur Juul, Sr. (1875-1946) was born in 1875 in Manitowoc. He established his own architectural firm in Sheboygan upon becoming a licensed architect in 1915. In addition to 925 Lincoln Boulevard, a contributing building in the Lincoln Boulevard Historic District, Juul designed a house for Dr. George & Lydia Blaesser in Manitowoc (1920). Juul also designed the Knights of Columbus Hall, Manitowoc (1921); the South West State Bank, Sheboygan (1923); the Sheboygan Press building, Sheboygan (1925); and the Chicago, Burlington & Quincy Railroad freight terminal in Omaha, Nebraska.⁴⁸

Earl F. Miller

Earl Miller (1888-1942) was born in Manitowoc. He attended the University of Illinois, where he earned an architectural degree in 1912. He maintained an architectural office in the Dempsey Building in Manitowoc until the early 1930s, when he moved to Los Angeles, California to manage the Miller Malting Company, established by his father Frank A. Miller, who was also vice president of the Rahr Malting Company in Manitowoc. In addition to 610 Cleveland Avenue and 836 Lincoln Boulevard, both contributing buildings in the Lincoln Boulevard Historic District, Earl designed a number of other Prairie-style houses in Manitowoc, including the Edwin Spindler house (built in 1915), the Albert Guttman house (1916), the John and Julia Chloupek house (1916), the Michael Dempsey house (1918). In 1918, Miller secured a contract with the Department of Housing and Transit of the United States Shipping Board Emergency Fleet Corporation to design workers housing for the Manitowoc Shipbuilding Company. The resulting "Riverview" housing development consisted of one hundred houses, built within six months, to supply housing for wartime shipyard workers.⁴⁹

⁴⁷ Koyl 273

⁴⁸ "Contracts Awarded," *The American Contractor* (March 13, 1920) 69; Juul, Edward Sr. Architects' Roster Questionnaire. 1946. The American Institute of Architects Archives. *The AIA Historical Directory of American Architects*: ahd4002918.

⁴⁹ *The Alumni Quarterly and Fortnightly Notes. Vol I, No. 14. April 15, 1916.* (Urbana-Champaign: University of Illinois Alumni Association, 1916) 314; "Frank A. Miller, Former Malting Executive, Dies," *Manitowoc Herald Times*, February 20, 1956; Wisconsin Historic Preservation Database; "Government War Housing. Part V. Recent Happenings in the Government Program," *Architectural Review, Vol III, No. 1* (Boston: Architectural Review Company, July 1918) 59; Manitowoc Shipbuilding Company, "The Keel Block",

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Frederick Raeuber

Frederick Raeuber (1907-1994) was born in Manitowoc, son of William Raeuber, a prominent local architect. Frederick attended the University of Cincinnati, from which he earned an architectural degree in 1930. That same year, he returned to Manitowoc and joined his father's architectural practice. After William's death in 1940, Frederick continued his own practice, Frederick W. Raeuber & Associates. In 1951, Raeuber designed an addition to the house at 917 Lincoln Boulevard, a contributing building in the Lincoln Boulevard Historic District. In addition to residential work, Raeuber designed Manitowoc Memorial Hospital (built in 1953), St. Mary's Home for the Aged in Manitowoc (1955), Kaukauna Community Hospital (1955) and James Madison School in Manitowoc (1955). Raeuber also designed additions to Holy Family Hospital (1949), McKinley School (1936), the Holy Innocents Rectory (1956), and the Holy Innocents Convent (1956), all in Manitowoc.⁵⁰

Joseph Darwin Small

Joseph Small (1905-1986) was born in Rockport, Indiana. He worked for several firms in Indiana, including Pohlmeier & Pohlmeier in Fort Wayne and McGuire & Shook in Indianapolis, before moving to Dallas, Texas, where he worked for Gill & Harrell and George E. Christensen.⁵¹ In 1927, Edward James and Joseph Small submitted a design for a six room house to a competition sponsored by the *Chicago Tribune*; their entry was awarded eighth prize. The house at 715 Oak Avenue, a contributing building in the Lincoln Boulevard Historic District, was constructed in 1930 based on their competition entry.

Vol 4, No. 8, Jan 1919.

⁵⁰ Koyl 449; "Frederick W. Raeuber" [obituary] *Herald Times Reporter*, April 5, 1994; Notice of Appeal from Ruling of Building Inspector. Manitowoc, Wisconsin. Sept. 28, 1951; Wisconsin Historic Preservation Database.

⁵¹ Koyl 512.

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Conclusion

The Lincoln Boulevard Historic District is nominated under National Register *Criterion C* in the area of Architecture as a fine local example demonstrating the range of residential architectural styles during its period of development between 1893 and 1962. The district contains good representative examples of architectural styles and vernacular forms including Queen Anne, American Foursquare, Front Gabled, American Craftsman, Bungalow, Prairie, Georgian Revival, Spanish Colonial, Minimal Traditional, Ranch, and Contemporary. In addition, the district contains some of the finest examples of the Tudor Revival, French Provincial, and Colonial Revival styles in the Manitowoc. The district conveys a sense of architectural cohesiveness through its prevalent use of high-quality building materials. The architectural significance of the Lincoln Boulevard Historic District is further enhanced by its uniformly high level of integrity.

Statement of Archaeological Potential

One archaeological site is located within the boundary of the proposed district. The Huron Street Burials site (MN-0142/BMN-0138) is located north of Huron Street, between N. 6th Street and N. 7th Street. The site is classified as a campsite/village and cemetery. According to records, two burials and two “arrow head” artifacts were found during excavations for house foundations in Lot 4 of Block 8 on Huron Street. Another contemporaneous record indicates that two more burials were discovered during construction at present-day 620 Cleveland Avenue (the Charles and Theresa Kulnick house, a contributing resource to the proposed district). It is unclear if one discovery was erroneously reported in two locations, or whether two sets of remains were found at each location. In addition to the burials, the Kulnick property was said to have been the location of a historic Native American camp with up to 200 inhabitants. The area is now occupied by dense residential development and is heavily disturbed.⁵²

The Huron Street Burials site is associated with timeframes that are outside the period of significance for the Lincoln Boulevard Historic District. The Lincoln Boulevard Historic District is eligible under *Criterion C: Architecture*. The archaeological resources were not included in the count of contributing and noncontributing resources for this nomination.

⁵² Archaeological information obtained from the Wisconsin Historical Society’s Archaeological Sites Inventory (ASI).

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Preservation Activities

The city of Manitowoc completed an Intensive Resource Survey Report in 1988, funded in part by a Survey and Planning Grant administered by the Historic Preservation Division of the State Historical Society of Wisconsin. The Intensive Survey Report recommended several properties and historic districts, including the Lincoln Boulevard Historic District, as eligible for listing in the National Register of Historic Places. The Eight Street Historic District, containing Manitowoc's historic commercial core, was listed in the National Register in 1988. Six individual resources in the city of Manitowoc have been listed in the National Register: the Joseph Vilas, Jr. House (listed in 1977); the Manitowoc County Courthouse (listed in 1981); the U.S.S. *Cobia* (listed in 1986); the *Francis Hinton* (listed in 1996); the Sexton's House at Evergreen Cemetery (listed in 2001); and the Mirro Aluminum Company Plant No. 3 (listed in 2016).

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Acknowledgements

This nomination was funded by the Wisconsin Department of Transportation as part of its measures to mitigate adverse effects associated with the Waldo Boulevard/US Highway 10/42 reconstruction project.

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Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin

Verbal Boundary Description:

The nominated boundary surrounding the Lincoln Boulevard Historic District is a roughly T-shaped polygon that is shown on the attached boundary maps and USGS maps. Beginning at the northwest corner of the lot located in the northeast corner of the intersection of Oak Street and N. 8th Street, the boundary follows the rear (north) tax parcel lines of the lots on the north side of Oak Street. At the end of Oak Street, the boundary turns south to follow the east tax parcel line of 508 Oak Street. The boundary then turns west to follow the front (south) tax parcel lines of the properties on the north side of Oak Street to the intersection with a point formed by the continuation of the east tax parcel line of 615 Oak Street.

The boundary crosses Oak Street and continues along the east tax parcel line of 615 Oak Street before turning to follow the rear (south) tax parcel line of 615 Oak Street to the rear (east) tax parcel line of 1119 Lincoln Boulevard. The boundary follows the rear tax parcel line, turns to briefly follow the south tax parcel line, then follows the rear (east) tax parcel line of 1103 Lincoln Boulevard, crossing Waldo Boulevard to meet the front (north) tax parcel line of 609 Waldo Boulevard. The boundary follows the front, east, and rear (south) tax parcel lines of 609 Waldo Boulevard. The boundary then follows the rear (east) tax parcel lines until it reaches 612 Pine Street. The boundary follows the rear and east tax parcel lines, continues to the centerline of Pine Street, turns west, and continues until it reaches a point formed by the continuation of the rear (east) tax parcel line of 955 Lincoln Boulevard.

The boundary turns south to follow the rear tax lines of 955 and 949 Lincoln Boulevard. The boundary crosses the alley, briefly follows the north tax parcel line of 945 Lincoln Boulevard, then follows the rear (east) tax parcel lines to the corner of 913 Lincoln Boulevard. The boundary turns to briefly follow the south tax parcel line, then crosses the alley, follows the rear (east) tax parcel line of 903 Lincoln Boulevard, crosses New York Avenue, and follows the rear (east) tax parcel line of 861 New York Avenue.

The boundary turns to briefly follow the north tax parcel line of 857 Lincoln Boulevard, then turns south to follow the rear (east) tax parcel lines of the lots on the east side of Lincoln Boulevard. After crossing the southern alley, the boundary turns briefly, then follows the east and front (south) tax parcel lines of 620 Lincoln Boulevard, crosses the boulevard, and follows the south tax parcel line of 820 Lincoln Boulevard.

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Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin

The boundary turns to follow the rear (west) tax parcel lines, then crosses the alley to follow the south tax parcel line of 828 Lincoln Boulevard. The boundary then follows the rear (west) tax parcel lines to the northern alley, where it briefly follows the north tax parcel line of 844 Lincoln Boulevard before crossing to follow the rear tax parcel lines until the south curblineline of New York Avenue. The boundary turns east to meet a point formed by the continuation of the west tax parcel line of 702 New York Avenue. The boundary follows the west tax parcel line to meet the south tax parcel line of 912 Lincoln Boulevard and travels west until the southwest corner of 912 Lincoln Boulevard. The boundary then follows the rear (west) tax parcel lines to the north tax parcel line of 944 Lincoln Boulevard. The boundary turns to follow briefly the north tax parcel line before crossing the alley and following the rear (west) tax parcel lines, crossing Pine Street, and following the west tax parcel line of 708 Pine Street to the south tax parcel line of 1010 Lincoln Boulevard. The boundary then follows the rear (west) tax parcel lines until it meets the rear tax parcel line of 711 Waldo Boulevard. The boundary follows the rear, west, and front (north) tax parcel line of 711 Waldo Boulevard, crosses the boulevard, and continues along the rear (west) tax parcel line of 1104 Waldo Boulevard.

The boundary then follows the south tax parcel line of 1112 Lincoln Boulevard, and turns north to follow the rear (west) tax parcel lines to the rear (south) tax parcel line of 715 Oak Street. The boundary turns west to follow the rear tax parcel lines before turning to follow the west tax parcel line of 719 Oak Street. The boundary continues across Oak Street, follows the front (south) tax parcel lines of 722 and 724 Oak Street, then turns north to follow the west tax parcel line to the point of beginning.

Boundary Justification:

The nominated boundary was defined to include all contributing properties along Lincoln Boulevard and Oak Street between Cleveland Avenue and Lincoln Park. Tax parcel lines were used to define the nominated boundary.

The boundary was delineated to encompass a cohesive residential neighborhood characterized by a uniformly high level of materials and construction. The historic boundary was drawn to exclude residential areas to the west, south, and east which are different in lot and building size and character and lack the overall cohesion of the houses located along the boulevard and park. The boundary includes the Lincoln Boulevard roadway and medians that convey the overall setting and feel of the

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Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin

district. Lincoln Park, located at the north end of Lincoln Boulevard, was excluded from the historic boundary since it does not contribute to the residential setting.

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Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin

Name of Property: Lincoln Boulevard Historic District
City or Vicinity: City of Manitowoc
County: Manitowoc County
State: Wisconsin
Photographer: Justin Miller
Dates Photographed: May 2017 (photos 5–27); December 2017 (photos 1–4)
Location of Original Digital Files: Wisconsin Historical Society, State Historic Preservation Office, Madison, Wisconsin
Number of Photographs: 27

Photograph 1 of 27.
Lincoln Boulevard
View facing north from Cleveland Avenue

Photograph 2 of 27.
Lincoln Boulevard
View facing north from west side of 800 block

Photograph 3 of 27.
Lincoln Boulevard
View facing north from east side of 1100 block

Photograph 4 of 27.
Oak Street
View facing west from intersection of Lincoln Boulevard

Photograph 5 of 27.
620 Cleveland Avenue
View facing north

Photograph 6 of 27.
832 Lincoln Boulevard
View facing west

Photograph 7 of 27.
836 Lincoln Boulevard
View facing west

Photograph 8 of 27.
839 Lincoln Boulevard
View facing northeast

Photograph 9 of 27.
841 Lincoln Boulevard
View facing east

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Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin

Photograph 10 of 27.
851 Lincoln Boulevard
View facing east

Photograph 11 of 27.
857 Lincoln Boulevard
View facing east

Photograph 12 of 27.
860 Lincoln Boulevard
View facing southwest

Photograph 13 of 27.
903 Lincoln Boulevard
View facing east

Photograph 14 of 27.
925 Lincoln Boulevard
View facing northeast

Photograph 15 of 27.
939 Lincoln Boulevard
View facing east

Photograph 16 of 27.
955 Lincoln Boulevard
View facing east

Photograph 17 of 27.
612 Pine Street
View facing north

Photograph 18 of 27.
1003 Lincoln Boulevard
View facing east

Photograph 19 of 27.
1010 Lincoln Boulevard
View facing west

Photograph 20 of 27.
1104 Lincoln Boulevard
View facing west

Photograph 21 of 27.

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Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin

1103 Lincoln Boulevard
View facing east

Photograph 22 of 27.
715 Oak Street
View facing south

Photograph 23 of 27.
716 Oak Street
View facing northeast

Photograph 24 of 27.
612 Oak Street
View facing northeast

Photograph 25 of 27.
606 Oak Street
View facing north

Photograph 26 of 27.
514 Oak Street
View facing north

Photograph 27 of 27.
510 Oak Street
View facing north

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Manitowoc, Manitowoc County, Wisconsin

List of Figures

Figure 1. Boundary Map and Photo Key

Figure 2. contributing/non contributing

Figure 3. Postcard view of Lincoln Boulevard, looking north from Cleveland Street, circa 1916.

Figure 4. Real estate advertisement showing speculative continuation of the boulevard north into Lincoln Park (1923).

Figure 5. Sanborn Fire Insurance maps of district, 1927.

Figure 6. Eighth Prize, Six Room House, from *Chicago Tribune Book of Homes* (1927). Basis for 715 Oak Street.

Figure 7. The Tucker-Rice portico, from *Colonial Entrances of Character & Distinction* (c. 1925). Copied at 939 Lincoln Boulevard and 1122 Lincoln Boulevard.

Figure 8. The Longfellow House, from *Domestic Architecture in Massachusetts, 1750-1800*. White Pine Series of Architectural Monographs, vol. 2, no. 2. Basis for 903 Lincoln Boulevard.

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Manitowoc, Manitowoc County, Wisconsin

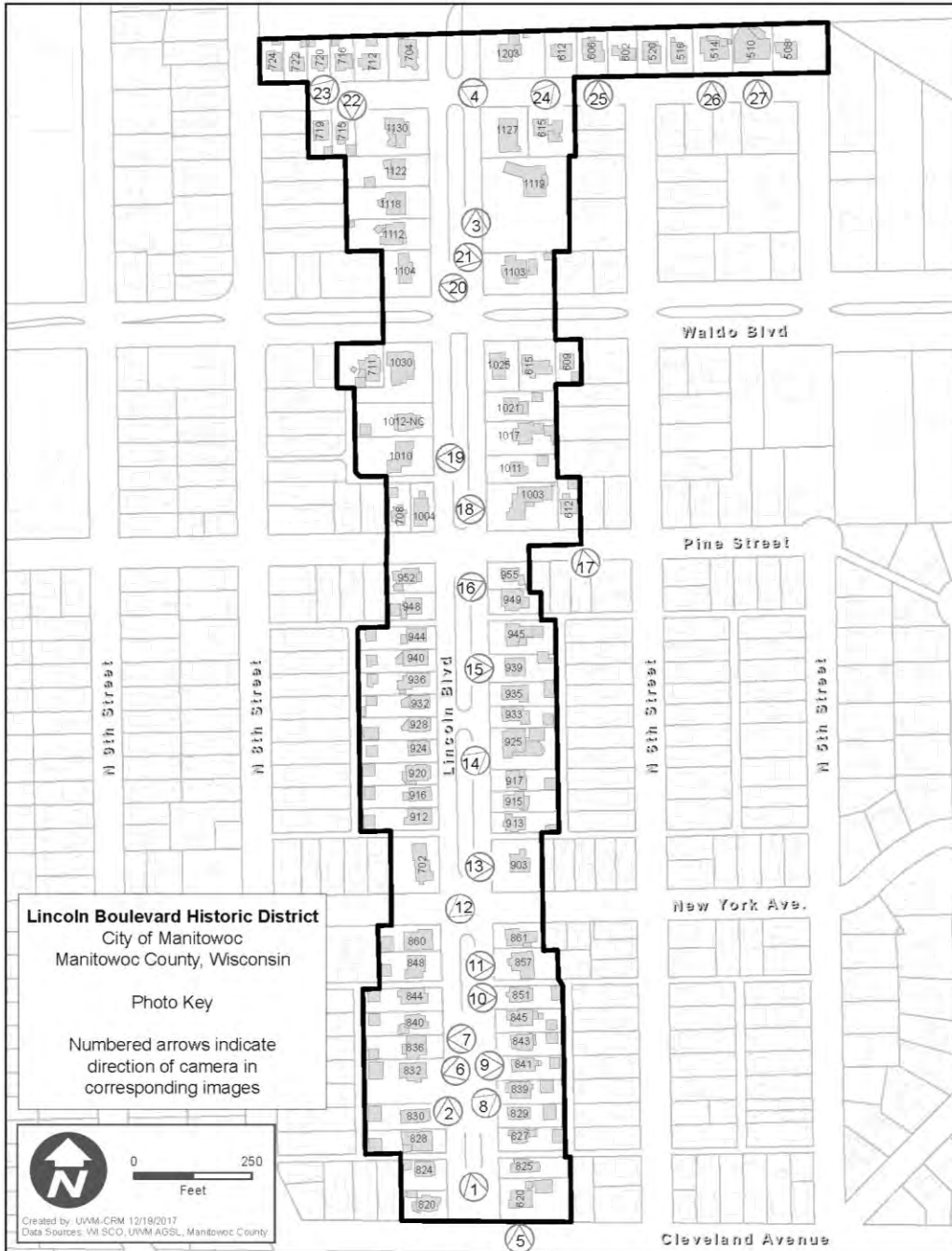


Figure 1. District boundary map and photo key.

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Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin

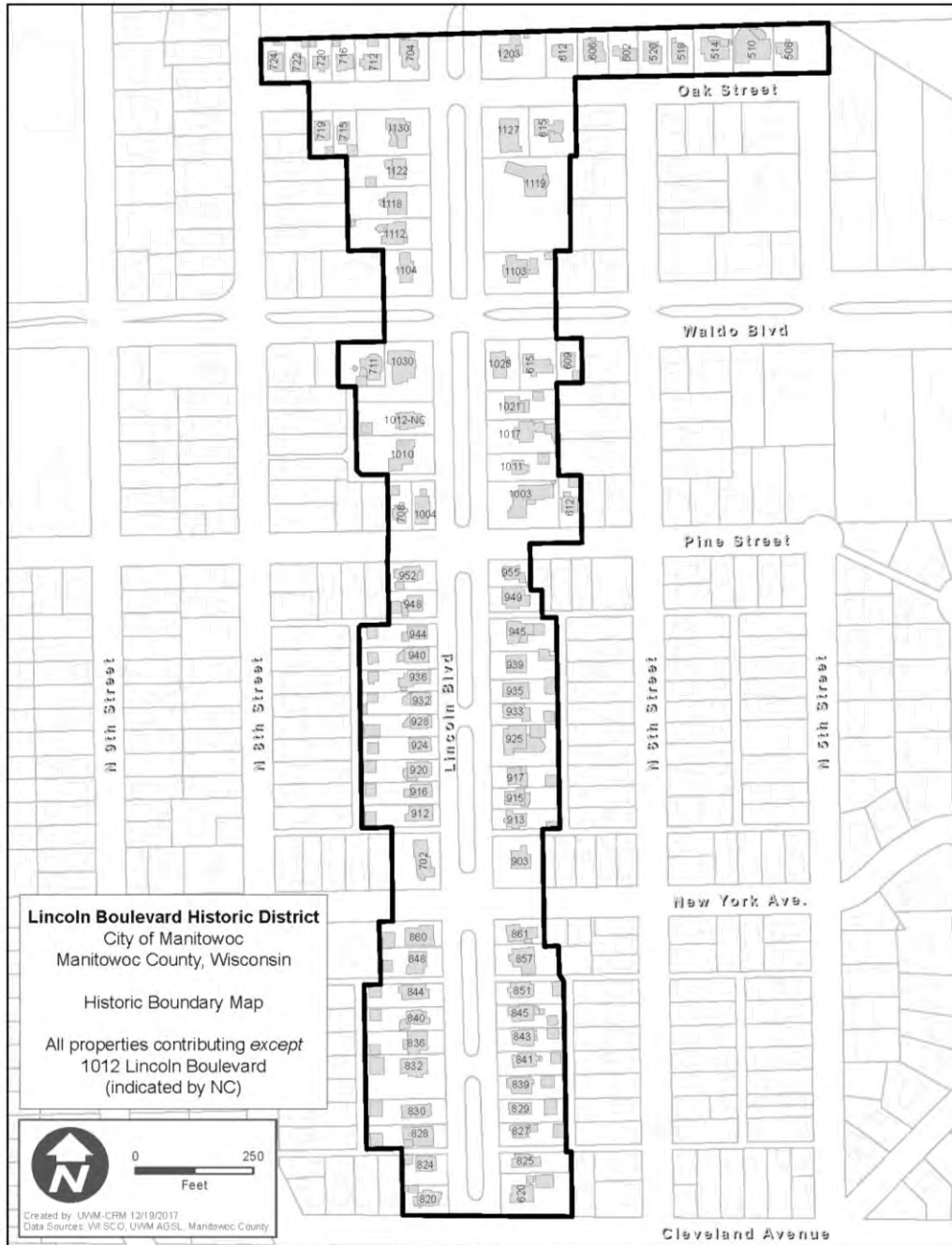


Figure 2. District boundary map noting contributing and non-contributing buildings.

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Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin



Figure 3. Postcard view of Lincoln Boulevard, looking north from Cleveland Street, circa 1916.

Manitowoc Local History Collection, The State of Wisconsin Collection, image number WI.MTWCImages.SS.024.bib.
<http://digital.library.wisc.edu/1711.dl/WI.MTWCImage>

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Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin

Lawndale Lot Sale

SATURDAY AND SUNDAY, AUGUST 4-5, 1923

Come and See These Bargain Lots

Joining Beautiful North 7th Street Boulevard

Lots as Low as \$175

All Inside City
Sold on Easy Terms
Ideal Location
for bungalow. Select your lot now. Joining the best homes in the city.

Investment
is small, while the value grows. The city will expand and so will the value of your Dollar invested.

Easy to Buy
\$25.00 down, balance \$10.00 per month. Abstract of Title and Warranty Deed furnished.

The Future
is very promising for Lawndale Lots. North Sixth St. and the Boulevard will be opened into our Beautiful Lincoln Park, where play grounds are being made for children and drives for cars. It will soon be the popular recreation spot of Manitowoc.

Clean Place to Live
outside of business and factory district, no smoke, no dirt, just a beautiful place to live and enjoy life.

JUNIAS H. PLEUSS REALTY CO.
Meet Us On the Grounds

Figure 4. Real estate advertisement showing speculative continuation of the boulevard north into Lincoln Park. The blocks north of Pine Street were developed two years later and differed slightly from the layout shown here, partly due to the continuation of Waldo Boulevard across the site.

Manitowoc Herald News, August 4, 1923.

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Lincoln Boulevard Historic District
Manitowoc, Manitowoc County, Wisconsin



Figure 5.
Development along
Lincoln Boulevard
and Oak Street in
1927. (Composite
image of sheets 17
and 40.)

Sanborn Map Company.
Manitowoc, Manitowoc
County, Wisconsin,
November 1927. New
York: Sanborn Map and
Publishing Co., 1927.
*Digital Sanborn Maps
1867-1970.*

<http://sanborn.umi.com.ezproxy.lib.uwm.edu/wi/9604/dateid-000008.htm?CCSI=1996>
(accessed July 19,
2017).

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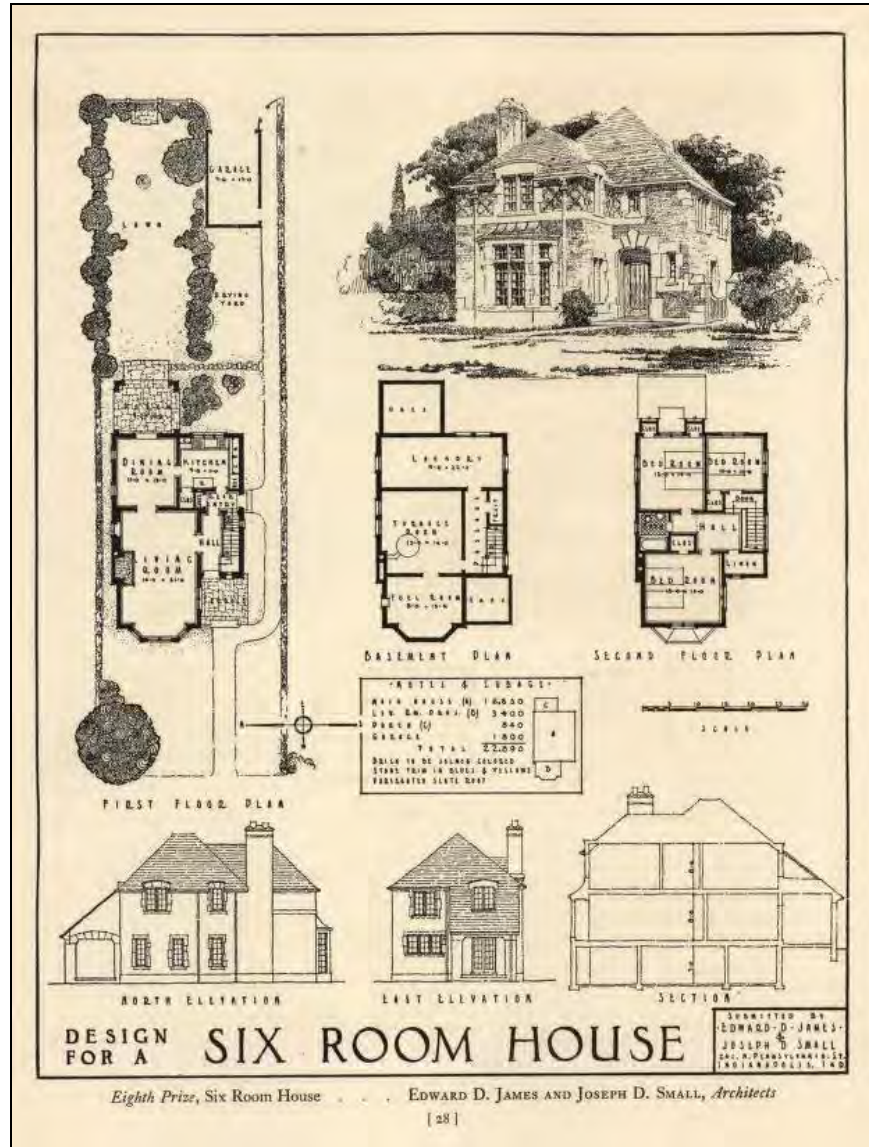


Figure 6. Eighth Prize, Six Room House, from *Chicago Tribune Book of Homes* (1927). Basis for 715 Oak Street.

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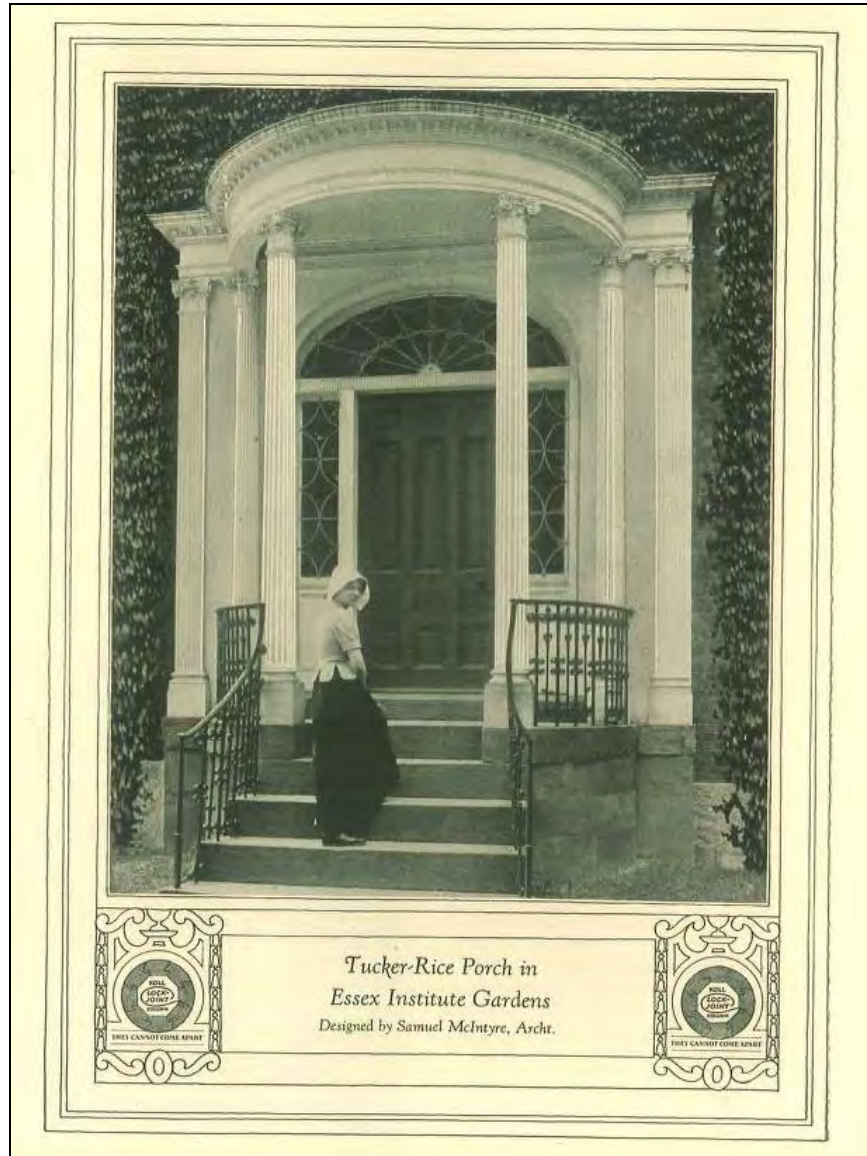


Figure 7. The Tucker-Rice portico, from *Colonial Entrances of Character & Distinction* (c. 1925). Copied at 939 Lincoln Boulevard and 1122 Lincoln Boulevard.

APT Building Technology Heritage Library

Accessed from: <https://archive.org/details/ColonialEntrancesOfCharacterAndDistinction>

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Figure 8. The Longfellow House, from *Domestic Architecture in Massachusetts, 1750-1800*. White Pine Series of Architectural Monographs, vol. 2, no. 2. Basis for 903 Lincoln Boulevard.

Getty Research Institute

Accessed from: <https://archive.org/details/whitepineseries56unse>



UTM Values, Zone 16N

- 1. N 4884289 E 447360
- 2. N 4884286 E 447729
- 3. N 4884253 E 447728
- 4. N 4883518 E 447534
- 5. N 4883524 E 447394
- 6. N 4884260 E 447360

Service Layer Credits: Sources: Esri, HERE, DeLorme, Intermap, Inc, Swisstopo, GEBCO, USGS, FAO, NPS, NRCAN, GEBCO, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, and OpenStreetMap contributors, and the GIS User Community. Copyright: © 2013 National Geographic Society, Inc.

Legend

- UTM Points
- UTM Boundary
- Historic District

Map Details: UWM-CRM 2016-517
 Coordinate System: NAD 1983 HARN Transverse Mercator
 Projection: Transverse Mercator
 Datum: North American 1983 HARN
 Created by: UWM-CRM 11/30/2017

UTM Boundary
 Lincoln Boulevard Historic District
 City of Manitowoc
 Manitowoc County, Wisconsin



1:10,000













832

832















903





9
3
9















715



7163

516-VSR

Jeep









UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: Date of Pending List: Date of 16th Day: Date of 45th Day: Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept Return Reject Date

Abstract/Summary Comments:

Recommendation/ Criteria:

Reviewer 

Discipline

Telephone

Date

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

GLENN GROTHMAN
6TH DISTRICT, WISCONSIN

COMMITTEE ON EDUCATION AND THE WORKFORCE

COMMITTEE ON THE BUDGET

COMMITTEE ON
OVERSIGHT AND GOVERNMENT REFORM



UNITED STATES
HOUSE OF REPRESENTATIVES



24 WEST PIONEER ROAD
FOND DU LAC, WI 54935
(920) 907-0624

1217 LONGWORTH BUILDING
WASHINGTON, DC 20515
(202) 225-2476

GROTHMAN.HOUSE.GOV

November 12, 2018

Wisconsin Historic Preservation Review Board
C/o Peggy Veregin
Wisconsin Historical Society
816 State Street
Madison, WI 53706

Wisconsin Historic Preservation Review Board:

I am writing in support of the Lincoln Boulevard Historic District nomination to the Wisconsin State Register of Historic Places and the National Register of Historic Places. The historic district, located in Manitowoc, is part of the Sixth Congressional District which I represent.

The Lincoln Boulevard Historic District is a residential neighborhood on the north side of Manitowoc which includes 84 single-family houses and a landscaped boulevard. This district contains various examples of most major architectural styles popular in Wisconsin between the 1890s and the 1960s, including Queen Anne, American Foursquare, Craftsman/Arts and Crafts, Colonial Revival, Tudor Revival, Mediterranean Revival, French Provincial, Minimal Tradition, and Ranch. The landscape of this district lays an attractive setting with many trees on individual properties, in the terraces, and within the boulevard median. The Lincoln Boulevard Historic District is surrounded by residential neighborhoods on three sides and by Lincoln Park on the North. The district is significant as a grouping of building types and architectural styles that constitute a well-defined and visually distinct geographic and historic entity. The buildings in the district reflect the stylistic progression of residential architectural styles popular between the 1890s and 1960s. The district has excellent integrity, with 83 contributing resources and only one non-contributing resource.

Please give all due and fair consideration consistent with current federal and state laws and agency regulations. Keep me apprised of your efforts and findings by contacting my District Director, Alan Ott, at 24 West Pioneer Road Fond du Lac, WI 54935 or by calling (920) 907-0624. Thank you for your consideration.

Sincerely,

Glenn Grothman
Member of Congress





RECEIVED
NOV 16 2018

BY: ...

PAUL TITTL

STATE REPRESENTATIVE • 25TH ASSEMBLY DISTRICT

November 14, 2018

Wisconsin Historic Preservation Review Board
c/o Peggy Veregin
Wisconsin Historical Society
816 State Street
Madison, WI 53706



Re: Lincoln Boulevard Historic District, Manitowoc, Manitowoc County

Dear Ms. Veregin:

The November 30th meeting of the State Historic Preservation Review Board contains an item regarding the nomination of the Lincoln Boulevard Historic District in Manitowoc to the Wisconsin State Register of Historic Places and National Register of Historic Places.

I fully support the nomination and urge the committee to approve it.

This district is truly historic and contains approximately 80 homes that reflect the architecture and ambience of days gone by. The historic district designation would be helpful in enabling homeowners to maintain these historic properties for future generations to enjoy.

As one who has lived in Manitowoc all of my life, I well remember these homes with fondness from my youth and hope others can have that opportunity as well in the years ahead.

Thanks for your consideration of the nomination. Please feel free to phone me if you would like to speak with me about it. I would be happy to hear from you.

God bless,

Representative Paul Tittl
25th District

Capitol Office: Post Office Box 8953 • Madison, WI 53708-8953

(608) 266-0315 • Toll-Free: (888) 529-0025 • Fax: (608) 282-3625 • **Email:** Rep.Tittl@legis.wi.gov