

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 00001069

Date Listed: 12/1/00

Central Park Historic District
Property Name

Mantiwoc
County

WI
State

Multiple Name

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

Bob Boland

Signature of the Keeper

12/15/00

Date of Action

=====
Amended Items in Nomination:

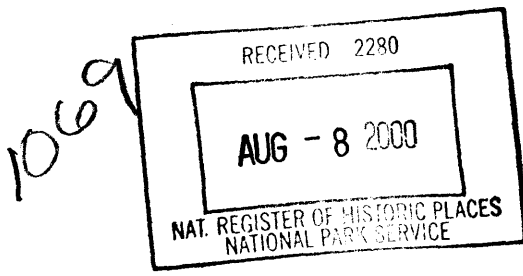
The first paragraph of the statement of significance incorrectly cites "government" as an area of significance. The "Areas of Significance" blanks in Section 8 correctly list the areas; they are Architecture, Commerce, Social History, and Education.

This information was verified by Daina Penkiunas on the WI SHP staff.

DISTRIBUTION:

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

**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 Central Park Historic District
other names/site number N/A

2. Location

street & number various, see inventory N/A not for publication
city or town Two Rivers N/A vicinity
state Wisconsin code WI county Manitowoc code 71 zip code 54241

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.)

Alicia D. Galt August 1, 2000
Signature of certifying official/Title Date
Deputy State Historic Preservation Officer-WI

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

Central Park Historic District
Name of Property

Manitowoc
County and State

Wisconsin

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

Date of Action

5. Classification

Ownership of Property
(check as many boxes as
as apply)

private

public-local

public-State

public-Federal

Category of Property
(Check only one box)

building(s)

district

structure

site

object

Number of Resources within Property
(Do not include previously listed resources
in the count)

contributing

noncontributing

20

4 buildings

sites

1 structures

1

2 objects

21

7 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
is previously listed in the National Register**

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

EDUCATION/School

RELIGION/Religious Facility

COMMERCE/Specialty Store

Current Functions

(Enter categories from instructions)

GOVERNMENT/City Hall

RELIGION/Religious Facility

COMMERCE/Specialty Store

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Italianate

LATE 19TH AND 20TH CENTURY REVIVALS

MODERN/Art Deco

Materials

(Enter categories from instructions)

Foundation Concrete

walls Brick

Stone

roof Asphalt

other Wood

Narrative Description

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

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HISTORIC FUNCTIONS (continued)

RECREATION AND CULTURE/Sports Facility
RELIGION/church school
RELIGION/church-related residence
FUNERARY/mortuary

RECREATION AND CULTURE/work of art
LANDSCAPE/park

CURRENT FUNCTIONS (continued)

GOVERNMENT/post office

RELIGION/church school
RELIGION/church-related residence
FUNERARY/mortuary
RECREATION AND CULTURE/sports facility
RECREATION AND CULTURE/work of art
LANDSCAPE/park

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Manitowoc County, Wisconsin

DESCRIPTION

General Description

The Central Park Historic District is a two and one-half block section of downtown Two Rivers, a small city in northeastern Wisconsin. Located along the western shore of Lake Michigan, Two Rivers sits between and on each side of the West and East Twin rivers that flow from the northwest to a point where they converge just before emptying into the lake. The city's downtown is located between these rivers just before they converge.

The main artery of the district, and of downtown Two Rivers, is Washington Street, also known as State Highway 42, a major thoroughfare that runs through the city and along the northeastern shore of the lake. The focal point of the district is Central Park, which sits on both sides of Washington Street between 17th and 18th streets. In the nineteenth century, before Washington Street was a thoroughfare, the two parks were joined together and even enclosed with a fence. By the late nineteenth century, though, this was no longer practical, and in the twentieth century, the park was divided into two parts. The commercial buildings of the district are located to the north and south of Central Park, but, historically, commercial buildings were also located on the west and east sides of the park. Today, these areas are largely filled with public buildings.

The topography of the district is flat, and continues in this manner outside of the north and south boundaries of the district. East and west of the district boundaries, the land slopes very gently down, but this slope has little or no effect on the buildings of the district. Like most commercial business districts, the Central Park Historic District has few landscape features outside of Central Park. Washington Street is wide, with four lanes for traffic and with parking on each side of the street. The cross streets allow for two lanes of traffic and for parking. East and West Park streets are narrower, and allow for one lane of traffic and parking. All of the streets are improved with concrete curbs, gutters, and sidewalks, and there are no terraces along Washington Street.

The landscaping in Central Park consists of lawn punctuated by both mature and medium-sized trees. Central Park West features a modern bandstand for community concerts and events, while Central Park East is landscaped with benches, sidewalks, and two fountains, all centered around the city's Civil War Soldiers' Monument. Also included in Central Park East is an official

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Wisconsin State Historical Society historical marker describing the history of the Ice Cream Sundae, invented at a soda fountain near the site. Because Central Park East is located in front of the community's city hall, it is used as a site where people can gather in a casual and relaxing setting in the middle of downtown.

The buildings of the district are primarily commercial and although they date from 1850 to 1937, most of them were constructed between 1890 and 1920. The result is that the district has an overall appearance that reflects the early twentieth century more than any other period. Most of the buildings are two-story in height, of brick construction, and have flat roofs. In particular, the streetscape of commercial buildings in the block lying south of Central Park is harmonious in the size, scale, and architectural style of the buildings. The larger, institutional buildings of the district lie along East and West Park streets, on each side of the park, and they do not detract from the commercial streetscapes of the district. In fact, their location on each side of the park gives the district a visual balance and helps define the district boundaries.

The areas outside of the north and south district boundaries are less concentrated commercial areas featuring new construction and/or more significantly remodeled historic commercial buildings than those within the district. To the east and west of the district boundaries, the building types and uses change dramatically. East of the district is the large complex of factory buildings of the Fischer-Hamilton Manufacturing Company. West of the district is an area of mixed residential and commercial use that leads into a dense residential neighborhood.

While the change in building types and uses outside of the district boundaries provide cohesiveness to the Central Park Historic District, the low level of non-contributing buildings within the boundaries also adds to the district's cohesiveness. Of the 24 buildings in the district, only 4 (17%) are non-contributing because of their modern construction dates. And, although many of the district's buildings have seen storefront alterations, the overall good level of integrity, particularly on the upper stories of the buildings, gives the district an historic appearance.

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Description of Selected Buildings

Italianate-Greek Revival

1622 Jefferson St.
Washington House
1850, 1870, 1904 (1)

The Washington House is a multi-part commercial building that consists of a Greek Revival-influenced two-story rear wing, a three-story Italianate-influenced main block, and additions that project from the south elevation of the complex. The main block has a very low-pitched hip roof with wide eaves decorated with brackets attached to a narrow wooden frieze. The rear wing has a low-pitched gable roof decorated with a narrow frieze and returned eaves. A gable-roofed ell that projects from the south elevation of the rear wing was probably added in 1904. It has returned eaves that are similar to the rear wing. Two shed-roofed ells flank this ell.

The asbestos shingled walls of the entire complex are punctuated with symmetrical openings that largely consist of two-over-two-light double-hung sashes. On the east elevation of the main block, the first story windows are larger and are filled with paired sashes. A large, metal fire escape is attached to the second and third story openings on this elevation, and these openings have been converted into exits consisting of wood and glass doors. There are several other wood and glass entrances on the north and south elevations of the complex, but the main entrance to the building is set into the northeast corner of the main block. The first story entrance and larger openings in the main block suggest a storefront.

The Washington House is the oldest commercial building extant in Two Rivers. The rear wing of the Washington House was built in 1850. Most of the main block was added in 1870, and a major remodeling in 1904 probably added the ell that projects from the south elevation of the rear wing, along with a third floor and an enlarged ballroom. Primarily used as a hotel-boarding house, the Washington House was also a community center in the nineteenth and early twentieth centuries. Its ballroom was used for numerous dances and community events. The hotel operated throughout much of the twentieth century, but by 1990, the building was in need of repair and threatened with demolition. The Two Rivers Historical Society purchased the building, renovated it, and turned it into a local museum. In particular, the society arranged for the restoration of eight elaborate painted murals in the ballroom, an effort just recently completed. (2)

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Italianate

1600 Washington St.
Richter Block
c.1880 (3)

The Richter Block is a two-story cream brick building with Italianate details.

It has a flat roof with very wide, overhanging eaves decorated with paired scroll brackets attached to a wide wooden frieze. The brackets are decorated with pendants. The cream brick walls are punctuated with segmentally-arched window openings. On the second story of the main elevation, the openings are decorated with stone arches and keystones. On the south elevation, the window openings are decorated with segmental brick arches and keystones. All of these openings have been partially enclosed with wood panels and modern single-light sashes.

The storefront of the Richter Block has both historic and modern alterations.

The historic alteration, probably from 1914, consists of decorative ceramic tile applied over the transom and around the show windows. Both the show windows and the transom have been enclosed with wood panels and small sliding windows. The entrance is recessed between the show window openings and accessed by a set of concrete steps. Since the building sits on a slight incline, the rear of the building has a raised stone foundation. The store interior has retained its historic details including a very fine pressed metal ceiling.

The Richter Block was built around 1880 and in the 1890s William Schneider, of the Manitowoc clothing firm of Schneider and Schneider, opened a store in this building. Schneider's clothing store was in operation in this building until the mid-1950s. For another 15 years, Scheurell's clothing store occupied the building. In the early 1970s, the building became a restaurant. It has been the Copper Kettle restaurant since the late 1970s. (4)

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Gothic Revival

1701 E. Park St.
St. John's Ev. Lutheran Church
1889-90
Architect: H. P. Schnetzky; Builder: Louis Bartke (5)

St. John's Church is a two-plus story building with a rectangular plan and Gothic Revival details. The church has a steeply-pitched gable roof that is decorated with brick corbeling under the eaves in a pattern that suggests brackets. Projecting from the center of the roof is an octagonal cupola. It has a tent roof, louvered openings and is topped with a metal cross. The cream brick walls of the building are punctuated with tall and narrow Gothic-arched openings filled with pictorial stained glass. The openings are flanked with stepped buttresses accented with limestone.

A massive steeple rises from the main or west elevation. It has a square form and is accented with stepped buttresses, gothic-arched openings and pinnacles.

Flanking the steeple are two-story hexagonal towers with tent roofs and gothic-arched openings. Above the steeple is a square belfry with gothic-arched louvered openings topped with clock faces. Above the clock faces are steeply-pitched gables that are attached to the tall, narrow tent-roof spire.

At the peak of the spire is a decorative metal cross. The cross has a "Lorraine" design with two horizontal arms, the longer one closer to the base.

At the end of the arms are foliated fleur-de-lis. Smaller versions of this cross sit at the top of the smaller towers flanking the steeple.

The main entrance to the church is in the base of the tower and consists of a massive double wooden door topped with a tall gothic-arched transom filled with stained glass and tracery. Projecting from the west or rear elevation of the main block is the apse, an octagonal structure with a tent roof, a corbeled frieze, gothic-arched openings, and buttresses. Two modern one-story entry ells have been added to the building, one projecting from the north tower on the main elevation, and other connecting the apse with the east wall of the church. They are small and unobtrusive additions.

St. John's Ev. Lutheran Church was founded by German immigrants in Two Rivers in 1863 and, shortly after, a frame church building was erected on this site.

It served the congregation until this church was constructed in 1889-90. The congregation added a new parsonage next to the church in 1895 and a brick school building in 1905. A large addition was made to the school later in the

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century. An active congregation, St. John's Church has been a prominent landmark in the heart of Two Rivers for over 100 years. (6)

Classical Revival

1621 Washington St.
Schroeder Block
1899, 1916 (7)

The Schroeder Block is a three-story commercial building with details that reflect the Classical Revival style. The historic main block of the building has a rectangular plan and was originally constructed in 1899. In 1916, a rear addition built with the same architectural details enlarged the building. Projecting from the south elevation is a one-story non-contributing addition built during the 1960s.

The historic main block has a flat roof with a parapet that runs across the west and north elevations of the building. The parapet is decorated with recessed panels which are filled in with the building name and date of construction on the main elevation. Under the parapet is a simple cornice. The walls of the south and east elevations of the building are constructed of tan bricks, while the more prominent north and west walls are veneered with decorative red brick. Under the cornice along these walls there is a frieze of brick corbeling that suggests classical modillions. Shallow brick pilasters separate the openings of the upper floors of the west elevation and define and decorate the 1916 addition.

The window openings of the second and third stories of the building are almost all identical and were originally filled in with single-light, double-hung sashes. The windows are decorated with flat lintels and their sills connect to belt courses on the north and west elevations of the building. Currently, these openings are partially or completely, but not irreversibly, enclosed with modern panels and casements. Openings along the south and east walls are similarly enclosed. On the west elevation, there are two, two-story shallow bays that are also partially enclosed.

The original storefront of the historic main block featured large show windows across the west elevation and on the north elevation where the 1916 addition was built. At the northwest corner, the main entrance to the building was originally decorated with an arched overhang supported by square columns. This entrance was changed when the first floor of the building was remodeled to match the facade of the modern addition made to the south elevation of the

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building. The arched overhang was removed and large show windows were added across the entire north elevation. Some of these show windows have now been enclosed with panels and a large transom has been defined with a large panel that extends from the modern addition across the entire west and north elevations of the historic main block. On the west elevation, large overhangs cover the modern show windows and entrances which are surrounded by modern brickwork. Similar details accent the unenclosed show windows of the north elevation of the historic main block.

The Schroeder Brothers began their general store business in an old frame store on the northwest corner of 18th and Washington streets where the Deja-Martin Funeral Home is located. The growth of the Schroeder Brothers general store culminated in the construction of the Schroeder Block in 1899. The prominent business block was enlarged in 1916, and the building housed the Schroeder department store and bank, offices, and fraternal groups during the twentieth century. Modernized during the mid-twentieth century, the Schroeder building still houses the family's department store, along with a coffee house that opened in November of 1997. (8)

1717 E. Park St.
Hamilton School
1903-1905
Architect: Van Ryn & de Gelleke
Builders: F.L. Wolfe & Ira Stehn (9)

The Hamilton School is a three-story red brick building that sits on a raised limestone foundation. The classically-detailed building has a rectangular plan accented by raised entry pavilions on the front and side elevations. The massive hip roof is covered with standing seam metal and its eaves are decorated with a projecting cornice. Both hip-roof and gable-roof dormers project from the front and side elevations.

The building's red brick walls are punctuated with single, paired, and grouped openings of single-light, double-hung sashes. Large arched openings fill the gable projections of the entry pavillions. These openings are filled with single-light sashes flanked by single lights and decorated with brick arches. Similar arched transoms decorate the side entrances. A one-story, flat-roofed brick bay projects from the south end of the front elevation. It is also filled with single-light sashes.

The central entry pavilion on the front elevation is the most elaborately decorated feature of the building. Two large gables project above the roof and the eaves of the entry pavillion are decorated with modillions, cornice

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returns, and large classical brackets. Shallow brick pilasters accent the slightly projecting features of the entry pavillion, and a two-story bay sits above the main entrance. The bay has a hip roof and is enclosed with single-light sashes that sit on paneled bases. The bay is supported by a stone entablature that features two large round columns. The main entrance consists of a modern set of metal and glass doors with sidelights and a transom.

The Hamilton School was named for H. P. Hamilton, of the Hamilton Manufacturing Company. This building replaced an old two-story frame school located at the eastern edge of this site in 1905 and served as both the elementary and high school for Two Rivers until 1922, when the new Washington High School was erected. The building was used as a school until after World War II, when it became both the local vocational school and city hall. In 1992, the city decided to renovate the building rather than build a new city hall, and the building has been adaptively reused as a modern city hall since that time. (10)

1618 Washington St.
Stephany Block
1907
Architect: Christ H. Tegen (11)

The Stephany Block is a two-story brick building with Classical Revival features. The building has a flat roof with a parapet that features raised columns. Under the parapet is a projecting cornice decorated with modillions. Under the cornice is a row of brick corbeling that resembles brackets. Shallow pilasters accent the second story of the building and decorate second story openings that consist of a set of single-light, double-hung sashes decorated with a transom and a projecting cornice. To the south of these openings is a bay that has a hip roof, a projecting cornice, and single-light sashes with transoms. A large, projecting sign covers the storefront transom, but period show windows are still extant on the first floor. These show windows are separated into large single lights with divided transoms. The main entrance is recessed between the show windows. An entrance to the second story sits just to the north of the storefront.

J. K. Stephany erected this narrow building on vacant land between the old Hittner Building (to the south) and the Greek Revival house and studio of photographer John Braun (not extant). Stephany operated his drug store until the mid-1940s. The building then housed the Kronzer Drug Store until the late 1960s. During the 1970s, the building housed the Gagnon Drug Store. Around the mid-1980s, the building became the home of Richmond Engraving, which it

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remains today. (12)

1609-1611 Washington St.
Napieczinski Block
1906
Builders: F. L. Wolfe & B. Pawlitzke (13)

The Napieczinski Block is a two-story double storefront brick block with Classical Revival details. The building has a flat roof that is decorated with a cornice of brick corbeling that resembles brackets. Shallow pilasters, additional brick corbeling, and stone accents also decorate the second story of the building. Openings of the second story consist of two bays flanking a central single-light, double-hung sash. The bays are filled with single-light sashes. On the north bay, the single-light sashes flank a single light. The bays also feature projecting cornices and decorative panels.

The storefronts of the building are largely intact. Above the large show windows of each storefront is a classical cornice. Shallow pilasters define each storefront and flank a central door that leads to the second story. The wood and glass door also has a transom. The entrances are recessed between the show windows of the storefronts and also feature transoms. The north storefront has an apron of granite veneer, while the south storefront show windows sit on simple panels.

Constructed in 1906 for Frank Napieczinski's saloon, half of the building was occupied by the Western Union office. Napieczinski's saloon did not survive Prohibition, although the Western Union office remained in half of the building until 1970. The saloon half housed the Elliott Plumbing office in the 1930s, E. A. Meckelberg's Jewelry Store, and Virgili's Shoe Service. In more recent years, the building has housed the Clarksen Insurance Agency and the offices of the *Herald Times Reporter*. (14)

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1516 18th St.
Two Rivers Post Office
1933
Architect: Perce G. Schley (15)

The Two Rivers Post Office is a one-story Classical Revival building of red brick construction liberally decorated with smooth limestone accents. The building has a main block with a rectangular plan and a large rectangular rear wing. The main block has a massive hip roof surrounded by a parapet. The parapet is decorated with panels of turned limestone posts that suggest a classical balustrade. Under the parapet is a large projecting limestone cornice with a wide limestone frieze that runs across the main elevation. A brick frieze accented with limestone runs along the other walls of the building. The rear wing has a flat roof with a smaller parapet and a less pronounced limestone cornice.

The red brick walls of the main block sit on a raised smooth limestone foundation and are punctuated with symmetrical openings that are filled with twelve-over-twelve light, double-hung sashes decorated with flat brick lintels accented with narrow keystones. Identical openings punctuate the walls of the rear wing. Large, smooth limestone quoins decorate the corners of the main block and the slightly projecting corners of the front elevation.

The recessed center of the front elevation of the building is divided by very shallow limestone pilasters. At the center is the main entrance, which is decorated with a very tall multi-light transom and a stone surround. Above the transom is a stone medallion. A set of two-tiered steps leads to the main entrance. It features iron railings and a limestone foundation. A partially hidden handicapped-access ramp with a decorative iron railing runs along the east side of the front elevation to the main entrance.

The post office has been historically located in downtown Two Rivers. Two much smaller post office buildings were erected in the 1880s and around 1900 on Washington Street. The old building on this site was the home of two important institutions in Two Rivers. The building was constructed as Turner Hall, home of the German social and recreational society. Around the turn of the twentieth century, the building was transformed into the Opera House, which became the premier community center of the city. (16)

All types of entertainment were featured at the Opera House during the early twentieth century, from touring companies to local productions. Very popular were local basketball games, concerts by the local Hamilton Band, and

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vaudeville shows. After movie theaters were established in Two Rivers, including the elaborate Rivoli and Empire Theaters, the Opera House tried to compete by showing movies, but eventually the competition proved too great. Recreational activities at the Opera House were diminished when the Hamilton Community House was built in 1931. By 1933, the Opera House was seen as expendable, and was razed for the construction of the new Two Rivers Post Office. (17)

Tudor Revival

1702 W. Park St.
Hamilton Community House
1931
Architect: Childs and Smith; Builder: Immel Construction Company (18)

The Hamilton Community House is a two and one-half story Tudor Revival style building sitting on a raised foundation. The building is constructed with a central square block that features a flat roof. Flanking this central block are projecting rectangular ells that have gable roofs decorated with end wall parapets and projecting gables. The entire building is covered with a "Lannon Stone" stone veneer that was supplied by the Lannon Quarries Corporation of Beaver Dam, Wisconsin. The walls are decorated with massive stepped parapets and large, shallow oriels.

The building's window openings consist of many sets of multi-light sashes topped with multi-light transoms. Most of the sashes are similarly sized and grouped in twos or threes. The gymnasium openings are much larger, but filled with similar multi-light glazing and transoms. Along the east or front elevation, some of the window groups are set into two-story oriels. The oriels have stone trim and parapets that suggest balconies for the openings of the projecting gables above the oriels. Two oriels sit above the main entrances to the building. These entrances consist of double wood and glass doors under Tudor-arched transoms decorated with stone drip moldings. Steps with wrought-iron railings and stone veneer balustrades lead to each entrance.

Attached to the west elevation of the building is a one-story modern addition that was built in 1975 for use as a Senior Center. This modern brick addition is a non-contributing element of the building and is largely overshadowed by the historic structure.

The interior of the Hamilton Community House is largely intact and includes a large gymnasium with a stage and moveable seating so it can be used as an

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auditorium. The gymnasium walls have a brick veneer and the original maple floor is extant. Other features of the building, including meeting rooms, locker rooms, lounge and pool room are extant, as are original building trim and fixtures.

J. E. Hamilton, local industrialist and philanthropist, donated the funds for this recreational building, which was completed in 1931. The Hamilton Community House was hailed as one of the finest recreational facilities in the state, and a marvel for a city the size of Two Rivers. Throughout the twentieth century, the city's recreation programs have been housed in the building, including basketball, bowling, exercise and dance, volleyball, and open recreation. Other community events and activities have also been held in the building, including musical and stage shows and community group meetings. (19)

Art Deco

1506 18th St.
Beduhn & Goetz Funeral Parlor-Beduhn Block
1925, 1937
1925 Builder: Alvin Krause
1937 Architect: Smith & Brandt; 1937 Builder: Alvin Krause (20)

The Beduhn Block consists of two sections; the larger, corner section is a two-story and in Art Deco style. It was constructed for the Beduhn Furniture Store in 1937. The smaller wing is attached to its west wall and was constructed in 1925 to house the Beduhn & Goetz Funeral Parlor, attached at that time to a frame building that was being used as the furniture store.

The main block of is constructed of tan bricks accented with stylized smooth stone Art Deco trim. Above the second story openings are smooth stone panels that feature vertical lines and a vertical stylized "V" design. Above the original entrance on Washington Street, there is a similar, but taller, stone panel. The narrow openings of the second story were originally filled with multi-light windows, but have been enclosed.

The first story of the main block originally featured large show windows separated by shallow grooved pilasters. A 1937 view shows that the show windows featured decorative transoms. The original entrance on Washington Street is decorated with a stone frontispiece of grooved pilasters and a very wide lintel. Between the first and second stories is a decorative stone belt course in a wave pattern. Both the original entrance and the show windows

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have been enclosed. Five small single lights have been installed along the first story and a new entrance has been made along 18th Street.

The rear wing of the building was originally constructed in 1925. A published drawing of this building shows a more elaborate Classical Revival structure, but the building that was constructed reflects the Mediterranean Revival architectural style. The one-story brick structure features a flat roof that is decorated on the front elevation with a parapet of clay tile above a cornice that is accented with modillions. The openings are set under round brick arches in an arcaded effect and have terra cotta corbel stops.

The central opening was the original entrance to the funeral parlor. It has been enclosed with panels and the round-arched transom has been filled in with stained glass. Flanking the entrance are the window openings that have been filled in with stucco and two sets of round-arched, stained-glass windows.

William Beduhn and Edward Goetz opened a furniture store in Two Rivers in 1919 in a large frame building on this site. In 1925, Beduhn and Goetz built their Mediterranean Revival-influenced funeral parlor. In 1937, W. C. Beduhn became sole owner of the company and erected the Art Deco Beduhn Block. Beduhn operated his furniture and undertaking business until the late 1940s. For a brief time, the furniture store was used as the Red Owl Food Store, but by 1956, Leo Deja and Earl Martin returned the building to use as a furniture store and funeral parlor. During the 1980s, Charles Vondrashek operated the furniture store, but in 1988, the furniture store was remodeled and became part of the Deja and Martin funeral home. (21)

Sculpture

1700 Washington St.
(Central Park East)
Soldiers' Monument
1900

Contractor: Friedley & Voshardt; Masonry: Charles Kirst (22)

The Soldiers' Monument is a bronze sheet-metal sculpture sitting on a decorative granite base in Two Rivers' Central Park East. Originally, the monument sat in the middle of Washington Street which was the center of the old Central Park. In 1931, after Washington Street had become State Highway 42, and increased automobile use made the monument a traffic hazard, it was moved to the east side of the park in front of what was then the Hamilton

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School and today is City Hall.

The monument was constructed in two parts. The sheet metal bronze statue is an 8 feet, 6 inch figure of a Civil War soldier shown at "parade rest." The statue was fashioned by the Friedley & Voshardt Company of Chicago, a maker of architectural ornament and sheet-metal bronze statues. The granite pedestal was carved by mason Charles Kirst. It is 13 feet high and consists of a pedestal that sits on a wide base on a multi-tiered foundation. The pedestal and wide base have smooth granite sides where inscriptions are carved. The smooth sides of the pedestal and base are accented by rough-finished granite, and rough-finished granite provides the foundation.

Two Rivers' Joseph Rankin Chapter of the Grand Army of the Republic (G.A.R.) started the movement to build a monument to honor Union Civil War soldiers and to inspire patriotism. Funds were raised in the city to purchase the monument and have the pedestal built, and the city appropriated funds to display it in Central Park. On June 9, 1900, the Soldiers' Monument was dedicated. (23) It was moved in May of 1931 to take it out of the traffic on Washington Street, and in 1997, the statue was cleaned, repaired, and sealed by Fine Arts Conservation.

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Notes to Section 7:

- (1) Walter Vogl, "History of Washington House," unpublished manuscript on file at the Two Rivers Historical Society, Two Rivers, Wisconsin.
- (2) *Ibid.*
- (3) Sanborn-Perris maps for the City of Two Rivers, 1886-1929, on file in the Archives of the State Historical Society of Wisconsin, Madison, Wisconsin.
- (4) City Directories for the cities of Manitowoc and Two Rivers, on file in the Lester Public Library, Two Rivers, Wisconsin; information about the Schneider store is from local items in *The Chronicle* during the 1890s.
- (5) "Historical Sketch of the St. John's Ev. Lutheran Church," pamphlet published by the St. John's Ev. Lutheran Church, 1938, n.p.; *The Chronicle*, 1 January 1889, p. 3; 19 February 1889, p. 3.
- (6) "Historical Sketch."
- (7) Georgia M. Fay, "The Schroeder Brothers Company of Two Rivers, 1891-1991: A Family Tradition of Retail Business," Manitowoc County Historical Society Occupational Monograph 69, Series 1991, pp. 3, 5.
- (8) *Ibid.*
- (9) "Two Rivers New School Building Dedicated," *The Chronicle*, 2 May 1905, p. 1.
- (10) "H. P. Hamilton School--Two Rivers," In Joseph J. Rappel, ed., *A Centennial History of the Manitowoc County School Districts and Public School System*, Manitowoc: County Superintendent of Schools, 1948, pp. 226-228; Dennis Hernet, "Renovation Plan Adopted for Two Rivers City Hall," *Herald Times Reporter*, 21 January 1992, p. A-3.
- (11) "New Business Block," *The Chronicle*, 30 July 1907, p. 1.
- (12) *Ibid.*, City Directories.
- (13) *The Chronicle*, 19 June 1906, p. 4.
- (14) *Ibid.*; City Directories.
- (15) Datestone.
- (16) Harriet J. Anderson, ed., *The Two Rivers Story, Spirit of Neshotah*, Denmark, WI: Brown County Publishing Company, 1978, pp. 50-52; city directories; Sanborn-Perris maps.
- (17) *Ibid.*
- (18) Arvid Asplund and Marcie Baer, "The J. E. Hamilton Community House Two Rivers 1931-1981," Manitowoc County Historical Society Occupational Monograph 46, Series 1982, n.p.
- (19) *Ibid.*

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(20) "Formal Opening Beduhn & Goetz Store and Mortuary, This Evening," *The Chronicle*, 21 October 1925, p. 1; "Beduhn Block to Open to Public on Friday Eve," *Two Rivers Reporter*, 19 May 1937, p. 2.; Advertisement for Beduhn & Goetz Furniture Co., *The Chronicle*, 21 October 1925; "Contracts for Beduhn Store Awarded Today," *Two Rivers Reporter*, 15 February 1937, p. 2.

(21) *Ibid.*; Gail Fox interview with Earl Martin, 17 April 1998.

(22) "Two Rivers Soldiers' Monument," *The Chronicle*, 12 June 1900, p. 1; "The Soldiers' Monument," *The Chronicle*, 23 January 1900, p. 1; *The Chronicle*, 8 May 1900, p. 1.

(23) *Ibid.*

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RESOURCE INVENTORY

Address	Name	Style	Date	C/NC
1622 Jefferson St.	Washington House	Italianate- Greek Revival	1850, 1870 1904 (1)	C
1700 Jefferson St.	Galecki Block	Commercial Vernacular	1917 (2)	C
1702 W. Park St.	Hamilton Community House	Tudor Revival	1931 (3)	C
Architect: Childs and Smith; Builder: Immel Construction Company (4)				
1700 E. Park St.	St. John's Ev. Lutheran Church	Gothic Revival	1889-90 (5)	C
Architect: H. P. Schnetzky; Builder: Louis Bartke (6)				
1707 E. Park St.	St. John's School	Romanesque Revival	1905 (7)	C
Architect: Christ H. Tegen; Builder: F. L. Wolfe (8)				
1717 E. Park St.	Hamilton School	Classical Revival	1903-05 (9)	C
Architect: Van Ryn & Degelleke; Builders: F.L. Wolfe & Ira Stehn (10)				
1600 Washington St.	Richter Block	Italianate	c.1880 (11)	C
1604 Washington St.	Flemal Building	Commercial Vernacular	1954 (12)	NC
1606 Washington St.	Hansen Block	Commercial Vernacular	1893 (13)	C
Builder: Stehn & Wilsman (14)				
1612 Washington St.	Schnoor Block	20th Century Commercial	1914 (15)	C
1614 Washington St.	Belle Schoppe	Contemporary	1954 (16)	NC
1616 Washington St.	Hittner Home & Office	Second Empire	1890 (17)	C
1618 Washington St.	Stephany Block	Classical Revival	1907 (18)	C
Architect: Christ H. Tegen (19)				
1620 Washington St.	Sauve's Building	Contemporary	1955 (20)	NC
1624 Washington St.	Restaurant	Contemporary	1955 (21)	NC
1700 Washington St. (Central Park East)	Soldiers' Monument	Sculpture	1900 (22)	C
Contractor: Friedley & Voshardt; Masonry: Charles Kirst (23)				
	Fountain			NC
	Fountain			NC

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Address	Name	Style	Date	C/NC
1700 Washington St. (Central Park West)	Bandstand	Contemporary	1976 (24)	NC
1808 Washington St.	Lahey & Watson Block	Mediterranean Revival	1928 (25)	C
1607 Washington St.	National Tea Company	20th Century Commercial	1935 (26)	C
Architect: Sylvester Schmitt (27)				
1609-11 Washington St.	Napieczinski Block	Classical Revival	1906 (28)	C
Builders: F. L. Wolfe & B. Pawlitzke				
1613 Washington St.	Grocery	Commercial Vernacular	c.1888 (29)	C
1615 Washington St.	Tegge Block	20th Century Commercial	1925 (30)	C
1621 Washington St.	Schroeder Block	Classical Revival	1899 (31)	C
			Contributing addition	1916
			Non-contributing addition	c.1960
1406 17th St.	St. John's Parsonage	Queen Anne	1895 (32)	C
1506 18th St.	Beduhn & Goetz Funeral Parlor- Beduhn Block	Mediterranean Revival Art Deco	1925, 1937 (33)	C
1925 Builder: Alvin Krause; 1937 Architect: Smith & Brandt 1937 Builder: Alvin Krause (34)				
1516 18th St.	Two Rivers Post Office	Classical Revival	1933 (35)	C
Architect: Perce G. Schley (36)				

Notes to Building Inventory:

- (1) Walter Vogl, "History of Washington House," unpublished manuscript on file at the Two Rivers Historical Society, Two Rivers, Wisconsin.
- (2) "Fire Causes Much Damage," *The Chronicle*, 12 June 1917, p. 1.
- (3) Arvid Asplund and Marcie Baer, "The J. E. Hamilton Community House Two Rivers 1931-1981," Manitowoc County Historical Society Occupational Monograph 46, Series 1982, n.p.
- (4) *Ibid.*
- (5) "Historical Sketch of the St. John's Ev. Lutheran Church," pamphlet published by the St. John's Ev. Lutheran Church, 1938, n.p.
- (6) *The Chronicle*, 1 January 1889, p. 3; 19 February 1889, p. 3.

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- (7) "New Lutheran School Corner Stone Laying," *The Chronicle*, 25 April 1905, p. 1.
- (8) *Ibid.*
- (9) "Two Rivers New School Building Dedicated," *The Chronicle*, 2 May 1905, p. 1.
- (10) *Ibid.*
- (11) Sanborn-Perris Maps; field observation.
- (12) Building Permit for 1604 Washington St., on file in the tax assessor's office, Two Rivers City Hall, Two Rivers, Wisconsin.
- (13) *The Chronicle*, 2 May 1893, p. 3.
- (14) *The Chronicle*, 30 May 1893, p. 3.
- (15) "New Building Will be Modern," *The Chronicle*, 10 February 1914, p.1.
- (16) Building permit for 1614 Washington St., on file in the tax assessor's office, Two Rivers City Hall, Two Rivers, Wisconsin.
- (17) *Manitowoc County Chronicle*, 9 September 1890, p. 3.
- (18) "New Business Block," *The Chronicle*, 30 July 1907, p. 1.
- (19) *Ibid.*
- (20) Building permit for 1620 Washington St., on file in the tax assessor's office, Two Rivers City Hall, Two Rivers, Wisconsin.
- (21) Building permit for 1624 Washington St., on file in the tax assessor's office, Two Rivers City Hall, Two Rivers, Wisconsin.
- (22) "Two Rivers Soldiers' Monument," *The Chronicle*, 12 June 1900, p. 1.
- (23) "The Soldiers' Monument," *The Chronicle*, 23 January 1900, p. 1; *The Chronicle*, 8 May 1900, p. 1.
- (24) "Beautification of Two River's Central Park Planned," newspaper article, 25 November 1975, on file in the bandstand site file, Two Rivers Main Street Office, Two Rivers, Wisconsin.
- (25) "Lahey & Watson Building Opens Tomorrow," *Two Rivers Reporter and Chronicle*, 22 August 1928, p. 2.
- (26) Building Permit for 1607 Washington St., on file in the tax assessor's office, Two Rivers City Hall, Two Rivers, Wisconsin.
- (27) Blueprints for 1607 Washington St., on file in the tax assessor's office, Two Rivers City Hall, Two Rivers, Wisconsin.
- (28) *The Chronicle*, 19 June 1906, p. 4.
- (29) Field observation.
- (30) "Another Modern Building on Washington," *Two Rivers Reporter*, 22 May 1925, p. 1.

- (31) Georgia M. Fay, "The Schroeder Brothers Company of Two Rivers, 1891-1991: A Family Tradition of Retail Business," Manitowoc County Historical

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Society Occupational Monograph 69, Series 1991, p.3.

(32) "Historical Sketch of St. John's Ev. Lutheran Church."

(33) "Formal Opening Beduhn & Goetz Store and Mortuary, This Evening,"
The Chronicle, 21 October 1925, p. 1; "Beduhn Block to Open to Public on
Friday Eve," *Two Rivers Reporter*, 19 May 1937, p. 2.

(34) Advertisement for Beduhn & Goetz Furniture Co., *The Chronicle*, 21
October 1925; "Contracts for Beduhn Store Awarded Today," *Two Rivers Reporter*,
15 February 1937, p. 2.

(35) Date stone.

(36) *Ibid.*

Central Park Historic District
Name of Property

Manitowoc
County and State

Wisconsin

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

COMMERCE

SOCIAL HISTORY

EDUCATION

Period of Significance

1850-1948 (1)

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Tengen, Christ H.

Van Ryn & de Gelleke

Narrative Statement of Significance

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

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The Central Park Historic District is being nominated to the National Register of Historic Places under Criteria A and C. It is being nominated under Criterion A because it is locally historically significant for Commerce, Education, Government, and Social History. The district is locally historically significant because its buildings represent the growth and development of the city in these areas. The most important area of significance is commerce, because the district was the center of the city's historic commercial activity for over 100 years and remains an important commercial center today. But three individual buildings are also important in the areas of education, government, and social history because they represent important developments in the city's history in these areas and because these buildings have been associated with downtown activity for decades.

The district is also locally architecturally significant because it contains fine examples of important nineteenth and twentieth century architectural styles. In particular, the district has fine examples of Gothic Revival, Classical Revival, and Tudor Revival architectural styles. There is also a fine example of turn-of-the-twentieth century sculpture in the district. And, the district, as a whole, has good, intact streetscapes of commercial vernacular buildings that represent the development of the city's downtown.

Historical Background

The history of the Central Park Historic District is closely connected to the history of Two Rivers since the district has been both literally and figuratively at the center of the community since its earliest days. Archeological investigations indicate that prior to and following white settlement at Two Rivers, Native Americans were active there. The point where two rivers converge to flow into Lake Michigan was naturally attractive to Native Americans and, later, to Europeans who traded with them. Although French explorers had probably passed by the two rivers on their journeys down the western shore of Lake Michigan as early as the late 1600s, the first recorded visit to the site was in 1779. In that year, it was reported that a trader, Monsieur Fay, made contact with some Native Americans at the place where two rivers flow into Lake Michigan. A more frequent visitor to the area in this era was Jacques Vieau, who traded with Native Americans near Two Rivers for a number of years at the turn of the nineteenth century. Vieau never made a permanent settlement at or near Two Rivers, and it would be about 40 more years before white settlers would permanently settle there. (2)

Land sales in the Two Rivers area began in 1831, after the Menominees ceded

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their land rights, but little activity in Two Rivers occurred until 1835, when non-resident land speculators purchased tracts. One speculator, Oliver Lougrine, purchased 320 acres, but he did not come to Two Rivers until late 1836. He was employed by Robert M. Eberts, George Lawe, and John P. Arndt of Green Bay, who had purchased Lougrine's tract. In the Spring of 1837, Eberts and Arndt, along with several workmen, joined Lougrine at Two Rivers to build a saw mill that Lougrine operated. Although the mill was completed, the financial panic of 1837 closed it shortly after it opened, and it remained closed until 1843. (3)

Lumbering was slow to take off in Two Rivers, but fishing was more successful during the city's earliest years. Joseph Edwards was the first commercial fisherman. In 1837, he constructed a seine with which he and his sons netted 10 barrels of fish in their first haul. In 1838, J. P. Clark came from Detroit with a crew of 20 and a schooner. He became a partner with Edwards, and the first year the firm caught 2,000 barrels of fish. Clark operated the fishing business until 1853. Soon, others came to Two Rivers for fishing, and by 1843 there were 25 people in the settlement and 8 or 10 houses. (4)

With the re-opening of the saw mill in 1843, Two Rivers began to grow in earnest. Immense tracts of timber surrounded the Two Rivers settlement and lumbering supported the construction of other saw mills in the village. The lumber boom ended by 1860, due to the harvesting of all of the nearby timber and the financial panic of 1857. The success of the lumbering and fishing industries helped attract immigrants from Germany, Norway, and Ireland to Two Rivers. And, due to entrepreneurs like H.H. "Deacon" Smith, who came to the settlement in 1845 and supported many fledgling businesses, including the original saw mill. By 1850, Two Rivers had grown to almost 1,000 people, and a small business district had appeared to serve the needs of the new residents. (5)

The modern commercial district grew up around Central Park, the city's first park, donated by early settler Robert M. Eberts, in 1850. At the time, only a few commercial buildings had been erected in the village and Eberts donated the land for use as a public square and market place. Shortly after the donation, fences were constructed around the park, before the era when Washington Street was a main thoroughfare. The fences were removed in 1885. In 1890, the city constructed an artesian well in the park and officially named it Central Park. In 1894, the first bandstand was built and the park became a center for community activities. In 1899, the park was formally landscaped, the Soldier's Monument was added in 1900; in 1904, the bandstand was lighted.

By this time, the city's downtown commercial district had grown up around the

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Manitowoc County, Wisconsin

park, and Central Park was, from that time on, a main focal point of the city. (6)

Helping to fuel growth in the city's commercial district during the mid-nineteenth century was the growth of the tanning industry, located about one and one-half miles north of the city. In 1851, Cyrus Whitcomb erected the first tanning factory, the Wisconsin Leather Company. About 100 men were employed in this factory making heavy leather goods suitable for harnesses and saddles. The company built a new factory in 1861, and soon after, demolished its first building. By the 1880s, the large supply of hemlock bark around Two Rivers, which was used in the tanning process, had diminished, and the factory became too expensive to operate. It closed in 1887, then burned in 1891. Two smaller tanneries had opened in 1856 and 1870, but they, too, died by 1888. (7)

The fishing industry diminished at about the same time as the tanneries. But between the late 1830s and the 1880s, it was a leading industry in the village. At first, fishermen concentrated on catching whitefish, as the supply of lake trout was small. During the heyday of whitefish hauls, the annual catch averaged about 400,000 pounds. By 1870, lake trout populations had increased, as had the number of families in Two Rivers that depended on fishing for a livelihood. Many of these families were of French-Canadian descent, but all added to the population of Two Rivers. (8)

By 1880, whitefish populations had diminished and lake trout became the primary catch for Two Rivers' fishermen. By the 1890s, Wisconsin's legislature, concerned with the decrease of whitefish in Lake Michigan, passed the first regulatory commercial fishing law. The legislature established a closed fishing season beginning in 1897, and fish populations improved. But, in the long-run, fish populations never rebounded to the mid-nineteenth century numbers and Two Rivers' fishing industry never recovered. (9)

Shipbuilding and shipping were small, but important, elements of the local economy in the nineteenth century. The first shipbuilding firm in the city was Harbridge and Mayer, established in 1852 and closed around 1862. The firm specialized in small boats, but did build several schooners. In 1872, Manitowoc shipbuilding contractors Casper Hanson and H.C. Scove opened a yard in Two Rivers. This firm was state-of-the-art for its day. It employed about 80 men building large boats, tugs, and schooners. However, by 1874, Hanson and Scove began working on a new harbor improvement, and when that contract was completed, they did not re-open their shipyard. (10)

During the mid-nineteenth century, Two Rivers was on the Great Lakes trade

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routes, and in 1854, 74 steamers and 41 sailing vessels stopped at the city's harbor. But, since sandbars and deposits from the rivers flowing into the lake created obstacles to shipping, the Two Rivers harbor needed improvements to remain competitive. Hanson and Scove's harbor project laid cribs for two large piers, but the piers were not completed until 1884, long after the railroad had become the preferred means to ship goods. By the late nineteenth century, Manitowoc's harbor had most of the lake shipping trade, while Two Rivers' manufacturers relied on the railroad to move their goods. (11)

After the lumber, fishing and tannery industries died, the commercial emphasis of the city moved from the harbor to the area around Central Park. And, lacking major industries, Two Rivers could have developed into a small village with only a local commercial economy. But, the city had the good fortune to be near good supplies of lumber and have residents who saw potential in the industrial development of that resource.

The industrial boom in Two Rivers began with the chair and pail factories. In 1856, the New England Manufacturing Company built a chair factory, but after the financial panic of 1857, Aldrich, Smith & Co. took it over. John Burns leased the factory between 1859 and 1862, then Henry, Leopold, and Joseph Mann purchased it. In 1857, Henry C. Hamilton, with the assistance of Aldrich, Smith & Co. and William Metcalf, built a pail factory in Two Rivers. The pail factory manufactured wooden pails and tubs, barrel covers, and other wooden goods. In 1862, the Mann Brothers also acquired the pail factory and both factories were part of the Two Rivers Manufacturing Company. The Mann brothers enlarged both factories, operated a large department store in downtown Two Rivers, and built their own saw mill. (12)

The "woodenware" era ended after the turn of the twentieth century when the chair factory burned and the pail factory underwent financial difficulties. But, two new industries developed that would be even more successful. The first was the type factory, established by James E. Hamilton. Around 1880 Hamilton, son of H. C. Hamilton, started a woodworking shop in Two Rivers. When the local newspaper editor asked Hamilton to make some large display type for posters, Hamilton invented a new process to make wood type, cutting the letters out of thin wood, then glueing them on blocks of wood. The editor liked the new type so much, he ordered a whole set and Hamilton began to offer his wood type to others. (13)

In order to build a type factory and expand his product line, Hamilton took on partners, and the company not only made type, but also the cabinets in which to store the type along with other printers' furniture. By 1890, the Hamilton Manufacturing Company employed 20 men and after the turn of the twentieth

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century, the company began to make dental cabinets and furniture. The company even made cribs for a while. By the mid-twentieth century, the company still specialized in printers' cabinets, but was doing a larger business in dental and medical cabinets, examining tables, laboratory benches, and drafting tables. In 1938, the company produced the first electric clothes dryer, the Hamilton Automatic Clothes Dryer, but medical cabinets and furniture were the company's most successful line during the late twentieth century. (14)

The second successful industry, the Aluminum Goods Manufacturing Company, was started in 1893. At the World's Columbian Exposition in Chicago during that year, Joseph Koenig of Two Rivers sold imported aluminum combs and came back to the city with the idea to manufacture them. With help from the Hamilton Company, Koenig started the Aluminum Manufacturing Company. In 1909, this company merged with several other companies to form the Aluminum Goods Manufacturing Company, which eventually built two large factories that employed 1,500 people right before the Great Depression of the 1930s. Although the company's goods are sold under many different names, their most well-known trade name is Mirro. The company is still a large manufacturer of aluminum cookware and utensils today as a subsidiary of the Newell Company. (15)

Other manufacturers that historically contributed to the city's economic base in the twentieth century included the F. Eggers Veneer Company, a veneer and plywood manufacturing company; the Kahlenberg Brothers Company, builders of marine engines; the Crescent Woolen Mill Company, makers of yarn; Wesco Manufacturing Company, makers of industrial wool packing; Carron Net Company, makers of fishing and sports nets; the Schwartz Manufacturing Company, makers of cotton goods; and the Formrite Company, makers of steel tubing. Another large company is the Metal Ware Corporation, manufacturers of Nesco Roasters and aluminum cookware. (16)

The growth in manufacturing during the late nineteenth and early twentieth centuries resulted in substantial population growth. The lumber, tanning, and fishing industries had doubled the population between 1850 and 1855, to 1,852, but growth was slow for the next 30 years. With the growth of the Hamilton Manufacturing Company and the chair and pail factories, the population of Two Rivers had grown to 3,784 by 1900. With the Hamilton and Aluminum Goods Companies' rapid growth during the early twentieth century, by 1930, Two Rivers' population had jumped to slightly over 10,000 people, where it stabilized. In 1950, just after the end of the period of significance, the population was 10,243, and today, the city's population is 13,431. (17)

The growth in manufacturing and population in Two Rivers had a direct effect

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on the city's downtown commercial district. Historic views and Sanborn-Perris Maps from 1884 and 1891 show a small commercial district centered along Washington Street. Most of the buildings are small and of frame construction, and there are significant gaps in the streetscapes of the downtown. By the 1920s, though, most of the downtown gaps had been filled in within a three-block area along Washington Street that was the heart of the commercial district. Some frame buildings remained, but the majority of the city's downtown buildings by this time were of brick construction and included some major business and hotel blocks, including the multi-story Schroeder Block, Empire Block, Hamilton Hotel, and the Rivoli Theater. (18)

Two Rivers' downtown retained these streetscapes until the 1960s, when changes in shopping habits and new trends in retailing took their toll on downtowns throughout the United States. The result was that the large commercial blocks in Two Rivers were difficult to fill with tenants and many buildings were subjected to a lack of maintenance. As some downtown buildings remained vacant for years and/or deteriorated, eventually many fell to the wrecking ball. For example, during the 1950s, several commercial buildings were razed in favor of smaller, modern replacements. Some buildings were never replaced. In 1968, two commercial buildings near the Hamilton Community House were razed, and in 1972, two commercial buildings on 18th Street next to the Deja and Martin Funeral Home were razed for a parking lot. In 1976, the Empire Building was destroyed by a major fire and the remains were razed. Eventually, a modern fast-food restaurant was built on the site. Other buildings were razed in downtown Two Rivers, including the large Hamilton Hotel. (19)

Despite the loss of historic commercial buildings in downtown Two Rivers, an area of historic buildings has remained largely extant and this area is included in the boundaries of the Central Park Historic District. The Main Street program, newly instituted, is also promoting commercial building restoration, both inside and outside of this historic district.

Finally, and most importantly, some important preservation goals have been achieved in the city's downtown in the 1990s. The Hamilton School, long used as the city hall, was renovated and restored rather than abandoned for a new building, and the Washington House was saved from a wrecker's ball and has a new life as the Two Rivers Historical Society museum. The murals inside of the building were restored, as was the Soldier's Monument in Central Park, and the establishment of the Main Street program is an important step in restoring and revitalizing more of the city's downtown buildings.

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Architecture

The Central Park Historic district is architecturally significant at the local level because it contains fine examples of important nineteenth and twentieth century architectural styles. The district also contains a good example of turn-of-the-twentieth-century monument design and construction. And, as a whole, the district represents the growth and development of commercial architecture from the late nineteenth to the mid-twentieth century. Much of this architecture is commercial vernacular or twentieth century commercial in style, but it represents the most commonly seen type of commercial architecture in small-town Wisconsin during the historic period.

One of the oldest and most important commercial buildings in the district is the Washington House, which has features from both the Greek Revival and Italianate architectural styles. According to Wisconsin's *Cultural Resource Management Plan*, the Greek Revival style was the first national style commonly seen in Wisconsin. It was popular between 1830 and 1870 in the state. Greek Revival buildings are formal, orderly, and symmetrical. Although most Greek Revival buildings in Wisconsin are of frame construction, the style also adorned brick, fieldstone, and quarried stone structures. Wisconsin has many high-style Greek Revival buildings, but the style is more commonly seen on vernacular buildings in the form of symmetrical massing, regular fenestration, simple cornices and returned eaves, and entrances decorated with a transom and/or sidelights. (20)

According to the *Plan*, the Italianate style was also popular during the mid-nineteenth century, between 1850 and the mid-1880s. Since many Wisconsin communities went through an economic "boom" during this era, buildings with Italianate details are very common. The Italianate style is seen on Wisconsin's downtown buildings primarily by the use of brackets attached to friezes or on metal cornices and arched or label moldings of wood, stone, or iron that decorate the windows of upper floors. (21)

The Washington House is typical of how both the Greek Revival and Italianate architectural styles are used in buildings in Wisconsin. The original building, which is now the rear wing, has no elaborate Greek Revival details, showing its style in its symmetrical massing, regular fenestration, simple cornice, and returned eaves. The three-story main block of the Washington House is also typical of how the Italianate style is seen on simple commercial buildings. The square form, low-pitched hip roof, wide eaves, and brackets are common Italianate details.

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The Washington House was built and operated as a hotel and boarding house for people of moderate income. Its fancy hall, with the painted murals, was the scene of many up-scale community gatherings, but its day-to-day clientele did not come from the upper classes. The simplicity of both the Greek Revival and Italianate sections of the building reflects this purpose and represents a historic resource that is not often extant.

Because the building is used as a museum today, it has a high level of historic integrity. The most significant alteration is the asbestos shingle siding, a detail that is reversible. The extant period openings, in particular, give the building a historic appearance that is often lacking in other commercial structures. The interior of the building has an even higher level of integrity, with most of its historic features intact, including a fine pressed metal ceiling in the old saloon. The recent restoration of the murals in the upstairs hall adds to the building's significance and the city's important art history. The high integrity and museum interior of the Washington House make it an architectural landmark in Two Rivers.

The Italianate style can also be seen in the Richter Block. The Richter Block is one of the oldest blocks along Washington Street and one of the earliest brick blocks constructed in the city's downtown. Its Italianate style features can be seen mainly in the wide eaves and brackets of the roofline and in the fine stone and brick hood moldings over the openings. Even though the tile work accenting the storefront is from the early twentieth century, it is a finely crafted and attractive period feature of the building.

Although there has been some loss of integrity due to the enclosure of the openings and the storefront, the enclosures are not irreversible and the alterations do not overly detract from the architectural significance of the building. A circa 1890 photograph of this building is also available if restoration of these features is desired some time in the future. As the city's only good example of nineteenth century commercial Italianate construction, the Richter Block is an important architectural landmark in the district.

St. John's Ev. Lutheran Church is a fine and highly intact example of another popular nineteenth century architectural style, the Gothic Revival. According to the *Plan*, the Gothic Revival style was one of the picturesque reactions to the classical Greek Revival style and was popular in Wisconsin between 1850 and 1880. Popularized by Andrew Jackson Downing's *The Architecture of Country Houses*, and other like books, the Gothic Revival style features details such

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as the pointed arch, steeply-pitched gables, decorative bargeboards, pinnacles, towers, and battlements. The style was particularly popular for churches and was used in those buildings long after it was popular for residential construction. (22)

St. John's is a fine example of the Gothic Revival style because it has all of the features associated with the style as it was interpreted for churches. The steeply-pitched roof, pointed-arch openings, buttresses, towers, and pinnacles seen on St. John's Church are well designed and executed elements of the Gothic Revival style. In particular, the towers that flank the steeple are an unusual and very picturesque feature of the building. The elaborate details are also well proportioned and do not overwhelm the building. Most significant, though, is the high level of preservation of the church. Only minor alterations have been made to the church's exterior, making it an outstanding example of late nineteenth century church construction.

Because several of the buildings in this district were constructed at the turn of the twentieth century or during the early twentieth century, there are many interpretations of the Classical Revival style in the district. The Classical Revival style was popular in Wisconsin between 1895 and 1935. It was developed by prominent architects in the nation, many of whom studied at the Ecole des Beaux Arts in Paris. The style was further popularized at the World's Columbian Exposition of 1893 in Chicago, which featured a "white city" of formal, white, classical buildings. Details of the Classical Revival style include symmetrical form and massing and heavy, classical decoration. Because of the heaviness of the style, it is seen most commonly on public, commercial, or institutional buildings. (23)

Several commercial buildings in the Central Park Historic District feature Classical Revival details. The oldest is the Schroeder Block, a modern interpretation of the style considering its 1899 construction date. The classical details on the Schroeder Block are simple and consist largely of the raised parapet, brick corbeling, shallow pilasters, and shallow bays. Although simple in its details, the Schroeder Block is impressive due to its high quality of construction and good level of historic integrity.

The Schroeder Block was constructed for the most prominent department store in the city, a store that also housed a financial institution. The modern interpretation of the Classical Revival style used for this building gives it a "big-city" appearance and belies its 1899 construction date. Although there has been some integrity loss because of the partially enclosed openings, these alterations do not overwhelm the historic quality of the building. The

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Schroeder Block is as architecturally important today as it was when it was erected.

Two smaller examples of the commercial interpretation of the Classical Revival style in this district are the Stephany Block and the Napieczinski Block. These buildings have similar classically-influenced details in their cornices and bays. Their overall good level of integrity and preservation make them excellent examples of classically-influenced early twentieth century commercial construction. They are also more typical of the way the style was used in small business blocks of that era. Although not as elaborate as the Schroeder Block, these buildings add to the architectural significance of the district because they illustrate how the style, more at home on large institutional buildings, could be effectively used for small commercial buildings.

Two institutional buildings in the district illustrate the more typical use of the Classical Revival style, although they are very different in their designs and 30 years apart in their construction dates. The Hamilton School, built in 1903-05 is a large building, but the Classical Revival style is not used elaborately. In fact, this building's architecture suggests the transition between the Romanesque Revival-influenced school buildings of the late nineteenth century and the more formal Classical Revival school buildings of the 1910s and 1920s.

The Classical Revival style elements are seen mainly in the overall form and massing of the building, the pronounced cornice and decorative modillions, the arched openings and grouped windows, and the entrance that is decorated with a two-story bay supported by an entablature and classical columns. The building's most important feature, though, is its high level of architectural integrity. Appropriately restored about five years ago, the building has few obvious alterations. It is a fine example of the adaptive reuse of a historic building without losing its historic integrity and appearance.

At the other end of the spectrum is the Two Rivers Post Office, constructed at the very end of the Classical Revival style's popularity, 1933. Although the building was constructed late in the style's history, it shows no evidence of the modern styles that were becoming popular at that time, such as the Art Deco or Moderne styles. In fact, it is a very conservative interpretation of the style and may have been a "stock" design used to save costs during the height of the Great Depression. In any event, although dated, the design is very well-proportioned and attractive.

The building has an abundance of classical details, including a parapet

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enhanced with panels of turned columns, a wide frieze, massive stone quoins, stone pilasters, and multi-light openings. The red brick walls and multi-light openings are suggestive of the related Georgian Revival style, and give the building an elegance that belies its institutional use.

The building has a high level of architectural integrity, with no obvious alterations on the exterior. A handicapped access ramp, probably a recent addition to the building, is well-executed, and blends in with the details of the main elevation. The post office is one of the most attractive buildings in the district and a fine example of the Classical Revival style.

Another important early twentieth century style, the Tudor Revival style, was used for the design of the Hamilton Community House. The Tudor Revival style was one of the period revival styles that were popular in Wisconsin between 1900 and 1940. These styles were based on older architectural styles and include the Colonial Revival, Georgian Revival, Tudor Revival, Spanish Colonial Revival, and Mediterranean Revival styles. The Tudor Revival style emphasizes details such as half-timbering (decorative rather than structural), steeply-pitched gables, multi-pane casement windows with label moldings, and decorative stonework. (24)

The Hamilton Community House is an outstanding example of the Tudor Revival style. It features the steeply-pitched gables, multi-paned openings, buttresses, oriels, and stonework seen on the more elaborate and formal versions of the style. Of particular note are the multi-pane openings. They are sashes rather than casements, but the medieval effect is the same. The oriels are also details that add to the medieval nature of the building and the lannon stone exterior suggests the stonework of a medieval castle.

Again, what is especially noteworthy about this building is its high level of integrity, with almost all of its historic details intact. An addition on the west elevation does not detract at all from the historic nature of the Community House and almost appears to be a separate building. The interior also features a high level of integrity, and after over 50 years of continuous community recreational use, the building is in good condition. The Hamilton Community House is one of the finest historic buildings in the community and is a showpiece in this district.

Another revival style, the Mediterranean Revival, is used for the Beduhn and Goetz Funeral Parlor. This diminutive building has the clay tile decoration and round arches commonly seen on Mediterranean Revival buildings. Although its openings have been enclosed, the building adds to the overall variation of

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architectural styles in the district. The Beduhn and Goetz Funeral Parlor is attached to the much larger Art Deco Beduhn Block, constructed in 1937. Only a short distance from the conservative 1933 post office, the Beduhn Block reflects the modern styles of the mid-twentieth century.

The Art Deco style was popular in Wisconsin between 1925 and 1945. Art Deco buildings have a vertical emphasis and incorporate futuristic or highly stylized details characterized by hard edges that suggest machine precision. Low-relief geometrical ornamentation is also characteristic of the style and typically includes shallow fluted columns, chevrons, stylized sunbursts, and muted polychromy. (25)

The Beduhn Block has many of the features described above and its details suggest a vertical emphasis on what is essentially a low, rectangular building. Art Deco details on this building include low-relief geometrical ornamentation above the second story openings, a muted polychromy of tan bricks accented by grey panels and light limestone trim, and shallow fluted columns. Although the openings have been enclosed, the Art Deco style of the building is still extant, and since the shape of the openings is still evident, the glazing could be restored. Although not an elaborate example of the Art Deco Style, the Beduhn Block is a good example of how the style was used to decorate a simple commercial building and reflect the modernism of the owner and his business.

The above discussion has centered around the fine individual examples of architectural styles that can be found in the district. These buildings contain much of the district's architectural significance, but there is also architectural significance in the simple commercial vernacular buildings as a group. Commercial vernacular buildings are simple business blocks that have a few details of the styles popular when they were constructed, but are not so elaborately detailed that they can be classified under a particular style. Individually, they are not necessarily significant, but as a group, they represent the simple business block that can be found throughout Wisconsin.

In this district there are several commercial vernacular buildings. The grocery store at 1613 Washington St. is a good example of a small, nineteenth century commercial vernacular building. Of frame construction, it has a simple parapet often referred to as a "boomtown" storefront. The first story has been modernized, but the second story is a good example of what many of the earliest business blocks looked like in the mid-nineteenth century.

Later examples of the commercial vernacular type of construction are the Tegge

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Block, the Schnoor Block, and the National Tea Company building. These buildings were constructed in the early twentieth century and are usually classified as Twentieth Century Commercial. These buildings have few architectural details individually, but together, they represent the modernism that commercial architecture was undergoing at the time and the wide variety of modern details used during the early twentieth century.

The commercial vernacular buildings add architectural significance to the Central Park Historic District because they add to the depth and variety of commercial architecture in the district. They illustrate the broad range of commercial building types seen in most downtowns, from the frame, "boomtown" style grocery store building to the large, modern Schnoor Block. As a group, the commercial vernacular buildings are an important part of the historic streetscape of the district.

Architects and Builders

The Central Park Historic District is also architecturally significant because many of its buildings were designed by noted local and out-of-town architects and because many were built by important local builders. There is also a fine example of art metal sculpture by a nationally known turn-of-the-twentieth-century ornamental art metal company.

Architects

One of the most prolific local architects, **Christ H. Tegen**, was responsible for the design of two of the buildings in this district. Tegen was born in Germany in 1856 and attended college there, training as an architect. He came to the United States in 1883, lived in Manitowoc for two years, then spent six years in Milwaukee. He had a prolific design career in Manitowoc, executing plans for many prominent buildings in that city and the entire area. Among his noted designs are the Dempsey Block (1902), the Schuette Brothers Department Store (1900), the Manitowoc County Courthouse (1906), all in Manitowoc. He was also responsible for the design of a number of residences in Manitowoc, and other institutional buildings in the area. (26)

The two buildings that Tegen designed in this district were part of his prolific work at the turn-of-the-twentieth-century. St. John's School (1707 E. Park St.) was built in 1905, while the Stephany Block (1618 Washington St.) was built in 1907. Both of these designs reflect popular architectural styles of the period. St. John's School is a Romanesque Revival-influenced school building, and here Tegen used a style that was very popular for schools during

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this period. The Stephany Block is a small, but elegant Classical Revival commercial building that features details common to turn-of-the-twentieth-century commercial blocks. Both buildings are attractive, functional designs that illustrate Tegen's skill in these popular styles.

The nearby St. John's Ev. Lutheran Church (1700 E. Park St.) was designed by a prolific Milwaukee architect, **Herman Paul Schnetzky**. Schnetzky was born in Germany in 1850. He came to Milwaukee in 1868 and was employed as a draftsman for noted Milwaukee architect H. C. Koch. He worked with Koch until 1887, then opened his own office and practiced alone until 1891. Between 1891 and 1897, he was a partner with another former draftsman of Koch's, Eugene Liebert, then practiced alone until 1910, when his son, Hugo W. Schnetzky joined him as a partner. Schnetzky died in 1916. (27)

Schnetzky, either alone or with Liebert, was responsible for the design of many prominent buildings in Milwaukee including the Holy Trinity Rectory and School (1892, 1888), St. Stephen's School (1892), the Blatz Brewing Co. Office (1890), the Germania Building (1896), the Rider Building (1893), George Ziegler & Co. (1890), J. P. Kissinger Co. (1893), the McGeoch Building (1894), St. Martini's Ev. Lutheran Church (1887), and St. John's Ev. Lutheran Church (1896), in Racine. With his son, Schnetzky designed the Standard Paper Co. Warehouse (1914), the Patek Brothers Paint and Glass Factory (1914-5), and the Kilbourn Masonic Temple (1911), all in Milwaukee. (28)

Most of Schnetzky's known works are in Milwaukee, although it is assumed he completed many out-of-town designs. St. John's Church in Two Rivers, is, therefore, an important discovery because it is a non-Milwaukee work and because its fine design shows the talent and care he gave to all of his designs. It is interesting that many of his known works are churches, and he may have specialized in this type of practice. In any event, St. John's Church is an outstanding example of both Gothic Revival architecture and church design executed by a master architect.

One of the most prominent of Milwaukee's architectural firms at the turn-of-the-twentieth-century was **Van Ryn & de Gelleke**, responsible for the design of the Hamilton School (1717 E. Park St.). Henry J. Van Ryn was born in Milwaukee in 1864 and attended local schools. In 1881, he began studying architecture under C.A. Gombert. He was a draftsman for noted architects James Douglas and E.T. Mix before setting up his own practice in 1888. Van Ryn hired Gerit J. de Gelleke as a draftsman, then took him as a partner in 1897, after de Gelleke completed a course in architecture at the University of Pennsylvania. During the early twentieth century, Van Ryn & de Gelleke were among the most

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prominent architects practicing in Wisconsin. (29)

Van Ryn & de Gelleke were responsible for the design of many prominent public buildings in Wisconsin during the early twentieth century, but, particularly, they were specialists in school designs. Among their works are the following educational buildings; Riverside High School, Washington High School, Bay View High School, Bartlett Ave. School, all in Milwaukee; Janesville High School, Wilson Jr. High School in Manitowoc, Boscobel High School, and Menasha High School, all out-of-town schools. They also designed the following college buildings; Schofield Hall, UW-Eau Claire; Industrial Arts Building and Dempsey Hall, UW-Oshkosh; Main Hall, UW-LaCrosse; Agriculture & Manual Arts Building, UW-Platteville; and Mitchell Hall, Milwaukee-Downer College. (30)

The Hamilton School is a fine example of Van Ryn & de Gelleke's school design work. The well-proportioned, Classical Revival-influenced building is a functional, yet attractive example of turn-of-the-twentieth-century school architecture and illustrates the firm's skill in school building architecture.

Several buildings in this district date from the 1930s and were designed by architects working during the first half of the twentieth century. One of the most significant of these firms, *Childs and Smith*, designed one of the most prominent buildings in the district, the Hamilton Community House (1702 W. Park St.). Frank Childs was born in Evanston, Illinois in 1892. He attended the Armour Institute of Technology and the Art Institute of Chicago, then attended the Ecole des Beaux Arts in Paris, France. He worked for prominent Chicago architects George W. Maher and Holabird & Roche before beginning a solo practice in Chicago 1904. In 1912, he took William Jones Smith as a partner, and they practiced together for many years. (31)

Childs and Smith were very prolific throughout the Midwest and practiced in a number of styles including Collegiate Gothic and Classical Revival in their public buildings, and period revival styles in their residential work. Among their most important commissions in Wisconsin were the Lawrence College Gymnasium, Memorial Chapel, and Russell Sage Hall; Edwards High School in Port Edwards; Lincoln High School in Wisconsin Rapids; St. Stephen School in Stevens Point; the First National Banks of Appleton, Menasha, and Neenah; the Bank of Wisconsin and YWCA in Madison; Vocational Schools in Appleton, Marshfield, and Sheboygan; the High School in Fond du Lac; and the Masonic Temple, National Manufacturers Bank, and First National Bank of Neenah. (32)

The Hamilton Community House is a fine example of a Childs and Smith design. The Tudor Revival style was one the firm was known to use, and it gives the

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building a grand and elegant appearance that makes it a very high-style recreational center. That the building has had over 60 years of use with few alterations, speaks to the overall high quality of the original design.

Two 1930s commercial buildings in this district were designed by architects with local connections. The Twentieth Century Commercial style National Tea Company grocery store (1607 Washington St.) was designed by *Sylvester J. Schmitt*, an architect from Two Rivers whose few known works were largely in Two Rivers or neighboring communities. *Smith and Brandt*, an architectural firm from Appleton and Manitowoc, designed the Art Deco Beduhn Block (1506 18th St.). Smith and Brandt's other known works were school buildings, primarily in northeastern Wisconsin. (33)

Both of these modern buildings illustrate common trends in architecture during the 1930s. In small commercial buildings, architects were using simple streamlined facades with little decoration to give these buildings a modern appearance that suggested a transition to the functional, undecorated commercial buildings of the post-World War II era. In larger buildings, architects still used Classical Revival and Art Deco motifs, but often in a streamlined and/or less decorative manner. In his design for the grocery store, Schmitt gave the building a streamlined, modern facade that reflected the National Tea Company's modern store concept. In the Beduhn Block, Smith and Brandt used Art Deco details to create the most modern commercial block in the city. Both of these buildings are fine examples of mid-twentieth century commercial architectural trends.

Builders

The high quality of construction of many of the buildings in this district can be attributed to local builders, particularly *Ira Stehn and F.L. Wolfe*, either working together or with other partners. The following buildings can be attributed to Stehn or Wolfe: Hamilton School (1717 E. Park St.), F.L. Wolfe & Ira Stehn; St. John's School (1707 E. Park St.), F.L. Wolfe; Hansen Block (1606 Washington St.), Stehn & Wilsman; Napieczinski Block (1609-11 Washington St.), F.L. Wolfe & B. Pawlitzké. Other builders associated with construction in this district include: Hamilton Community House (1702 W. Park St.), *Immel Construction Company*; St. John's Lutheran Church (1700 E. Park St.), *Louis Bartke*; Beduhn & Goetz Funeral Parlor and Beduhn Block (1506 18th St.); *Alvin Krause*.

Soldiers' Monument

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The Soldiers' Monument (1700 Washington St., Central Park East) is significant because it possesses high artistic qualities and is a fine example of turn-of-the-twentieth-century architectural art metal work. The bronze sheet metal sculpture of the Civil War soldier at parade rest was executed by the firm of Friedley & Voshardt of Chicago, a prolific architectural art metal company with ties to Two Rivers. The fine stone base was carved by local stone mason Charles Kirst.

Herman Voshardt, a partner in the firm of Friedley & Voshardt, was born and raised in Two Rivers, and at the time the Soldiers' Monument was made, the firm of Friedley & Voshardt had been manufacturing zinc, copper, and bronze architectural ornaments, statuary, and decorative ceilings for 25 years. They were specialists in the production of sheet metal statuary, of which the Soldiers' Monument is a good example. In making their sheet metal statues, the company used a process of creating metal dies from plaster casts of the model used for the statue. The metal sheets made from the dies were then riveted together in a manner that made an invisible joint. This process produced a statue that was much more economical than a cast bronze statue, yet gave the appearance of the more expensive alternative. (34)

Architectural art metal pieces were very popular during the late nineteenth and early twentieth century years, and many communities had art metal statues, fountains, or other outdoor sculptural works in their public spaces. Private home owners also favored architectural art metal statues, fountains, and fences, as well. Pressed metal ceilings were common in commercial buildings and many were elaborately decorated with artistic motifs.

Over the last 50 years, many of these architectural art pieces have fallen victim to neglect or modernization and have disappeared. Architectural art works that have remained are often in need of restoration, a costly and difficult process. The result is that monuments like the Two Rivers' Soldiers' Monument are important extant examples of historic outdoor art works. The recent restoration of the Soldiers' Monument in Two Rivers means that this fine example of sheet metal statuary has been preserved and will remain an important art work in this district and in the city as a whole.

Few commercial historic districts of the size of the Central Park Historic District contain as many diverse and interesting significant architectural elements. From the Greek Revival-Italianate Washington House that dates from the mid-nineteenth century, to the modern Art Deco Beduhn Block, to the artistically significant Soldier's Monument, the Central Park Historic District features a fine collection of nineteenth and twentieth century

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architecture. For this reason, the Central Park Historic District is architecturally significant and merits listing in the National Register of Historic Places.

Commerce

Commerce is one of the most important economic functions of any community. Even without significant industry, communities can survive based on commercial activity alone. But once commercial activity dies, much of the community dies with it, as it loses its focus and causes people to look elsewhere for essential goods. Almost as soon as communities were founded, commercial activity began. In Two Rivers, commerce actually preceded settlement, as fur traders were known to have been in the area long before a community existed. When permanent settlement came to Two Rivers, commercial activity came as well, supporting the settlers who worked in the lumber, fishing, and tanning industries. Eventually, a thriving commercial district grew up around the community's Central Park, an area originally used for commercial purposes as a market place. The heart of this commercial district makes up the Central Park Historic District today.

That the Central Park Historic District is significant for commerce and was the heart of the city's historic commercial district can be seen in an examination of the businesses that were located in the commercial buildings of the district. These businesses ranged from major department stores to small specialty shops and taken together, they represent the broad range of historic retailing and commercial activities in Two Rivers during the period of significance.

The most prominent commercial business in the district, Schroeder Brothers Store, was housed in the most prominent business block, the Schroeder Block (1621 Washington St.). Peter Joseph Schroeder was born in Germany and came to the Two Rivers area in 1857. Schroeder and his family farmed in the Town of Two Creeks, but his sons decided to pursue business interests in Two Rivers. Peter Schroeder, the eldest, opened a small dry goods store in Two Rivers in 1891 in the B. Mayer building at the northwest corner of Washington and 18th streets (not extant). In 1892, his brother, Joseph, joined the firm, and within five years, two other brothers, John and Frank, also joined the firm called the Schroeder Brothers Store. (35)

The Schroeder Brothers Store was a quick success, and with financial backing from their father, the brothers were able to erect a three-story business block in 1899 (Schroeder Block, 1621 Washington St.). The elegant Schroeder

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Block quickly became the most prestigious business address in Two Rivers. In the basement and first floor of the building was the department store, which also included a grocery store. The second floor housed professional offices, and the third floor was home to fraternal halls. In 1904, the brothers incorporated the business as Schroeder Bros. Co. (36)

One of the unusual, but most popular features of Schroeder Brothers Store was the Two Rivers Savings Bank, chartered in 1902 and operated by Peter and Frank Schroeder. The bank was in the store until 1935, when it outgrew its quarters and was moved elsewhere. The Schroeder family owned the Two Rivers Savings Bank until 1979, when it was acquired by a larger bank corporation. (37)

In the meantime, Schroeder Brothers Store continued to grow as the city's most important retailer in the twentieth century. The store was enlarged in 1916, which added space for the bank and for new departments. During the mid-twentieth century, Schroeder Brothers continued to update and improve their selection of goods, adding home furnishings and appliances to their business. In particular, after World War II, the appliance department rapidly expanded as post-war demand for such goods increased. Surprisingly, the grocery department continued in operation until 1964. Also during the early 1960s, a one-story addition was made to the south elevation of the building. It housed the Sport Casual Shop for many years. (38)

The Schroeder Brothers Department Store is operating today, with members of the Schroeder family still in control of the business. It continues to offer a wide variety of goods and services to customers along with the personal attention that the large discount and department stores in nearby communities cannot provide. Because of its long history and continuous service to Two Rivers, Schroeder Brothers is the most historically important and prominent business in the city, and a business that anchors the historical significance of the Central Park Historic District.

Another prominent business building in the district is the Schnoor Block (1612 Washington St.), built in 1914. The modern business building was constructed to house three storefronts, with offices and flats on the second floor. One of the earliest businesses in the building was the Princess Confectionery. But for most of the mid-twentieth century, this building was known as the Gambles Store, a popular hardware/department store during the 1940s, 1950s, and 1960s. It was located in this building between 1935 and 1971, and took up much of the space in the Schnoor Block, making this building an important retail location for much of its history. (39)

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The Beduhn & Goetz Funeral Parlor and the Beduhn Block (1506 18th St.) make up one of Two Rivers' longest and most important twentieth century businesses. In 1919, William C. Beduhn and Edward Goetz came to Two Rivers from Manitowoc to establish a furniture store-funeral home. At that time, it was common for these two activities to be combined in one business. Beduhn and Goetz located their firm in an old frame building on the site. In 1921, Beduhn and Goetz remodeled their old building, and in 1925, they added the brick Mediterranean Revival Style mortuary to the west wall of the building. It was one of the few funeral parlors actually "built-for-purpose" in northeastern Wisconsin. (40)

In 1936, Edward Goetz died and William Beduhn changed the name of the business to the Beduhn Furniture Company and Funeral Home, and in 1937, Beduhn had the large Art Deco Style business block erected to replace the old frame building. The large window openings of the original building made the new furniture store a "daylight" store, which was supposed to give the customer the advantage of seeing the furniture in the store as she would in her home. The store also contained a "model home" where customers could see completely furnished rooms. (41)

The Beduhn Furniture Store remained in operation about 10 years after the construction of the new building, then for a brief time, the building was converted into a grocery store. The Beduhn Funeral Home, though, still operated in the neighboring quarters into the 1950s. In 1956, the firm of Deja and Martin acquired the business and converted the large store back into a furniture business and took over the funeral home. Deja and Martin operated the furniture store until the 1980s, then leased that business. During the last 10 years, the furniture business has been phased out and the funeral home has taken over the entire building, which it occupies today. (42)

One of the most unusual of the district's historic commercial buildings was the Hittner Home and Office (1616 Washington St.). Dr. Henry M. Hittner was a prominent local physician, at first practicing in nearby Mishicot. In 1883, Hittner moved to Two Rivers where he rented a commercial building on Washington Street for his home and office. In 1890, Hittner erected a new building on this site, a Second Empire style commercial building that had a residential quality to its design. As a progressive doctor, Hittner was interested in providing hospital facilities for his patients, a movement that was becoming increasingly popular in the medical profession at the time, and he established a 20-bed infirmary in his building. Unfortunately, Hittner died in 1892 and his professional practice died with him. Mrs. Hittner rented the building to others until she sold it in 1902. (43)

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At the turn of the twentieth century, the Hittner building was used for a drug store, then during the 1930s and 1940s, it was the Charles Jansky Funeral Home. During the late 1940s and the 1950s, the building housed a beauty shop and retail store. In the late 1960s, the building was converted into a restaurant. Between that time and a few years ago, the business was known as Arvy's Restaurant and the Golden Nugget Lounge and Supper Club. Today, it is known as Riha's Restaurant. (44)

The Hittner Home and Office is historically significant because it represents the type of professional offices found in commercial districts during the nineteenth and early twentieth centuries, a period when medical services were seen as part of a city's commercial activities. It is also of interest that Dr. Hittner had established an infirmary in his building. Had he lived, it may have developed into a hospital, a facility that would eventually come to Two Rivers in the twentieth century.

The large and/or individually significant businesses and business buildings described above are important to the historical significance of the Central Park Historic District. But the bulk of the district is made up of small businesses and commercial buildings. These businesses and buildings, together, also play an important role in the overall historical significance of the district.

One of these small businesses was the Joseph Stephany Drug Store, housed in the Stephany Block between 1907 and 1945. When Joseph Stephany erected his new drug store in 1907, it was lauded as a most modern facility. The popularity of the business in downtown Two Rivers is illustrated by Stephany's 40-year occupancy of the building and by the fact that the Kronzer and Gagnon Drug Stores carried on the same business for another 40 years. The drug store at this location was an important feature of Two Rivers' business district for most of the twentieth century. Occupied in recent years by Richmond Engraving, the Stephany Block is still an important business location today. (45)

A similar building is the Napieczinski Block (1609-11 Washington St.), a two-storefront building that was built for a typical Wisconsin business, a saloon. Frank Napieczinski housed his saloon in half of the building for a number of years, while the other half was occupied by the Western Union office. Napieczinski's saloon did not survive Prohibition, although the Western Union office remained in half of the building until 1970. The other half housed the Elliott Plumbing office in the 1930s, then the E. A. Meckelberg Jewelry Store and Virgili's Shoe Service. In more recent years, the building has housed the

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Clarksen Insurance Agency and the offices of the *Herald Times Reporter*. The Napieczinski Block was also an important business address in twentieth century Two Rivers. (46)

One of the longest operating businesses in downtown Two Rivers was Galecki's Clothing store, a business that began as a tailor shop around 1900. In March of 1906, *The Chronicle* reported that Joseph F. Galecki, a well-known custom tailor, had opened a clothing store and tailor shop at 1700 Jefferson St. The shop had been started at this address in 1900, but had been in a different location for a few years before returning to its original site. At this time, the building, known as the Berger Building, was a remodeled house that probably dated back to the 1850s. Its first floor was converted into a storefront. (47)

In June of 1917, a fire caused much damage to the building and stock of Galecki's store. The appearance of the building today is from the 1917 rebuilding of Galecki's business block. Joseph Galecki continued to operate the business until the mid-1930s; then his son, Emanuel, took over the business, operating it as Emanuel Galecki Clothing until the late 1940s. Galecki's Clothing Store remained in operation until around 1981. In 1986, the building was acquired by nearby St. John's Church and the church has used the building as an office since that time. (48)

The Galecki Block is not the most impressive of Two Rivers' commercial buildings, but the multi-generational family business it housed for most of its existence was important to the city's twentieth century commercial history. The Galecki Clothing Store is a good example of a small, but long-time, business that was one of many stable businesses that helped the city's downtown to prosper over the years.

Two buildings in the district are typical of early twentieth century business blocks. The Lahey & Watson Block (1808 Washington St.) was constructed for the Lahey & Watson electrical contracting shop with room for other businesses. By the late 1940s, the building was primarily being used as additional space for the next-door Deja & Martin Furniture Company. Since that time, the building has been the location of a variety of retail businesses including a dress shop and sporting goods store. The Lahey & Watson Block represents the expansion of the city's downtown in the 1920s, the last growth period in the commercial history of the city. After this time, the city's downtown began to contract, as retailing began to move away from downtown and citizens began to shop in larger communities for many of their goods and services. (49)

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The National Tea Company Building (1607 Washington St.) also represents an important trend in retailing in the twentieth century, the transition from small grocery stores in downtown commercial districts to larger, modern supermarkets on the outskirts of town. This transition began with self-service grocery shopping after 1900, then continued in the 1930s and 1940s with the construction of modern grocery store buildings by local businesses and national chains.

The first modern grocery stores were usually located in downtowns, where grocery stores had always been located, but they were constructed generally as one-story buildings with modern fixtures and a wider selection of goods. By the 1950s, the modern grocery store had developed into a supermarket, usually housed in a new, large building located away from downtown, with a large parking lot, a trend that remains in effect today. Buildings like the National Tea Company are historically significant because they represent the beginning of modern food retailing in the city. (50)

This review of the major businesses and business blocks in Two Rivers' Central Park Historic District provides the context for the primary historical significance of this district. The Central Park Historic District has always been the core of the city's commercial activities, and although many historic activities no longer take place in the district today, the district's buildings still house important commercial activities in the city. The emphasis on renovation and restoration in this district will assist in retaining the downtown's importance as a center of commerce in Two Rivers.

Education

The Central Park Historic District is also historically significant because one of its most prominent buildings represents the historic growth and development of education in Two Rivers. The old Hamilton School (1717 E. Park St.) was a milestone in the development of educational facilities in Two Rivers. It served as elementary and high school, and later, vocational school, providing important educational facilities for the entire community. It is the most important historic school building in the city, and its location at the center of the community illustrates its importance at the time it was constructed.

The first "public" schools in America were not entirely public as we know it today, since they were usually only partially funded by the public. The rest of the funding came from subscriptions, fees, or by providing supplies or services to the school or teacher. The first national school organization law

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was passed in 1841, but most schools were locally-controlled by teachers and/or local school boards. In the 1840s, a movement toward establishing entirely free public education took hold. Led by Horace Mann of Massachusetts, this movement was strong in ante-bellum New England. When New Englanders came to Wisconsin in the 1830s, they brought with them the idea of free public education and the Wisconsin Constitution of 1848 contained a provision for free, universal education to be supported by state school funding and local taxes. But this idea was not well-implemented and Wisconsin's pioneer schools were usually poorly equipped, ungraded, and poorly attended. During the late nineteenth century, and especially during the twentieth century, new state and local laws in Wisconsin promoted increased attendance, graded schools, better qualified teachers, and eventually, large, consolidated school districts; until today, universal, free public education is an integral part of the lives of Wisconsin's children. (51)

During Wisconsin's pioneer era, secondary education was provided primarily by private academies that emphasized modern languages, mathematics, literature, and modern history. Free public high schools were slow to develop in small communities, although the larger cities in the state developed high school programs by the 1850s. The first public high school was established at Kenosha in 1849. In 1856, the legislature authorized two or more districts to form a union high school. By 1870, 14 communities were offering high school programs. In 1875, the legislature passed the Free High School Law that provided some state aid to high schools. By 1900, there were over 200 high schools in the state, and by the mid-twentieth century, there were over 400. Like public primary schools, the public high schools, along with junior high or middle schools, are an integral part of the broad public education system offered in Wisconsin today. (52)

The history of Two Rivers' school system is typical of the above discussion of Wisconsin education. The first school in Two Rivers was located in a log cabin on Jefferson Street in 1840 and had an enrollment of 9 pupils. Diantha Hamilton opened the first private school in 1845 with an enrollment of 18 girls. In 1859, the old log school was replaced with a new two-room building, and in 1862 and 1864, two more city schools were built in Two Rivers. These three schools were the beginning of the city's school system, which was operated by the City of Two Rivers under the jurisdiction of a city superintendent. (53)

In 1865, the city consolidated the three pioneer schools into one building on the site of the old Hamilton School. The two-story frame school building had eight rooms, but for a time, only a few of the rooms were used due to low

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enrollment. By 1877, enrollment had grown to 500 pupils and there was a demand for a high school program. Because the existing school building was full, an additional school building was erected nearby. The four-room school was used for both high school and elementary school classes at first, but gradually the high school enrollment increased. Again in 1897, a crude structure was erected nearby to house the overflow of students from the other two buildings. In 1891, a two-story brick elementary school building, later called the Roosevelt School, was completed on the south side of Two Rivers to serve students living in that area of town. (54)

By 1900, many of Two Rivers' citizens realized that the central school facilities were no longer adequate for proper twentieth century education and began a campaign for a new modern school building. In 1903, these citizens were successful in passing a bond issue for a new combination elementary/high school building, which was completed in 1905. Designed by prominent school building architects Van Ryn & de Gelleke, the new school building was a showplace in Two Rivers. The raised basement housed the physical plant as well as a gymnasium and manual arts and domestic science training rooms. The first floor housed six classrooms for the youngest elementary grades. The second floor had rooms for upper grades and the high school program. (55)

The Hamilton School remained the site of the high school program until 1922. Between 1905 and 1922, the popularity of the high school program and general population growth in the city increased enrollments in the public schools. The Roosevelt School was enlarged in 1909, and in 1917, a proposal to build a large addition to the Hamilton School was rejected. In 1922, the Washington School was completed to house the high school program and the old Hamilton School was converted into an elementary school. The small vocational school program was also housed in the Hamilton School at that time. (56)

By the mid-twentieth century, the Hamilton School had been converted into the city's vocational school and was also being used as Two Rivers' city hall. Eventually, city hall took over the entire building. In the early 1990s, the city debated whether to renovate the aging building or construct a new city hall elsewhere. Preservationists succeeded in convincing officials to renovate the building in 1992, and the successful renovation of city hall has retained this landmark in downtown Two Rivers for future generations.

The old Hamilton School is historically significant because it was built at the culmination of the growth and development of nineteenth century education in Two Rivers. Prior to this time, most of the city's educational facilities were housed in facilities that did not meet modern educational needs. The

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Hamilton School was a recognition on the part of the citizens of Two Rivers that their children needed modern, up-to-date facilities for education in the twentieth century, and the building they constructed was utilized as such for many decades. Because the building was such an important educational milestone for the city, it is a significant historic resource in the Central Park Historic District.

Social History

There is one building in the Central Park Historic District that is historically significant for social history in Two Rivers, the Hamilton Community House (1702 W. Park St.), built in 1931. The Hamilton Community House was built at a time when many communities were erecting public recreation facilities. These facilities were sometimes just gymnasiums, but in larger communities, these buildings had recreational facilities that were often similar to YMCAs. The Hamilton Community House is historically significant because, due to the philanthropy of its most important historic businessman, the small community of Two Rivers received a public recreation facility that rivaled many larger city's YMCA.

In 1929, J. E. Hamilton offered to fund a community swimming pool, but a city survey indicated that people would be interested in a general recreation facility, as well. Hamilton hired the Chicago architectural firm of Childs and Smith to draw up plans for such a recreation building. After some controversy, land in the downtown commercial district was donated and the Immel Construction Company began construction of the impressive facility. The resulting building was of a size and scale that resembled recreation buildings or YMCAs in larger communities. It also included facilities well beyond the scope of typical small-town recreation buildings. (57)

The new Hamilton Community House was built in the Tudor Revival architectural style and the interior was also detailed in this style. The entrances to the building led into a spacious well-appointed lounge. Most of the first floor was used for a large gymnasium that also doubled as an auditorium. The room featured a large stage, a motion picture booth, a balcony for additional seating, and a maple-floor basketball court with moveable seating. Also included in the building was a six-lane bowling alley (recently removed), a billiard room, meeting rooms, and a banquet room with a kitchen capable of serving 500-700 people. (58)

When the Hamilton Community House was built and for many years afterward, the National Recreation Association considered the building to be one of the

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finest recreation centers in the country, and the building has served the recreation and community needs of Two Rivers for over 65 years. The building was not just used for recreation, though. Many social, religious, and cultural events were held there, as well. For example, the building has been used as a Youth Center, a senior citizens center, a job center, a fraternal hall, and for many musical and dramatic events put on by groups in the community. Many social and civic groups have used the Community Building as a meeting place, including the Jaycees. Because the building was not handicapped accessible, in 1975, a small one-story addition was added to the west elevation of the building for the senior citizen center. (59)

In recent years, the heavy maintenance and lack of accessibility of the building has become an issue in Two Rivers. To renovate the building and provide appropriate access, the building needs costly work. Preservationists are lobbying to save and renovate the existing building, but face opposition from some who wish to build a new facility elsewhere. It is hoped that the same success that was seen with the old Hamilton School (City Hall) can be seen with this building, and that J. E. Hamilton's generous gift to the city can be made available to future generations of Two Rivers' citizens.

The Hamilton Community House is historically significant because it represents J. E. Hamilton's commitment to improving the social welfare of the community.

And, by agreeing to operate the building and by maintaining it for over 65 years, the building also represents the city of Two Rivers' commitment to provide important social services to its citizens. Although conceived as a recreation center, the building has meant much more to Two Rivers than just a place for recreation. Over the years, it has truly been a community center where other important social activities have taken place, from girl scouts' meetings to school plays to dance recitals.

Like YMCAs and YWCAs in larger communities, the Hamilton Community House has provided a wealth of social services to the community, and in particular, to young people in the community, giving them a place for recreation and social gatherings. As such, the Hamilton Community House has had an important social impact in the city, with probably the vast majority of its citizens participating in programs held there. Because the building has been such an important site for social and recreational programs in Two Rivers, it is a significant social history landmark and adds an important historical theme to the Central Park Historic District.

Conclusion

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The Central Park Historic District represents the core of Two Rivers during the period of significance. Contained within the boundaries of the district are the city's commercial center, as well as important civic, religious, and institutional buildings. In addition to the architectural significance of this intact collection of buildings, the district and its resources represent the growth and development of the city in the areas of commerce, education, and social history.

Criteria Consideration A:

While St. John's Church was historically owned by a religious institution and used for religious purposes, the building's significance is in the area of architecture, as fine example Gothic Revival church and a 100 year old landmark in Two Rivers.

Criteria Consideration B:

The Soldiers' Monument Sculpture today stands in the same park where it was originally placed. It was moved a few feet to the east outside City Hall when increased automobile traffic created a main thoroughfare through Two Rivers named Washington St. (State Hwy 42). Washington Street bisected Central Park leaving the sculpture in the center of the street. The sculpture retains its historic feeling, siting and association with the park and downtown Two Rivers.

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ARCHEOLOGICAL STATEMENT

Historic sources indicate that there was considerable Native American activity in the Two Rivers area during the pre-historic and early settlement eras. In fact, one source notes that Native American dance grounds were reported on the site of present-day St. John's Lutheran Church in 1849 (Louis Falge, "Indian Remains in Manitowoc County, *Wisconsin Archeologist*, vol. 14, No. 4, 1915, pp 122-164). There is also evidence of early exploration during the Fur Trade era at Two Rivers and the early settlement era occurred in the vicinity of this historic district. A full archeological study was beyond the scope of this nomination, however, it is likely that there may be pre-historic or historic archeological resources within the boundaries of this district. A complete archeological study and excavation is likely to uncover such resources.

PRESERVATION ACTIVITIES

This nomination was sponsored by the Two Rivers Main Street program and the Main Street Design Committee in order to promote historic preservation in the historic downtown commercial district. Preservationists have been very active in recent years in Two Rivers, heading up drives to save the old Hamilton School (City Hall), to preserve the Washington House and restore its artistic murals, and to renovate the Civil War Monument. The designation of the Central Park Historic District and the acquisition of the Main Street program are two current preservation-related activities that are attempting to unite business and preservation interests for the betterment of the city.

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Notes to Section 8:

(1) The period of significance includes the dates of construction for the contributing buildings in the district and encompasses the era when significant historic activity took place within them.

(2) Elmer Frederick Beth, "History of Two Rivers, Wis.," unpublished manuscript (taken from his University of Wisconsin undergraduate thesis), 1927, pp. 1-3, on file in the Lester Public Library, Two Rivers, Wisconsin; Evan Gagnon, *Neshotah The Story of Two Rivers, Wisconsin*, Stevens Point, WI: Worzalla Publishing Company, 1969, pp. 1-9.

(3) Beth, p. 7; Gagnon, p. 12.

(4) Beth, p. 8; Gagnon, p. 14.

(5) Gagnon, 27; Louis Falge, ed., *History of Manitowoc County Wisconsin*, Chicago: Goodspeed Historical Association, [1910], pp. 400-401; Arthur H. Lohman, "Early Days in Two Rivers, Wisconsin 1848-1900," Manitowoc County Historical Society Occupational Monograph 50, Series 1983, n.p.

(6) "Parks Date to Village Days; City Has Trio," *Two Rivers Reporter Centennial Edition*, 24 July 1936, Retail Section, p. 13; Lohman, "Early Days in Two Rivers."

(7) Beth, pp. 11-13; Lohman, "Early Days in Two Rivers."

(8) Gagnon, pp. 30-32.

(9) Gagnon, pp. 32-33.

(10) Beth, pp. 13-18.

(11) Beth, pp. 19-20.

(12) Beth, pp. 21-23; Lohman, "Early Days in Two Rivers."

(13) Beth, p. 24-26.

(14) Beth, pp. 26-27; Kenneth Rindt, *An Economic Base Study of Two Rivers, Wisconsin*, Madison: University of Wisconsin Extension, 1954, pp. 2.

(15) Beth, pp. 27-28; Rindt, p. 3.

(16) Rindt, p. 3.

(17) Beth, p. 19; Rindt, p. 5.

(18) Sanborn-Perris maps for the city of Two Rivers, 1884-1929, on file in the Archives of the State Historical Society, Madison, Wisconsin.

(19) Newspaper articles on file in the Two Rivers history file at the Lester Public Library, Two Rivers, Wisconsin; Sanborn-Perris Map for the city of Two Rivers, 1929 updated to 1967, on file in the Archives of the State Historical Society of Wisconsin, Madison, Wisconsin.

(20) Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. II, Madison: State Historical Society of Wisconsin, 1986, Architecture, p. 2-3.

(21) *Ibid.*, p. 2-6.

(22) *Ibid.*, p. 2-5.

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- (23) *Ibid.*, p. 2-18.
- (24) *Ibid.*, pp. 2-28--2-33.
- (25) *Ibid.*, p. 3-34.
- (26) Falge, p. 98; HNTB, "Manitowoc Intensive Resource Survey Final Report," Manitowoc, WI: City of Manitowoc Planning Department, 1988, p. 123.
- (27) Architect's Files, on file in the office of the architectural historian, Division of Historic Preservation, State Historical Society of Wisconsin, Madison, Wisconsin.
- (28) *Ibid.*
- (29) *Ibid.*
- (30) *Ibid.*
- (31) *Ibid.*
- (32) *Ibid.*
- (33) *Ibid.*
- (34) "Friedley & Voshardt," catalog on file in the local history files of the Lester Public Library, Two Rivers, Wisconsin.
- (35) Georgia M. Fay, "The Schroeder Brothers Company of Two Rivers, 1891-1991: A Family Tradition of Retail Business," Manitowoc County Historical Society Occupational Monograph 69, Series 1991, pp. 1-3.
- (36) *Ibid.*, p. 3.
- (37) *Ibid.*, p. 4.
- (38) *Ibid.*, pp. 5-6.
- (39) "New Building Will Be Modern," *The Chronicle*, 10 February 1914, p. 1; "A Handsome Confectionery," *The Chronicle*, 23 February 1915, p. 1; City Directories for the City of Two Rivers, on file in the Lester Public Library, Two Rivers, Wisconsin.
- (40) "Contracts for Beduhn Store Awarded Today," *Two Rivers Reporter*, 15 February 1937, p. 2; "Beduhn Block to Open to Public on Friday Eve," *Two Rivers Reporter*, 19 May 1937, p. 2.
- (41) *Ibid.*
- (42) City Directories.
- (43) *Manitowoc County Chronicle*, 1 April 1890, p. 3; *Manitowoc County Chronicle*, 9 September 1890, p. 3; *Manitowoc County Chronicle*, 10 March 1891, p. 3; Personal Correspondence, Elizabeth Zettelman Goelz to Amelia Christoffel, on file in the Henry M. Hittner biography file of the Lester Public Library, Two Rivers, Wisconsin.
- (44) City Directories.
- (45) "J. K. Stephany's New Drug Store," *The Chronicle*, 10 December 1907, p. 1; City Directories.

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- (46) *The Chronicle*, 19 June 1906, p. 4; *The Chronicle*, 29 January 1907, p. 4; City Directories.
- (47) *The Chronicle*, 20 March 1906, p. 5; *Two Rivers Reporter Centennial Edition*, 24 July 1936, Retail Section, p. 12.
- (48) *The Chronicle*, 12 June 1917, p. 1; City Directories.
- (49) "Lahey & Watson Building Opens Tomorrow," *Two Rivers Reporter and Chronicle*, 22 August 1928, p. 2; City Directories.
- (50) City Directories.
- (51) Wyatt, Vol. III, Education, pp. 2-1--2-10.
- (52) *Ibid.*, pp. 3-1--3-7.
- (53) Debra Kupsh and Linda E. Johnson, "History of the Two Rivers School System," unpublished manuscript on file in the education history files of the Lester Public Library, Two Rivers, Wisconsin, p. 1; Joseph J. Rappel, ed., *A Centennial History of the Manitowoc County School Districts and Public School System*, Manitowoc: Superintendent of Schools, 1948, p. 226.
- (54) Rappel, pp. 226-228.
- (55) *Ibid.*
- (56) *Ibid.*, p. 228; Kupsh and Johnson, pp. 3-4.
- (57) Arvid Asplund and Marcie Baer, "The J. E. Hamilton Community House Two Rivers 1931-1981," Manitowoc County Historical Society Occupational Monograph 46, Series 1982, n.p.
- (58) *Ibid.*
- (59) *Ibid.*

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Name of Property

Manitowoc
County and State

Wisconsin

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:

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

Name of repository:

10. Geographical Data

Acreeage of Property 10 acres

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

1	<u>1/6</u>	<u>4/5/4/4/2/0</u>	<u>4/8/8/8/4/9/0</u>	3	<u>1/6</u>	<u>4/5/4/7/0/0</u>	<u>4/8/8/8/2/9/0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>1/6</u>	<u>4/5/4/7/0/0</u>	<u>4/8/8/8/4/4/0</u>	4	<u>16</u>	<u>4/5/4/5/2/0</u>	<u>4/8/8/8/2/2/0</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	Carol Lohry Cartwright, Consultant	date	10/1/98
organization	for Two Rivers Main Street	telephone	414/473-6820
street & number	W7646 Hackett Rd.	zip code	53190
city or town	Whitewater	state	WI

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Manitowoc County, Wisconsin

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Verbal Boundary Description

Beginning at the intersection of the west curb line of Washington St. and the south curb line of 18th Street, then east along this line to the west curb line of Jefferson Street, then south along this line to the south lot line of 1622 Jefferson St., then west along this line to the east lot lines of 1615-1621 Washington St., then south along this line to the south lot line of 1615 Washington St., then west along this line to the east lot lines of 1607-1613 Washington St., then south along this line to the south lot line of 1607 Washington St., then west along this line to the west curb line of Washington St., then south along this line to the north curb line of 16th St., then west along this line to the west lot lines of 1600-1624 Washington St., then north along this line to the north curb line of 17th St., then west along this line to the east curb line of Adams St., then north along this line to the north lot line of 1702 W. Park St., then east along this line to the east curb line of W. Park St., then north along this line to the north curb line of 18th St., then west along this line to the west lot line of 1516 18th St., then north along this line to the north lot line of 1516 18th St., then east along this line to the east lot line of 1516 18th St., then south along this line to the north lot line of 1808 Washington St., then east along this line to the west curb line of Washington St., then south along this line to the point of beginning.

Verbal Boundary Justification

The boundary was drawn to include the historic core of Two Rivers downtown commercial district. The boundary includes the historic buildings and streetscapes of the downtown commercial district that have retained their historic character and integrity and was drawn to exclude the areas of the downtown that have lost such character and integrity. To the north and south of the district, in particular, the boundaries were drawn to exclude buildings that have been so altered that they have lost their historic character, as well as new construction and vacant lots that have appeared in the downtown over the past several decades. The eastern boundary of the district was drawn to exclude industrial buildings and the mixed residential-commercial area that has a much different history than the downtown commercial district. The western boundary was drawn to exclude the mixed residential-commercial area that is a transition between the downtown and a large residential neighborhood, yet include two important historic buildings related to Two Rivers commercial district. The result is a compact historic district with few non-contributing resources that reflects its historic character and uses.

Central Park Historic District
Name of Property

Manitowoc
County and State

Wisconsin

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	
organization		date
street&number		telephone
city or town	state	zip code

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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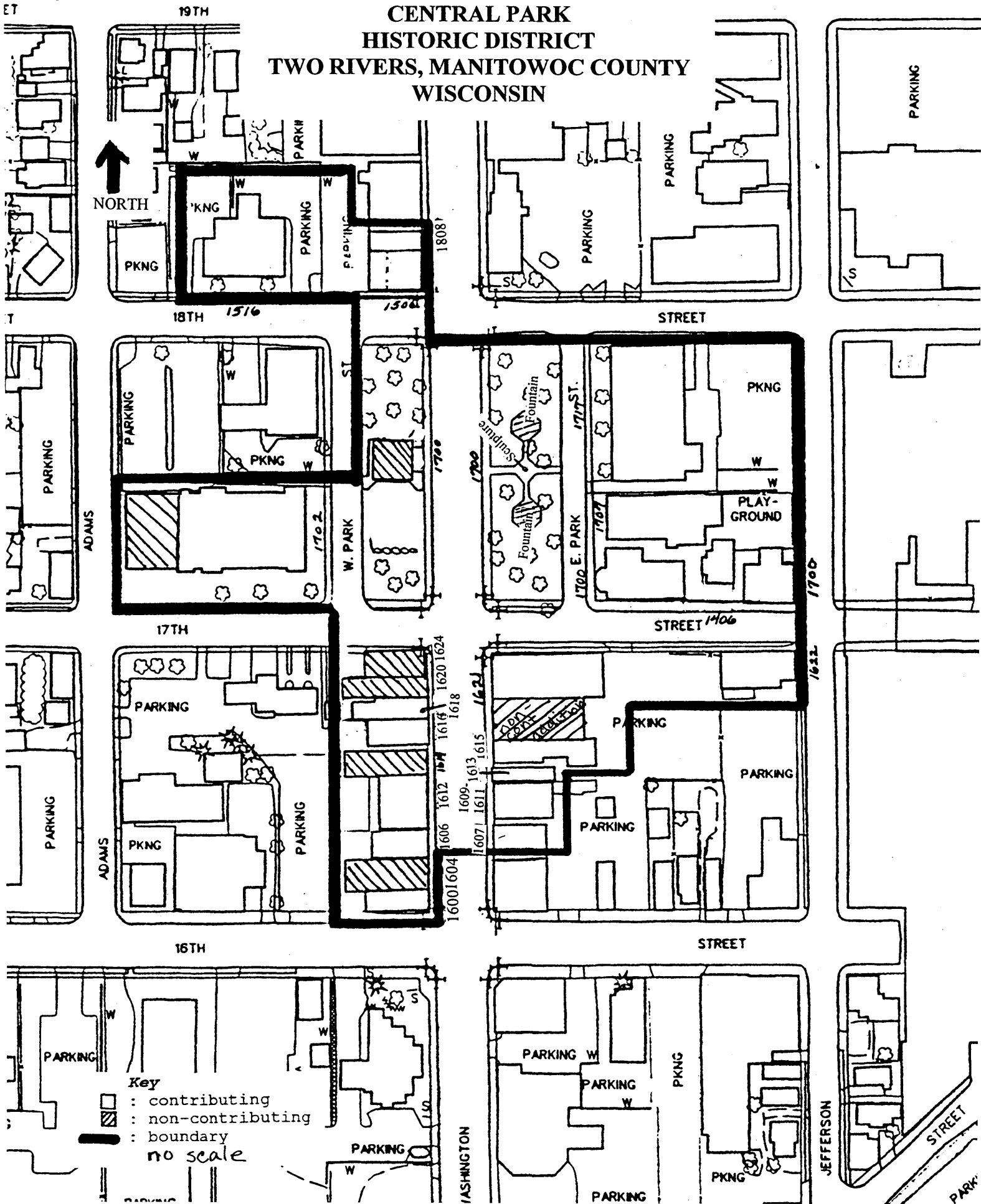
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Manitowoc County, Wisconsin

CENTRAL PARK HISTORIC DISTRICT, Two Rivers, Manitowoc County, Wisconsin.
Photos by Carol Cartwright, June, 1998. Negatives on file in the Historic
Preservation Division of the State Historical Society of Wisconsin, Madison,
Wisconsin.

Views:

- 1 of 9: Central Park East, view from the southwest.
- 2 of 9: 1622 Jefferson St., Washington House, view from the northeast.
- 3 of 9: 1700 and 1707 E. Park St., St. John's Church and School, view
from the northwest.
- 4 of 9: 1607-1621 Washington St., view from the northwest.
- 5 of 9: 1621 Washington St., Schroeder Block, view from the northwest.
- 6 of 9: 1600-1624 Washington St., view from the southeast.
- 7 of 9: 1702 W. Park St., Hamilton Community House, view from the
southeast.
- 8 of 9: 1516 18th St., Two Rivers Post Office, view from the southeast.
- 9 of 9: 1506 18th St. and 1808 Washington St. and out of the district,
view from the southeast.

CENTRAL PARK HISTORIC DISTRICT TWO RIVERS, MANITOWOC COUNTY WISCONSIN



NORTH

- Key**
- : contributing
 - : non-contributing
 - : boundary
- no scale

16001604 1606 1612 1614 1616 1618 1620 1624

1609, 1613

1607, 1611, 1615

WASHINGTON

1700

1622

JEFFERSON

19TH

18TH

17TH

16TH

STREET

STREET

STREET

PARKING

PKNG
W
W
PLAY-GROUND

PARKING

PARKING

PARKING W

PARKING W

PKNG

PKNG

PARKING

PARK

1700
Sculpture
Fountain
Fountain

W. PARK

1700 E. PARK

1717 ST.

PKNG

PKNG

PARKING

PARKING

PARKING

PARKING

PARKING

PKNG

PARKING

PKNG

PARKING

PARKING

PARKING

PKNG

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

ADAMS

ADAMS

JEFFERSON

STREET

PARK



NORTH

18TH

17TH

16TH

STREET

STREET

STREET

PARKING

PKNG
W
W
PLAY-GROUND

PARKING

PARKING

PARKING W

PARKING W

PKNG

PKNG

PARKING

PARK

1700
Sculpture
Fountain
Fountain

W. PARK

1700 E. PARK

1717 ST.

PKNG

PKNG

PARKING

PARKING

PARKING

PARKING

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