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NPS Form 10-900
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Wisconsin Word Processing Format (Approved 1/92)

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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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 Klingholz, Charles and Herriette, House
other names/site number N/A

2. Location

street & number 224 Mill Road N/A **not for publication**
city or town Town of Manitowoc Rapids N/A **vicinity**
state Wisconsin **code** WI **county** Manitowoc **code** 071 **zip code** 54220

3. State/Federal Agency Certification

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

Signature of certifying official/Title — Date 6/18/13

State Historic Preservation Officer - Wisconsin

State or Federal agency and bureau

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

Signature of commenting official/Title — Date

State or Federal agency and bureau

Klingholz, Charles and Herriette, House	Manitowoc	Wisconsin
Name of Property	County and State	

4. National Park Service Certification

I hereby certify that the property is:

✓ entered in the National Register.
___ See continuation sheet.
__ determined eligible for the National Register.
___ See continuation sheet.
__ determined not eligible for the National Register.
___ See continuation sheet.
__ removed from the National Register.
__ other, (explain:)

Edson H. Beall — 8.6.13

Signature of the Keeper — Date of Action

5. Classification

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

X private
public-local
public-State
public-Federal

Category of Property
(Check only one box)

X building(s)
district
structure
site
object

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

contributing	noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	total

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

Number of contributing resources previously listed in the National Register
0

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC/single dwelling	DOMESTIC/single dwelling
AGRICULTURE/SUBSISTENCE/animal facility	DOMESTIC/secondary structure

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)	
Italianate	Foundation	Stone
	Walls	Brick
	Roof	Asphalt
	Other	Wood

Narrative Description

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

8. Statement of Significance

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

_ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

X B Property is associated with the lives of persons significant in our past.

X 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
Architecture

Period of Significance

1868-1877

Significant Dates

1868

Significant Person
(Complete if Criterion B is marked)

Klingholz, Charles

Cultural Affiliation

N/A

Architect/Builder

Unknown

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

9. Major Bibliographic References

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

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

Primary location of additional data:
- X State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property 1.92 acres

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

	Zone	Easting	Northing
1	16	443502	4882475
2			
3			
4			

☐ 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	Jennifer L. Lehrke, AIA, LEED AP, Principal Architect & Historic Preservation Consultant				
organization	Legacy Architecture, Inc.			**date**	May 1, 2013
street & number	529 Ontario Avenue, Suite FN1			**telephone**	(920) 783-6303
city or town	Sheboygan	**state**	WI	**zip code**	53081

Narrative Description:

This very fine and highly intact T-plan, cream brick clad house was built in 1868 for Charles and Herriette Klingholz. The building is a two-story, rectilinear main block, measuring 32.5-feet long by 26-feet wide. In form and massing it resembles the "simple hipped roof" subtype of the Italianate style identified by Virginia and Lee McAlester in their *A Field Guide to American Houses*. It features a symmetrically designed, three bay wide main façade whose principal entrance is located in the first story's middle bay. On the west-facing rear elevation of the main block is a 26-foot long by 23.5-foot wide, gable roofed, one-story, rectilinear plan kitchen wing. The house's only distinctly Italianate decorative elements are its segmental arched and hooded windows and doors and the deep trim band frieze directly below the roof. The Klingholz House is an excellent example of the distinctive cream brick building tradition that was practiced in eastern Wisconsin, stemming from the types of clay available for local brickmaking along the western shore of Lake Michigan. In addition to the house, a smaller rectilinear barn/garage is situated just to the west-southwest of the house and is now the only surviving outbuilding associated with the property.

Charles and Herriette Klingholz along with their three sons and two daughters lived in this house. Herriette's death in 1876 resulted in the house being sold to their eldest son, Oscar. It is believed that the following year Charles moved into another nonextant house on the property. Throughout its history, the Klingholz House has received excellent care from it owners, and its high degree of integrity is a tribute to this ownership. Consequently, the house is still largely uncompromised, and it is one of the Manitowoc Rapids area's oldest and most impressive buildings.

The Klingholz House and its outbuilding are located in the rural Town of Manitowoc Rapids. The Klingholz property originally totaled over 230-acres, but the parcel associated with the house now totals 1.92-acres. It slopes down to the north from Kuchera Lane. This parcel is bounded on the east by Mill Road and on the south by Kuchera Lane. The house, which sits just south of the center of the parcel, faces east onto Mill Road, and the barn is located to the west-southwest of the house and faces south onto Kuchera Lane. There is a driveway off Kuchera Lane, situated between the house and the barn. There are also remains of a small apple orchard in the northeast quadrant of the parcel. The original trees are believed to have been planted by the Klingholz family and are represented in an illustration of the property featured in an 1878 plat book.

Building Descriptions:

Charles and Herriette Klingholz House (Contributing), 1868

The Klingholz House is free-standing; it is situated approximately 160-feet back (west) from Mill Road, and it is surrounded by mown lawn and groups of mature shrubs, apple trees, and shade trees. The main block of the house is rectilinear in plan, 32.5-feet wide by 26-feet deep, two stories in height, and sheltered by a shallow-pitched hip roof clad in asphalt shingles with shallow eaves and an encircling frieze board just below. The main block's exterior walls are fashioned from cream brick.

The 32.5-foot wide east-facing façade of the main block is the principal elevation of the house, and the main entrance to the house is located in the center bay of this three-bay wide symmetrically designed, two-story composition. The main entrance is reached by ascending a short flight of two steps constructed in recent years of concrete pavers. This opening still contains its original four-panel wood entrance door, which is protected by a later aluminum storm door. Flanking both sides of the entrance door are three-light over one-panel sidelights and a three-light segmental arched transom is placed above the door and sidelights. Above the opening is a slightly projecting dressed limestone hood with keystone.

Flanking both sides of the central entrance opening is a single segmental arched window opening that has a slightly projecting dressed limestone sill and segmental arched hood with keystone, a feature that is shared by all of the house's other window openings on the east facade. Both of these window openings contain their original four-over-four light, double hung, wood sash windows and each of these openings have also been recently equipped with an eight light, wood sash exterior storm window to match the original window. The three second-story windows are positioned directly above the first story openings and are identical in all respects to the previously described windows. The façade is terminated by a broad frieze board sheltered by an overhanging boxed eave which now features a modern copper gutter and downspout system. A gabled dormer with an original four-over-four light, double hung, wood sash window is centered in the hipped roof.

The south-facing side elevation consists of both the main block of the house and the kitchen wing. The 26-feet wide south-facing side elevation of the main block is also two-stories in height, and symmetrical in design. Both stories of this elevation are two-bays wide, and each story of these bays contains a single segmental arched window opening that is identical in size and design to those on the main façade as described above with the exception of the limestone hood and keystone, which have been simplified with a segmental arched soldier course of cream brick. Each of these openings contains a single four-over-four light, double hung, wood sash window with an eight light, wood sash exterior storm window. The façade is terminated by a broad frieze board sheltered by an overhanging

boxed eave with copper gutter and downspouts. A gabled dormer with an original four-over-four light, double hung, wood sash window is centered in the hipped roof. The overall length of the south-facing elevation is further extended by the addition of a 26-foot long south elevation of the one-story kitchen wing, the south face being a porch enclosed with wood clapboard siding and topped with a shed roof. The wing's south elevation is asymmetrical in design and three-bays-wide with the right-hand bay consisting of the enclosed porch with two eight light casement windows and a single six light casement window. The center bay contains a single, smaller, rectangular four-over-four light, double hung, wood sash window, and the left-hand bay contains a single modern door with a full arched half-light.

The west-facing rear elevation of the house is comprised of both the 32.5-foot wide rear elevation of the main block and the 23.5-foot wide rear elevation of the attached kitchen wing, which instead of being centered on the main block's rear elevation is actually positioned further to the left (north). The kitchen wing's asymmetrically designed west-facing elevation is one-story and of two parts. The right-hand section consists of a former porch enclosed with wood clapboard siding; a single, smaller, rectangular four-over-four light, double hung, wood sash window; and a shed roof. The left-hand portion is constructed of cream brick with a gable roof and contains no openings. The elevation is terminated by a broad frieze board sheltered by an overhanging boxed eave. Centered in the gable end above is a small door opening to the attic. The 32.5-foot wide west-facing rear elevation of the main block is two-stories in height. The portions that are not covered by the attached kitchen wing are constructed of cream brick and contain no openings. The façade is terminated by a broad frieze board sheltered by an overhanging boxed cornice with a copper gutter and downspout system. There is no dormer in the west face of the hipped roof.

The north-facing side elevation consists of both the main block of the house and the kitchen wing. The 26-foot-wide north-facing side elevation of the main block is two-stories in height and is nearly symmetrical in design. Both stories of this elevation contain two centered segmental arched window openings that are identical in size and design to those on the south-facing façade as described above. The exception to the rigid symmetry is the addition of a third matching window on the first floor to the right (west). The façade is terminated by a broad frieze board sheltered by an overhanging boxed eave with copper gutter and downspouts. A gabled dormer with an original four-over-four light, double hung, wood sash window is centered in the hipped roof. The overall length of the north-facing elevation of the house is further extended by the 26-foot long west elevation of the one-story gable-roofed kitchen wing. The wing's north elevation is asymmetrical in design and four-bays-wide, with the right-hand (west) bay consisting of a two-light over two-panel wood door, the two center bays containing a single four-over-four light, double hung, wood sash window with an eight light, wood sash exterior storm, and the left-hand (east) bay containing no openings. The façade is terminated by a broad frieze board sheltered by an overhanging boxed cornice with copper gutter and downspouts.

While there have been some modifications and modernization over the years, both the exterior and the interior of the house retain a high degree of integrity. The original floor plan of the first story of the main block has a central stair hall measuring 6-feet-wide by 13-feet long that commences at the front (east) of the house but does not run through to the rear. The stair hall's original entry and straight run staircase with its fine, turned newel post and balusters are still intact. All of the rooms in the main block's first story have communicating doors that open into each other and/or into the central stair hall. The first story of the main block was configured with two unequal-sized rooms placed on either side of the hall. As it stands today, there is a 12.5-foot wide by 25-feet long living room to the left (south) of the central stair hall, a 12.5-foot wide by 15-feet long parlor to the right (north) of the hall, and a 9.5-foot wide by 19-feet long dining room at the end (west) of the hall. An opening in the west wall of the dining room leads to an assortment of small rooms in the kitchen wing including the 14-feet wide by 17-feet long kitchen. Door openings to the left (south) of the kitchen lead to a 5.5-feet wide by 9.5-feet long porch and an 8-feet wide by 9.5-feet long bathroom. Continuing on from a door opening in the west wall of the kitchen is an 8-foot wide by 14-feet long sitting room with a door opening to the left (south) leading to a 6-foot wide by 8-feet long rear entry.

The second story of the main block is the original floor plan configuration and mirrors the original first floor plan. It features a central hall that commences at the front (east) but does not quite reach the back (west) of the block due to a closet. It has two unequal-sized bedrooms placed on either side of the hall; all four bedrooms have doors that open to the hall. In addition, the original attic of the main block is intact and retains many of its original features.

Many of the changes that have affected the interior and exterior of the house are believed to have occurred some time ago and, for the most part, appear in the kitchen wing where undated changes include the enclosure of the porch and subdivision of the wing into five small rooms. Several additional changes have occurred in the past decade including new asphalt shingles, copper gutters and downspouts, and storm windows on the exterior. Fortunately, these changes were handled with skill and with appreciation for the original fabric of the house. Despite these changes, all the rooms in the house retain good integrity of materials and workmanship, including narrow hardwood board floors on the first floor and wide plank softwood board floors on the second floor; original, tall, three-part wood baseboards; plaster walls and ceilings; original four-panel wood doors with their original molded wood surrounds; and similar original molded wood surrounds of the same pattern at all the original wood windows.

Barn (Non-Contributing), post 1878

A small, one-story barn is located behind (west-southwest) the house and faces south onto Kuchera Lane. It is rectilinear in plan and measures approximately 41-feet long by 16.5-feet deep with a small lean-to addition on the back (north) façade measuring 12.5-feet long by 6-feet deep. The walls are clad in wood clapboards. The gable roof's ridgeline runs east-west and is clad in wood shakes and has slightly overhanging open eaves.

The 41-foot main elevation of the barn faces south, and this asymmetrically composed elevation contains three bays. The right (east) bay contains a grouping of two rectangular two-over-two light, double hung, wood sash windows. The center bay contains a single rectangular six-over-six light, double hung, wood sash window that is located to the left (west) of center. The left (west) bay contains a large opening with a pair of side-hinged doors each containing an eight light sash over a panel of diagonal boards.

The 22.5-foot west-facing side elevation is also asymmetrical, consisting of the 16.5-foot main block of the barn further extended by the 6-foot lean-to addition. While the lean-to addition contains no openings on this façade, the main block of the barn has a single rectangular six-over-six light, double hung, wood sash window located just left (north) of center. Centered at the attic level is a rectangular six light, wood sash window topped by another rectangular two- light, wood sash window.

The 41-foot rear (north) elevation is also asymmetrical due to the 12.5-feet long lean-to addition. While the lean-to contains no openings on this façade, the main block of the barn has six unevenly spaced openings across its façade. From the right (west) are two rectangular two-over-two light, double hung, wood sash windows; then a four-panel wood door; another rectangular two-over-two light, double hung, wood sash window; a single rectangular six-over-six light, double hung, wood sash window; and then another four-panel wood door.

The 16.5-foot east-facing side elevation is asymmetrically composed. At the first floor, a rectangular six light, wooden sash window is located several feet to the left (south) of center, and centered at the attic level is a rectangular three light, wood sash window.

The date of construction of the barn is unknown. It is not represented in an illustration of the property which appears in an 1878 plat book. By its appearance, it may date to the early twentieth century. Because its construction falls outside of the property's period of significance, the barn is considered a non-contributing resource.

Narrative Statement of Significance:

The Charles and Herriette Klingholz House is nominated to the National Register of Historic Places for its local significance under Criteria B and C. The house is locally significant under Criteria B for its association with Charles Klingholz, an early settler and prominent citizen in the community, most notable in the area of Commerce for his role as the proprietor of a local flour mill and general store. In addition, this house is nominated under Criterion C in the area of Architecture, a theme which is also identified in the State of Wisconsin's *Cultural Resource Management Plan* (CRMP). Research was undertaken to assess the NRHP potential of the house utilizing the Italianate Style section of the Architectural Styles study unit of the CRMP and other sources. The results of this research are detailed below and confirm that the Klingholz House possesses local significance under Criterion C as an excellent early example of the Italianate Style. Fine, intact, rural examples of this style are rare in the vicinity. The period of significance begins in 1868 with the construction of the house and ends in 1877 when the widowed Charles Klingholz sold the house to his eldest son, Oscar, and moved into another nonextant house on the family farmstead.

Commerce

The Town of Manitowoc Rapids is located in east central Manitowoc County, which is situated along the western shores of Lake Michigan in northeastern Wisconsin. Dr. Louis Falge published the *History of Manitowoc County Wisconsin*, a comprehensive illustrated history of Manitowoc County, in 1912. This two-volume, 1100-page, illustrated and indexed history contains not only extensive chronological history of the County, but also histories of it pioneers, immigrants, government, transportation, marine, churches, schools, professions, press, politics, towns, and biographies of individuals, and it is an invaluable resource that goes far beyond the possible scope of a National Register nomination in describing the history of the County. Consequently, no attempt will be made here to cover ground that has been so expertly covered by others. Instead, the history that follows will deal primarily with Charles Klingholz and with the role he played in the history of the Town of Manitowoc Rapids and Manitowoc County.

Most of Manitowoc County's rural settlement was the result of a random, even haphazard pattern of development. At first, newcomers tended to settle where earlier arriving members of their particular ethnic group or place of origin had already settled and this resulted in certain parts of the county becoming associated with these groups. While Yankee settlers were the first to arrive, German immigrants were among the most numerous of the early settlers in Manitowoc County.[1]

[1] Falge, Dr. Louis. *History of Manitowoc County Wisconsin.* Volume II. Chicago: Goodspeed Historical Association, 1912, pages 37-46.

Among those who settled in the Town of Manitowoc Rapids was Charles Klingholz who was born in northeastern Germany (Prussia) on June 27, 1812.[2] In his native homeland, Charles was reported to have come from a wealthy family and employed in calico mills and owned ten vessels that he used to transport coal and iron on the Rhine. He was described as an ambitious, enterprising man who possessed acute business acumen. In 1840, he married Herriette Augendt, a native of Wesel, Germany. Like so many other immigrants, Charles Klingholz was convinced of the opportunities for rapid advancement and independence in the new world and was determined to seek his fortune in the United States. Together with his wife and three young children, the Klingholz family immigrated to the United States in 1849, bound for Wisconsin.[3]

Temporarily locating in the Village of Manitowoc Rapids, which was then the county seat, Charles began clearing and improving land just south of the village in the rural Town of Manitowoc Rapids and preparing the family's farm. In 1850, they began residing in the first substantial home on the family's farmstead. The historic record is not completely clear if this home was newly constructed for the Klingholz family at this time, or if Charles completed a major addition and renovation to a much smaller existing structure. Regardless, the substantial home was evidence that the Klingholz family was more comfortably situated than other immigrants. When the *History of Manitowoc County Wisconsin* was published in 1912, this home was duly noted in a biography of the Klingholz family which described it as a "large, old-fashioned, substantially constructed residence… built in the German style and is quaint and interesting and presents a most attractive appearance and despite the fact that it has done service for more than sixty years… it is one of the finest appearing houses in the vicinity… It has always been well kept up and is one of the best equipped and most valuable properties in the community..."[4] Consequently, he became, almost immediately, one of the most visible men in the community.

The *History of Manitowoc County Wisconsin* identified Charles Klingholz as a highly esteemed, prominent early German settler in the Town of Manitowoc Rapids.[5] In the fall of 1851, once his family was suitably situated, Charles began the erection of a flouring mill along the south bank of the Manitowoc River in the northwest corner of his property.[6] The mill was reported to have two runs of

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[2] *History of Northern Wisconsin.* Volume II. Chicago: Western Historical Publishing Company, 1881, page 535; and *Soundex Index to Naturalization Petitions for the United States District and Circuit Courts, Northern District of Illinois and Immigration and Naturalization Service District 9, 1840-1950 (M1285).* Washington, DC: National Archives and Records Administration (NARA), Microfilm Serial: M1285; Microfilm Roll: 102.

[3] *History of Northern Wisconsin,* page 535; and Falge, pages 313, 426-431.

[4] Falge, pages 426-431.

[5] Falge, page 313.

[6] "Flouring Mill at Manitowoc Rapids." *Manitowoc County Herald.* September 25, 1851, page 2; and "Flouring Mill at Manitowoc Rapids." *Wisconsin Free Democrat.* October 8, 1851.

stones.[7] The Klingholz Mill began operating around March of the following year.[8] Numerous advertisements appeared in the local newspapers at the time exclaiming: "Farmers, and all others will want their grain converted into unparalleled grind flour, in all numbers, drive to the Klingholz Mill of Charles Klingholz at Manitowoc Rapids. The machinery being constructed of the latest style and every attention paid to its technological management; you will never leave dissatisfied."[9] An 1854 act of legislation passed by the Wisconsin Assembly authorized Charles Klingholz to build a dam across the river presumably for the purposes of the mill.[10] After several years of operation, local newspaper accounts of the mill stated, "The reputation of the flour manufactured at this Mill is second to none in the County."[11] The mill was noted primarily for its rye and wheat flour, but also for its barley, millet seed, and oatmeal.[12]

Also beginning in 1852, Charles Klingholz operated a general supply store in conjunction with the mill. Local advertisements for the Rapids Store, as it was known, stated, "At wholesale prices will be sold: silk, linen and cotton goods, thread, water buttons, steel pans, fancy goods, brooms and many other things. I have also on hand: butter, cheese, peas, beans, onions, herring, flour, coffee, sugar, rice, molasses, soap, candles, powder, caps, shot, lead, glass, nails, putty, bed-cords, knives and forks, German silver spoons, all kinds of brushes, baskets, clothespins, looking glasses, clocks, almanacs, maps of the United States, etc., etc."[13]

With his household and business enterprises in hand, Charles Klingholz soon began to take on a more important role in the leadership of the Town of Manitowoc Rapids and Manitowoc County, in the area of government, transportation, finance, and agriculture. Representing Manitowoc Rapids, he was elected a Chairman of the Board of Supervisors of the Manitowoc County Board in April of 1853, and was soon appointed with two others to the Contracting and Building Committees for the erection and completion of the county buildings on which he served until 1854.[14] In October of 1853, Charles Klingholz was appointed as a director and served as a loan agent of the Manitowoc & Mississippi Railroad, which was incorporated by an act of legislature in 1851, but was not completed until 1872 by its successor the Milwaukee, Lake Shore, and Western Railroad due to internal dissensions among the

[7] "Flouring Mill at Manitowoc Rapids." *Manitowoc County Herald.* September 25, 1851, page 2.
[8] "Rapids Mill, The." *Manitowoc County Herald.* November 6, 1851, page 2; *Manitowoc County Herald.* March 4, 1852, page 2; and "New Grist Mill." *Milwaukee Daily Sentinel.* March 10, 1852, page 2.
[9] Advertisements. *Manitowoc County Herald.* March 25, 1852, page 3; May 6, 1852, page 4; May 27, 1852, page 4; and July 15, 1852, page 4.
[10] "Legislature of Wisconsin." *Daily Argus and Democrat.* March 20, 1854, page 2.
[11] *Manitowoc Weekly Tribune.* December, 19, 1860, page 3.
[12] Ibid.
[13] Advertisements. *Manitowoc County Herald.* May 6, 1852, page 4; and May 27, 1852, page 4.
[14] "Next Board of County Supervisors, The." *Manitowoc County Herald.* April 16, 1853, page 2; and "Report of Manitowoc County Court House Committee." *Manitowoc Tribune.* June 7, 1855.

stockholders.[15] He was also an original incorporator and commissioner of the Manitowoc, Two Rivers & Mishicot Plank Road Company, which was founded in March of 1856.[16]

During this time, Charles Klingholz was also noted for generosity in lending money to others in the community.[17] In 1860, local newspaper accounts noted Charles Klingholz as a member of the Executive Committee of the Manitowoc County Agricultural Society and also reported the award for his sack of rye flour at the Society's second annual fair.[18] He was noted as the Town of Manitowoc Rapids Assessor in the 1861 Tax Records.[19] By 1862, he was serving as the Society's President.[20] He was also an incorporator of the Manitowoc Beet Sugar Company in March of 1870. Charles Klingholz was also the chief promoter of the Manitowoc Rapids Fire Insurance Company in the 1870s. Little else is known about these organizations or Charles Klingholz's involvement with them.

In 1860, Charles Klingholz subdivided an 80 acre portion of his approximately 230 acre farm. A local newspaper advertisement touted, "A cheap and pleasant home for everybody. A liberal offer. 80 acres of land divided into 5 acre lots. The Klingholz Farm at Manitowoc Rapids is offered for sale as above. The land is situated on the high bank of the river, and for a homestead, no prettier location can be found as near the Village of Manitowoc. The land is suitable for growing fruit, and each 5 acres is watered by a creek!"[21]

In 1867, Charles Klingholz moved the mill downstream, from the northwest corner of his property to the northeast corner, nearer the village. The mill building remains at this location to this day, but has lost its integrity.[22]

Tax roll research provides evidence that around this time Charles constructed a new, grander house, the subject of this nomination, on the family farmstead just south of the relocated mill.[23] Of higher quality construction and design than the family's first home, the new house was evidence of Charles'

[15] *Manitowoc Tribune.* March 22, 1855, page 1; "Manitowoc and Mississippi R. R. – Presentings to the Board of Trustees." *Manitowoc Weekly Tribune.* July 24, 1856; "Manitowoc and Mississippi R. R." *Manitowoc Weekly Tribune.* July 31, 1856, page 3; and Falge, page 452.
[16] Falge, page 113.
[17] Falge, pages 224-225; and *Abstract of Title.* Manitowoc: Manitowoc County Register of Deeds, 1835-1992.
[18] "Second Annual Meeting of the Manitowoc County Agricultural Society." *Manitowoc County Herald.* May 24, 1860, page 2; and "List of Premiums Awarded at the Second Annual Fair of the Manitowoc County Agricultural Society." *The Daily Tribune.* October 5, 1860.
[19] "Manitowoc Rapids Tax Records, 1856-1902." On file at the Manitowoc County Historical Society, Manitowoc, Wisconsin.
[20] *Manitowoc Weekly Tribune.* October 8, 1862.
[21] Advertisements. *Manitowoc County Herald.* May 24, 1860, page 3.
[22] Falge, page 426-431.
[23] "Manitowoc Rapids Tax Records, 1856-1902."

financial success. It is assumed that the entire Klingholz family moved into the new house in 1868, as census records from 1870 and 1875 report a single household, with Charles listed as head, and including Herriette along with their three sons and two daughters. In addition, a dot representing the new house appears in an 1872 atlas of Manitowoc County, further proving the existence of two homes on the Klingholz farmstead while under Charles' sole ownership.[24] In publications of the time, the two homes and mill are always depicted together as part of the Klingholz farmstead.

Charles Klingholz continued day-to-day operations at the mill until 1874. While it is assumed that he continued to have some involvement in the business, he rented the mill to his sons (Oscar, and later Hugo J. and Arthur) who continued to operate it, along with a later office and store for the mill in the City of Manitowoc, until approximately 1909.[25]

After their eldest son, Oscar, married in 1875, it is assumed that the newlywed couple lived in the new family home to help operate the farm, mill, and household, especially as Herriette's health was severely declining.[26] Herriette Klingholz passed away in July of 1876, which seemed to bring about several major changes at the Klingholz farmstead. In January of 1877, Charles subdivided the land nearest the new house and mill into a plat known as Manitowoc Millvilla. He sold the new house to Oscar and Mathilda in February of 1877, marking the end of the period of significance.[27] Census records from 1880 show Oscar, Mathilda, two young daughters, and two servants living in the new house while the widowed Charles moved into the old house on the family farmstead along with his two youngest children and two servants. When Oscar passed away in 1880, ownership of the new house went to Charles' son, Hugo J., and his wife, Sophia.[28]

In 1888, Charles moved into the City of Manitowoc; at which time, his youngest and recently married son, Arthur, and his wife, Catherine, began occupying the old house. Despite the move, Charles remained active in the farm and mill. When Hugo J. died in 1891, ownership of the new house reverted back to Charles Klingholz. When Charles died on June 17, 1898, at the ripe old age of 85, the new house was left to his estate and was not sold until 1902 to one Anna Herbst. Arthur and his descendants continued living in the old house, which was ultimately demolished in 1951.[29]

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[24] Falge, page 426-431; *Ninth Census of the United States, 1870.* Washington, DC: Records of the Bureau of the Census, Records Group 29, National Archives, 1870; *Wisconsin State Census, 1875.* On file at the University of Wisconsin-Green Bay Area Research Center, Green Bay, Wisconsin; and "Manitowoc County Atlas, 1872." On file at the Wisconsin Historical Society Archives, Madison, Wisconsin.
[25] Falge, page 426-431; and Advertisement. *Manitowoc Lake Shore Times.* February 9, 1886, page 3.
[26] *Der Nord-Westen.* July 20, 1876. (Harold E. Bergman, Trans.).
[27] Falge, page 426-431; and *Abstract of Title.*
[28] Ibid; *Tenth Census of the United States, 1880.* Washington, DC: Records of the Bureau of the Census, Records Group 29, National Archives, 1880.
[29] Falge, page 426-431; *Abstract of Title*; and "Old Landmark Razed." *Manitowoc Herald-Times.* April 7, 1951.

During Charles Klingholz's long life, he played multiple roles to assure that fledgling community of the Town of Manitowoc Rapids and Manitowoc Count would achieve success. Of these roles, his primary significance is in the area of Commerce for founding the local mill and operating it for 24 years. As detailed above, Charles Klingholz was a person of local importance, and was singularly called out in the county history's detailing of Manitowoc Rapids. [30]

The first Klingholz house was demolished in 1951. While the Klingholz Mill still exists, it has been greatly altered. As the only remaining intact resource associated with Charles Klingholz, the 1868 Charles and Herriette Klingholz House is eligible for listing in the National Register of Historic Places under Criteria B for its association with him. It is also now one of the oldest intact buildings in this community, and it is fitting that this physical expression of his prominence should survived to give homage to the years he spent supporting this community.

Architecture

The Charles and Herriette Klingholz House is locally significant in the area of Architecture as an excellent rural example of the Italianate style that maintains a high level of integrity. The Italianate style section of the Architecture Study Unit of the CRMP dates the occurrence and popularity of the Italianate style in Wisconsin from approximately 1850 to 1880. Both the CRMP and Virginia and Lee McAlester's *A Field Guide to American Houses* note that these style buildings are square or rectangular in plan, and, at two stories in height, are often cubic in mass. The main elements of the style include a low sloped hipped roof with boxed eaves that are seemingly supported by a series of decorative oversized wooden brackets. The roof in these style buildings may be topped with a polygonal or square cupola. The fenestration arrangement is often regular and balanced with tall thin windows that are topped with decorative window hood moldings or pediments. The windows may also be arched. Italianate buildings are often adorned with a decorative full porch or a smaller central porch that is supported by thin wooden columns and decorative brackets. These buildings may be clad in clapboard, brick, or stone walls.[31] The Klingholz House, with its characteristic rectangular plan, two-story tall box proportions, simple hipped roof, and symmetrical, three-bay-wide, main façade with equal-size segmental arched wood sash windows, is essentially an early example of the style as described above. Regrettably, no information has been found on the builder of house.

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[30] Falge, page 313.
[31] Wyatt, Barbara (ed.). *Cultural Resource Management in Wisconsin*. Madison: Historic Preservation Division, State Historical Society of Wisconsin, 1986, section 2, page 6; and McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Knopf, 1984, pages 210-229.

It is instructive to compare this house with other buildings built in the rural Town of Manitowoc Rapids and other Italianate style houses built in the other rural townships of Manitowoc County. A study of the Wisconsin Historical Society's *Architecture and History Inventory* (AHI) was undertaken to establish a context for the Klingholz House and assess its NRHP potential. The results of this research show that in the Town of Manitowoc Rapids only 20 buildings have been previously identified via reconnaissance surveys, and the Klingholz House is the only Italianate style building recorded in the AHI. On a broader scale of all of the other rural townships of Manitowoc County, there are only 16 other previously identified Italianate style houses recorded in the AHI.[32] While many are of the three bay, two story cubic form and nearly all of them are constructed of cream colored brick common to the area, most of them date from the later years of the style's popularity (1870s and 1880s) and many have been more adversely affected by exterior modifications. In addition, many have a side bay entrance and lack the elegance of the Klingholz house's central entrance and its door surround. These results demonstrate that the Charles and Herriette Klingholz house is both unique and rare and, arguably, one of the most intact examples of an early Italianate style house in Manitowoc County.

Due to the timing of the construction of the house, both early in the period during which the Italianate style was prevalent in Wisconsin and within 20 years of the Klingholz family's arrival in Wisconsin after immigrating from northeastern Germany, it is instructive to compare this house with European manor or country houses. Early settlers, who were striving for permanence and possibly a degree of opulence in their buildings, built in a style and fashion in which they were familiar. The Klingholz House bears a resemblance to European manor houses in its masonry construction, two-story block form, simplicity in detailing, regular and symmetrical placement of openings, tall windows, and main entrance adorned with a simple hood mold. The home's intact survival adds to knowledge about architectural tastes of early German settlers in rural Manitowoc County in the period during which it was built.

Conclusion

The Charles and Herriette Klingholz House is nominated at the local level under National Register Criterion B in the area of Commerce because of its association with Charles Klingholz, an early merchant in the area, and under Criterion C in the area of Architecture as a fine early example of Italianate style design in Manitowoc County retaining a high degree of integrity. Although relatively simple in it overall design, the house gains additional dignity from its cream brick walls, from the high quality of the materials used throughout, and from the care with which these qualities have been maintained and preserved during the years since its construction. The Charles and Herriette Klingholz House is now one of Manitowoc County's most architecturally intact historic residences.

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[32] *Architecture and History Inventory*. Madison: Wisconsin Historical Society, May 26, 2012. www.wisconsinhistory.org/ahi.

Preservation Activities

Thanks to its history of good maintenance, the Charles and Herriette Klingholz House continues to serve as a well preserved, distinctive home. In addition, the current homeowners have been proactive in protecting this historic resource, and this nomination is a continuation of their efforts. In listing this property, the homeowners hope to obtain the opportunity to utilize tax credits and/or other incentives to maintain their property.

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Verbal Boundary Description:

The property that is the subject of this nomination consists of 1 contributing and 1 non-contributing resource sited on 2 parcels on Part of Government Lots 1 and 2 and all of Lot 5 of Mill Villa Subdivision located in Section 26, Town 19 North, Range 23 East of the Town of Manitowoc Rapids in Manitowoc County, Wisconsin, jointly described as follows:

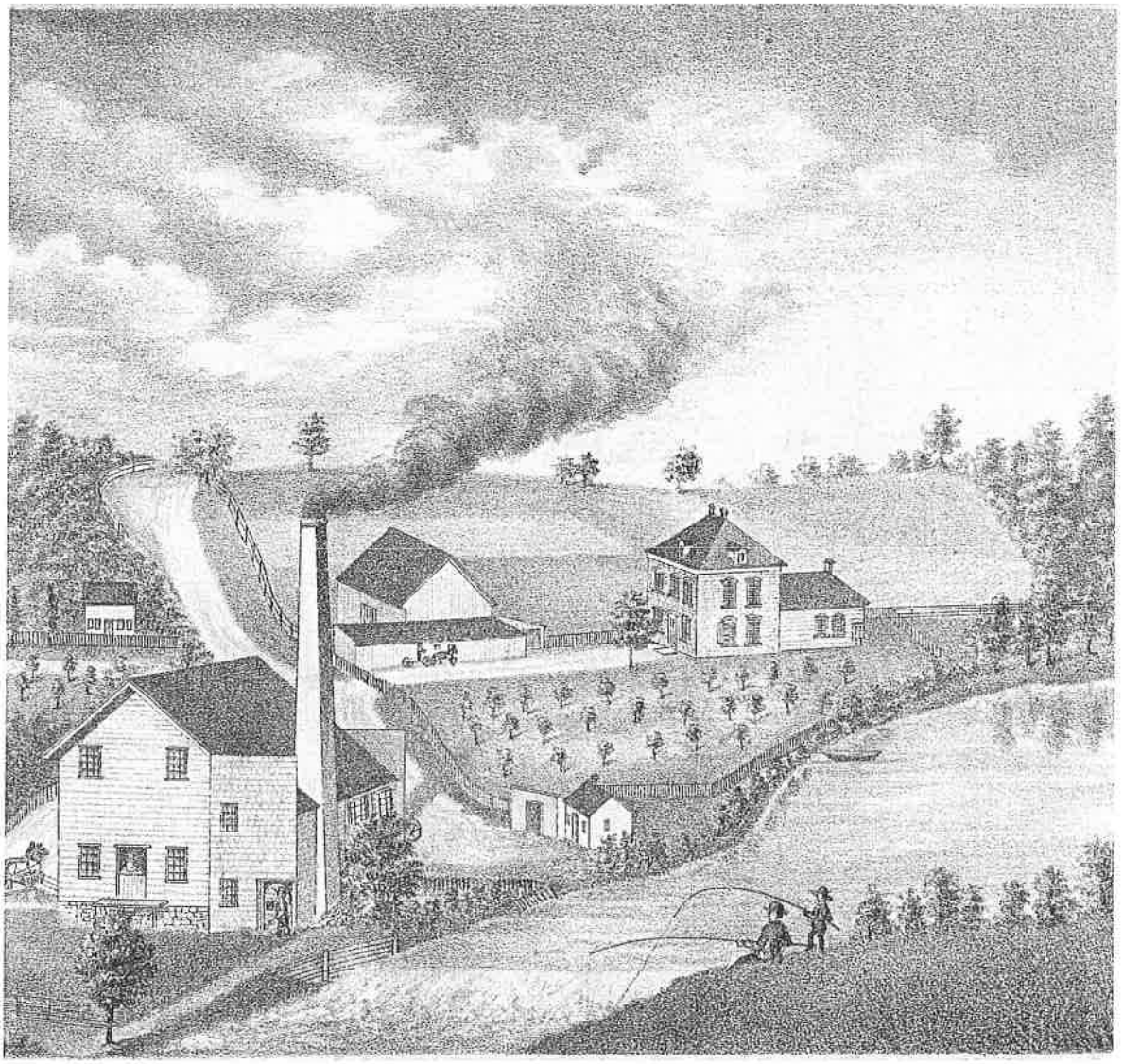
Commencing at the southeast corner of Tract 2 of a Certified Survey Map recorded in Volume 2, page 1; Thence South 36°28'00" West, 35.31 feet along the extension of the existing westerly right-of-way line of Mill Road to the point of beginning; Thence continuing South 36°28'00" West, 106.31 feet; Thence South 2°49'00" West, 123.17 feet along the extension of said westerly right-of-way line; Thence North 87°48'30" West, 416.00 feet to the east line of Tract 1 of a Certified Survey Map recorded in Volume 4, page 311; Thence North 40°56'15" East, 220.88 feet to a point on the west line of said Lot 5, 128.00 feet North of its southwest corner; Thence North 4°38'30" East, 83.20 feet to the northwest corner of said Lot 5; Thence South 85°21'30" East, 261.56 feet; Thence South 3°12'34" West, 30.01 feet; Thence South 85°21'30" East, 74.70 feet; to the point of beginning.

The boundary for the Charles and Herriette Klingholz House as described above is clearly delineated on the accompanying sketch map. This boundary encloses an area of approximately 1.92 acres.

Boundary Justification:

The boundary encloses a 1.92-acre parcel that immediately surrounds the house and its associated outbuilding. It is the current legal parcel for the property. The eastern boundary of this parcel is the west edge of the right-of-way of the north-south running Mill Road, and the southern boundary is the north edge of the right-of-way of the east-west running Kuchera Lane.

The 1.92-acre parcel that now comprises this property was originally part of a much larger parcel that Charles Klingholz owned during his lifetime. (He owned approximately 230 acres in 1857 and 150 acres in 1878.) The larger parcel was subdivided over time, some of it by Klingholz himself. The original acreage of the parcel is believed to be extraneous for the purpose of this nomination, lacking a significant connection to the house. While the Klingholz Mill still exists, it has been too greatly altered, is no longer contained on the same parcel as the house, and is located some distance away from the house.



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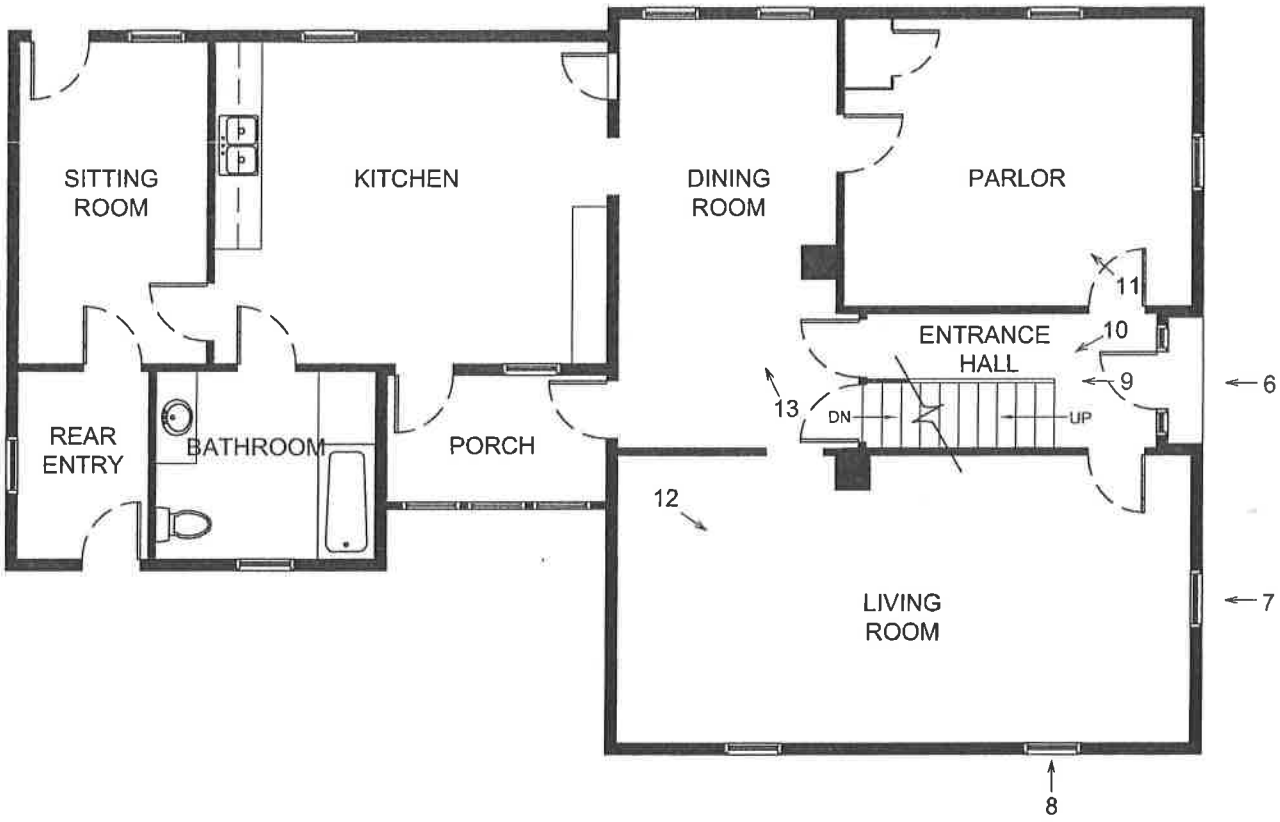
Form 10-900-a
(Expires 5/31/2012)
Wisconsin Word Processing Format (Approved 1/92)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section **sketch plan** Page 1

Klingholz, Charles and Herriette, House
Town of Manitowoc Rapids, Manitowoc Co., WI



FIRST FLOOR PLAN

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MAY 29, 2012

LEGEND

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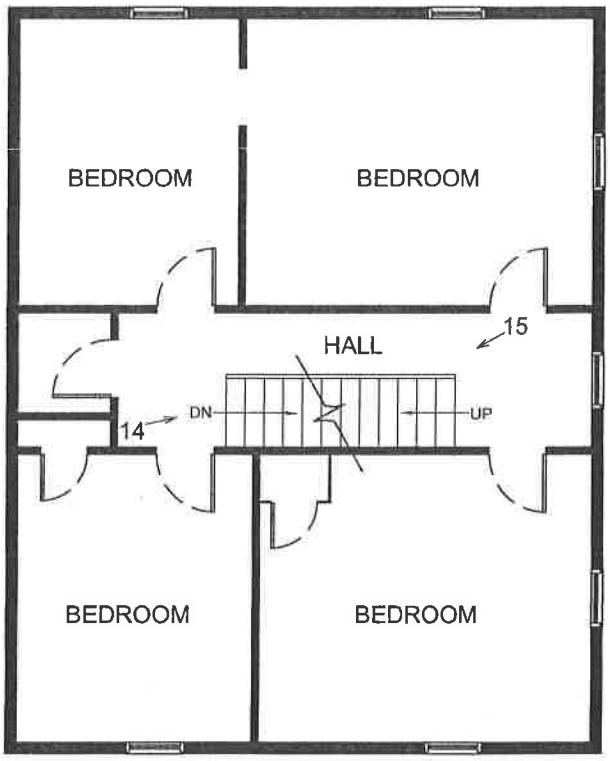

SECOND FLOOR PLAN

LEGEND

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MAY 29, 2012

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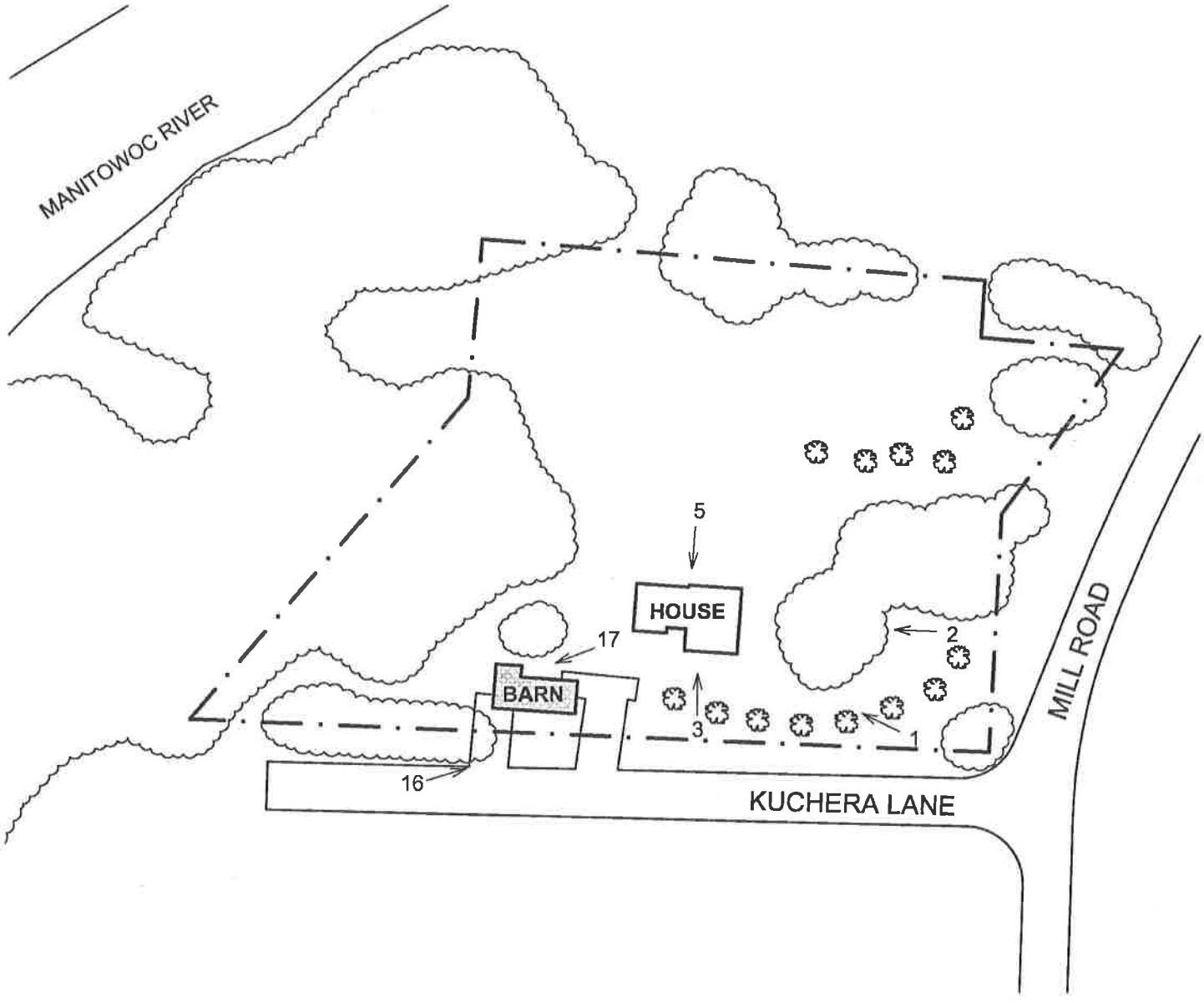
Wisconsin Word Processing Format (Approved 1/92)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section **sketch map** Page 1

Klingholz, Charles and Herriette, House
Town of Manitowoc Rapids, Manitowoc Co., WI



LEGEND

NON-CONTRIBUTING RESOURCE
PROPERTY LINE
1 → PHOTO NUMBER & VANTAGE POINT

SITE PLAN

0 40 80

MAY 29, 2012

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property:	Charles and Herriette Klingholz House
City or Vicinity:	Town of Manitowoc Rapids
County:	Manitowoc County
State:	Wisconsin
Name of Photographer:	Jennifer L. Lehrke, AIA, LEED AP
Date of Photographs:	February 20, 2012
Location of Original Digital Files:	Wisconsin Historical Society 816 State Street, Madison, Wisconsin 53706

Photo #1 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0001)
General View, camera facing northwest.

Photo #2 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0002)
House, east façade, camera facing west.

Photo #3 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0003)
House, south façade, camera facing north.

Photo #4 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0004)
House, west façade, camera facing east.

Photo #5 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0005)
House, north façade, camera facing south.

Photo #6 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0006)
House, front door with side lights, transom, and stone window hood mold.

Photo #7 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0007)
House, front window with stone window hood mold.

Photo #8 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0008)
House, side window with brick segmental arch.

Photo #9 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0009)
House, Entrance Hall, camera facing west.

Photo #10 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0010)
House, Entrance Hall stair, newel post, and balustrade, camera facing southwest.

Photo #11 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0011)
House, Parlor, camera facing northwest.

Photo #12 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0012)
House, Living Room, camera facing southeast.

Photo #13 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0013)
House, Dining Room, camera facing northwest.

Photo #14 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0014)
House, Second Floor Hall, stair, and balustrade, camera facing east-northeast.

Photo #15 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0015)
House, Second Floor Hall, stair, and balustrade, camera facing west-southwest.

Photo #16 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0016)
Barn, south and west façades, camera facing northeast.

Photo #17 (WI_ManitowocCounty_Charles&HerrietteKlingholzHouse_0017)
Barn, north and east façades, camera facing southwest.

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U. S. GEOLOGICAL SURVEY

The National Map
US Topo

MANITOWOC QUADRANGLE
WISCONSIN
7.5-MINUTE SERIES

Klingholz, Charles and Herriette, House
Town of Manitowoc Rapids, Manitowoc Co., WI
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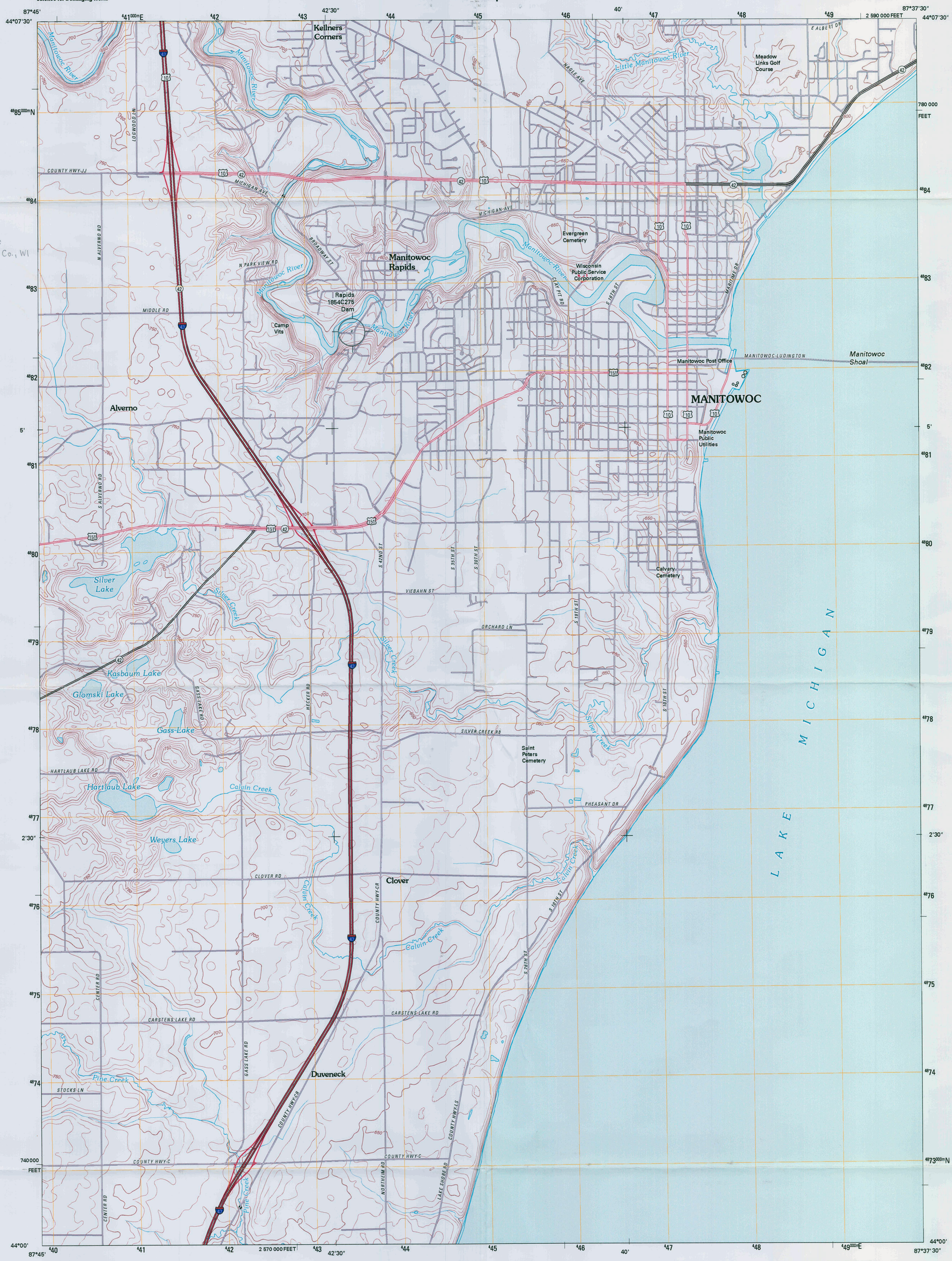

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10 000-foot ticks: Wisconsin Coordinate System of 1983
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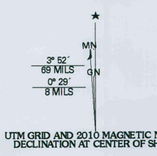

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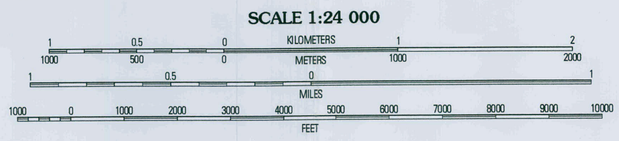

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with version 0.5.10 of the
draft USGS Standards for 7.5-Minute Quadrangle Maps.
A metadata file associated with this product is draft version 0.5.11

QUADRANGLE LOCATION

Whitelaw	Mishicot	Two Rivers
Clarks Mills	Manitowoc	Two Rivers OE S
Cleveland West	Cleveland East	

ADJOINING 7.5' QUADRANGLES

ROAD CLASSIFICATION

Interstate Route	State Route
US Route	Local Road
Ramp	4WD

Interstate Route US Route State Route

MANITOWOC, WI
2010