

Wisconsin Word Processing Format (Approved 1/92)

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

**National Register of Historic Places
Registration Form**

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

1. Name of Property

historic name West Bend Downtown Historic District
other names/site number

2. Location

street & number	102-337 North Main Street, 101-162 South Main Street, 108-112 5 th Avenue, 508 and 519 Hickory Street, 100-228 North 6 th Avenue, 607 and 623-627 Elm Street, and 623-629 Cedar Street	N/A	not for publication
city or town	West Bend	N/A	vicinity
state Wisconsin	code WI	county Washington	code 131
			zip code 53095

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.)

Signature of certifying official/Title 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 commenting official/Title Date

State or Federal agency and bureau

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)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		contributing	noncontributing
X private	building(s)		
X public-local	X district	60	9 buildings
public-State	structure		2 sites
public-Federal	site		3 structures
	object		0 objects
		60	14 total

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

N/A

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

2

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
COMMERCE/TRADE/business, professional, specialty store, department store, financial institution, restaurant, warehouse	COMMERCE/TRADE/business, professional, restaurant, specialty store, financial institution, warehouse
DOMESTIC/hotel; FUNERARY/mortuary;	FUNERARY/mortuary
GOVERNMENT/city hall, fire station, public works, post office	GOVERNMENT/post office
RECREATION/CULTURE/theater; SOCIAL/meeting hall	RECREATION/CULTURE/theater

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
LATE VICTORIAN/Italianate, Queen Anne	foundation – fieldstone, stone
LATE 19 TH & 20 TH CENTURY REVIVALS/Colonial Revival, Classical Revival, Mission/Spanish Colonial Revival	walls - brick, concrete block, stone veneer, terra cotta, stucco, wood, stone/limestone, synthetics/vinyl
MODERN MOVEMENT/Art Deco; MIXED	roof - asphalt
OTHER/Commercial Vernacular, 20 th Century Commercial	other - stone

Narrative Description

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

West Bend Downtown Historic District
Name of Property

Washington
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)

Commerce (A)

Architecture (C)

Period of Significance

1864-1977

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bruecker, John P., Camann, Henry B.; Dolke, W. Fred, Jr.; Graven & Mayger; Hunt, Leigh; Simon, Louis A. and Neal A. Melick; Sutherland, Roger A.; Van Ryn & De Gelleke; and Velguth, Frederick

Narrative Statement of Significance

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

West Bend Downtown Historic District
Name of Property

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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:

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

Name of repository:

10. Geographical Data

Acreage of Property _____ Approximately 16.5 acres

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

1 16 404092 4808847
Zone Easting Northing

2 16 404233 4808878
Zone Easting Northing

3 16 404355 4808453
Zone Easting Northing

4 16 404292 808377
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	Traci E. Schnell, M.A.	date	August 2022
organization	tes Historical Consulting, LLC	telephone	262.366.0397
street & number	211 Paine Street	zip code	53042
city or town	Kiel	state	WI

West Bend Downtown Historic District

Washington

Wisconsin

Name of Property

County and State

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

street & number

city or town

state WI

date

telephone

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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West Bend Downtown Historic District
West Bend, Washington County, Wisconsin

GENERAL DESCRIPTION

The West Bend Downtown Historic District is located in the north half of the city of West Bend, Washington County. The largely linear district, that parallels the Milwaukee River, is approximately four blocks in length and runs from West Washington Street on the north to Walnut Street on the south. The district is eligible under Criterion A in the area of Commerce as it represents the city's commercial business district and reflects the history of downtown commercial development between 1864 and 1977, when the district was fully developed. The district is also locally significant under Criterion C as an intact and visually distinct grouping of mid-to-late-nineteenth to mid-twentieth century commercial buildings that reflect not only non-descript, vernacular commercial styling, but also includes several of high-style examples that were popular during more than a century of development. The district consists of largely uninterrupted blocks of masonry commercial and governmental buildings and is the city's most architecturally intact historic commercial area. The Period of Significance for both Commerce and Architecture is 1864 to 1977. The district consists of a total of sixty-nine buildings, three non-contributing structures and two non-contributing parks, Old Settlers Park and Vest Pocket Park. Of the sixty-nine buildings, nine are considered to be non-contributing, due either to significant and/or recent alterations or recent construction.

Setting

The terrain of the West Bend Downtown Historic District is generally flat; however, as North Main Street travels south from West Washington Street and splits off to 6th Avenue, the latter street gradually inclines. Located in the triangular space between North Main Street and 6th Avenue and north of Elm Street is Old Settlers Park, a longtime community gathering place that later became a city park. Although Old Settlers Park has roots in the nineteenth century, it was entirely renovated in 2015-2016 with modern landscaping and a modern bandshell, park benches and trash receptacles. Located across from Old Settlers Park to the east, and situated between 157-161 and 215 North Main Street, is Vest Pocket Park, which was created in 2015 on a parcel that had been vacant since the 1970s. It contains no structures, only bench seating and modest landscaping, including a winding concrete walk lit by decorative post-mounted lighting.

While Main Street parallels the northwest/southwest-running Milwaukee River, the remainder of the district's streets, most of which accommodate angled parking, extend on a grid plan oriented to the cardinal directions. Many of the sidewalks throughout the district are constructed of decorative colored

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brick pavers, while concrete terraces—most of which are bumped out at the corner of each block—separate the walkway from the street. Red brick paver crosswalks identify the district's intersections and decorative post mounted lights are located throughout the district. The road grade is below that of the sidewalk level at the transition point between North and South Main Street and, therefore, there is a concrete step locate between the road and the sidewalk.

DESCRIPTION OF SELECTED BUILDINGS

The following are brief descriptions of selected examples of the district's resources. They are organized by style, beginning with the oldest and continuing largely in chronological order by the style's period of popularity. Not all styles are covered. Also included is a brief historical narrative that discusses the original owners (or occupants) for each building. Please see Building Inventory (Section 7, pages 13-20) for dates of construction and historic names, as well as architectural style, for all buildings in the district.

Italianate

112 North Main Street

Charles Schaefer Building

1882; c1930

This building rises two stories and is constructed of brick. The storefront is comprised of a single, recessed entry door with overhead transom and a single, plate-glass display window. A replacement transom from the period of significance extends above both the door and the window. Three symmetrically arranged, one-over-one-light, double-hung windows occupy the upper floor, each topped with a brick hood mold with central keystone. The building's cornice consists of corbeled brick set in the form of modest arches. The second floor of the building's visible south façade includes a three-sided projecting bay with bracket supports below and bracket trim along its upper edge, as well as a later rectangular projecting bay near its west end. A historic image of the building indicates the storefront was originally a center entrance flanked by a floor-height display window. A 1933 postcard view of the street confirms that the existing storefront (with transom) was in place.

Built in 1882, 112 North Main Street was owned by Charles Schaefer, a dealer in boots and shoes. He worked in the building until at least 1888; however, by 1892, the building was identified as vacant. After serving as a jewelry store, it was again used as a boot and shoe store operated by Gustav Koenitz. It continued as a shoe shop until at least 1910. By 1919, the building was used as a meat market that is confirmed to have been run by Fred Lange Sr. by no later than 1921. Lange's business remained in the

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building for four decades.¹

Commercial Vernacular

162 South Main Street

Lemke Block

1869; 1878

Oriented on an east/west axis with its primary façade facing east, this two-story brick block features a corbeled brick cornice along both its north and south side elevations, while its east and west facades feature an unadorned replacement parapet. The building's primary east elevation includes two storefronts, each with plate-glass display windows to either side of a recessed entrance, above which is a multiple-light glass transom. The first-floor storefront surround is comprised of replacement brick. The second-floor is comprised of five, one-over-one-light, double-hung sash windows, each with a simple stone sill and a brickwork lintel. Their overall asymmetrical arrangement seems to confirm that the building was built in two periods. The building's south wall is devoid of fenestration on the first floor, while the second level carries a run of six, one-over-one-light, double-hung sash windows. A central doorway (a former window) is accessed via an open, wooden exterior staircase. Like the east elevation, the building's rear (west) elevation that fronts 5th Avenue, also includes five windows along the second level, as well as a pair of first-floor storefronts with central entrances; however, the former full-height display windows have been downsized and infilled with T-111 siding. Historic images indicate that the building's original parapet featured a bracketed cornice.²

This building, known as the Lemke Block, was built by Ernst Lemke. Lemke was born in Germany 1818 and immigrated with his family to the United States in 1850; the family settled in West Bend in 1851. Lemke was a brick and stone mason; hence, it is likely that he built the subject block. He was among the original trustees when West Bend incorporated as a village in 1868. Among the earliest known locations for village officials' meetings was in Leander Frisby's downtown law office, which was in the Lemke Block. By 1878, the building was expanded to include two storefronts, the earlier of which housed the mercantile business of William Franckenberg by 1875 and later by George Lemke.

¹ Sanborn Map Company, *Sanborn Fire Insurance Map of West Bend, Wis*, 1884, 1892, 1900, 1910, 1919; Newsbrief (re: Schaefer moves into new store), *West Bend (WI) Democrat*, 20 September 1882; R. L. Polk & Co., *Polk's Wisconsin State Gazetteer and Business Directory* (Detroit, MI: R.L. Polk & Co., 1921), 1290; Historic image of the building during Schaefer's ownership in Steve Ostermann, "120-year-old Building Still Draws Main Street Customers," *West Bend (WI) Daily News*, December 1997 (handwritten), in West Bend business files (WCHS 301,336 and 300,487). This and any other newspaper clippings that include a WCHS reference number are on file at The Tower Heritage Center/Washington County Historical Society (hereafter cited as The Tower Heritage Center), West Bend, WI; Letterhead of C.A. Schaefer, dated 2 August 1888, In Schaefer business file.

² "Heipp's Store" (aka Lemke Block), Historic Photo (WCHS 015,315; c1928).

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From 1885 until 1900, William Peters operated his mercantile business in the same space, until trading his space in the Lemke Block with Philipp Heipp for the Franckenberg & Karsten's Building at 102 South Main Street. Heipp (and his son Charles) remained in the Lemke Block space into the 1950s. The second (1878, north half) storefront originally housed the beer and billiard hall of Ernst's son, John Lemke, who remained here until circa 1906.³

Queen Anne

246-248 North Main Street

Thomas Bruhy Jewelry Store,
Optometry Office and Residence

1891; 1899

Rising two stories, this brick-clad building is comprised of two periods of construction; the northern section was erected in 1891. Rising two stories, the first floor features a bank of plate-glass display windows that are set beneath a pent overhang covered in asphalt shingles. The upper level is dominated by a projecting bay window that extends above the roofline and is incorporated into the dentiled cornice and parapet. Wood set in a diagonal pattern trims the area beneath the windows of the bay, while decorative scalloped shinglework covers the space above. The bay terminates with a gabled roof that includes decorative carved wooden brackets and bullseye type wooden modillions. North of the bay is a single, double-hung replacement window set within a segmental arched opening with a soldier brick header and central keystone.

The south half of the building is dominated by a three-story corner tower, the uppermost story of which rises from the angled roofline covered in asphalt shingles. The modest overhang of the tower's conical roof is detailed with wooden brackets, while dentils accent the modest eave of the building overall. Also located along the roofline is a small two-sided projecting bay with a pair of tiny windows, all of

³ Tax rolls, City of West Bend, 1868, 1869, 1874, 1876, 1878, Located at The Tower Heritage Center; (Birdseye Map of) *West Bend, Washington Co., Wis., 1878* (N.p., 1878); *History of Washington and Ozaukee Counties, Wisconsin* (Chicago: Western Historical Company, 1881), 247, 249, 399, 561, 566; Newsbrief (Peters moves into Lemke Block), *West Bend Democrat*, 9 December 1885; (Birdseye Map of) *West Bend, Wis. 1892* (Milwaukee, WI: C.J. Pauli, 1892); Newsbrief (re: Peters & Heipp exchange), *West Bend (WI) Pilot*, 9 August 1900; "History of Peters' Store," Paper prepared by Dave Cosgrove for West Bend High School's American History Class, 2 December 1938, This and all other American History class reports on file at The Tower Heritage Center; Rathbun Associates, *Final Report: Intensive Architectural/Historical Survey of West Bend, Wisconsin*, Prepared for the City of West Bend, Wisconsin and the State Historical Society of Wisconsin (March 1988), 53, 101; "William Peters Store," Historic photo (WCHS 017,324; c1894). An 1897 advertisement indicates that John Wendelborn had his barber shop somewhere in the Lemke Block, Advertisement, John Wendelborn, 1897 (handwritten on ad), in business file (WCHS 301,030). He would later move to the P.W. Harn's building when it opened in 1898, Newsbrief (re: Wendelborn leases ground floor of P.W. Harn's Triangle), *West Bend Democrat*, 2 November 1898.

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which is topped with a tent roof. Three regularly spaced windows are located on each level of the corner tower; the lower-level windows are set within segmental-arched openings, while the third-floor openings are rectangular. The combined building's wood-and-glass door is located within the south block and, like the adjacent block to the south, it is topped with a pent overhang. Above the door is a lunette window with a central keystone, while the remaining wall space features a single, segmental-arched window on each floor. All windows, except the lunette, are topped with a header comprised of soldier brick. A 1930 photo of the building indicates that little has changed on its exterior since it was completed.⁴

The north half of the building was completed in 1891 by jeweler Thomas Bruhy (1861-1932), who began his career in the jewelry business at the age of twelve and moved to West Bend in 1885. In addition to his jewelry business, Bruhy was also an optometrist, having earned a degree in optometry from Northern Illinois University. In 1899, the south half of the building was completed and the Queen Anne detailing was likely added to the 1891 block. The storefront was remodeled in 1952 by Thomas's son, Howard, who was also an optometrist (and jeweler). The Bruhy family operated the jewelry business and optometry care in the building through at least 1955, at which time Thomas's son Paul was also an optometrist.⁵

German Renaissance Revival

100 North 6th Avenue

West Bend City Hall

1901

Constructed of brick, this municipal building is comprised of two distinct sections; the two-and-one-half-story, city hall portion on the east and the two-story fire station block at the rear (to the west). The former block is side-gabled, includes brick corner quoining, and features parapet endwalls, the peaks of which are finished with ball finials. The east entrance elevation is divided into three bays, the central one of which carries the building's primary entrance is set within a flattened stone arch.

⁴ Historic photo of the 200 block of North Main Street (WCHS 015,409; May 1930), On file at Tower Heritage Center.

⁵ Tax rolls indicate that an improvement was made to the subject lot between 1889 and 1890, during which time it was owned by fellow jeweler Lambert Neuberger. The property was purchased by Thomas Bruhy in 1890, when Neuberger moved to Kewaskum, "Pioneer Jeweler Expires," *The Daily Northwestern* (Oshkosh, WI), 13 May 1912, 12. Although its unknown what was built by Neuberger, the valuation of the property nearly doubled between 1890 and 1891, indicating that the building was complete. It is entirely possible that Neuberger built the building prior to its sale to Bruhy but no evidence was found to date to support that supposition, Tax rolls, City of West Bend, 1889-1900; Biographical sketch on Bruhy in Carl Quickert, ed., *Washington County, Wisconsin*, 2 vols. (Chicago: The S.J. Clarke Publishing Company, 1912), 2/130-132; *Sanborn Fire Insurance Map of West Bend, Wis.*, 1892, 1900, 1910, 1919.

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Originally featuring a set of double doors and overhead transom, the entrance is now a single glass door with flanking sidelights and an infilled transom. Above the door and set within a plain frieze are the words "City Hall," while the cornerstone, inscribed with "1900" is located along the raised basement level, at the building's southeast corner. Symmetrically arranged, rectangular window openings with replacement sashes are located along each level, including the basement. In addition to the decorative carved consoles along the building's second floor, the roof exhibits the bulk of the building's architectural styling, featuring a central, parapeted and gabled, brick wall dormer with console detailing. A pair of smaller, frame-constructed and vinyl-sheathed, wall dormers with iron hoods and carrying double-hung sash windows, as well as a central open bell tower and ball finial detailing, rise from the roofline.

Extending from the rear is a two-story block that has been remodeled on the first level to include a handicap entrance that is sheltered by a mansard roof and is partially glass-enclosed at its east end. The original overhead doors of the station have been removed and replaced with windows and two pedestrian doors. The second level continues to carry two pairs of window openings, the windows of which have been replaced. Attached at its southwest corner is a four-story, hose-drying tower; the upper-most level of which carries a pair of round-arched windows on all four. Round-arched windows are located along the first floor, while tall and narrow (now infilled) openings are found along its mid-section. At some point, an addition was built to connect the former Water Pumping Station, designed in the Mediterranean Revival style, (1908; c1930s; inventoried as 100 North 6th Street, rear) with the city hall and fire station block.

The City of West Bend was incorporated as a city in 1885, and land was purchased for city hall construction in 1893, but a purpose-built city hall building was not completed until 1901. The City Hall building was built from the plans of the Milwaukee firm of Van Ryn & DeGelleke, who won a regional design contest for its design. After it was completed, the City Hall building housed municipal offices, the fire department and, later the police department, the city library was located above the fire station following its completion. In the mid-1960s, both the police and fire departments moved out of the building, which was then remodeled at a cost of \$70,000. In 1992, city agencies outgrew the building and moved into their current quarters, a former West Bend Mutual Insurance Building at 1115 South Main Street. The original city hall building was sold to the Casper Murphy Agency, a subsidiary of West Bend Mutual Insurance. Restrictions were placed in that sale requiring the exterior architecture be maintained, including the lighting and the bell. The current occupant, Time

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Investments, purchased the building in 2008.⁶

Classical Revival

519 Hickory Street (front)

West Bend Mutual Fire Insurance Company

1908

Rising from a poured concrete foundation and constructed of concrete block, the north elevation of this one-story plus raised basement building is divided into three bays by four pilasters that are comprised of alternating rock-faced and smooth concrete blocks. Located within the central bay is a rectangular plate-glass window topped by a three-light transom; a datestone beneath reads “1908.” The window is flanked on the east by a recessed entrance door that is accessed via a concrete stoop with five stairs, while a smaller plate-glass window occupies the space to the west. Both are topped with a transom. All openings are topped with a continuous plain concrete header and underscored by a continuous plain concrete sill. The wooden frieze with triglyph detailing, which originally included the words “West Bend Mutual Fire Insurance Co.,” has been altered such that a modern window has been added to its center. The building terminates with a replacement concrete parapet. Original window openings remain on both the west and east elevations, with all non-original windows. At some point the building was extended to the rear (south) to connect with the former William Peters’ Flour Warehouse (1905; identified in the inventory as 519 Hickory, rear), which faces the adjacent alley.

Built in 1908, this was the office of the West Bend Mutual Fire Insurance Company. The firm was founded in 1894 after a fire devastated seven downtown buildings, the owners of which either had no insurance, or insufficient insurance as compared to their losses. The firm’s first president was S. S. Barney and the first Secretary was C.F. Leins. Initial protections of the low-cost fire insurance that the company sold were against fire and lightning strikes, with later coverage extending to windstorm, hail and tornado damage. The firm’s office was located in Leins’ surveyor’s office until November 1908, when the subject building was completed at a total cost of \$3,880 from the designs of the Milwaukee firm of Van Ryn & De Gelleke, the same firm that designed the West Bend City Hall. The insurance firm remained in this building until November 1940, when they erected a significantly larger, Colonial

⁶ Rathbun Associates, *Final Report*, 101; Samantha Watson, “Reading up on the History of the West Bend Library,” Blog post, 31 May 2019, Available online at <https://www.westbendlibrary.org/blog/post/library-history>, Accessed March 2022. Note, however, in a recent presentation by library director Steve Thiry, he states that the library remained in City Hall until 1940, Thiry, “History of the West Bend Community Library,” Webinar, 15 September 2021, Presentation for members of the Washington County Historical Society, Offered by The Tower Heritage Center; Nathaniel Nissen on behalf of The Tower Heritage Center and Janean Mollet-Van Beckum, “Old West Bend City Hall,” Available online at <https://theclio.com/tour/1875/6>, Accessed August 2022. The West Bend City Hall is one of three West Bend buildings included in Marsha Weisiger, et. al., *Buildings of Wisconsin* (Charlottesville, VA: University of Virginia Press, 2016), 255.

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Revival style office building located at 300 South 6th Avenue. As of 1955, the Hickory Street building was occupied by Ed J. Krieger & Son, real estate and Capelle & Schmitz, the former of which was previously (1939) located across the street at 508 Hickory Street.⁷

Twentieth Century Commercial

105-107 North Main Street

First State Bank

1927

This two-story, largely brick-clad building is an eclectic mix of twentieth century commercial and classical styling. The symmetrically arranged facade features a classical stone base that extends upward and around the central doorway to form a surround that is further topped with a modest pediment. Inscribed above the doorway is “FIRST STATE BANK.” Two large plate-glass windows flank the central entrance, each of which is topped with a simple stone lintel. The outermost bays of the building’s first floor include a recessed doorway, above which is a small section of brickwork that separates the doorway from a single-light transom that is trimmed with a stone lintel. The second floor includes five rectangular window openings; the three in the larger central bay are wider than the outermost pair of openings—all of which carry replacement casement windows. Patterned brickwork, along with colored tilework is located throughout the façade. Located at the center of the modestly gabled pediment with stone coping is a classical cartouche that is draped with garland swag. The cartouche is inscribed with the building’s date of construction, “1927 AD.”

First State Bank was established in 1901 by former dentist Charles Cole Henry, who served as its first president until 1920. The bank was originally located just north of the subject building, which was completed in 1927 during the presidency of Stephen F. Mayer, who served in that position from 1920 until his death in 1935. Mayer was succeeded by Edward J. Altendorf. In 1936, the Barton Bank was absorbed by First State Bank. The Wisconsin Telephone Company was originally located on the building’s second floor. This building remained the home of First State Bank, later named Marine Bank, until the early 1970s, when the bank built a new building at 801 West Washington Street. At some point after the bank moved, the original multiple-light windows were replaced and the far right doorway was cut to match the doorway on the north.⁸

⁷ Various West Bend Mutual Insurance Company promotional materials that include the history of the company, undated, in West Bend Business files (WCHS 300,941), Located at The Tower Heritage Center; Linda McAlpine, “Up From Disaster,” *The Daily News* (West Bend, WI), 10 August 2017, 38. West Bend Mutual Insurance remains in business today, located in a 150,000-square-foot office in the outskirts of West Bend that, by 2017, employed more than 1,200 people.

⁸ “Weinand Estate Lot on Main Street Sold,” Unidentified newspaper clipping, 6 August 1925 (WCHS 300,253); “E.J. Altendorf Names President of State Bank,” *West Bend* (WI) *News*, 29 August 1935; “Bank Observes 35th Anniversary

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139-145 North Main Street Henry Regner Block 1930

Built of cinder block but clad with pressed brick and glazed terra cotta tile, this two-story, modestly classical-inspired building consists of three primary bay divisions, the central one of which features a central recessed entrance. The entry is comprised of three metal-and-glass doors, above which is a glass transom that reads, "Husar Building," identifying the building's current owner and partial occupant. Terra cotta tile faces this central bay, which includes modest modillion-like detailing between the first and second floors. Both the first-floor storefronts have been altered in recent years, each including a wide overhang. The north storefront is comprised of a bank of plate-glass windows and a central glass-door entrance, while the south storefront entry has been removed, as that portion of the building is now part of the building adjacent to the south and is faced with an ashlar veneer like its neighbor. Despite the first-floor alterations, the second floor retains a series of eleven windows, all of which are detailed, either singly or in pairs, with classically inspired tilework. The same tilework is also seen along the cornice. The central section of the cornice includes central gabled parapet that features a shield ornament.⁹

Built by West Bend native Henry Regner in 1930, this building originally housed the Western Union Telegraph Office, a dress shop and the F.W. Woolworth Company on its first floor, while second floor was used as residential apartments. Henry, who lived in one of the apartments with his wife Elizabeth for a time, was a director of the First State Bank. He ran an insurance business that was located in the building. In 1956, Woolworth's left the building. In 1959, two of the upper-floor apartments were remodeled to accommodate a dental office.¹⁰

Quietly," *West Bend News*, 10 September 1936; "Arrange Rites for West Bend Man," *The Sheboygan (WI) Press*, 6 June 1940, 6; "The History of the First State Bank of West Bend, Paper prepared by Grace Feiten for West Bend High School's American History class, 20 December 1940 (WCHS 300,253); Dorothy E. Williams, *The Spirit of West Bend* (Madison: Straus Printing Company, 1980), 245; Historic Photo (WCHS 016,012; c1975).

⁹ Building construction noted on *Sanborn Fire Insurance Map of West Bend, Wis. 1928* (updated to 1945).

¹⁰ Tax rolls, City of West Bend, 1929, 1931 (missing 1930); Newsbrief (re: Western Union in Regner building), *Marshfield News-Herald* (Marshfield, WI); 7 February 1931, 5; "Fire Causes \$6,000 Damage at West Bend," *The Sheboygan Press*, 27 December 1931, 1; Historic Photo, Henry Regner Building (WCHS 016,009; c1975); "Woolworth Store to Abandon City for Lack of Space," *West Bend News*, 12 April 1956; Building permit for 137 North Main Street, 15 May 1959, owner: L.W. Schuett, est. cost, \$6,000. This and all building permits on file at the City of West Bend, Department of Building Inspection, West Bend, WI.

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Mediterranean Revival

302-304 North Main Street

Mathias Gonring's Tavern

1932

Rising three stories and sheathed with orange and brown brick laid in common bond, this building features a canted corner which carries the building's primary entrance that is trimmed with cut stone. All but one of the first-floor tripartite sash windows visible along both of its street-facing elevations are trimmed with the same rough-cut stone trim along its arch, while sills are plain stone. Most of the second-floor windows are round-arched and set in groupings of three, except for the single window that rests above the building's secondary entrance along the building's east elevation. This round-arched door and the window above are framed by two tapered, slightly projecting two-story bay further detailed with a curved, stone-coping above each opening. The rectangular third-floor windows are set off from the rest of the building by a lower belt course that extends along all three elevations. Four of the eight windows along the building's east façade, as well as one on the south elevation, are topped with a lintel comprised of soldier brick and include a central keystone. The remaining windows are unadorned. Additional vertical stone trim extends to the roofline which features three modest stepped parapets, two on the west wall and one on the south. The majority of the windows throughout the building appear to be original, double-hung wood-sash windows.

A saloon was located on this property beginning around 1878. Known as Farmers Home Saloon in the 1880s, it was purchased by Michael B. Goeden around 1891. Goeden expanded the two-story building to fill the full lot sometime between 1900 and 1910, and within the following decade, the saloon was taken over by his son-in-law, Mathias Gonring. Sanborn maps suggest that the exterior may have been remodeled to its current Mediterranean Revival-style appearance by 1928 (based on the absence of some bay windows); however, Gonring's grandson cites that Mathias remodeled it in 1932, which included renovating the second and third floors to living quarters. Gonring owned the saloon and resided in the building until his death in 1957.¹¹

¹¹ R.L. Polk and Co., *Wisconsin State Gazetteer and Business Directory, 1891-1892* (Chicago: R. L. Polk and Company, 1891), 1065; Quickert, ed., *Washington County, Wisconsin, 2/46*; Judy Steffes, "Remembering N. Main Street in West Bend," 29 December 2017, Available online at <https://www.washingtoncountyinsider.com/remembering-n-main-street-in-west-bend/>, Accessed February 2022; "Math N. Gonring Sr.," *The Sheboygan Press*, 9 July 1957, 8. Newspaper clippings suggest that Famer's Home was a hotel or boarding house and the Gonring's moved in in 1911, *West Bend News*, 1 November 1911. A later clipping, with the handwritten date of 1918, indicates that Gonring "took charge of the M.B. Goeden Saloon."

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Eclectic Period Revival

243 North Main Street

Michael Gonring's Tavern

1937

Covered in Terratone concrete veneer, this commercial building is comprised of two blocks; a three-story, flat-roofed building along North Main Street, while a two-story, flat-roofed block extends from the rear, along Mill Street. The entrance elevation is divided into three unequal bay divisions. The westernmost bay includes a round-arched window opening with casement panes that include both diamond-shaped and round lighting, typical of German architecture. Identical lighting is found within the storefront entrance for the former tavern space, along with what may be additional, albeit older, images of Gambrinus. The bulkhead area beneath the windows is comprised of decorative orange and brown-tone tilework. The larger storefront within the third bay retains the tilework bulkhead and diamond-pane transom; however, the display windows have been replaced. Each of the first-floor openings are detailed with colorful tilework that is more in keeping with Mediterranean Revival styling. Both the second and third-floor windows are rectangular in shape; many are double-hung sash, some of which retain their original six-over-six lighting. The two banks of windows in the third bay are, again, multiple-light casement examples; a colorful mosaic tile inset is located between the two windows. Within the tavern entrance (second) bay, the uppermost level features a rectangular oriel window, while additional floral tile insets run beneath the remainder of the third floor. Some tilework is also evident along the building's north wall, which is dominated by a second-story bay window with wooden bracket supports that retains original multiple-light windows.

Historic photos show that there are two evident alterations to the building's exterior. One is the removal of the shaped parapet that extended beyond the roofline, above the third-floor oriel window. The parapet originally included the initials "MJG" for Michael J. Gonring. Secondly, a colored relief panel of a cherub-type youth representing Gambrinus and sitting on a beer barrel was removed from above the tavern's entrance along the north half of the building.¹²

Long the location of a hotel, this building was designed for Michael G. Gonring Sr. by Fond du Lac architect Roger A. Sutherland and erected in 1937. Its design was based on Sutherland's time in Germany, along with Gonring's recollections following his trip to Germany for the 1936 Olympics.

¹² Pastel Rendering of the Mike Gonring Tavern, In possession of The Tower Heritage Center (WCHS 2005.14a; c1937); E.D. Coddington Mfg. Co. advertisement for Terratone Concrete Veneer in *West Bend News*, 16 September 1937; The Gambrinus relief is described in a 1937 newspaper article and is also seen in historic photos of the building, Carl Quickert, "Comments on the Newly Erected Gonring Tavern," *West Bend News*, 30 September 1937.

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The building housed Gonring's own tavern, a commercial rental space to the south, along with apartments on the second and third floors. In 1947, the tavern business was sold to Clayton Wollner, who operated it until 1957. Hugo Jung, "Corky" Michels and Mert Schleiden were later tavern operators. The building remained in the Gonring family until circa 2004.¹³

*Contemporary*206 North 6th Avenue

Milwaukee Gas Light Company Office and Showroom

1961

This one-story, stone-veneer-clad building is topped with a flat roof and rises from a foundation that is visible only along its north half due to the slope of the topography. Anchoring the building at its southeast corner is a stone-clad wall that breaks through the roofline and extends for an additional story, an element typical of mid-century modern styling. A bank of steel-framed windows, along with a glass door and transom, comprise the majority of the building's east elevation, all of which is sheltered by a wide overhang, a canopy finished in redwood that is angled up and away from the building and wraps around the south elevation. A handicap accessible entrance/ramp extends along the window to the primary entrance along with a metal railing. A smaller bank of steel-framed windows rests beneath the flared flat canopy along the south elevation, while two additional window openings to the west have been infilled. The rear elevation includes a pair of overhead garage doors and a pedestrian door; the rear parking area is partially enclosed by a low, stone-veered wall.

Constructed at a cost of 250,000, this building was designed in-house by the Milwaukee Gas Light Company and built by the Hunzinger Construction Company. The building included offices, as well as a showroom for the latest in gas appliances. Following Wisconsin Gas and Light, the Western Lime Corporation, dealers in lime and limestone, masonry equipment and supplies, purchased the building. In 1994, the interior was remodeled, both the main floor and the basement. In 2012, the building was sold to Graymont, the successor firm of Western Lime. Graymont moved across the street to 215 North Main Street (Suite #200), and in 2018, the building was purchased by its current owner, Seed of Hope Center, a medical clinic.¹⁴

¹³ While at least one secondary source cites Gonring tavern was remodeled from an earlier hotel, the Gonring building was, in fact, new construction, following the discovery of several structural flaws, Rathbun Associates, *Final Report*, 47; "Mich. Gonring Plans German Style Tavern," *West Bend News*, 1 April 1937; "Gonring Opens Sept. 1," *West Bend News*, 5 August 1937; The Gornings resided in one of the apartments on the second floor. "Clayton T. Wollner," Obituary, *The Sheboygan Press*, 11 August 1970, 12; "Gonring Tavern," Historic Postcard (WCHS 018,238; c1944) and Historic photos, (019,402; c1960 and 016,005; c1975).

¹⁴ Building permit for 206 North 6th Avenue, 20 June 1961, owner: Milwaukee Gas & Light Company, est. cost: \$250,000; "Western Lime Joins Graymont," 30 March 2012, Article available online at <https://www.graymont.com/en/news/western->

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Inventory

The following is an inventory of the district's resources, including sixty-nine buildings. Additionally, there are two bank-related structures, two non-contributing sites (parks), as well as the non-contributing, 2015 bandshell. These five structures and sites are located in a second table after the building inventory. For buildings that have had their façade remodeled, but some of their original (earlier) design elements are still identifiable, two dates have been assigned and are included in the inventory table—the original date of construction, as well as the façade remodel date. And, in most cases, the building's original name is provided as the historic name. If the new façade entirely obscures the original design, only the façade remodel date and is reflected in the table, with original construction dates identified in the accompanying footnote. In this case, the historic name provided in the table is the name of the building as of the remodel date.

C = Contributing NC = Non-Contributing NR = Individually listed in the National Register

ADDRESS	HISTORIC NAME	DATE	STYLE	STATUS
623-629 Cedar Street	Schmidt Funeral Home	1939; 1961; 1970 ¹⁵	Georgian Revival	C
623-629 Cedar Street (rear building)	Schmidt Funeral Home and Ambulance Service Garage	1944 ¹⁶	Astylistic/Utilitarian	C
607 Elm Street	West Bend Post Office	1935 ¹⁷	Georgian Revival	C - NR
623-627 Elm Street	Frankow & Grundahl Medical Clinic	1935; c1950; 2002 ¹⁸	Colonial Revival	C

[lime-joins-graymont](https://www.washingtoncountyinsider.com/sale-price-posted-as-seed-of-hope-closes-on-purchase-of-former-graymont-building/), Accessed July 2022; Judy Steffes, "Sale Price Posted as Seed of Hope Closes on Purchase of former Graymont Building," 25 October 2018, Available online at <https://www.washingtoncountyinsider.com/sale-price-posted-as-seed-of-hope-closes-on-purchase-of-former-graymont-building/>, Accessed July 2022.

¹⁵ The original block of the funeral home was completed in 1939, "Funeral Home," Job #419, Plans (for the Schmidt Funeral Home) drawn by John P. Bruecker, Milwaukee, 1 April 1939. Additions/alterations were made in 1961 and 1970, "Addition and Remodeling for Funeral Home for Mr. Leander Schmidt," Plans drawn by Roger A. Sutherland, Milwaukee, 12 August 1958, both sets of plans in possession of the Schmidt Funeral Home, West Bend, WI; Building permit, funeral home remodel (with 1958 plans), 4 April 1961, contractor, Ben Tennes; Building permit for addition and remodel, 5 November 1969, contractor W & B Corp. These and all other permits cited hereafter are on file at the City of West Bend Department of Building Inspection, West Bend, WI. Please note that no building permits exist prior to circa 1951.

¹⁶ Although not depicted on the 1928 (updated to 1945) Sanborn map, Amy Schmidt of Schmidt Funeral Home, confirmed (through a story related to her by her father) construction had begun in June of 1944 and, presumably, it was completed that same year, Schmidt, Email correspondence with Traci E. Schnell, October 2022.

¹⁷ Building cornerstone, West Bend Post Office.

¹⁸ Assessor's information cites a 1935 date of construction and a 1928 (updated to 1945) Sanborn fire insurance map shows a smaller, brick-veneered building at this location, which is believed to be the center of the subject building. By no later than 1946, Dr. Raymond Frankow operated a medical office at this location, as did Dr. Alvin Grundahl. Based on a change

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508 Hickory Street	Bauer-Koller Motor Company	1927 ¹⁹	20 th Century Commercial	C
519 Hickory Street	West Bend Mutual Fire Insurance Company Office Building	1908 ²⁰	Classical Revival	C
519 Hickory Street (rear building)	William Peters Flour Warehouse	1905 ²¹	Astylistic/Utilitarian	C
102-106 North Main Street	Schober Building—Schober Camera	1964 ²²	Contemporary	C
105-107 North Main Street	First State Bank	1927 ²³	20 th Century Commercial	C
111-117 North Main Street	Hotel Weinand	1894; c1950 ²⁴	Commercial Vernacular	C
112 North Main Street	Charles Schaefer Building	1882 ²⁵ ; c 1930	Italianate	C
114 North Main Street	Parkette	1953 ²⁶	Contemporary	C
119-121 North Main Street	Max Weinand Building	1894 ²⁷	Queen Anne	C
120 North Main Street	Hangartner Block	1893; 1930; 1985 ²⁸	20 th Century Commercial	NC
125 North Main Street	West Bend Theater	1929 ²⁹	Art Deco	C - NR

in brickwork, an addition was made to the east end of the building circa 1950 (while Frankow & Grundahl still occupied the building). The addition to the west was completed in 2002-3, "Plans for addition and alterations, Kieckhafer Dietzler Hauser, LLP, 627 Elm Street," Prepared by JP Storrs Co., Inc., Architects, August 2002, Plans in building permit file.

¹⁹ Tax rolls, City of West Bend, Washington County, 1926, 1927; "A Fine New Garage is Opened," *West Bend Pilot*, 24 March 1927.

²⁰ A 1908 datestone is located along the entrance elevation, beneath the larger window. Also, "West Bend: Celebrating 125 Years, 1894-2019," includes timeline, available online at <https://view.ceros.com/west-bend-mutual/west-bend-mutual-insurance-history-1/p/3>, Accessed April 2022.

²¹ "History of Peters' Store," 9. Please note that the paper indicates that this building was erected in 1915, while the associated one-story building at 525 Hickory Street was built in 1905. However, following a review of Sanborn fire insurance maps, it appears that those dates were incorrectly reversed, as Sanborn maps indicate this building, identified as a flour warehouse, was built between 1900 and 1910, while the Hickory Street building had not yet been constructed. At some point it was connected to the rear of 519 Hickory Street.

²² Original building permit for 102-104-106 North Main Street, 7 February 1964, owner Helen Schober, est. cost, \$80,000.

²³ A stone cartouche along the parapet of the building is inscribed with the date, "1927 A.D."

²⁴ In 1893, fire destroyed Weinand's earlier hotel, "Hot Fire at West Bend," *The Weekly Wisconsin* (Milwaukee, WI), 16 September 1893, 7; Tax rolls, City of West Bend, 1893, 1894; Newsbrief (re: hotel construction), *Washington County Pilot*, 25 April 1894. The one-story addition to the south is not evident on the 1928 (updated to 1945) Sanborn map; however, it appears to be extant as of a 1950 aerial.

²⁵ Tax rolls, City of West Bend, 1882, 1883; Newsbrief (re: Schaefer moves into store), *West Bend Democrat*, 20 September 1882.

²⁶ "Parkette Grand Opening Today and Tomorrow," *West Bend News*, 1 October 1953.

²⁷ 1894 date of construction in building's cornice ornament.

²⁸ Tax rolls, City of West Bend, 1892, 1893; Janean Mollet-Van Beckum, *Images of America: West Bend* (Charleston, SC: Arcadia Printing, 2015), 37. Permits indicate that more recent updates were completed in the early 1980s.

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128-132 North Main Street	Marth Block III	1953 ³⁰	20 th C Commercial	C
131 North Main Street	Husar's House of Fine Diamonds	1953; 1995 ³¹	Modern	NC
134-138 North Main Street	Marth Block VI	1963 ³²	20 th Century Commercial	C
139-145 North Main Street	Henry Regner Block	1930 ³³	20 th Century Commercial	C
140-144 North Main Street	Carroll House of West Bend, department store	1947 ³⁴	20 th Century Commercial	C
146-152 North Main Street	Marth Block II	1881; c1930 ³⁵	20 th Century Commercial	C
156 North Main Street	Marth Block I	c1884; c1926 ³⁶	20 th Century Commercial	C
147-155 North Main Street	Westenberger Block	1888; 1907; 1925 ³⁷	Eclectic ³⁸	C
157-161 North Main Street (north building)	Marth Block V (north building)	c1884; c1960 ³⁹	Commercial Vernacular	C

²⁹ Construction date cited in the National Register of Historic Places, West Bend Theater, West Bend, Washington County, Wisconsin, NRIS#100005005.

³⁰ Original building permit for 130-132 North Main Street, 27 February 1953, owner Dr. A. Carl Marth, est. cost, \$24,000.

³¹ Original building permit for 131 North Main Street, 17 August 1953, owner Frank Plischounig, est. cost, \$75,000, originally occupied by JCPenney. The building was extensively renovated both inside and out in 1995, Jill Badzinski, "Husar's Triples in Size," *West Bend News*, 9 November 1995.

³² Original permit for 136 North Main Street, 24 June 1963, owner, Dr. A. Carl Marth, est. cost, \$40,000.

³³ Tax rolls, City of West Bend, 1929, 1931 (missing 1930 roll); Woolworth's is noted as being in the building since October 1930 in "Woolworth Store to Abandon City for Lack of Space," *West Bend News*, 12 April 1956.

³⁴ 1947 datestone along cornice of rear (6th Avenue) elevation.

³⁵ Originally built in 1881 by Mathias Regner, this building was extensively remodeled with a new front by Dr. A. Carl Marth in circa 1930 (based on historic photos, WCHS 015,368; 1930 and 015,374; September 1930).

³⁶ Although built as a saloon circa 1884 by Henry Glantz, information provided for historic photos cites that this building was remodeled by Dr. A. Carl Marth after the R.W. Boldt Drug Company moved across the street, Tax rolls, Village of West Bend, 1884 and City of West Bend, 1885, Photo (WCHS 015,368; 1930). A historic photo indicates that the Boldt concern had moved across the street by circa 1926 (WCHS 015, 219; c1926). Based on that information, a circa 1926 date has been ascribed for the remodel.

³⁷ All dates of construction cited in "The Oldest Meat Market in West Bend," Paper prepared by Kurt Westenberger for West Bend High School's American History class, 29 November 1938, 12.

³⁸ This building consists of three periods of building, ranging from the 1880s to the 1920s. As a result, each portion of the building reflects different styling, including elements of the Queen Anne, Classical Revival, Mediterranean Revival, German Renaissance Revival, and Italianate styles.

³⁹ Per Sanborn fire insurance maps, a two-story building was built at this location by no later than 1884 and operated as a boot and shoe store. Historic photos indicate it was originally a front-gabled building, Photos (WCHS 015,781; c1905 and WCHS 015,031; c1908) and continued as a shoe store, run by Peter J. Wittemann since 1897, "New Shoe Stores," *Boot and Shoe Recorder*, 22 September 1897, 133. By no later than circa 1927, the building included a remodeled parapet front, Photo (WCHS 015,340; 1 February 1927). By this time, it was owned by Ed Groth and continued as a shoe store, "Edward Groth Buys Wittemann's Shoe Business," unidentified newspaper clipping, 31 May 1922 (handwritten). The building was later remodeled with the existing stone veneer front, presumably after Dr. A. Carl Marth purchased the property circa 1960.

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157-161 North Main Street (south building)	Marth Block V (south building)	c1938; c1960 ⁴⁰	Commercial Vernacular	C
215 North Main Street-A	B.C. Ziegler Company	1993 ⁴¹	New Traditional	NC
215 North Main Street-B	B.C. Ziegler Company	1937; 1977 ⁴²	New Traditional	C
215 North Main Street-C	B.C. Ziegler Company	1902; 1971 ⁴³	New Traditional	C
215 North Main Street-D	B.C. Ziegler Company	1972 ⁴⁴	New Traditional	C
231-233 North Main Street	Jacob Ziegler Central Hotel and Saloon	1900; c1918 ⁴⁵	Commercial Vernacular	C
237-239 North Main Street	Marshall-Wells Store, hardware	1954 ⁴⁶	20 th Century Commercial	C
243 North Main Street	Michael J. Gonring's Tavern	1937 ⁴⁷	Eclectic Revival	C
246-248 North Main Street	Thomas Bruhy jewelry store, optometry office and residence	1891; 1899 ⁴⁸	Queen Anne	C
252-254 North Main Street	Gamble Store	c1939 ⁴⁹	Commercial	NC

⁴⁰ Sanborn maps indicate that this building was built between 1928 and 1945, and by no later than 1938, per available West Bend phone books. As of 1938, the building was occupied by Dr. H. Meyer Lynch.

⁴¹ 1993 datestone on building; "Ziegler Begins Building Expansion, Celebrates 90th Anniversary," *Kewaskum (WI) Statesman*, 26 November 1992.

⁴² The 1937 building is evident on the 1928 (updated to 1945) Sanborn fire insurance map and the 1937 date of construction for this building is noted in "Ziegler Building Fate Shrouded in Secrecy," *West Bend (WI) Daily News*, 2 September 2011.

⁴³ This building was originally built in 1902 as Boerner Brothers Mercantile Store, Historic photo (WCHS 016,965; c1910). B.C. Ziegler purchased that building and, following renovations in 1928, occupied its north half, "Acorn and Giant Oak: New Office Opened by B.C. Ziegler and Company," unidentified newspaper clipping, 19 April 1928 (handwritten); Historic photo (WCHS 015,228; c1932). Ziegler eventually took over the entire building and, in 1971, remodeled the exterior to its current Neo-Colonial Revival style, Postcard image (WCHS 015,074; c1915).

⁴⁴ "Sidewalk Superintendents," Photo and caption, unidentified newspaper clipping, 9 April 1971, in B.C. Ziegler business file. The photo shows the demolition of the buildings that were located where this portion of the B. C. Ziegler Company was completed in 1972; Building permit, 19 August 1971, owner: B.C. Ziegler Co., est. cost, \$400,000.

⁴⁵ The building was built by Jacob Ziegler in 1900, Tax rolls, City of West Bend, 1899, 1900, see also Postcard image (WCHS 015,702; undated). However, by circa 1918, the entrance (west) elevation was refaced, eliminating the façade's modest original brickwork, which is still evident along the building's south elevation. By 1918, the building was occupied by West Bend Plumbing and Heating, see Postcard image, (WCHS 021,073; c1918).

⁴⁶ Original permit for 237 North Main Street, 23 February 1954, owner Michael Gonring, est. cost, \$26,000. Original tenant gleaned from the 1955 West Bend phone book.

⁴⁷ An historic image of the building, with its shaped parapet intact, includes the date 1937, along with the initials (MJG) of the building's owner, Michael J. Gonring.

⁴⁸ Tax rolls indicate that the lot was owned in 1889 by Lambert Neuberg, a jeweler who, by 1890, had made an improvement to the lot. By 1891, Neuberg had sold the property to jeweler Thomas Bruhy who continued to make improvements to the lot, ultimately building the north half of the existing building as his jewelry store and office of optometry. In 1900, he built the south, residential portion of the building, Tax rolls, City of West Bend, 1889, 1890, 1899, 1900; Sanborn fire insurance maps, 1892, 1900; Newsbrief (re: rebuilding store and residence), *West Bend Democrat*, 19 July 1899.

⁴⁹ The Gamble Store was previously located in the one-story north wing of present-day 258 North Main Street and was moved to this newly constructed building (252-254 North Main Street) in 1939, when JCPenney expanded into their former quarters, "The History of the J.C. Penney Company, West Bend, Wisconsin," Paper prepared by Bernice Feiten for West

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			Vernacular	
258 North Main Street	Pick's Department Store/Leys Department Store	1884; c1900; c1929; 1939; c1955 (+) ⁵⁰	Commercial Vernacular	NC
262-266 North Main Street	R. Jeklin Shoe Store	1941 ⁵¹	Contemporary	C
301-305 North Main Street	Hotel Wiskirchen	1896 ⁵²	Commercial Vernacular	C
302-304 North Main Street	Mathias Gonring's Tavern	1932 ⁵³	Mediterranean Revival	C
308-310 North Main Street (including 309 North 7 th Street)	J.W. Barens Hardware Store	1916; c1930 ⁵⁴	20 th Century Commercial	C
313-315 North Main Street	G. Peterson Building	1948 ⁵⁵	20 th Century Commercial	C
321-327 North Main Street	First National Bank of West Bend	1970; 1988 ⁵⁶	Contemporary	C
337 North Main Street	Wisconsin Gas & Electric Company	1929; 1961 ⁵⁷	Commercial	C

Bend High School's American History class, 15 December 1941, 1.

⁵⁰ The 1884 date of construction is from "History of Pick Brother's Store," Paper prepared by Marjorie C. Pick for West Bend High School's American History class, 25 November 1938, 3. Sanborn maps indicate that the one-story building to the north was added between 1892 and 1900. In 1929, renovations were completed by JCPenney when it moved into the two-story building and, in 1939, when it expanded into the one-story building to the north. In 1954, JCPenney moved to 131 North Main Street and in 1955, Leys Department Store moved into the subject building, "John Leys to Direct Business Affairs for Church in Illinois, *The Sheboygan Press*, 25 May 1977, 40. The tile between the first and second floors is believed to have been added when Leys Department Store moved in. It is unclear as to when the metal was added to the upper level; however, it is presumed to have been done sometime in the 1970s.

⁵¹ "R. Jeklin Store Moved," in *Boot and Shoe Recorder* (Vol. 120, Issue 12), 15 November 1941, 82.

⁵² Date of construction included in Carl Quickert, ed., *Washington County, Wisconsin: Past and Present*, 2 vols. (Chicago: The S.J. Clarke Publishing Company, 1912), 1/157.

⁵³ Formerly the Farmer's Home Saloon and owned by Michael B. Goeden, this building was remodeled in 1932 by Goeden's son-in-law, Mathias Gonring, Quickert, ed., *Washington County, Wisconsin*, 2/46; Judy Steffes, "Remembering N. Main Street in West Bend," Available online at <https://www.washingtoncountyinsider.com/remembering-n-main-street-in-west-bend/>, Accessed February 2022.

⁵⁴ The construction date of 1916 is inscribed in the cornice, immediately above a cartouche that includes the initials "JWB." The building extends to North 7th Avenue, the west half of which was built as a warehouse for the hardware business that originally occupied the building. Between Sanborn maps and aerials, the west portion was built sometime between 1928 and 1941, with appearance suggesting a circa 1930 date of construction. Today, the west portion is operated as a separate business.

⁵⁵ The building's parapet includes the date 1948, along with the name, G. Peterson. The original tenant, Peterson Restaurant, was gleaned from the 1949-1951 West Bend phone books; "Petersons Close Restaurant; Lease Space to Gigante," Unidentified newspaper clipping, 6 September 1951.

⁵⁶ Original permit for 321 North Main Street, 4 December 1969, owner: First National Bank, est. cost \$400,000; State of Wisconsin, Safety & Buildings Division to Lyle G. Fenske, Carlson/Fenske, Letter of Correspondence regarding addition and alteration plans (File No. E-84545), 9 November 1987. Letter included in building permit file.

⁵⁷ This building was originally Mediterranean Revival in style and built in 1929 as T. J. Weinand & Son Chevrolet, Postcard image (WCHS 015,314; c1930); "Gas & Electric, Weinand Firms Close Big Deal," *West Bend News*, 4 March

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			Vernacular	
101 South Main Street	West Bend Pilot Office	1928 ⁵⁸	20 th Century Commercial	C
102 South Main Street	Franckenberg and Karsten's Block	1881; 1899 ⁵⁹	Commercial Vernacular	C
103 South Main Street	Plischounig's Gift Shop	1900; 1956 ⁶⁰	Commercial Vernacular	C
109 South Main Street (north two-story building)	Rexall Drug Company	1902; 1954; 1958 ⁶¹	Commercial Vernacular	C
109 South Main Street (south one-story building)	Tri-County Office Equipment	1952 ⁶²	Commercial Vernacular	C
111-111A South Main Street	West Bend Pilot Office	1907 ⁶³	Commercial Vernacular	C
113-117 South Main Street	Warnkey & Son Tin Shop/Warnkey & Son Sheet Metal Shop	1924; 1955 ⁶⁴	20 th Century Commercial	C
119-121 South Main Street	John Wendelborn Restaurant and Saloon	1907 ⁶⁵	20 th Century Commercial	C
125 South Main Street	William Warnkey Tin Shop	1907 ⁶⁶	Commercial	C

1937. The new front replaced the original in 1961, Permit for alteration, 9 June 1961, owner: Wisconsin Electric Power Company, est. cost, \$25,000.

⁵⁸ "Complete Contracts let Last Friday to Local Contractors," unidentified newspaper clipping, 1928 (handwritten); "A New Pilot Building," unidentified newspaper clipping; "West Bend Pilot Has Fifty-Eight Year History as Public Servant Throughout Washington County," *West Bend Pilot*, 24 August 1950, all three items inventoried as WCHS 300,944.

⁵⁹ Tax rolls, City of West Bend, 1880, 1881; Newsbrief (re: Franckenberg & Karsten begins construction), *West Bend Democrat*, 13 April 1881; Newsbrief (re: Phillip Heipp and William Peters exchange stores), *West Bend Democrat*, 26 July 1899. Per Sanborn maps, a second-story addition was made to the rear of the building between 1900 and 1910.

⁶⁰ Tax rolls and Sanborn fire insurance maps indicate that a building was erected at this location by no later than 1900; "Plischounig's Will Hold Grand Opening," *West Bend News*, 2 August 1956.

⁶¹ Tax rolls and Sanborn fire insurance maps indicate that a building was erected at this location by no later than 1892; Historic images show a 1902 datestone on the front of the building, see Postcard image (WCHS 015,122; c1918) and historic photo (WCHS 015,259; 1954). The building was long home to a meat market. The first-floor storefront was remodeled in 1954, Permit for alteration, 1 November 1954, owner: Myron Schmidt, est. cost, \$1,300, while the upper-level brick front is applied in 1958, Permit for alteration, 26 September 1958, owner: Myron Schmidt, est. cost, \$6,000. Although owned by Schmidt, the building is occupied by the Rexall Drug Company by 1954.

⁶² Original building permit, 10 June 1952, owner: Myron Schmidt, est. cost, \$12,000; The 1953 West Bend phone book confirms that the building housed Tri-County Office Equipment.

⁶³ *Washington County Pilot*, 12 November 1906; "The Old Pilot Building," Paper prepared by Dennis Mauzakis for West Bend High School's American History Class, 1940.

⁶⁴ Dates of construction from "The Warnkey Sheet Metal Shop," Paper prepared by Alda Warnkey for the West Bend Historical Society, 28 October 1978, on file at The Tower Heritage Center; Building permit for 117 South Main Street, 2 September 1955, owner: Warnkey & Lehn, est. cost, \$5,000.

⁶⁵ Tax rolls, City of West Bend, 1906, 1907; R.L. Polk & Co., *Wisconsin State Gazetteer and Business Directory, 1907-1908* (Chicago: R.L. Polk & Co., 1907), 1322.

⁶⁶ Tax rolls, City of West Bend, 1906, 1907; The 1907 date is identified in the building's parapet; The construction date for

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			Vernacular	
131 South Main Street	Commercial Building	1940; 1973; 1982 ⁶⁷	Mansard	NC
136 South Main Street	Patrick W. Harns Building	1898 ⁶⁸	Queen Anne	C
137 South Main Street	A.C. Fuge Hardware Store	1920; 2002 ⁶⁹	Commercial Vernacular	NC
146-156 South Main Street (north building)	Kuester Bros. Garage and Machine Shop	1914; 1929 ⁷⁰	20 th Century Commercial	C
146-156 South Main Street (south building)	Kuester Bros. Garage and Machine Shop	1912; 1929 ⁷¹	20 th Century Commercial	C
160-162 South Main Street	Lemke Block	1869; 1878 ⁷²	Commercial Vernacular	C
108-110 5 th Avenue (north building)	A.E. DeTuncq Furniture Store and Undertaking	1900; 1914 ⁷³	Boomtown	NC
108-110 5 th Avenue (south building)	August F. Richter Harness Shop	1880; 1888 ⁷⁴	Commercial Vernacular	C
112 5 th Avenue	Tennies ACE Hardware	1960; 1971;	Astylistic/Utilitarian	NC

the building is also mentioned in a 1912 biographical sketch of William Warnkey, Quickert, ed., *Washington County, Wisconsin*, 2/138.

⁶⁷ Assessor's information cites a 1940 date of construction. Permits indicate the building was altered in 1973 and again in 1982, Permit for alteration (lower siding replacement), 19 March 1982 and (new front), 27 June 1973. A hand-drawn elevation indicates that the windows to either side of the door were glass block, included in building permit file. The earliest confirmed business in the building was Riley's Barber Shop in 1946. By no later than 1951, Gehl's Sportsman's Bar was operating out of the building, West Bend phone book, 1943, 1946, 1948.

⁶⁸ Tax rolls, City of West Bend, 1897, 1898. The 1900 Sanborn map identifies that a barber was, at that time, located in this building.

⁶⁹ A.C. Fuge built a store on this lot in 1899 and an addition was made in 1919. Prior to its completion, a fire destroyed the building and it was rebuilt, enlarged and completed in 1920, Newsbrief (re: original construction), *West Bend Pilot*, 16 August 1899; "Old Part and New Part Just About Finished Go Up in Smoke," Unidentified newspaper clipping, 3 September 1919 (WCHS 300,273); "History of Fuge Hardware Company," Paper prepared by Paul Fuge for West Bend High School's American History class, undated but circa 1940. The gabled roof was added in 2002, Permit for alteration, 8 February 2002, owner: Stewart Peterson Group; est. cost, \$79,500.

⁷⁰ Tax rolls, City of West Bend, 1912, 1913, 1914; *Sanborn Fire Insurance Map of West Bend, Wis.*, 1910, 1919; Historic photo of 5th Avenue (WCHS 017,929; 1914); Historic photo of South Main Street (WCHS 016,877; c1914); "Car Purchase Leads to Auto Business," *West Bend News*, 11 March 1937.

⁷¹ Tax Rolls, City of West Bend, 1912-1913; Newsbrief (re: Kuesters purchase Exchange Block brick barn and will remodel), *West Bend News*, 14 February 1912; *Sanborn Fire Insurance Map of West Bend, Wis.*, 1892, 1900, 1910, 1919; Historic photo of 5th Avenue (WCHS 017,929; 1914); Historic photo of South Main Street (WCHS 016,877; c1914); "Car Purchase Leads to Auto Business," *West Bend News*, 11 March 1937.

⁷² Tax rolls, City of West Bend, 1868, 1869, 1877, 1888.

⁷³ Sanborn Fire Insurance maps, 1895, 1900; Tax rolls, City of West Bend, 1899, 1900; Newsbrief (re: DeTuncq & Sons remodeling), *West Bend News*, 18 March 1914.

⁷⁴ Tax rolls, City of West Bend, 1880, 1881; Newsbrief (re: Richter Harness shop), *West Bend Democrat*, 21 April 1880; Newsbrief (re: harness shop addition), *West Bend Democrat*, 16 May 1888.

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		1979 ⁷⁵		
100 North 6 th Avenue	West Bend City Hall	1901 ⁷⁶	German Renaissance Revival	C
100 North 6 th Avenue (rear building)	West Bend Pumping Station	1908; c1930 ⁷⁷	Mediterranean Revival	C
111-115 North 6 th Avenue	Auto Laundry & Service Company	1929; 1954 ⁷⁸	20 th Century Commercial	C
139-143 North 6 th Avenue	Marth Block IV	1957 ⁷⁹	Commercial Vernacular	C
206 North 6 th Avenue	Milwaukee Gas Light Company	1961 ⁸⁰	Contemporary	C
214 North 6 th Avenue	Henry Opgenorth Building	1897-98; 1916; 1927 ⁸¹	Queen Anne	C
220 North 6 th Avenue	West Bend Lodge No. 138, F. & A.M.	1923 ⁸²	Classical Revival	C
228 North 6 th Avenue	The Washington House Hotel	1864 ⁸³	Italianate	C
305 North 7 th Avenue/ 626 Cedar Street	Dr. Wallace Scheunemann's Office/Clinic	1962 ⁸⁴	Contemporary	C

⁷⁵ Original building permit for 112 5th Avenue, 29 July 1959, owner: Ben Tennies, est. cost, \$35,000; Permit for addition, 1 July 1971, est. cost, \$65,000; Permit for addition, 31 July 1979, est. cost, \$105,000.

⁷⁶ A 1900 datestone is located along the base of the building; however, it was not completed until 1901.

⁷⁷ Sanborn Fire Insurance Map, 1910. Note that the 1988 architectural/historical survey of West Bend states that the pumping station at Sixth Avenue and Hickory Street was no longer extant. Although no longer functioning as such, the building remains extant west of, and connected to, the former West Bend City Hall, Rathbun Associates, *Final Report*, 104. At some unknown later date, the unadorned Hickory Street entrance elevation was remodeled with its current stone veneer and round-arched openings, giving it a modest Mediterranean Revival influence.

⁷⁸ Tax Rolls, City of West Bend, 1929, 1930; 1930 West Bend telephone book; Building permit for addition to 115 North 6th Avenue, 8 October 1953, owner: Slesar Glass Shop, est. cost, \$14,000.

⁷⁹ Original building permit for 139 North 6th Avenue (two stores and three apartments), 31 August 1956, est. cost \$17,000.

⁸⁰ Original building permit for 206 North 6th Avenue, 20 June 1961, owner and architect Milwaukee Gas Light Company, contractor Hunzinger Construction, est. cost, \$250,000.

⁸¹ Tax Rolls, City of West Bend, 1897, 1898; Later additions noted in Jeff Haebig, "Haebig's Celebrates 75 Years in Business," *West Bend News*, 29 November 1983, C-2.

⁸² "West Bend's New Masonic Temple," illustration and caption/newspaper clipping, 26 October 1922 (handwritten date; WCHS 302,565), information indicates the building will not be completed until June 1923; H. Russell Zimmerman, *The Heritage Guidebook: Landmarks and Historical Sites in Southeastern Wisconsin* (Milwaukee, WI: Heritage Banks, 1976), 265.

⁸³ The date of construction is identified in the biographical sketch for B. Goetter in the *History of Washington and Ozaukee Counties, Wisconsin* (1881), 559.

⁸⁴ Original permit for 305 North 7th Avenue, 2 April 1962, owner: Dr. Wallace Schuenemann, est. cost, \$33,000.

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Additional Resources

321-327 North Main Street (rear detached structure)	Bank Drive-Thru	c1980 ⁸⁵	Astylistic/Utilitarian	NC
321-327 North Main Street(rear detached structure)	Automatic Teller Machine (ATM)	Modern	Astylistic/Utilitarian	NC
200 North Main Street	Bandshell, Old Settlers Park (southwest corner)	2015	Astylistic/Utilitarian	NC
200 North Main Street	Old Settlers Park	1800s; 2015- 2016	N/A	NC
203 North Main Street	Vest Pocket Park	2015	N/A	NC

Integrity

The integrity of the contributing commercial and governmental buildings, and the district as a whole, is very good. Although the majority of the first-floor storefronts have been remodeled, sometimes more than once, most of those modifications occurred within the Period of Significance and reflect the overall commercial evolution of the downtown district. Despite alterations, many of the storefronts retain recessed entrances, as well as display window arrangements typically found on nineteenth and twentieth century commercial buildings. Furthermore, a number of buildings originally featured decorative cornices that extended beyond their respective rooflines. While nearly all of those cornices have since been removed, their upper floors continue to retain a good degree of integrity, with intact window arrangements, materials and other ornamentation which, in most cases, equates to simple brickwork.

⁸⁵ No permit could be found for the drive-through structure. Aerial images indicate that it was built between 1970 and 1980.

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STATEMENT OF SIGNIFICANCE

The West Bend Downtown Historic District is nominated for the National Register of Historic Places under Criterion A, locally significant in the area of Commerce. Initially developed in the 1860s, the approximately four-block stretch of Main Street and its immediate cross streets has long served as the primary commercial and retail district of West Bend. The district was, at one point, the home of multiple hotels, a number of department stores--including major retailers, JCPenney and Sears, two theaters, as well as a wide variety of retail business and professional services. The district also included both municipal and federal service buildings, the latter of which—West Bend's U.S. Post Office—remains in use today by the U.S. Postal Service. Despite modern retail development on the outskirts of the community, West Bend's downtown commercial district, which consists of a distinct and notable concentration of nineteenth to mid-twentieth century buildings that remains recognizable from its historic period, continues to thrive.

The district is also locally significant under Criterion C in the area of Architecture as a large and intact urban commercial district featuring numerous and largely intact examples of a variety of commercial building styles popular for over a century. In addition to the more vernacular and largely unadorned commercial examples, approximately one-third of the district features buildings executed in the following high styles: Italianate, Queen Anne, German Renaissance Revival, Boomtown, Classical Revival, Art Deco, Period Revival, and mid-twentieth century Contemporary. The district consists of a total of sixty-nine buildings, three non-contributing structures and two non-contributing parks, Old Settlers Park and Vest Pocket Park. Of the sixty-nine buildings, nine are considered to be non-contributing, due either to significant and/or recent alterations or recent construction.

Period of Significance

The Period of Significance is 1864 through 1977. The contributing buildings either were constructed between those years or remodeled into their current style. The year 1864 refers to the construction of the Washington House—the first building constructed in the district--while the year 1977 reflects the conclusion of the district's development.

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Criteria Consideration G

A property achieving significance within the past fifty years is not typically eligible for the National Register unless it is of exceptional importance. In the case of a historic district, the Period of Significance should, therefore, end at 1972 when employing the fifty-year rule. In this case, a single building (215 North Main Street-B), which was originally built in 1937, was remodeled in 1977 in a style that “matches” its adjacent buildings--both of which were either built or remodeled in the 1970s and all three of which were historically associated with each other. Since the 1977 remodel is stylistically in keeping with its neighboring buildings and, perhaps more importantly, also represents full build-out of the historic district, the West Bend Downtown Historic District meets National Register Criteria Consideration G.

Land Acknowledgement

This nomination recognizes the depth of human presence here, the ancestral homeland of American Indians for millennia. From as early as the seventeenth century, Euro-American exploration and settlement, military campaigns, and government programs, all had the effect of repeated displacement of Indians of many tribal affiliations. This continuous tribal movement resulted in Wisconsin being home to many tribes who originated from other parts of the country, generating a pattern of immigration, relocation, and formation of a new homeland. Some of these tribes remain in Wisconsin but others may not. We acknowledge that the property that is the subject of this nomination is located on land long occupied by American Indians.

General History of West Bend

The general history of Washington County and the City of West Bend are discussed in a variety of sources including the 1881 History of Washington and Ozaukee Counties, Wisconsin and Quickert's *Washington County, Wisconsin: Past and Present* (1912). Briefly described, European settlement was initiated following the Wisconsin Territorial Legislature's decision to build a road between Milwaukee and Fond du Lac, then the state's two largest cities. In November 1845, a group of three appointed Commissioners—Byron Kilbourn (along with surveyor Jasper Vliet), James Kneeland and Dr. Erastus B. Wolcott—set off separately to lay out the road, as well as to determine an appropriate halfway-point resting location for future travelers of the new roadway. Collectively, the group decided that the most suitable location for the new mid-point village was at the westward bend of the Milwaukee

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River, in Washington County. The waterway would provide the waterpower required to operate a future sawmill and gristmill, two necessities of a fledgling community.⁸⁶

The commissioners quickly learned part of the desired land was occupied by E. N. Higgins without authorization. In order to obtain the desired acreage, Kilbourn and Kneeland offered an equal partnership to Higgins, who readily agreed, and together they purchased 720 acres of land at a cost of \$900. Also equal in the partnership was Dr. Walcott, who agreed to construct the needed sawmill and gristmill, which he did in 1846 and 1848, respectively. The sawmill was run by George N. Irish and the grist mill by Daniel Cotton. Although a number of names for the new community were discussed, Kilbourn's suggestion of West Bend, based on the village's physical location, was ultimately chosen. As of 1850, the population of the Town of West Bend, which included the hamlets of West Bend and Barton, numbered approximately 600.⁸⁷

In 1853, Washington County, which initially extended east to Lake Michigan, was split. The easterly portion was named Ozaukee County, and West Bend was chosen as the Washington County seat. West Bend was incorporated as a village in April 1868. Five years later, the Chicago & North Western Railway completed a branch from Milwaukee to Fond du Lac, through West Bend. As a result, the community's agricultural support function was soon thereafter bolstered to that of a regional trading center. In 1873, in addition to the basic dry goods and grocery stores, blacksmiths, harness makers, wagon works, and hardware stores, West Bend was had two cigar manufactories, two tailors, two newspapers, a jeweler, a photographer, and at least three physicians. Because the community served as the seat of county government, four attorneys were available for hire. As of 1882, West Bend was home to 238 families and a population of 1,409, with three quarters of those being of German ancestry. Three years later, West Bend incorporated as a city.⁸⁸

Among the early German immigrants who came to West Bend was Balthazar Goetter, who arrived in West Bend in 1849. That year, Goetter established a brewery just north of the downtown business district, on the west side of North Main Street. Three years later, he sold the brewery to Stephen Mayer and went into the hotel and mercantile businesses. Goetter's first hotel--which was established in an addition to his frame-constructed home--was destroyed by fire in 1864. He immediately rebuilt at the

⁸⁶ Quickert, ed., *Washington County, Wisconsin*, 46-47; Williams, *The Spirit of West Bend*, 3-5.

⁸⁷ *Ibid.*, 4; Rathbun Associates, *Final Report*, 26-27.

⁸⁸ *History of Washington and Ozaukee Counties* (1881), 399, 444; Rathbun Associates, *Final Report*, 206; Williams, *The Spirit of West Bend*, 120.

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same location (228 North Main Street), this time erecting a purpose-built hotel of fireproof construction that he named the Washington House. Goetter was also responsible for the construction of one of the earliest bridge crossings over the Milwaukee River, which allowed travelers to easily access his hotel. As the earliest building in the district, Washington House was reportedly the first brick building erected in West Bend.⁸⁹

Another early immigrant of German descent who built in the district was brick and stone mason Ernst Lemke, who came to West Bend in 1851. In 1869, Lemke, who owned the entire triangular parcel bounded by 5th Avenue, South Main Street and Walnut Street, built the first half of his fireproof brick building at 160-162 South Main Street which housed a dry goods store. Known as the Lemke Block, it was expanded in 1878 to house a billiard hall operated by his son (See Section 7 for a description and history of the building). Although a birdseye map of West Bend depicts a substantial number of buildings along both North and South Main Street as of 1878, only the Lemke Block and Washington House remain to substantiate the district's commercial development between 1860 and the 1870s.⁹⁰

The 1864 Washington House blaze aside, the first fire to affect the district, taking out multiple buildings, occurred in August 1879. As the community had not yet established fire service, they "were forced to let the fire have its own way." Lost were a total of eleven buildings located on the west side of Main Street/5th Avenue, between Hickory and Walnut streets. The loss was initially estimated at \$40,000, with insurance covering just \$8,000.⁹¹

By the 1880s, many of the original frame-constructed, downtown buildings were being replaced by buildings composed of brick. Among the district's six buildings erected in that decade was the Franckenberg & Karsten's Block (1881) at 102 South Main Street. In 1873, German immigrants William Franckenberg and Charles Karsten entered into a partnership and established a dry goods business; they were also agents of both life and fire insurance and together they built the first elevator in the village. After three years of operation in the building, Karsten left the partnership in 1884,

⁸⁹ *History of Washington and Ozaukee Counties* (1881), 559; (Birdseye map of) *West Bend, Washington Co., Wis., 1878*; Rathbun Associates, *Final Report*, 245.

⁹⁰ Tax Rolls, Village and City of West Bend, 1868-1901; (Birdseye map of) *West Bend, Washington Co., Wis., 1878*; *History of Washington and Ozaukee Counties* (1881), 566.

⁹¹ "Fire at West Bend," *The Oshkosh Northwestern*, 18 August 1879, 1. The article indicated that all of the buildings lost were of brick construction; however, that seems somewhat unlikely; Rathbun Associates, *Final Report*, 55; Williams, *The Spirit of West Bend*, 75.

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leaving Franckenberg to run the business. An addition was constructed on the rear of the building in 1899, after which it was occupied by William Peters, who had previously been located in the Lemke Block. In 1915, Amity Leather was established by Robert H. Rolfs in a room on the second floor of the Peters Store. Amity Leather later became the largest manufacturer of leather goods in the world.⁹²

On 11 September 1893, a fire broke out in the barn behind John Weinand's Farmers and Transient Hotel, along the east side of North Main Street. The rapidly spreading fire destroyed the barn, Weinand's hotel, John Lohr's house and meat market, Henry C. Hauer's tailor shop, the Nicholas Block—which was occupied by Ott & Boden Hardware—and the John Reiss saloon and residence. The City Hotel, owned by John Damm was scorched but not entirely lost. Although no lives were lost, a number of families were displaced from their living quarters. Losses amounted to about \$30,000. While all but one owner carried insurance, it covered only one-third of the total loss.⁹³

Of those affected, only German-born John Weinand is confirmed to have immediately rebuilt. Hotel Weinand, located at 111-117 North Main Street and completed in 1894, was one of seven buildings, and one of two hotels, erected in the district in the 1890s. Weinand operated the hotel, with dining room and saloon, until his death in 1903. Hotel Weinand is said to have been the first hotel to have electric lights. The second hotel built in 1896 was Hotel Wiskirchen, located at 301-305 North Main Street. Rising three stories and consisting of thirty guest rooms and a dining room, the building itself was built, in part, by its owner, John Wiskirchen, a native of Germany and a mason by trade.⁹⁴

Between 1890 and 1900, the city's population had nearly doubled from 1,296 to 2,119. Between 1900 to 1910, the number of residents increased only minimally (by about 350 persons), but eight buildings were constructed in the district. In addition to the 1901 construction of the city hall at 100 North 6th Avenue (see Section 7 for an extended discussion on the West Bend City Hall), municipal improvements included the establishment of a city water works and, in 1908, a pumping station was

⁹² *History of Washington and Ozaukee Counties* (1881), 556; Newsbrief (re: partnership dissolved), *West Bend Democrat*, 20 August 1884; Newsbrief (re: Phillip Heipp and William Peters exchange stores), *West Bend Democrat*, 26 July 1899; Rathbun Associates, *Final Report*, 132. Please note that only contributing buildings are included in the building count by decade.

⁹³ (Birdseye Map of) *West Bend, Wis. 1892*; "Little Wisconsin City Sustains a Severe Loss," *Portage Daily Democrat*, 12 September 1893, 1; "Hot Fire at West Bend," *The Weekly Wisconsin*, 16 September 1893, 7.

⁹⁴ Tax Rolls, City of West Bend, 1893, 1894; Newsbrief (re: notice of John Weinand's death), *The Pick and Gad* (Shullsburg, WI), 26 March 1903, 3; Rathbun Associates, *Final Report*, 58. After Weinand, the hotel was purchased by Otto Schlegel and run as Hotel Schlegel until his retirement in 1928.

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built in the district, behind (and later attached to) the city hall. Three of the district's buildings were built in 1907, all of them in close proximity to each other. They include the West Bend Pilot newspaper office at 111 South Main Street, the John Wendelborn Restaurant and Saloon at 119-121 South Main Street and the Warnkey & Son Tin Shop at 125 South Main Street. Two of the three (West Bend Pilot and Warnkey & Son Tin Shop) chose concrete block as their construction material of choice and both built second buildings within the district boundary in the 1920s.

Only three buildings were constructed in the 1910s, two of which were connected in ownership and purpose, as well as physically connected. Around 1912, in response to the growing popularity of the automobile, brothers Henry and Herman Kuester opened a garage and machine shop at 146-156 South Main Street, conveniently located across the street from the Ford dealership (not extant). The Ford dealership may have been the first auto dealership in West Bend. Two years later, the brothers built a new brick building on the lot (north building) for their business and used the south building for storage. The Kuesters eventually became dealers for Hudson-Essex, Willys-Knight and Oldsmobile brand automobiles, among others. The 1910s introduced the first remodeling work to earlier district buildings. Although built less than two decades earlier, the entrance elevation of the former Jacob Zeigler Central Hotel and Saloon at 231-233 North Main Street (1900) was refaced with new brick around 1918, by which time West Bend Plumbing and Heating was operating in the building. Although the refacing obscured its original name/datestone, as well as the original corbeled brickwork between the second and third floors—essentially “modernizing” its appearance--the original form and design of the building remained (and continues to remain) the same. The 1910s also saw the renovation of the south storefront of the 1864 Washington House into a 350-seat theater in 1914. Although not the city's (nor the downtown's) first, the Mermac Theater, was renovated in the 1930s into a Moorish style theater and remained in the building into the 1940s.⁹⁵

Among the seven buildings erected in the district in the 1920s were a bank, the National Register-listed West Bend Theater, a fraternal hall, and two buildings associated with the automobile industry. The fraternal hall, West Bend Lodge No. 138, F. & A. M. was formed in West Bend in 1862. Over the years, the group met in various locations, including in a second-floor room of the 1898 Patrick Harns Building at 136 South Main Street. The lodge built a home of their own in 1922-23 at 220 North 6th

⁹⁵ Newsbrief (re: Kuester Bros. garage), *West Bend News*, 14 February 1912; “Car Purchase Leads to Auto Business,” *West Bend News*, 11 March 1937; Rathbun Associates, *Final Report*, 60, 168; Jacob Ziegler Saloon, Postcard image, (WCHS 015,702; undated) and John Ernst Sitting on a Wagon, Postcard image with the former Zeigler Hotel in the background, then occupied by West Bend Plumbing and Heating (WCHS 021,073; c1918).

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Avenue. Despite its largely fireproof status, a fire broke out one year after it was built, resulting in \$25,000 interior damage, including their basement level bowling lanes. The three-story building was home to the Masons until 1978. Concrete sidewalks were installed throughout the business district in the 1920s.⁹⁶

Despite the ongoing Depression, five buildings were erected in the district in the 1930s, including the National Register-listed West Bend Post Office, the Schmidt Funeral Home, the Regner Block and the two taverns of the Gonring brothers, Mathias and Michael, the last three of which are discussed at length in Section 7. The decade began with a fire that caused over \$125,000 worth of damage to the non-contributing, 1893 Hangartner Block, built by Conrad Hangartner at 120 North Main Street. The third floor of the building, which had originally been used as an opera house and, later, for high school basketball games, was entirely lost to the fire due . Established in 1934 by Leander J. Schmidt, the 1939 Schmidt Funeral Home at 623-629 Cedar Street was the first purpose-built funeral home erected in Washington County. Schmidt also established Washington County's first ambulance service, beginning in 1934 and discontinued in 1987, leaving just one funeral home in the state of Wisconsin running an ambulance.⁹⁷

Between 1920 and 1940, West Bend continued to grow, from 3,378 to 5,452. However, building construction in the district during the 1940s was limited to a shoe store, restaurant, and department store called the Carroll House located at 140-144 North Main Street. By the 1940s, national retailers had opened stores in West Bend, including JCPenney (which came to West Bend in 1929) and Sears, Roebuck and Company (circa 1939).

The highest rate of new construction and remodeling occurred in the 1950s, when the population of West Bend reached 6,849. New construction included a \$24,000 two-story retail and office building built in 1953 at 128-132 North Main Street by local dentist, Dr. A Carl Marth, on the site of the demolished 1917 Central Auto Company building. By 1953, Marth who had been practicing dentistry

⁹⁶ A historic photo of the Harns Building includes a small sign next to the rear door that identifies it as the entrance to the Masonic Hall, Historic photo (WCHS 700,133; undated); "Centennial Anniversary of West Bend Lodge No. 138, F. & A. M.," Anniversary booklet Prepared by Lodge, 1963 and "Masonic Lodge/Emmaus Bible Church," Typescript of brief history, both materials on file at The Tower Heritage Center (302,565); Rathbun Associates, *Final Report*, 50.

⁹⁷ Jack Anderson, "Funerals Have Changed in his Half Century of Service," *West Bend News*, 6 August 1985; Jim Stingl, "No More Midnight Runs," *The Milwaukee Journal*, 23 July 1987; Janean Mollet-Van Beckum, "Hangartner Building," Clio: Your Guide to History, 22 April 2021, available online at <https://the.clio.com/entry/131453>, Accessed 23 January 2022.

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in West Bend since 1922, had purchased and remodeled two earlier buildings on the block, including 146-152 and 156 North Main Street. He went on to either build or remodel at least three more buildings in the district.⁹⁸

As the district reached full build-out in the 1960s added just four new buildings: a utility office, a physician's office, a retail establishment and a combined office and retail building. Finally, with a population of 16,555—a three-fold increase since 1940⁹⁹—the 1970s saw the construction of just two new buildings, a bank, and an “addition” to the Bernard C. Ziegler Company. The building located at 215 North Main Street was completed in 1972 and is the southernmost building in a “complex” of four buildings that comprise the former B.C. Ziegler Company. The insurance and financial services company was founded in 1902 in West Bend by eighteen-year-old Bernard C. Ziegler, in a single-story building on the same block. Ziegler was considered the most successful businessman in the history of West Bend. He helped found the West Bend Aluminum Company in 1911 and organized the First National Bank of West Bend in 1917 (in 1970, First National Bank built new quarters in the district at 321-327 North Main Street). The Ziegler company expanded over the years, into neighboring buildings, which were then remodeled. The four-building complex, which includes new construction from 1993, was occupied by the Ziegler firm until 2003 and sold the following year. Today, Ziegler Companies Inc., headquartered in Chicago.¹⁰⁰

Between 1970 and today, the population of West Bend has nearly doubled from 16,555 to nearly 32,000 (estimated as of 2022). During that time, the community saw the development of retail areas away from the city's downtown, specifically around the intersection of South Main Street and Paradise Drive and continuing west along Paradise Drive to U.S. Highway 45, a distance of approximately two miles. Despite the new retail areas, the downtown continues to thrive. It is home to restaurants, bars, specialty shops, boutique clothing stores, a bank, a variety of offices, as well as the recently renovated West Bend Theater.¹⁰¹

⁹⁸ Building permit for 130-132 North Main Street, 27 February 1953; “Dr. A Carl Marth,” Obituary, *The Sheboygan Press*, 22 February 1965, 12.

⁹⁹ The population increase was, in part, due to the 1961 consolidation of West Bend with the Village of Barton, its neighbor to the north, “Comprehensive Plan for the City of West Bend, Wisconsin (partial preliminary draft),” Prepared by Mead & Hunt, Inc., for the City of West Bend, August 1962, 4.

¹⁰⁰ Rathbun Associates, *Final Report*, 60, 253; “Ziegler Begins Building Expansion, Celebrates 90th Anniversary.”

¹⁰¹ In 1973, a downtown redevelopment plan was completed, noting that downtown area had become blighted and the adjacent Milwaukee River was polluted. Among the design concepts proposed was the full enclosure of the downtown area into a mall, “Downtown Plan: West Bend,” Prepared by the West Bend Urban Redevelopment Corporation and Max

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ARCHITECTURE

The West Bend Downtown Historic District is West Bend's singular concentration of intact late-nineteenth to mid-twentieth century commercial buildings, together serving as the community's historic business and retail district. These buildings range from one to three stories in height and, for the most part, are positioned adjacent to each other. Together, they create a distinct feeling of time and place. The vast majority of the contributing buildings are either constructed of, or veneered in, brick. A small number are constructed of concrete block, veneered in stone or faced with stucco, with just one (albeit, non-contributing) building covered in vinyl siding. Materials used for detailing include limestone, concrete, mosaic and/or glazed tile, terra cotta and wood. The Period of Significance for Architecture is 1864 to 1977. The Italianate-style Washington House hotel located at 228 6th Avenue is the earliest extant commercial building, dating to 1864, while the most recent building, the New Traditional Colonial (or Neo-Colonial Revival style) B.C. Ziegler Company (Building D) was built in 1972. Façade remodeling of district buildings began in the 1910s, with the most recent contributing building, the B.C. Ziegler Company (Building B) receiving a new front in 1977.

Of the sixty-nine buildings that make up the district, the vast majority are considered to be either Commercial Vernacular or 20th Century Commercial in style. However, approximately one-third of the buildings reflect a specific architectural style, including: Italianate, Queen Anne, German Renaissance Revival, Boomtown, Classical Revival, and Art Deco. The district also features a variety of Period Revival styles, including Georgian, Colonial and Mediterranean, 1940s to 1960s Contemporary, and New Traditional Colonial (or Neo-Colonial Revival). The following styles are presented chronologically and represent the majority of the buildings in the district.

Italianate

The Italianate style was popular in Wisconsin from 1850 to 1880, although smaller towns will have examples that date into the 1880s. Generally rectangular in plan, commercial examples of the Italianate style typically display their stylistic references within the cornice--which is oftentimes bracketed--and/or through the presence of hoodmolds over the windows. Windows can be tall and

Anderson Associates, Madison, WI (1973); "Research and Analysis, Downtown Plan, West Bend, Wisconsin," Prepared by Max Anderson Associates, 1973; John Torinus, "How One Midwestern City Saved its Downtown," Blog, Available online at www.johntorinus.com/economic-development-that-works/one-midwestern-city-saved-downtown, Accessed January 2022.

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narrow and either round-arched or rectangular but they are generally arranged regularly along the primary entrance elevation. There are just two examples of the Italianate style in the district. The more modest example is the Charles Schaefer Building (1882) at 112 North Main Street (which is discussed in Section 7). Built at the earlier end of the style's popularity is the 1864 The Washington House Hotel at 228 North 6th Avenue. Although the storefront level has been remodeled and the original cornice and shuttered casement windows replaced, the building's upper two stories of regularly arranged fenestration prominently display the style through its tall-and-narrow, round-arched windows that feature a decorative transom, all of which is further detailed by brickwork hoods. While the second-floor windows are also topped with either segmental-arched, brick headers or hoods, typical of the style, less ornate than those on the third floor.¹⁰²

Queen Anne

Queen Anne architecture is a late-Victorian era building style characterized by an irregular plan, often evident through asymmetrical walls. A combination of various building materials ranging from shingles, clapboard and brick may be used on a single building. In commercial buildings, typical details include corner turrets or towers, bay windows, and decorative patterns such as fish-scale and diamond shingles. The Queen Anne style was popular in Wisconsin between 1880 and 1910. There are four examples of the Queen Anne style in the district, all of which have only modest stylistic detailing. Triangular in shape and rising from a rock-faced stone foundation, the Patrick Harns Building (1898) at 136 South Main Street prominently displays a two-story entrance tower topped with a polygonal and modestly flared roof, along with a second-floor projecting bay with bracket supports on its east elevation. Although without any decorative shingle work, both the tower and the bay are trimmed with wooden panels and clapboard siding. The remaining three Queen Anne style buildings include the Thomas Bruhy jewelry store, optometry office and residence (1891; 1899) at 246-248 North Main Street (which is discussed in Section 7), the Henry Opgenorth Building (1897-98) at 214 North 6th Avenue and the Max Weinand Building (1894) at 119-121 North Main Street.¹⁰³

¹⁰² Historic rendering of the Washington House included on the *Map of Washington and Ozaukee Counties, Wisconsin, 1873-1874* (Milwaukee: G.V. Nash & M.G. Tucker, 1873); Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, 3 vols. (Madison, WI: Historic Preservation Division, State Historical Society of Wisconsin, 1986), Architecture, 2/15.

¹⁰³ Wyatt, ed., *Cultural Resource Management in Wisconsin*, Architecture, 2/15.

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German Renaissance Revival

A distinctive characteristic of the ethnically derived, German Renaissance Revival style is the presence of distinctive, scrolled, stepped ornamental gables. Although relatively rare throughout the state overall, the style can be found where concentrations of German immigrants were located. German immigrants formed one of the largest ethnic groups in the state, especially so in the city of Milwaukee. Similarly, three quarters of West Bend's population as of the 1880s were German. As a result, through the practices of Milwaukee-based architects such as Eugene Liebert, H.C. Koch and Otto Strack, the style flourished. Proud of their cultural association, these architects included interpretations of the revival of styles with chosen architectural features from their homeland in their designs. The style popular in the state between 1880 and 1910, and can be identified by its stepped "Flemish" gables with curved consoles, brackets and other sculptural ornament. Featuring a shaped parapet with volutes and decorative consoles above the entrance, West Bend City Hall (1901) at 100 North 6th Avenue is the district's singular example of the style (See Section 7 for an expanded description). Note that many of the downtown buildings have lost their decorative parapets, some of which originally offered a modest nod to the German ethnic style.¹⁰⁴

Boomtown

Boomtown structures, which were built for commercial use between 1870 and the 1910s, are generally simple, rectangular block, frame buildings with false fronts that obscure the building's gabled roofline. If fully intact, these one- or two-story buildings are sheathed with clapboard and feature storefront windows. The district includes only one example of a Boomtown building, albeit a non-contributing example at 108-110 5th Avenue. Built in 1900, the vinyl-clad A.E. DeTunq Furniture Store and Undertaking building features such a false front with a bracket cornice.¹⁰⁵

Commercial Vernacular Form

Nearly twenty-five percent of the district's buildings can be generally classified as Commercial Vernacular forms. Although such buildings frequently can portray aspects of many different styles,

¹⁰⁴ Ibid., Architecture, 2/13.

¹⁰⁵ Joe Lawniczak and Jim Draeger, "A Layperson's Guide to Historic Commercial Building Styles in Wisconsin," Available online at <https://wedc.org/blog/laypersons-guide-historic-commercial-building-styles-in-wisconsin/>, Accessed September 2022.

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some can be considered vernacular—that is, without any specific stylistic reference. Such buildings were commonplace in the late nineteenth and early twentieth centuries. They are simple in appearance and typically present large display windows and a plain entrance. Paneled bulkheads and transom windows are frequently paired with these display windows. These storefronts may be framed out with metal support beams, some of which are embellished with ornamentation. Meanwhile, upper façades display most of the building's distinctive ornamentation through the use of patterned and corbeled brick, applied moldings and other stylistic elements. This includes, cornices and pediments executed in a variety of materials influenced by a variety of architectural styles, typically found along the roofline.¹⁰⁶

The buildings considered to be largely without any styling whatsoever that exhibit a typical commercial front include the Franckenberg & Karsten's Block (1881) at 102 South Main Street and Lemke Block at 162 South Main Street (see Section 7 for a description), as well as two buildings built in 1907, both of which are constructed of concrete block. Located at 111-111A South Main Street, the West Bend Pilot Office is a simple, rectangular building that includes a recently replaced storefront with display windows and transom above, while the upper level is comprised of regularly placed windows, the central pair of which once rose to fully infill the arch that remains evident. The only detailing of the façade is executed in differing concrete block that consists of rock-faced, smooth and patterned blocks, with the smooth blocks creating a quoining effect. Along the cornice level, a simple triangular pediment breaks the roofline and carries the building's name, "PILOT," in raised lettering. Located just three doors to the south and one of the few buildings to retain an original parapet is the William Warnkey Tin Shop located at 125 South Main Street. As the rounded parapet indicates, the building was erected in 1907. Rectangular in form, the first floor is comprised of a single entrance and display windows with paneled bulkheads, while the original transoms appear to be boarded over. Like the West Bend Pilot Office, the building is comprised of a variety of concrete block styles, including blocks with a swag motif that top the north storefront and delineate the cornice. Rectangular windows with plain headers and sills prevail throughout the building; however, the entrance elevation, as well as the south wall carry a bay window along the second floor. While the building does offer a bit of detailing, it is not enough to assign any particular style to it.

¹⁰⁶ Ibid.

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Twentieth Century Commercial

Like the previously described Commercial Vernacular form, approximately one quarter of the district buildings can be classified as Twentieth Century Commercial. These buildings, built circa 1900 and through the 1920s, are generally faced with brick and include a simple cornice line that is often modestly stepped. Patterned brick or perhaps a small amount of glazed tile may be used to detail the building, which is often faced with “wire-cut” brick. Indeed, detailing is limited, such that Twentieth Century Commercial buildings do not overtly exhibit any particular style. One such example is the 1927 First State Bank building at 105-107 North Main Street (See Section 7 for a detailed description). Built in 1916 and located at 308-310 North Main Street, the brick-clad J.W. Barends Hardware Store is a textbook example of the style, as its detailing is limited to the patterned brickwork found along its perimeter as well as along its second floor. A classical stone cartouche that includes the owner’s initials, as well as a datestone, are located along the modest cornice level. Another example is found at 111-115 North 6th Avenue. Built in 1929 as the Auto Laundry and Service Company, its original entrance was on the Hickory Street elevation, where a central entrance still remains. Although the original parapets have since been removed, four of the smaller window openings are detailed with blind arches comprised of patterned brick, while a series of three rectangular blocks of checkerboard-style, patterned brickwork alternates above the larger former display windows.¹⁰⁷

Classical Revival

Classical Revival style buildings are categorized as buildings that employ classical detailing; however, the ornamentation is not of the same scale and less severe as that of Neoclassical style buildings. Gone are the monumental columns and portico entrances, but detailing such as stone quoining, single-story columns or pilasters, as well as overall symmetry remains intact. Other classically derived stone ornamentation can be present such as floriated panels, cartouches, frieze, and dentil trim. Popular between 1900 and the 1920s, the style is embodied in two district buildings including 1908 West Bend Mutual Fire Insurance Company Office building at 519 Hickory Street and the 1923 West Bend Lodge No. 136, F. & A.M. at 220 North 6th Avenue. Rising three stories from a raised basement, the building’s symmetrical entrance façade somewhat resembles a Greek temple, with the horizontally emphasized first floor representing its base, from which rise a series of six pilasters with stone bases and caps that support a plain entablature topped with a full pediment.

¹⁰⁷ Ibid.

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Art Deco

The Art Deco style, popular between 1925 and 1945, is characterized by clean and rectilinear appearances and has either no ornamentation or ornamentation of a purely geometric character. The singular Art Deco style building in the district is the National Register-listed, West Bend Theater (1929) at 125 North Main Street. Exhibiting the characteristic stepped form and massing common to the style, as well as retaining its original blade sign and a restored marquee, the theater's primary ornamentation is rectilinear checkerboard-style, patterned brickwork.¹⁰⁸

Period Revival Styles

Period Revival styles, which range in time from the turn-of-the-twentieth century to the 1940s (with particular emphasis in the 1920s), are based on past motifs and styles. Using a variety of historical elements, architects and/or builders of the 1920s could combine those elements to create a new interpretation of the style. The district includes five buildings that can be called Period Revival, with just three "strict" Revival styles being present: Georgian Revival, Colonial Revival and Mediterranean Revival.¹⁰⁹

The earliest example of a Period Revival style in the district is *Mediterranean Revival*, which is based on European examples—specifically, those located in the Mediterranean countries of Italy and Spain. Elements characteristic of the style include a red tile roof with heavy brackets, overall flat wall surfaces, shaped gables and round-arched openings that are often accented by metal balconettes, as well as stone detailing. The singular example of the style is the Mathias Gonring's Tavern (1932) at 302-304 North Main Street, which features arched openings trimmed in stone, is described in some detail in Section 7.

Period Georgian Revival buildings looked to Georgian and Federal architecture for inspiration, but did not directly copy its earlier detailing. Characteristics of the style include formal, symmetrical facades, a rectangular plan and hipped roofs. Typical detailing can include denticulated cornices, doorway sidelights, roof dormers and classical columns. The district includes just two such examples—one is the National Register-listed West Bend Post Office (1935) at 607 Elm Street, while the other, the Schmidt Funeral Home (1939), is located one block to the north at 623-629 Cedar Street. Dominated

¹⁰⁸ Wyatt, ed., *Cultural Resource Management in Wisconsin, Architecture*, 2-34.

¹⁰⁹ *Ibid.*, 2-28.

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by a two-story portico comprised of Doric column supports (a design feature also found in Greek and Colonial Revival styles). The original, hipped-roof block of the funeral home's entrance elevation is symmetrically arranged, featuring a central entrance with a fanlight transom, with flanking rectangular, multiple-light windows, the first-floor examples of which run floor-to-ceiling and include a multiple-light transom above. Gabled dormers with round-arched windows run along the building's western roofline.¹¹⁰

Period Colonial Revival buildings include many of the same elements as the previously described Georgian Revival but are less formal. They typically include a classically derived entrance, a denticulated cornice and multiple-light sash, sometimes flanked with shutters. The commercial building at 623-627 Elm Street, known by 1950 as the Frankow & Grundahl Medical Clinic, is comprised of three periods of building—1935, c1950 and 2002. Despite the nearly seventy-year span, the building features a largely symmetrical façade (less the 2002 addition), classically inspired entrances, a denticulated cornice, as well as gabled roof dormers and multiple-light wood-sash windows throughout-- all elements typical of the style.¹¹¹

Contemporary

The Contemporary Style emerged after World War II and is a departure from previous architectural movements. Each decade can be said to have Contemporary examples that reflect elements (often associated with window styles) popular during that time, resulting in naming such as 1940s, 1950s or 1960s Contemporary. Regarding 1940s to 1960s Contemporary architecture, five examples are found within the subject district. They are topped with flat roofs and, in many cases, include large expanses of glass (most often, plate-glass windows) and exhibit clean lines overall. The singular example of 1940s Contemporary styling is the 1941 R. Jeklin Shoe Store at 262-266 North Main Street. Although essentially devoid of ornamentation, the building's emphasis on horizontality is expressed through the continuous stone header and sill, as well as the raised brickwork on the second floor that hints at the contemporaneous Art Moderne style. Multiple expanses of plate glass windows alternating with solid, fieldstone veneered walls and topped with a flat roof, the 1964 Schober Building at 102-106 North Main Street stands as an excellent Contemporary style example from the 1960s.

¹¹⁰ Ibid.

¹¹¹ Ibid., 2-29.

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New Traditional Colonial

Following a half century of “modern” styling, there was, beginning in the 1960s and 1970s, a renewed interest in the historical styles for residential architecture and, occasionally, for commercial architecture. This revived interest in traditional detailing was further bolstered by the United States Bicentennial in 1976. Despite the renewed interest, there was initially little attempt to closely replicate historic detailing and the styling was initially referred to as “Neo-Colonial.” This late-twentieth century resurgence of Colonial styling is the third time that such classical styling has made a comeback in the United States since its original iteration (which precedes Wisconsin statehood)--the first being Colonial Revival (1895-1920), the second being Period Colonial Revival (1900-1940) and now the third, which has been more recently termed New Traditional Colonial. There are four examples of New Traditional Colonial buildings in the district, all of which carry the address of 215 North Main Street (with building designations of A, B, C and D) and were formerly owned by the B.C. Ziegler Company. While two are remodelings of earlier buildings (buildings B and C, completed in 1977 and 1971, respectively), the remaining two buildings are new construction, completed in 1972 and 1993. Overall, the four brick buildings combined offer such classical elements as quoining, dentils, lintels with keystones, as well as multiple-light fenestration.¹¹²

Architects

Only a small number of architects have been identified as associated with buildings in the district. While many of the commercial vernacular or 20th Commercial buildings were likely executed by builders or contractors, there are a number of buildings in the district that may have been designed by an architect. The following is a discussion of those architects that have been identified.

Bruecker, John P.

John Peter Bruecker was born in Chilton, Wisconsin, in 1890, the son of Henry and Margaret (le Clair) Bruecker. By 1910, Bruecker appears in the Milwaukee city directory, working as a clerk at a meat market; however, one year later, he is working as a draftsman in the office of architect Frank W. Andree. For about two years (1913-1914), Bruecker partnered with Valentine Siebert, after which he worked for a year with Charles Tharinger, with whom he later partnered on a few projects. In 1917, he married Ida M. Schuster in Washington County, Wisconsin, the same year he is identified as working as an architect and mechanical draftsman at Albert Trostel & Sons in Milwaukee. He then worked for

¹¹² Virginia Savage McAlester, *A Field Guide to American Houses* (New York, NY: Alfred A. Knopf, Inc., 2013), 684.

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a few years (1919-1921) as a draftsman for the Truscon Steel Company. Thereafter, he worked for some time out of his own home, and he was variously listed as either an architect or an engineer. Bruecker is responsible for the 1939 design of the Schmidt Funeral Home located at 623-629 Cedar Street. Bruecker died in 1952.¹¹³

Camann, Henry B.

Henry Bauer Camann was born in 1860 in New York. By 1870, the Camann family had moved to Milwaukee, where Henry's father Frederick was employed as a teacher. The 1878 Milwaukee city directory is the first evidence of Henry's architectural career, in which he is listed as a draftsman. He continues to be listed as such until disappearing in 1881, by which time he is confirmed as having designed the Franckenberg and Karsten's Block (1881) at 102 South Main Street and the Mathias Regner Block¹¹⁴ on North Main Street in West Bend. In 1880, a local West Bend paper reported that H.B. Camann "seems to have the inside track on all plans in this vicinity. . .". In 1884, Camann married Susie Mayer, the daughter of Stephen A. Mayer, the owner of the S.F. Mayer Brewing Company in West Bend. That same year, Camann graduated from the Milwaukee Normal Training School and, thereafter, taught physical education. By 1887, he and Susie had moved to Chicago and, by 1889, Henry was teaching at North, South and West Division high schools; as of 1902, he was employed by McKinley High. Despite the change in career, he appears to have continued designing buildings "on the side," and specifically in Wisconsin, as he is identified as having designed his father-in-law's house at 732 Beech Street (1893), the West Bend Public School (1899) at 724 Elm Street, and the rectory for West Bend's St. James Episcopal Congregation (1905) at 830 Walnut Street. He reportedly also submitted plans in 1900 for the West Bend City Hall. Camann died in 1930.¹¹⁵

¹¹³ *Milwaukee City Directory*, 1910-1936; Newsbrief (re: Seibert & Bruecker dissolve partnership), Under "Personal," in *Construction News*, 12 December 1914, 6; John P. Bruecker, World War I Draft Registration Card, 5 June 1917; John P. Bruecker, Wisconsin, U.S., Death Records, 1959-2004, both of the previous records are available online at www.Ancestry.com, Accessed September 2022; Newsbrief (re: Concrete Specialty Mfg. Co. addition with Tharinger), *The Iron Age*, 18 October 1923, 1103; Tharinger & Bruecker also partnered on the Milwaukee Wool Carding Mills (1925), located at 2245 W. Fond du Lac Avenue, Milwaukee.

¹¹⁴ The original block of the Regner building was completed in 1878 and its architect is unknown; but it is believed that the 1881 addition to the Regner Block, now entirely obscured by a new 1920s-era façade at 146-156 North Main Street, was designed by Camann.

¹¹⁵ U.S. Federal Census, Population, 1870, 1880, 1900, 1910, 1920, Available online at www.Ancestry.com, Accessed May 2022. The 1988 survey of West Bend indicates that Camann's connection with West Bend was through a brother; however, according to census material, there is no evidence that Camann had a brother, Rathbun Associates, *Final Report*, 235; Quoted material from the *West Bend Democrat*, 23 June 1880; *Milwaukee City Directory*, 1884; *The Lakeside Annual Directory of the City of Chicago* (Chicago: Williams, Donnelley & Co., 1887); John J. Flinn, *Chicago, the Marvelous City of the West* (Chicago: The Standard Guide Co., 1892), 100; *Directory of the Chicago Public Schools* (Chicago: Chicago

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Dolke, W. Fred, Jr.

Born in Defiance, Ohio, in 1887, William Frederic Dolke Jr. earned his bachelor's and master's degrees in architecture from the Massachusetts Institute of Technology (M.I.T.) in 1908 and 1909, respectively. He then spent a year as an instructor at M.I.T., after which he worked briefly in both St. Paul, Minnesota, and Spokane, Washington. In 1911, he returned to Massachusetts and worked for a year for Edward P. Graham, after which he was employed by Densmore & LeClear, both in Boston. From 1915 to 1928, he was with the engineering firm of Lockwood Greene & Company, Boston and Chicago; for the last seven years of his tenure Dolke served as the chief engineer of their Chicago office. In March 1928, he established his own practice in Chicago. In West Bend, aside from the 1928 West Bend Pilot newspaper office at 101 South Main Street, Dolke was also responsible for the design of the 1929 and 1933 additions to the 1924 Amity Leather Products Company Plant (originally designed by Lockwood Greene during Dolke's time as chief engineer) at 723-725 South Main Street.¹¹⁶

*Graven & Mayger*¹¹⁷

The short-lived firm of Graven & Mayger was responsible for the Art Deco style design of the 1929 West Bend Theatre (NRIS #100005005) at 125 North Main Street. The partnership consisted of Anker Sverre Graven and Arthur Guy Mayger. Graven was born in Menomonie, Wisconsin, in 1891. After high school and graduating in 1912 from the Stout Institute in Menomonie, he attended the University of Illinois, graduating in 1917. During his studies, he worked for Rapp & Rapp, a Chicago architectural firm nationally known for its theater designs. Following service in World War I, he returned to Rapp & Rapp; it was there that he met Arthur Guy Mayger. Mayger was born in 1890 in Deer Lodge, Montana. After attending the University of Washington, he studied architecture at the American Institute of Beaux Arts School in Chicago, graduating in 1915. During his time at the Beaux Arts School, Mayger worked at Rapp & Rapp, to which he returned after World War I service.

Graven and Mayger left Rapp & Rapp in 1926 to established their own firm, which they continued until 1929. During their brief partnership, they designed a number of high-style theaters throughout the

Board of Education, 1902), 235; "Will Build a New Rectory-St. James' Episcopal Congregation is Having Plans Drawn by Henry B. Camann," *The Church Times* (Milwaukee, WI), Vol. XVI, No. 2, October 1905; "Henry B. Camann," Death notice, *Chicago Tribune*, 24 February 1930, 23.

¹¹⁶ "Questionnaire for Architects' Roster and/or Register of Architects Qualified for Federal Public Works," 17 October 1946, in American Institute of Architects Membership file for W. Fred Dolke, Available online at https://content.aia.org/sites/default/files/2018-09/DolkeWFred_roster.pdf, Accessed August 2022.

¹¹⁷ The following biographical material is a brief summarization of the material included in the West Bend Theatre National Register nomination (NRIS #100005005).

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United States, including the 1927 Alabama Theatre in North Birmingham, Alabama, and the 1928 Tennessee Theatre (NRIS #82003979) in Knoxville, Tennessee. As of 2020, only eight of the firm's theatres remained extant. Each continued to work on their own after their split. Graven died in 1932 and Mayger died in 1948.

Hunt, Leigh

Leigh Bryant Hunt was responsible for the design of West Bend Lodge No. 138, F.A. & M. Hunt. He was born in 1881 in Sioux City, Iowa, the son of William Henry and Emma Grace (Lawyer). Hunt, also a mason, attended the Chicago Art Institute (1897-98), where he later served as an instructor. Beginning in 1898, he worked in a number of Chicago offices, first as a draftsman and later as an architect; they include Church and Jobson, Shepley Rutan & Coolidge, James Gable Rogers, Howard Shaw, former State architect William Carbys Zimmerman, and Solon Spencer Beman. From 1913 to 1915, he partnered with Henry K. Holsman in the firm of Holsman & Hunt. By 1917, he was working (again as a draftsman) for Robert A. Messmer & Brother in Milwaukee, and by 1920, he was again in independent practice. Hunt served in the 1930s as the Chair of the Milwaukee Housing Authority, the president of the State Association of Wisconsin Architects and was the first president of the Seven Arts Society. During World War II, he was the chair of the Milwaukee Building Industries committee. He eventually became a Fellow of the American Institute of Architects (AIA). Leigh Hunt died in 1959, one year after he was honored at the AIA annual banquet.¹¹⁸

Simon, Louis A. and Neal A. Melick

Completed in 1935 in the Georgian Revival style, the West Bend Post Office (NRIS #00001254) was designed by Louis Adolphe Simon in conjunction with Neal A. Melick. Born in 1867 in Baltimore, Maryland, Simon graduated from the Massachusetts Institute of Technology, after which he toured Europe. In 1894, he returned to Baltimore, where he opened his own architectural practice. Two years

¹¹⁸ "West Bend's New Masonic Temple," unidentified newspaper clipping, 26 October 1922 (WCHS 302,565); Leigh Hunt, Application for Membership, American Institute of Architects, 10 January 1920, on file at the American Institute of Architects, Washington, D.C. Hunt's application cites that he was in practice as an architect between 1910 and 1915 in Chicago and then returned to practice in May 1919 in Milwaukee. From 1917 to 1919 he worked as a draftsman, as opposed to an architect, for Robert A. Messmer in Milwaukee; "Personal and Business Changes," *Construction News*, 17 May 1913, 15; *Chicago City Directory*, 1915; *Milwaukee City Directory*, 1917-1919; "Urges Better Home Planning at Building," *The Capital Times* (Madison, WI), 23 September 1938, 6; "Urge Contractors Cooperate in Providing Defense Housing," *The Daily Tribune* (Wisconsin Rapids, Wisconsin), 13 December 1941, 2; "Exhibit, Tea on Sunday," *Green Bay (WI) Press-Gazette*, 2 June 1949, 18; "State Architects Plan Conventions in City Feb. 11," *Wisconsin State Journal* (Madison, WI), 25 January 1958.

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later, he was brought into the Office of the Supervising Architect of the Treasury Department and, as of 1915, became the chief of the Engineering and Drafting Division. In 1934, he was appointed the Supervising Architect, a position he held from 1935 until he retired in 1941. He died in 1958.¹¹⁹

Neal A. Melick was born in Roseville, Ohio, in 1880. Trained as an engineer, he worked for the United States government first as Supervising Engineer under Postmaster General James A. Farley and the Secretary of the Treasury Henry Morgenthau, and later as the Acting Commission of Public Buildings. He died in 1953.¹²⁰

Sutherland, Roger A.

Roger A. Sutherland designed Michael J. Gonring's Tavern (1937) at 243 North Main Street and was also responsible for 1958 remodeling plans for the Schmidt Funeral Home (1939) at 623-629 Cedar Street. Sutherland was born in Fond du Lac in 1896. After earning his bachelor's degree in liberal arts from Ripon College, he enlisted in the U.S. Navy. Following service in World War I, he went to Harvard University, from which he graduated with a master's degree in architecture. Following work in Boston with Frost & Raymond and, later for Edward T. P. Graham, he gained experience in both residential and public building design. He then moved to Chicago, working for the firm of Holabird and Roche, during which time he designed the original Empire Room at the Palmer House. Dissatisfied with the extreme size of the firm, Sutherland made the decision to go into private practice and returned to Fond du Lac, during which time he designed the aforementioned Gonring Tavern. After losing his business as a result of the Great Depression, Sutherland rebuilt his firm and moved in 1941 to Milwaukee, where much of his earlier work had been. His work consisted of houses, motels, churches, factories, hospitals and nursing and funeral homes, including the 1930 Lane Library (at Ripon College) and the 1933 Lakeside Park Lighthouse in Fond du Lac. Sutherland continued to work until at least eighty years of age. He died in 1993 at the age of ninety-seven.¹²¹

¹¹⁹ Walter E. Langsam, *Biographical Dictionary of Cincinnati Architects* (Cincinnati, OH: Architectural Foundation of Cincinnati, 2008), Available online at <https://web.archive.org/web/20111005211848/http://www.architecturecincy.org/Dictionary/S.html#simon>, Accessed August 2022.

¹²⁰ Brief information regarding Melick available online at <https://artic.contentdm.oclc.org/digital/collection/mqc/id/66630/>, Accessed August 2022; U.S. Federal Census, Population, 1900-1950, Available online at www.ancestry.com, Accessed August 2022.

¹²¹ Patti Colla, "Destroying Past, Architect Charges," *The Milwaukee Sentinel*, 21 June 1975; "Sutherland Will Celebrate 80th Year," *Fond du Lac (WI) Reporter*, 2 June 1976; "Roger Sutherland," Obituary, *The Reporter* (Fond du Lac, WI), 24 September 1993, 24.

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Van Ryn & De Gelleke

The firm of Van Ryn and De Gelleke was responsible for the 1901 German Renaissance Revival design for the West Bend City Hall at 100 North 6th Avenue, as well as the 1908 Classical Revival style office building of West Bend Mutual Fire Insurance Company at 519 Hickory Street. Comprised of Henry J. Van Ryn and Gerrit J. De Gelleke, the partnership lasted for nearly four decades. Van Ryn was born in Milwaukee in 1864, and at the age of seventeen, he began an apprenticeship in the office of Charles A. Gombert. He later worked in the offices of James Douglas and Edward Townsend Mix, followed by the circa 1885 establishment of H.J. Van Ryn & Company with Robert G. Kirsch. By 1888, Van Ryn was operating alone but soon took on new partners Charles Lesser (in 1890) and F.W. Andree, to form Van Ryn Andree & Lesser. The firm did mostly residential work.¹²²

In about 1890, Milwaukee native De Gelleke (b. 1872), a recent high school graduate, went to work for Van Ryn as a draftsman. In 1895, De Gelleke left to study architecture at the University of Pennsylvania, and following graduation, he returned to Milwaukee in 1897 and entered into a partnership with Van Ryn. In addition to residential and commercial work, they would later specialize in institutional design. Between 1912 and 1925, the firm designed all of the Milwaukee Public School buildings. Also, in 1920, the firm won first prize for its design for the Milwaukee County General Hospital (not extant). In addition to the West Bend City Hall, the firm produced both the Antigo City Hall (1900) and the Marshfield City Hall (1901) at about the same time. Van Ryn retired from the firm in 1936 and died in 1951. De Gelleke continued to work on his own until at least 1950; he died in 1960.

Velguth, Frederick

Although now without its German Renaissance Revival style third story as a result of a 1930 fire, the 1893 Hangartner Block at 120 North Main Street (a non-contributing building) was designed by Milwaukee architect Frederick Velguth. Born in Germany, Velguth immigrated to the United States circa 1858, after which he settled in Milwaukee. Identified for years in city directories as a carpenter, it was not until 1878 that he was listed as an architect. Later in his career, he partnered with his son Roland to form Fred Velguth & Son. He practiced until 1910 and died in 1914.¹²³

¹²² Biographical information for Henry Van Ryn from the "Lester L. Carr House," Historic Designation Study Report, Prepared by the City of Milwaukee Historic Preservation staff, undated, Report available online at <https://city.milwaukee.gov/ImageLibrary/Groups/cityHPC/DesignatedReports/vticnf/LesterCarrHouse.pdf>, Accessed August 2022.

¹²³ "Ethnic Architects in Milwaukee," in *Final Report: Milwaukee Historic Ethnic Architecture Resources Study*, Prepared

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SUMMARY STATEMENT OF SIGNIFICANCE FOR CRITERION A: COMMERCE

The West Bend Downtown Historic District is eligible for the National Register of Historic Places under Criterion A in the area of Commerce at a local level of significance. Initially established in the 1860s, the district was the city's commercial and retail district for over a century. Despite modern retail development on the outer edges of the community, and while the goods and services offered in the district have evolved, West Bend's downtown commercial district continues to thrive.

SUMMARY STATEMENT OF SIGNIFICANCE FOR CRITERION C: ARCHITECTURE

The West Bend Downtown Historic District is locally significant under Criterion C in the area of Architecture as the city of West Bend's only intact and well-preserved collection of late-nineteenth and early-to-mid-twentieth century commercial architecture. Extending the equivalent of approximately four blocks, the district's buildings reflect the majority of the styles popular in West Bend during the district's more than 110-year Period of Significance, including Queen Anne; German Renaissance Revival; Boomtown; Classical Revival; Art Deco; a variety of Period Revival styles, including Georgian, Colonial and Mediterranean; 1940s to 1960s Contemporary; and Neo-Colonial Revival.

FINAL SUMMARY STATEMENT OF SIGNIFICANCE

With a Period of Significance from 1864 to 1977, the West Bend Downtown Historic District is eligible for the National Register of Historic Places under Criterion A in the area of Commerce for its role as the primary commercial shopping district in the City of West Bend. The district is also nominated under Criterion C in the area of Architecture as a large and intact late-nineteenth and early-twentieth century urban commercial district that is comprised of numerous intact examples of commercial building styles popular in West Bend during the period of significance.

ARCHAEOLOGICAL POTENTIAL

Per the Archaeological Sites Inventory, an unknown Prehistoric campsite (WT-0004) is identified east of the subject district, along the east bank of the Milwaukee River, there are no reported sites within the district boundary. As with all historic properties, however, they will be now buried features that

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represent activity that are part of the historic structure's life history. An archaeological investigation was outside of the scope of this nomination and, therefore, archaeological potential remains unassessed.

PRESERVATION ACTIVITIES

The City of West Bend does not have a historic preservation commission. Despite that fact, property owners in downtown West Bend have a history of taking pride in the upkeep and preservation of their buildings. For well over 100 years, property owners continue to invest in their locations, keeping West Bend's commercial downtown an economically-thriving, welcoming destination for visitors, residents and businesses.

A recent example of historic preservation in downtown West Bend is the renovation of the Historic West Bend Theatre at 125 North Main Street. The Historic West Bend Theatre, Inc., a non-profit 501(c)3, purchased the building in July 2017. It launched a \$3.5 million fundraising campaign to restore the Art Deco brick building to its original luster. Work began in April 2019 and the venue opened in March 2020—just one day before temporarily closing due to COVID-19. The Historic West Bend Theatre, now branded as “The Bend,” opened to audiences during the era of “movie palaces” when going to the movies was a regular cultural experience.¹²⁴

Additional investment in historic preservation of the district is evident in the Downtown Riverwalk project—running north to south along the east-side of many Main Street buildings. The Downtown Riverwalk is undergoing significant redevelopment—approximately \$6 million in improvements—to enhance accessibility to river-facing properties, offer interconnectivity and new outdoor recreation activities, and attract visitors and commerce to the downtown. The Riverwalk project has spurred new business in the subject downtown historic district, filling vacant storefronts and optimizing the east-side of commercial properties lining the Milwaukee River.

The establishment of this historic district will further the preservation of the commercial corridor, allowing contributing buildings to apply for State and Federal Tax Credits. As a result, property owners are encouraged to keep their contributing status by maintaining their commercial properties with original materials in order to retain architectural integrity.

¹²⁴ “Historic West Bend Theatre,” Available online at www.historicwestbendtheatre.org/theatre-history, Accessed 31 April 2021.

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UTM References, continued

5	16	404135	4808521
	Zone	Easting	Northing
6	16	404087	4808638
	Zone	Easting	Northing

Verbal Boundary Description

The boundary of the West Bend Downtown Historic District begins at a point on the eastern curb line of North 7th Avenue that corresponds with the north lot line of 309 North 7th Avenue/308-310 North Main Street. The boundary line then continues east, following said north lot line to the northeast corner of the parcel, then continues across the street to the east curb line of North Main Street thence moves north to follow the curve of the lot associated with 337 North Main Street to the curb line of West Washington Street/State Highway 33. The boundary then continues east to follow said curb line to the west curb line of Service Drive, then turns south to run along the said curb line to the north curb line of Mill Street, thence west along said curb line to a point that corresponds with the rear lot line of 301-305 North Main Street, thence continues southeasterly across the street to the rear lot line of 243 North Mill Street, thence continuing in a southeasterly direction along the rear lot lines of 243, 237-239, and 231-233 North Main Street to the north wall of 215 (A) North Main Street, thence continuing northeasterly along said building and continuing to the rear lot line of 215 (A) North Main Street, thence continuing southeasterly along the rear lot lines of 215 (A, B, C and D), the eastern edge of Vest Pocket Park, and the rear lot lines of the following properties: 161-157, 155-151, 149-147, 139-145, 131, 125, 121-119, 117-111, 107-105 North Main Street and continuing in a southeasterly direction along the rear lot lines of the following properties: 101, 103, 109, 111, 113-117, 119-121, 125, 131, and 137 South Main Street. The line then turns 90 degrees to follow the south elevation of 137 South Main Street and the line continues, crossing the street to the west curb line of South Main Street, thence continues in a southeasterly direction along said curb line to the north curb line of Walnut Street, thence west along said curb line to the east curb line west of 5th Avenue crosses west across 5th Avenue, where the line turns north to follow said east curb line to a point that corresponds with the south wall of 112 5th Avenue, thence continues west along said wall to the rear/west wall of said building, thence north along said wall and continuing north along the rear (west) lot line of 112 5th Avenue to a point that corresponds with the rear/south lot line of 519 Hickory Street, thence west

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along said lot line, thence north along said west lot line, thence east and north to fully encompass the building located at 519 Hickory Street. The line then continues north and crosses Hickory Street to the north curb line, then turns west to follow the curb line to a point that corresponds to the western lot line of 100 North 6th Avenue, thence turns 90 degrees to go north along said lot line and continues north along the west lot line of 607 Elm Street, thence turns west at a point that corresponds with the south lot line of 623-627 Elm Street, thence west along said lot line to the east curb line of North 7th Avenue, thence north along said curb line to the south curb line of Elm Street, thence east along said curb line to a point that corresponds with the west/rear lot line of 206 North 6th Avenue, thence north along said lot line and continuing along the west/rear lot lines of 206, 214, 220 and a portion of 228 North 6th Avenue, to a point that corresponds with the south lot line of 623-629 Cedar Street, thence west along said lot line to the east curb line of North 7th Avenue, thence north along said curb line, crossing Cedar street and back to the point of beginning.

Boundary Justification

The historic boundary was drawn to incorporate the greatest concentration of downtown commercial buildings that exhibit architectural integrity, while excluding residential or other types of structures. Briefly summarized, the area north of West Washington Street is comprised of modern construction. The east boundary parallels the adjacent Milwaukee River, but excludes a service drive, extraneous parking and a developing modern Riverwalk. While some commercial buildings are, in fact, located south of Walnut Street, they are located along only the east side of South Main Street and their combined style and scale and concentration (or lack thereof) do not match that of those found north of Walnut Street. Similarly, additional commercial buildings exist west of the delineated boundary; however, they do not offer the same styling, scale or level of integrity of those within the boundary.

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PHOTOGRAPHS

Name of Property: West Bend Downtown Historic District
City: West Bend
County: Washington
State: Wisconsin
Name of Photographer: Traci E. Schnell
Date of Photos: June 2022
Location of Original Data Files: State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin
Number of Photographs: 17

Photo #1 of 17 (WI_Washington County_West Bend Downtown Historic District_0001)
302-304 and 308-310 North Main Street (this and all addressing to follow is done left to right), View to NW

Photo #2 of 17 (WI_Washington County_West Bend Downtown Historic District_0002)
309 North 7th Avenue, 305 North 7th Avenue/626 Cedar Street and 302-304 North Main Street, View to NE

Photo #3 of 17 (WI_Washington County_West Bend Downtown Historic District_0003)
623-629 Cedar Street, View to SE

Photo #4 of 17 (WI_Washington County_West Bend Downtown Historic District_0004)
246-248, 254, 258 and 262-266 N Main Street, View to WNW

Photo #5 of 17 (WI_Washington County_West Bend Downtown Historic District_0005)
337, 321-327, 313-315, 301-305, 243, and 237-239 N. Main Street, View to N

Photo #6 of 17 (WI_Washington County_West Bend Downtown Historic District_0006)
231-233 and 215 (A-D) North Main Street, View to ENE

Photo #7 of 17 (WI_Washington County_West Bend Downtown Historic District_0007)
Settler's Park (foreground, including bandshell at left), 206, 214, 220 and 228 North 6th Avenue, View to NW

Photo #8 of 17 (WI_Washington County_West Bend Downtown Historic District_0008)
607 and 623-627 Elm Street, View to SW

Photo #9 of 17 (WI_Washington County_West Bend Downtown Historic District_0009)
157-161, 147-155, 139-145, 131 and 125 North Main Street, View to SE

Photo #10 of 17 (WI_Washington County_West Bend Downtown Historic District_0010)
102-106 (partial), 112, 114, 120, 128-132, 134-138, 140-144 and 146-152 North Main Street, View to NW

Photo #11 of 17 (WI_Washington County_West Bend Downtown Historic District_0011)
100 North 6th Avenue, 109-115 North 6th Avenue, 508 Hickory Street, 202-206 and 212 North Main Street, View to NW

Photo #12 of 17 (WI_Washington County_West Bend Downtown Historic District_0012)
100 North 6th Avenue, View to WNW

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Photo #13 of 17 (WI_Washington County_West Bend Downtown Historic District_0013)
519 Hickory Street (front and rear), View to SW

Photo #14 of 17 (WI_Washington County_West Bend Downtown Historic District_0014)
125, 119-121, 111-117 and 105-107 North Main Street and 101 South Main Street, View to NNE

Photo #15 of 17 (WI_Washington County_West Bend Downtown Historic District_0015)
101, 103, 109, 111-111A, 113-115, 117, 119-121 and 125 South Main Street, View to NE

Photo #16 of 17 (WI_Washington County_West Bend Downtown Historic District_0016)
112 and 108-110 5th Avenue and 102 South Main Street, View to SW

Photo #17 of 17 (WI_Washington County_West Bend Downtown Historic District_0017)
160-162, 146-156 and 136 South Main Street, View to NW



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FIGURES

FIGURE #1: View of the 200 block of North Main Street, showing the Washington House Hotel, the Thomas Bruhy Jewelry Store and Residence and the Pick Bros. & Co. Store (WCHS 015,198; undated, but perhaps c1910). This and all photos designated with WCHS are on file at the Tower Heritage Center, West Bend, WI.

FIGURE #2: Historic photo of the Westenberger Block (WCHS 015,342; c1925).

FIGURE #3: 100 block North Main Street, Henry Regner Block (139-145 North Main Street) at far left, Hangartner Block (120 North Main Street) at right (WHCHS 018,184; undated but perhaps c1950). View to south.

FIGURE #4: 125, 119-121, 111-117 and 105-107 North Main Street. View to southeast (City of West Bend photo archive; 1942).

FIGURE #5: View of South Main Street. 125 South Main Street at far left, 136, 146-156 and 160-162 South Main Street at center. 5th Avenue is at the right (WCHS 015,541; undated but perhaps circa 1920).

FIGURE #6: District Overview Map with Photo Key

FIGURE #7: Historic Boundary Map #1 of 2

FIGURE #8: Historic Boundary Map #2 of 2

FIGURE #9: USGS Quad

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Figure #1: View of the 200 block of North Main Street, showing the Washington House Hotel, the Thomas Bruhy Jewelry Store and Residence and the Pick Bros. & Co. Store (WCHS 015,198; undated but perhaps c1910).



Figure #2: Historic photo of the Westenberger Block, 147-155 North Main Street (WCHS 015,342; c1925, as it appears the south addition, at right, is under construction).

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Figure #3: 100 block North Main Street, Henry Regner Block (139-145 North Main Street) at far left, Hangartner Block (120 North Main Street) at right (WHCHS 018,184; undated but perhaps c1950). View to south.



Figure #4: 25, 119-121, 111-117 and 105-107 North Main Street. View to southeast

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(City of West Bend photo archive; 1942).

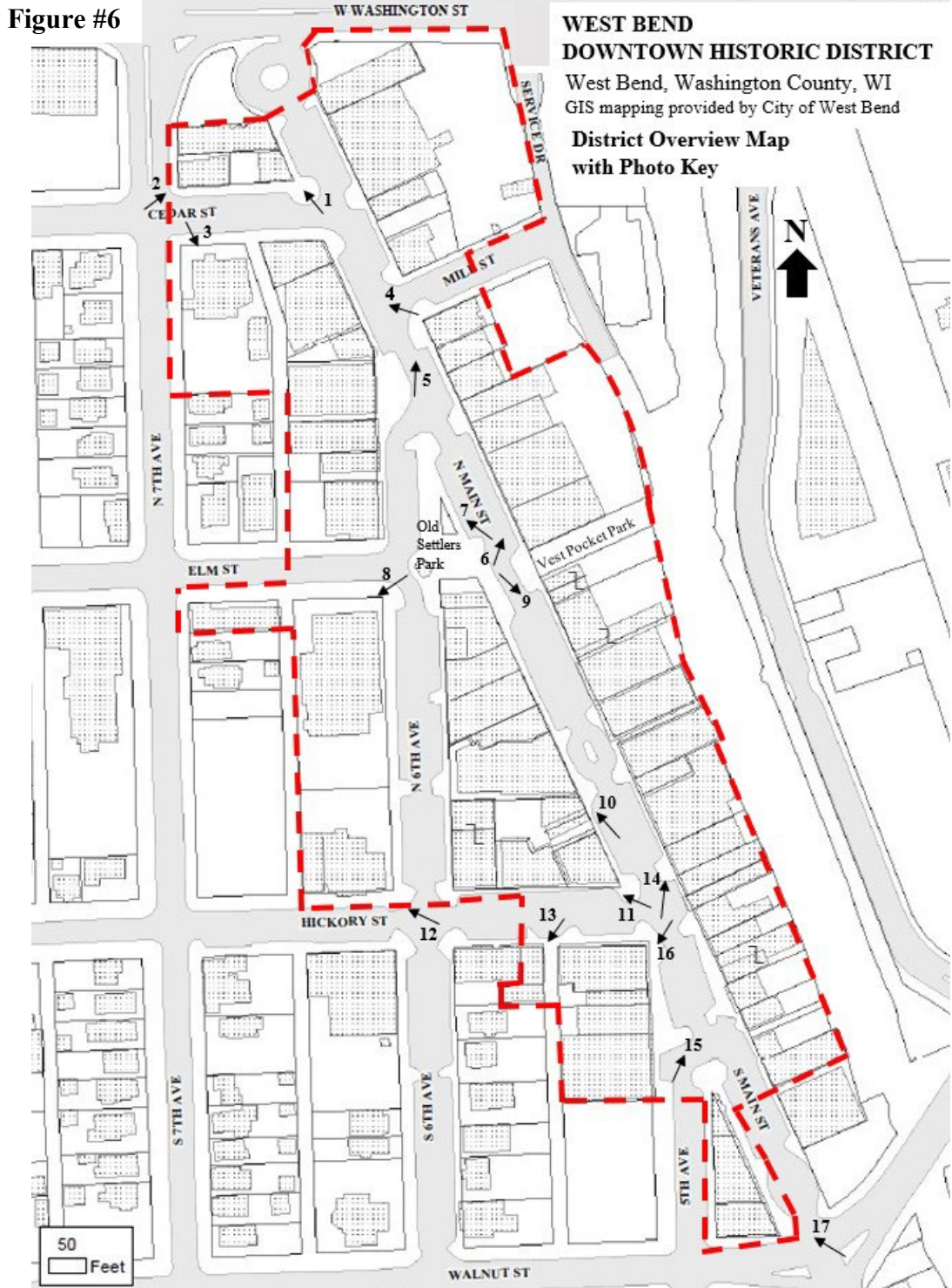


Figure #5: View of South Main Street. 125 South Main Street at far left, 136, 146-156 and 160-162 South Main Street at center. 5th Avenue is the street at the right (WCHS 015,541; undated but perhaps circa 1920).

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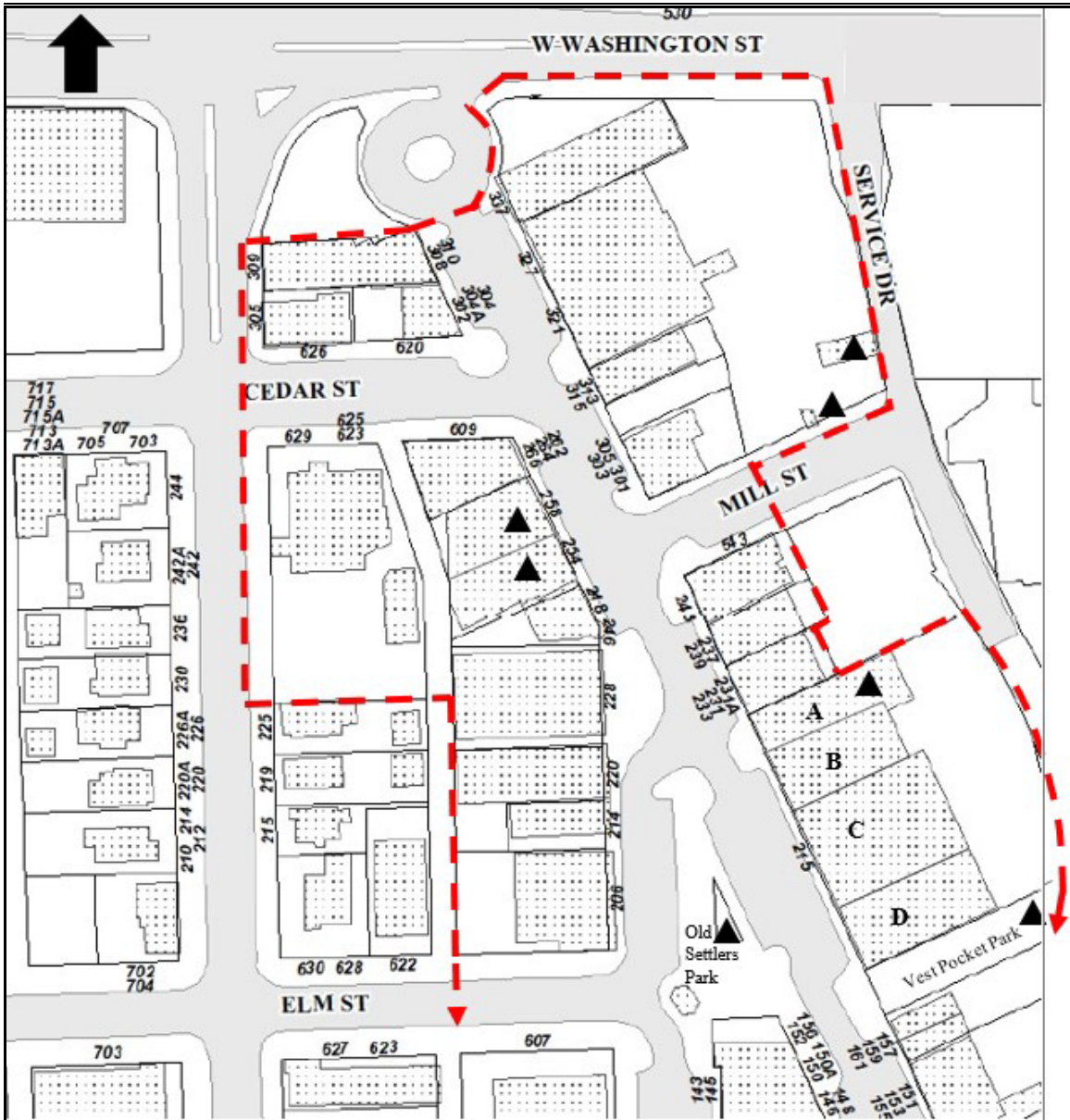


Figure #7:
Historic Boundary Map
Map #1 of 2
WEST BEND DOWNTOWN
HISTORIC DISTRICT
West Bend, Washington County, WI

GIS mapping provided by City of West Bend

- = Historic Boundary
- ▲** = Non-Contributing
- ★** = Individually Listed in the National Register

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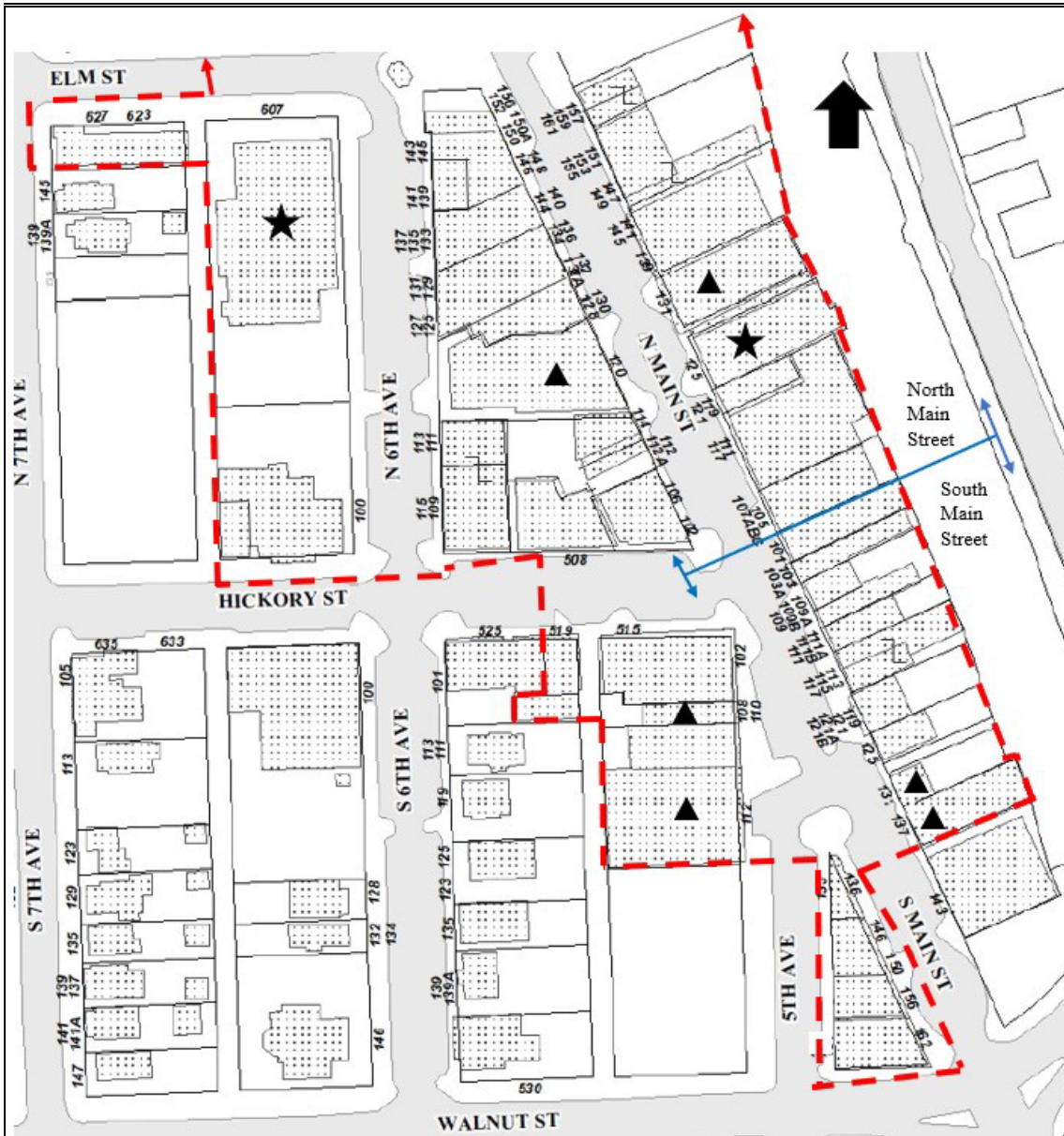





Figure #8:
Historic Boundary Map
Map #2 of 2
WEST BEND DOWNTOWN
HISTORIC DISTRICT
West Bend, Washington County, WI

GIS mapping provided by City of West Bend

-  = Historic Boundary
-  = Non-Contributing
-  = Individually Listed in the National Register

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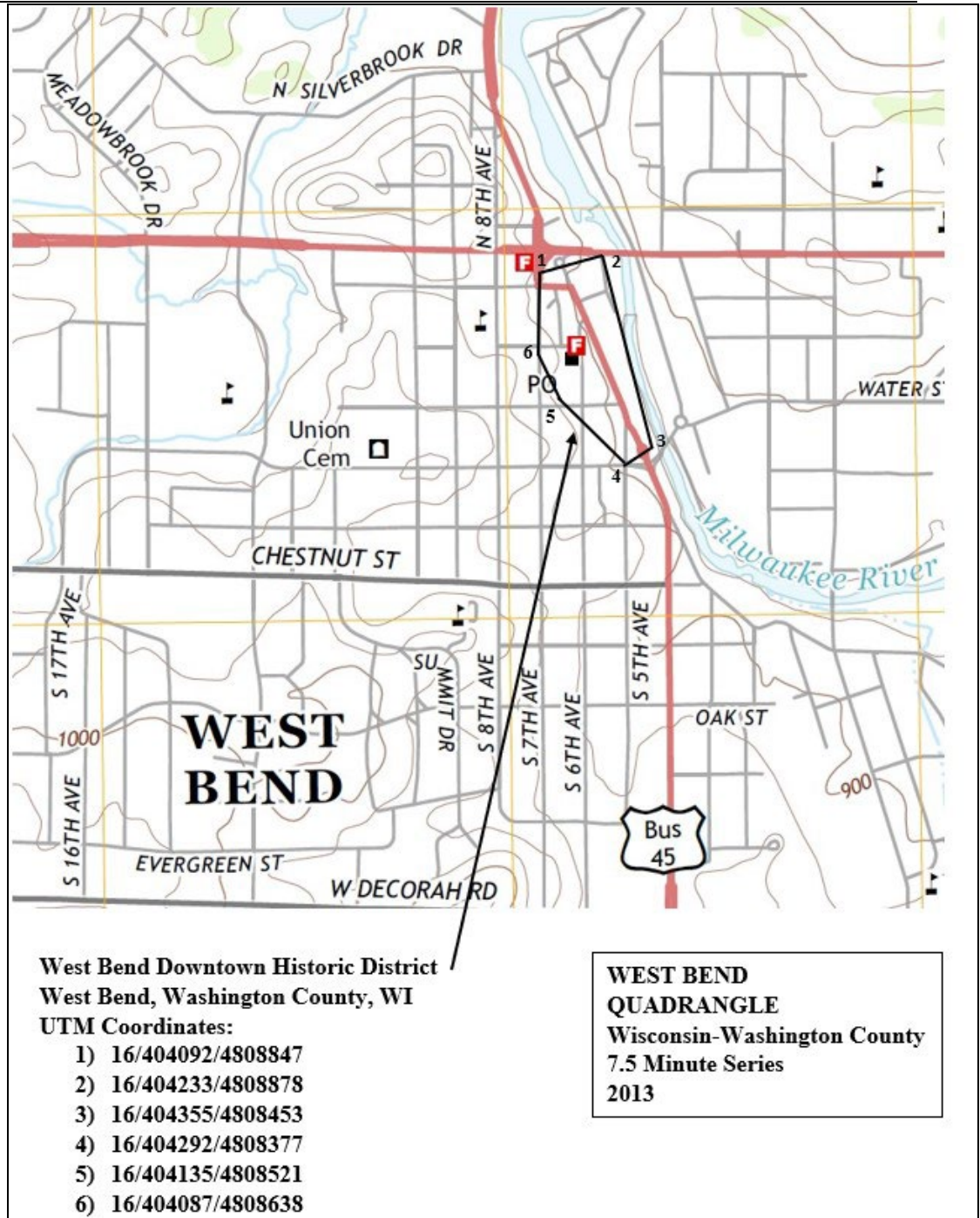


Figure #9: