

United States Department of Interior  
National Park Service

173

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 Sexton's House

other names/site number N/A

2. Location

street & number 736 Revere Drive N/A not for publication

city or town Manitowoc N/A vicinity

state Wisconsin code WI county Manitowoc code 071 zip code 54220

3. State/Federal Agency Certification

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

Alicia J. [Signature]  
Signature of certifying official/Title  
Deputy State Historic Preservation Officer-WI

Jan. 17, 2001  
Date

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 certifying official/Title

Date

State of Federal agency and bureau

Sexton's House  
Name of Property

Manitowoc County, WI  
County and State

**4. National Park Service Certification**

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

Signature of the Keeper: Edson H. Beall Date of Action: 2/23/01

**5. Classification**

- |  |   |
|--|---|
| Ownership of Property (check as many boxes as apply) | Category of Property (Check only one box)       |
| <input type="checkbox"/> private                     | <input checked="" type="checkbox"/> building(s) |
| <input checked="" type="checkbox"/> public-local     | <input type="checkbox"/> district               |
| <input type="checkbox"/> public-state                | <input type="checkbox"/> site                   |
| <input type="checkbox"/> public-federal              | <input type="checkbox"/> structure              |
|  | <input type="checkbox"/> object                 |

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

|                  |                 |
|------------------|-----------------|
| Contributing     | Noncontributing |
| <u>1</u>         | <u>0</u>        |
| _____ buildings  | _____ sites     |
| _____ structures | _____ objects   |
| <u>1</u>         | <u>0</u>        |
| _____ Total      |                 |

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

Number of contributing resources previously listed in the National Register  
0

**6. Function or Use**

Historic Functions (Enter categories from instructions)  
DOMESTIC/single dwelling  
GOVERNMENT/government office

Current Functions (Enter categories from instructions)  
COMMERCE/TRADE/professional

**7. Description**

Architectural Classification (Enter categories from instructions)  
LATE VICTORIAN/Italianate

Materials (Enter categories from instructions)  
foundation brick  
walls brick  
roof shingle  
other wood

**Narrative Description**

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

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Manitowoc, Manitowoc County, WI

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**DESCRIPTION**

The Sexton's House was built in 1878 in the city of Manitowoc in Manitowoc County. The Sexton's House is an Italianate style, brick building that sits in a picturesque location in the southeast end of Evergreen Cemetery, the public cemetery of the city of Manitowoc, a medium-sized city in northeastern Wisconsin. Evergreen Cemetery is a large, city cemetery that sits in a residential area of Manitowoc, northwest of the city's downtown commercial district. Surrounding the cemetery are neighborhoods of residential housing, along with a large city park and the Manitowoc River.

Evergreen is a large cemetery that is landscaped in a park-like manner with many large, mature trees and winding roads. The Sexton's House sits in a flat, open area at the southeast edge of the cemetery. The house is bounded on the north by one of the main cemetery roads and is surrounded on the west and south by large expanses of lawn punctuated with many mature trees. Also west of the house is an old cemetery chapel that has been remodeled into a garage. It is not part of this nomination. The old carriage house that had been on the property is not extant. Beyond the lawn spaces and the cemetery road are the burial sites of the cemetery. To the east of the house, the site is raised from the roadway and screened by a row of mature shrubs and a wide strip of lawn. Smaller shrubs also decorate some areas of the house's foundation.

The main block of the Sexton's House has a two-story T plan. It is possible that the vertical section of the T was built later than the horizontal section, but the two sections are identically matched and will be described together as the main block of the house. The moderately-pitched intersecting gable roof of the main block is covered with wood shingles and decorated under the eaves by a narrow wooden frieze.

Attached to the north wall of the main block is a one-story wing with a hip roof that extends beyond the wing's north wall, creating a porte cochere. This part of the roof is also covered with wood shingles, but unlike the main block, it has wide, overhanging eaves supported by large wooden brackets. Posts and brackets support the porte cochere section of the roof.

The main block of the house is constructed of cream brick and similar cream bricks were used in the construction of the one-story north wing. The walls are punctuated with symmetrical fenestration of segmentally arched openings filled with two-over-two-light double-hung sashes decorated with segmentally arched brick label moldings and stone sills. Similar window openings punctuate the east and west walls of the north wing. They are also decorated

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with brick label moldings and filled with four-light sashes.

The main entrance to the house is in the east elevation of the main block. This tall, narrow opening is decorated by a brick segmental arch and a segmentally-arched two-light transom. The modern replacement door is covered with a wooden storm door. Two other entrances are in the west elevation of the house; one leads into the north wing and one leads into the main block. The entrance into the north wing sits at the corner where the wing meets the main block. The entrance is covered with a small enclosure made up of modern wood paneling and small openings. The entrance appears to be a later addition to the house and it is filled with an undecorated four-panel wooden door.

The other entrance in the west elevation leads into the main block. It is also covered with an enclosure that is attached to an enclosed porch, both later additions to the house. The enclosure has a shed roof and wood-paneled walls. Wood-paneled walls and single-light sashes enclose the attached porch that is topped with a hip roof. The entrance, itself, is a period wood panel and glass door that sits in an enclosed arch. The entrance is decorated with a double brick segmental arch.

The original entry into the north wing was in the east elevation, where the wing meets the main block. Around the mid-twentieth century, this entrance was covered up by a small brick enclosure that created a bathroom for the office in the interior of the wing. A small window opening with a modern single-light sash sits in the upper portion of the east wall of this enclosure. The bathroom door in the interior of the wing appears to be the original entry door. It is a four-panel wooden door with two tall arched panels. It is decorated with a two-light transom.

The first floor interior of the Sexton's House included the Sexton's residence on most of the floor and the cemetery office, located in the one-story north wing. Since the original entrance to the office in the east elevation is enclosed, the office is reached through the entrance in the west elevation. The office consists of one room that has plaster walls, an acoustical tile ceiling with modern florescent light fixtures, and modern flooring. The door that covers the attached bathroom has been described above along with the entry door into the office. A similar four-panel wooden door covers the entrance into the residential portion of the house. The trim around the doors and windows of the office is simple painted wood decorated with cornice moldings.

To the south of the office is the living room of the residential quarters of the main block. This large room has plaster walls and a plaster ceiling

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decorated with a painted cornice molding. Simple painted wood trim with cornice moldings decorates the doors and windows of the living room. There are wide baseboards between the walls and the later-added narrow maple flooring in this room. Period metal steam radiators provide heat for this room.

A large entryway leads into the dining room to the east of the living room. The dining room has features that are similar to the living room, including identical painted wood trim around doors and windows, old metal radiators, and wide painted wood baseboards. The floor in this room, though, is covered with wide pine boards that are probably original to the house. The plaster walls are decorated with wallpaper. A four-panel door leads into the main hallway of the house.

The main hallway and staircase are located behind the main entrance in the east elevation of the house. In the hallway, the floor is covered with modern carpeting and the walls are covered with wallpaper. The trim around the doors is identical to the trim in the living and dining rooms and there is a large metal radiator sitting along the staircase. The open-string staircase has painted wood risers covered with carpeting. The balustrade is made up of thin walnut turned posts supporting a walnut railing. The newel post is a large turned walnut post that sits on a rectangular base. The balustrade curves at the top of the staircase and forms a balustrade on the second floor.

Behind the living room of the first floor is the south wing of the house. A small narrow hallway leads into the kitchen of the house. Off of this hallway are two doors. One covers a closet, while the other leads into the basement. At the end of the hallway is the kitchen. The kitchen has been remodeled and features a vinyl floor and modern cabinets. The walls and ceiling are covered with plaster and the lower portion of the walls are covered with wainscoting. The old pantry is furnished with modern cabinets.

The main staircase leads to the second floor that has three bedrooms and a bathroom. The hallway has an L plan and is covered with modern carpeting. The hallway walls are both plain and covered with wallpaper near the staircase. Across from the staircase is a large bedroom that has modern carpeting, plaster walls, a plaster ceiling, and a small closet. At the head of the staircase is the door leading into a smaller bedroom. This room features a large built-in closet that was added at a later date.

The long portion of the L-shaped hallway has one wall that is recessed. In this recessed area is a large built-in linen cabinet, also added at a later date. Opposite the linen cabinet is a bathroom. The decor of the bathroom appears to date from the early 1950s. It has a linoleum floor, fixtures from

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the mid-twentieth century, and plastic tiles covering two-thirds of the wall surfaces. The rest of the wall space is covered with wallpaper.

At the end of the long hallway, in the south end of the house, is another large bedroom. This room features walls covered with wallpaper and a narrow maple floor. The room also has a door that opens into a large closet. All of the doors on this floor are simple four-panel wood doors with period hardware and are identical to the doors on the first floor. The woodwork is also identical to the trim of the first floor. There are period metal steam radiators in the bedrooms, as well. The radiator in the bathroom is covered with a wooden cabinet from the mid-twentieth century.

Taken all together, the alterations to the Sexton's House are very minor, especially considering that it has been in continuous use for 122 years. The alterations do not compromise the overall integrity of the Sexton's House which remains very good.

The Sexton's House was the residence for the Evergreen cemetery sexton until 1983. After that, it was used for the offices of the Manitowoc County Historical Society until early 1999. At present it is used for private offices. Because of this continued use, the house was maintained in generally good condition, but the building has been vacant for over a year. At the present time, the wood shingle roof is in need of repair or replacement and some general painting and maintenance is required on the exterior. The walls and foundation of the building, though, are in good condition and the bulk of the interior, in particular, is in good repair. Updating of the kitchen and bathroom is the most needed renovation of the interior.

Sexton's House  
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County and State

**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.)

Areas of Significance  
(Enter categories from  
instructions)

POLITICS/GOVERNMENT

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.

Period of Significance

1878-1950 (1)

Significant Dates

1878 (2)

Significant Person  
(Complete if Criterion B is  
marked above)

N/A

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

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 achieved  
significance within the past 50 years.

Cultural Affiliation

N/A

Architect/Builder

Unknown

**Narrative Statement of Significance**

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

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The Sexton's House in the Evergreen Cemetery of the City of Manitowoc is being nominated to the National Register of Historic Places for local historical significance under criterion A. The public-built Sexton's House represents an important development in the history of city services in Manitowoc during a time when city services were rudimentary, at best. Almost all communities developed public cemeteries of some type during the early years of their development and these cemeteries ranged from crude burial grounds to lavishly designed parks. During the late nineteenth and early twentieth centuries, most large public cemeteries were improved with landscaping and buildings, if they did not already have them. But, the construction of a residence for the Sexton was an unusual and costly improvement in an era when cities provided only the most basic public services to their residents. Few sextons' houses are extant in the state. The construction of the Sexton's House in Manitowoc was an important event in the city's history because it represents the development of city services in Manitowoc during the nineteenth century.

**HISTORICAL BACKGROUND**

During the pioneer era in the city of Manitowoc, local citizens established a small cemetery at North Eighth and Park streets. Growth of the village brought buildings too close to this cemetery and a new location was needed. An historic source indicates that in 1854, the Evergreen Cemetery Association, a private organization, established a new and larger cemetery at the current location. However, according to city records, the board of the new village of Manitowoc, in 1852, authorized the purchase of land that established Evergreen Cemetery. In any event, Evergreen Cemetery became the city's large public cemetery and eventually the cemetery association was disbanded. (3)

According to public records, the initial size of the cemetery was five acres, and in 1870, the city purchased an additional 43 acres of adjoining land. More land was sold to the city for the cemetery in 1890, 1901, and 1932, and eventually, the city of Manitowoc acquired enough land to create the current 80-acre cemetery. (4)

After the first burial in Evergreen Cemetery in 1853, the village appointed a cemetery superintendent, a person hired by a committee of the village board. By 1862, the superintendent's job developed into the position of cemetery Sexton. But, it was not until 1879 that a city ordinance was passed to formally create a position of City Sexton. At a meeting in July of 1879, the Manitowoc City Council passed an ordinance officially creating the office of City Sexton for Evergreen Cemetery. The lengthy ordinance spelled out in detail the duties of the Sexton, an annually appointed position. These duties



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included the maintenance of the cemetery grounds, cemetery security, record keeping, sale of cemetery lots, and supervision of the burial of the poor in the local "potter's field." The ordinance was approved by the mayor and published in the local newspaper. (5)

Although the ordinance creating the official position of City Sexton for Evergreen Cemetery was passed in July of 1879, the Sexton's House was actually erected a year earlier. In March of 1878, the Manitowoc City Council approved the appropriation of \$700 for the construction of a building at the cemetery for the Sexton. It is probable that the later ordinance was passed to make an already-existing position official and, more importantly, to formally define the Sexton's duties and responsibilities. (6)

The \$700 Sexton's House may have consisted of only the central section of the current building, as shown on an 1893 plat map. City records indicate that no major additions were made to the Sexton's House after 1912, so the south wing and the one-story north wing may have been added between 1893 and 1912. In any event, the walls and openings of the north wing and south wing of the main block match the central section of the main block so well, it is difficult to tell that they were built at different times. Only the large, overhanging hip roof of the north wing appears significantly different from the rest of the house. In particular, the windows of all of the sections of the house are detailed in exactly the same manner and the bricks used for all of the wall surfaces look identical. (7)

In the interior of the first floor, some details suggest that the north and south wings of the house were added later than the central section. The office in the north wing does not flow directly from the rest of the house. The unusual small hallway between the living room and the kitchen also suggests the possibility of a separate construction date. Although possibly constructed later, these wings reflect the historic period of the house and are not intrusive alterations. The only intrusive alterations are the enclosures on the west elevation of the house that probably date from the mid-to late twentieth century. On the interior, only the alterations of the kitchen and bathroom are inappropriate to the historic character of the house.

The office of Sexton was filled by only five men between 1862 and 1983. Two men served for around 10 years each, while the other three men served for over 20, 30, and 40 years, respectively. The Sexton who retired in 1983 was the last to occupy the Sexton's House, and today, the position of Sexton is considered obsolete. Currently, a city employee supervises the five employees that work in the cemetery the year around and the dozen seasonal workers who do maintenance in the summer months. The city also operates a cemetery

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business office where employees keep track of burials, sell lots, and does general cemetery planning. (8)

At one time there were three other structures near the old Sexton's House. A barn or carriage house sat near the Sexton's House and was used to store equipment. It was razed in 1993. The chapel, a one-story wood frame structure built around the turn of the twentieth century, is still extant and sits west of the Sexton's House. The chapel has been altered into a garage, with a concrete floor and large garage-style door. Since it has lost most of its historic integrity, it was not included in the boundaries for this nomination. Next to the chapel was an old vault, built into a mound of dirt. The nine-foot high vault had steel doors and was used to store caskets during winter months when hand-dug graves could not be prepared. Today, modern equipment has made burials in Evergreen Cemetery possible year around, and the vault has been removed. (9)

After 1983, the Sexton's House was vacant for five years. Between 1988 and 1999, Manitowoc County Historical Society occupied the building. When the historical society moved into larger quarters early in 1999, the Sexton's House again became vacant. In the fall of 1999, the city public works director recommended the building be razed unless a suitable use could be found for the old house. A private business acquired a lease on the building in 2000. Preservationists in Manitowoc are concerned with the future of the building and this nomination is being submitted as part of an attempt to convince the city of the merits of saving the building for long-term adaptive re-use. (10)

**AREA OF SIGNIFICANCE: GOVERNMENT**

In the United States, prior to the very late nineteenth century, city governments were largely weak, providing few services to their residents. As cities grew, particularly in the late nineteenth and early twentieth centuries, the increase in city populations and popular reform movements forced city governments to increase and improve public services to residents. But, during much of the nineteenth century, municipal services primarily revolved around providing rudimentary police and fire departments and street maintenance. And, though cities supported these activities, they usually did so with few permanent paid employees and few formal buildings. Cities were inhibited by laissez-fair attitudes about city growth and services, but also by state legislative charters, which often prohibited communities from raising taxes or going into debt. (11)

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During the nineteenth century, a few larger cities in Wisconsin made some attempts to provide public services, but most communities did not provide significant services until after 1900. During the pioneer era of the mid-nineteenth century, new communities in the state were governed primarily by towns and counties. During the 1850s, communities matured, but local governments were slow and uneven in providing public services. The larger the community, the larger the role of government in providing services. But, even in Milwaukee, the state's largest community, the provision of services was left to the individual, family, and private and religious organizations. Streets and sidewalks were the most important concerns for local governments, but lack of funding inhibited little more than occasional grading and street cleaning. After the Civil War, little changed in Wisconsin's communities. Only Milwaukee made advances in public services due to its increasing size, but even these advances were inadequate to meet the needs of the community. (12)

During the later nineteenth century, municipal services still ranged from none to barely adequate. In 1880, most communities still had no systematic public services such as water and sewer systems, paved streets, or sidewalks outside of the business districts. In 1890, most urban streets were still unpaved. Milwaukee, by this time a large city, still had 41 percent of its streets unpaved. Most communities had rudimentary water systems, but drew water directly from lakes or rivers. Only four cities had central wells. It was only between 1890 and 1915, a time known as the "Progressive Era," that communities developed a wide range of public services. (13)

In Manitowoc, the development of public services followed this scenario almost completely. In 1836, five men from the Jones, King & Company land development company arrived at the Manitowoc site to establish a community. They roughly staked out lots according to a previously-drawn plat and began developing a settlement. Lumbering and fishing were the earliest industries established in the area, but the settlement remained small until the late 1840s, when a flock of German immigrants came to the area. By 1855, the recently incorporated village had 2,185 residents. Like most small communities, the village government was concerned primarily with street maintenance and providing equipment for the volunteer fire department. One of the other early duties of the village board was to make provisions for a public cemetery, which it did with the assistance of the Evergreen Cemetery Association. (14)

In 1870, Manitowoc was granted a city charter, but the new city government continued the village's interest primarily with street maintenance and rudimentary police and fire protection. Because Manitowoc was built around a river, an early concern of the city of Manitowoc was the construction of an

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iron bridge, completed in 1872. Other achievements of the new city included the purchase of fire equipment for the volunteer fire department. Other than the Sexton's House and the new bridge, the city did not move forward with any major public service projects until the late 1880s. (15)

In 1887, the city agreed to extend a franchise to a private company to build a water system, which began operation in 1889 and was acquired by the city in 1911. In 1893, a rough sewer system was started, but was not completed until after 1900. A private electric light plant was established in 1888. In 1891, the city funded two major construction projects, a brick fire station and a new bridge. By 1901, several other public works projects were completed in Manitowoc, indicating that they were well into the era of progressive city improvements. These improvements included an expansion of street paving, installation of electric lights on main streets, a new fire engine house, and a new library, funded with a Carnegie grant. However, by 1912, the city had still not erected a city hall, operating out of rented quarters instead. (16)

The history of public services in Manitowoc was, as the above suggests, typical of all communities in Wisconsin. That is, few public capital improvements were made in the city until the late 1880s. It appears, though, that the city cemetery was an exception. Early in the city's history, when it was still a village, Manitowoc officials were involved in establishing a public burial grounds. Aided by the Evergreen Cemetery Association, the burial grounds expanded to well over 50 acres by 1900. The importance of maintenance of the cemetery can be seen in the early appointment of a superintendent or sexton, a position made official in 1879.

Historic research did not uncover a definite reason why city officials built the Sexton's House at a time when the city did not even have a city hall or brick fire station. An examination of the sexton's ordinance shows that much of the duties of the sexton revolved around providing security at the cemetery. Section 1 of the ordinance states that the sexton could arrest any person in violation of **any** of the ordinances of the city. Section 2 states that the sexton has the duty to enforce the ordinances related to the cemetery, including trespassing and any attempts to bury people in someone's else's lot or in unsold lots. It was not until Section 3 that the sexton's record keeping and proper burial procedures were spelled out. And again in Section 6, rules are spelled out regarding unlawful burials. Section 8 described the duty of the sexton to keep animals off the cemetery grounds and to prohibit vandalism of plants or monuments. (17)

The emphasis on security issues in the sexton's ordinance may have been standard in such documents, but it shows that the council was concerned about

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such issues. It is possible that security at the cemetery was one of the main reasons for locating a home for the sexton on the grounds. In any event, the fact that the city appropriated money for this building when it was difficult to do so, and before it had even erected a city hall or major fire station, suggests that the public cemetery was seen as an important public facility during the late nineteenth century and that its proper maintenance was considered one of the council's most important duties.

Manitowoc would join other Wisconsin's communities during the turn-of-the-twentieth-century years to significantly increase its public services and public facilities. But, it was one of the few communities to provide a public facility for the cemetery during the era when cities had difficulty finding the means or the interest in doing so. Because of this unusual event in Manitowoc's city history, the Sexton's House is a locally historically significant building that represents the growth and development of public facilities in the city during the nineteenth century. It is considered an historic landmark in the city by many people and its high level of historic integrity makes it stand out among Manitowoc's historic nineteenth century buildings.

A 1984 survey of similar resources in Wisconsin indicated that the Evergreen Cemetery's Sexton's House was a rare resource type in the state. Some similar resources were found to be extant in private cemeteries, but clearly, the Sexton's House is an unusual and somewhat rare resource.

Its preservation is important because it represents a significant historic resource related to the nineteenth century supervision of a large city cemetery.

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**Notes to Section 8:**

(1) The period of significance includes the date of construction of the Sexton's House and the dates of historic alterations, as well as the period in which the resource attained historic significance.

(2) Shirley MacArthur, "Architectural and Historical Analysis of the Sexton's Dwelling," on file in the manuscript files of the Manitowoc County Historical Society, May 1984.

(3) *Ibid*; Louis Falge, *History of Manitowoc County, Wisconsin, Vol I*, Chicago: Goodspeed Historical Association, c.1912, p. 356.

(4) *Ibid*.; Marge Miley, "A Legacy in Architecture," *Manitowoc Herald Times Reporter*, 22 October 1999, p. C1.

(5) MacArthur; *Manitowoc Tribune*, 24 July 1879, p. 1.

(6) MacArthur.

(7) MacArthur.

(8) Miley.

(9) *Ibid*.

(10) *Ibid*.

(11) David R. Goldfield and Blaine A. Brownell, *Urban America: From Downtown to No Town*, Boston: Houghton Mifflin Company, 1979, pp. 166-167.

(12) Richard N. Current, *The History of Wisconsin, Vol. 2 The Civil War Era, 1848-1873*, Madison: State Historical Society of Wisconsin, 1976, pp. 182-183.

(13) Robert C. Nesbit, *The History of Wisconsin, Vol. 3 Urbanization and Industrialization, 1873-1893*, Madison: State Historical Society of Wisconsin, 1985, pp. 484-485; John D. Buenker, *The History of Wisconsin, Vol. 4 The Progressive Era, 1893-1914*, Madison: State Historical Society of Wisconsin, 1998, p. 129.

(14) Falge, pp. 347-357.

(15) *Ibid*., pp. 358-359.

(16) *Ibid*., pp. 359-364.

(17) *Manitowoc Tribune*.

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Name of Property

County and State

**9. Major Bibliographic References**

**Bibliography**

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

Previous Documentation on File (NPS):

Primary location of additional data:

- 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

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

Name of repository: \_\_\_\_\_

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

**10. Geographical Data**

Acreage of Property less than one

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

|   |              |                    |                      |   |              |          |          |          |          |          |          |
|---|--------------|--------------------|----------------------|---|--------------|----------|----------|----------|----------|----------|----------|
| 1 | <u>1/6</u>   | <u>4/4/6/3/0/0</u> | <u>4/8/8/3/1/1/0</u> | 3 | <u>/</u>     | <u>/</u> | <u>/</u> | <u>/</u> | <u>/</u> | <u>/</u> | <u>/</u> |
|   | Zone Easting | Northing           |                      |   | Zone Easting | Northing |          |          |          |          |          |

|   |              |          |          |          |              |          |          |          |          |          |          |
|---|--------------|----------|----------|----------|--------------|----------|----------|----------|----------|----------|----------|
| 2 | <u>/</u>     | <u>/</u> | <u>/</u> | <u>/</u> | <u>/</u>     | <u>/</u> | <u>/</u> | <u>/</u> | <u>/</u> | <u>/</u> | <u>/</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

organization prepared for Roy Pfeffer date July 31, 2000

street & number W7646 Hackett Rd. telephone (262)473-6820

city or town Whitewater state WI zip code 53190

**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)

NPS Form 10-900-a  
(Rev. 8-86)  
Wisconsin Word Processing Format  
(Approved 1/92)

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section 9 Page 1 Sexton's House  
Manitowoc, Manitowoc County, WI

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Section 10 Page 1 Sexton's House  
Manitowoc, Manitowoc County, WI

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***VERBAL BOUNDARY DESCRIPTION***

The Sexton's House sits at the southeast corner of Evergreen Cemetery. Its site is a rectangular with the following boundaries: Beginning at the intersection of the west curb line of Revere Drive and the south curb line of the cemetery driveway running off of Revere Drive, then west along the south curb line of the cemetery driveway to a line running 50 feet west of the Sexton's House, then south along this line to a line running 50 feet south of the Sexton's House, then east along this line to the west curb line of Revere Drive, then northeast along this line to the point of beginning.

***BOUNDARY JUSTIFICATION***

The boundary of the Sexton's House was drawn to include the important landscape features of its site, while drawing out the non-contributing chapel building and other parts of the cemetery. The result is a site that reflects the historic features of the property.

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Continuation Sheet**

Section photo Page 1 Sexton's House  
Manitowoc, Manitowoc County, WI

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**SEXTON'S HOUSE, MANITOWOC, MANITOWOC COUNTY, WISCONSIN.** Photos by Carol Cartwright, June, 2000. Negatives on file at the Historic Preservation Division of the State Historical Society of Wisconsin, Madison, Wisconsin.  
Views:

- 1 of 9: Site view, from the southeast.
- 2 of 9: East elevation, view from the northeast.
- 3 of 9: South and west elevations, view from the southwest.
- 4 of 9: Main entrance, east elevation, view from the east.
- 5 of 9: Interior, first floor, cemetery office.
- 6 of 9: Interior, first floor, dining room.
- 7 of 9: Interior, first floor, main hallway and front entrance.
- 8 of 9: Interior, second floor, hallway over main hallway.
- 9 of 9: Interior, second floor, south bedroom.

Sexton's House  
Name of Property

Manitowoc County, WI  
County and State

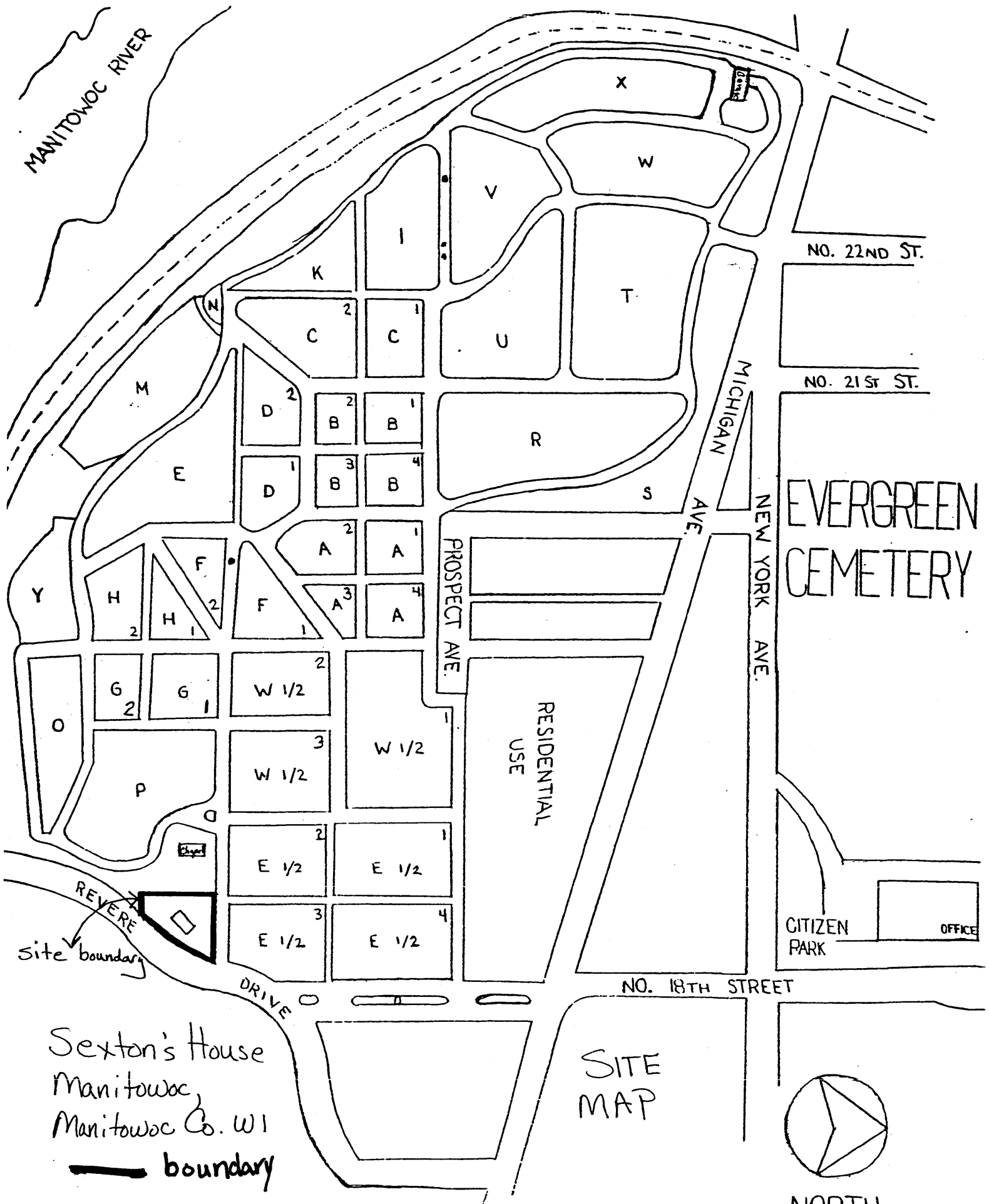
**Property Owner**

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

name City of Manitowoc, Attn: City Clerk  
street & number P. O. Box 1597 telephone \_\_\_\_\_  
city or town Manitowoc state WI zip code 54221-1597

**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.



MANITOWOC RIVER

NO. 22ND ST.

NO. 21ST ST.

EVERGREEN CEMETERY

PROSPECT AVE.

MICHIGAN AVE.

NEW YORK AVE.

RESIDENTIAL USE

CITIZEN PARK

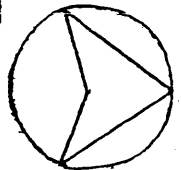
OFFICE

NO. 18TH STREET

REVERE DRIVE  
site boundary

Sexton's House  
Manitowoc,  
Manitowoc Co. WI  
— boundary

SITE MAP



NORTH  
no scale