

1 City, Village or Town: WAUKESHA	County: WAUKESHA	Surveyor: HNTB	Date: 2/10/82	Street N. Barstow Street Number 108 Town Range Section Map Name College Historic District Map Code 38/5		
Street Address: 108 N. Barstow Street		Legal Description: Sec SE3 T6N R19E Cutler & Dakin's Add Blk G Lot A 14; Also Lot A 13 except S132, 25'				
Current Name & Use: Residence		Current Owner: Anthony W. Bryant				
Film Roll No. WK-38; 81		Current Owner's Address: 108 N. Barstow Street				
Negative No. 5, 30		Special Features Not Visible In Photographs: Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No				
Facade Orient. E	Original Name & Use: Barnes House	Source A	Previous Owners T.D. Cook	Dates pre 1871-1919	Uses residence	Source A/B
2	Dates of Construction c. 1858	Source A	Previous Owners M. Bryant (sister of Cook)	Dates 1919-1959	Uses residence	Source A
Architect and/or Builder:		Source				
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None			4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input checked="" type="radio"/> Other: Industrial Development of Waukesha <input type="radio"/> None			Section
Architectural Statement: See Continuation Sheet			Historical Statement: See Continuation Sheet			Map Name College Historic District
5 Sources of Information (Reference to Above) Griswold, Wm. "Old Waukesha Buildings", A Landmark, Vol. 14 No. 1 1971 B identified as Cook residence in Map of Waukesha 1871 C Loerke, Jean P., Waukesha Limestone: The Quarries, the Kilns and the Buildings, Wauk. Co. Historical Museum, 1978, pp.11, 16 D E F			6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:			Section
Map of Waukesha 1871			7 Condition <input type="radio"/> excellent <input type="radio"/> good <input checked="" type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins			Section
Loerke, Jean P., Waukesha Limestone: The Quarries, the Kilns and the Buildings, Wauk. Co. Historical Museum, 1978, pp.11, 16			8 District: College Ave. Historic District <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: DS/LL date: 11/23/82			Map Code 38/5
Loerke, Jean P., Waukesha Limestone: The Quarries, the Kilns and the Buildings, Wauk. Co. Historical Museum, 1978, pp.11, 16			9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: DS/LL			Map Code 38/5

BARNES HOUSE (108 N. Barstow Street)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The core of this two story stone house is a rectangular, gable roofed block constructed in 1858 by Calvin Barnes, the owner of an adjacent stone quarry. (A) Originally executed in the Greek Revival style, the Barnes house was enlarged substantially with additions reflecting architectural styles popular at the time. In 1929, the building was remodeled (with decorative towers, cresting, etc. removed) and given a somewhat Tudor flavor. (A) The building is now irregularly massed with a two story, hip roofed wing projecting to the south and a gable roofed section (with garage projecting to the north). Rectangular bays and enclosed vestibules are also appended on the south elevation. Fenestration varies; however, windows on the original section are set into segmentally arched openings and a blind lunette appears in the gable peak. The use of randomly coursed limestone throughout the building tends to unify the design.

Significance: The Barnes house is an example of evolution rather than representing one specific style or period of construction. The resultant design is imposing, particularly because of the high quality stone work, which is a link with the pioneer stone industry operated by Barnes, and later T.D. Cook, adjoining the site of this house. The Barnes house is surrounded by well landscaped grounds and a stone wall (the name of a later owner Bryant, is carved in the pier) and is considered a pivotal structure in the College Avenue Historic District.

HISTORICAL STATEMENT:

This home was built by Dr. Calvin C. Barnes around 1858 overlooking one of two quarries operated by Barnes, his brothers, D. C. and Erastus, and Thomas D. Cook. By the start of the Civil War, Barnes had left the area (joining the Union army as a surgeon) and Cook became the owner of all the limestone quarries in the city as well as the owner of this house. (His descendants still own the property.) In 1871, the quarries were sold to Hadfield and Wilkins, forerunner of the large Hadfield Company. (C) The period of significance for the Barnes house is from 1858 to 1919 while the Barnes family and later T. D. Cook live there and operated the nearby limestone quarries. Even after Cook sold the quarries to the Hadfields, he remained an important Waukesha and Milwaukee businessman, with extensive dealings in stone. Cook's daughters married members of the Hadfield clan, and Cook was frequently associated with the various enterprises of the Hadfield family throughout the late 19th century. Cook died in 1919, one of the wealthiest and most respected of the city's business leaders.

1	City, Village or Town: WAUKESHA	County: WAUKESHA	Surveyor: HNTB	Date: 2/10/82	Street W. College Ave.
	Street Address: 115 W. College Avenue		Legal Description: Addendum	Acreage:	
	Current Name & Use: Residence		Current Owner: Robert V. & Sara A. Larsen		Number 115
	Film Roll No. WK-37		Current Owner's Address: 115 W. College Avenue, Waukesha		
	Negative No. 16		Special Features Not Visible In Photographs:		
	Facade Orient. N		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		

2	Original Name & Use: William Powrie House	Source A	Previous Owners	Dates	Uses	Source	Town
	Dates of Construction /Alteration 1896	Source C					
	Architect and/or Builder: C.C. Anderson	Source C					

3	<u>Architectural Significance</u> <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None	4	<u>Historical Significance</u> <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None	Section
Architectural Statement: See Continuation Sheet		Historical Statement: See Continuation Sheet		

5	<u>Sources of Information (Reference to Above)</u> A Real Estate Assessment Rolls Waukesha 1896 (Wauk. Co. Historical Museum) B Waukesha City Directory 1897-98 C Waukesha Freeman March 19, 1896 p. 1 D E F	6	<u>Representation in Previous Surveys</u> <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____	Map Name College Historic District
		7	<u>Condition</u> <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins	
		8	<u>District: W. College Ave. Historic Dist.</u> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: DS/KC date: 11/23/82	Map Code 37/16
		9	<u>Opinion of National Register Eligibility</u> <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: DS/KC	

WILLIAM POWRIE HOUSE (115 W. College Avenue)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Powrie house is an example of a Queen Anne design which incorporates ornament derived from classical sources. The frame house is two stories in height, with an attic lit by windows in a corner tower. The tower is slender and terminates in a candle snuffer roof. Horizontal bands of shinglework alternate with clapboards on the tower. Clapboard is employed for the majority of the building. Classical detailing is most apparent on the front pavilion which extends above the eave line in a shaped gable. Thin pilasters support the pavilion entablature (decorated with delicate swags) which breaks to accommodate a small rectangular window. A full porch, extending across the facade, is composed of slender Tuscan columns supporting a heavy denticulated entablature. Visually this provides a base for the pavilion.

Significance: The Powrie house is architecturally significant as an example of the late Queen Anne style which exhibits ornamentation typical of the Classical Revival period. A comparable design is the Welch house, located at 1616 White Rock Ave. (WK5/29) The Powrie house was designed by local architect, C.C. Anderson, who was also responsible for many of Waukesha's early twentieth century commercial and public buildings.

Addendum

Legal Description: Sec NE10 T6N R19E
College Hill Add. E 40' of Lot 6
and W 20' of Lts 1 & 2

HISTORICAL STATEMENT:

William Powrie was a surveyor and civil engineer. Although Powrie owned the lot in 1896, the assessment was relatively low. Powrie was not listed as residing in this house until 1897.

103474 1869

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town: 1 Waukesha		County: Waukesha	Surveyor: HNTB	Date: 2/10/82	Street W. College Ave.		
Street Address: 151 West College Avenue		Legal Description: Addendum		Acreage:			
Current Name & Use: Residence		Current Owner: Ernst O. and Faith P. Schlieter			Number 151		
Film Roll No. WK 37		Current Owner's Address: 151 West College Ave.					
Negative No. 17		Special Features Not Visible In Photographs:					
Facade Orient.		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
Original Name & Use: 2 Walter S. Chandler House		Source A	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction /Alteration C 1876-7		Source A					
Architect and/or Builder:		Source					
3 <u>Architectural Significance</u> <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None			4 <u>Historical Significance</u> <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input type="radio"/> None			Section Map Name Carroll Historic District	
Architectural Statement: See Continuation Sheet			Historical Statement: See Continuation Sheet				
5 <u>Sources of Information (Reference to Above)</u> A NRHP Nomination Form			6 <u>Representation in Previous Surveys</u> <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input checked="" type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:			Map Code 37/17	
B			7 <u>Condition</u> <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
C			8 <u>District:</u> <u>College Historic Dist.</u> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing				
D			initials: _____ date: _____				
E			9 <u>Opinion of National Register Eligibility</u> <input type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input type="radio"/> local initials: _____				
F							

WALTER S. CHANDLER HOUSE (151 W. College Avenue)
Intensive Survey Form - Continuation Sheet (1)

Legal Description:

Pt Lots 13 & 14 College Hill Addn. and
Pt NE 1/4 Sec 10 T6N R19E: Com N line
NE 1/4 622.99' W of NE corner NE 1/4;
S1° 52' 30" W33.018' to beginning:
51° 52' 30" W259.187'; S 86° 42' 26"
W18.642'; S89° 33' 18" W91.449';
N1° 52' 30" E 260.964'; E110' to beg.

ARCHITECTURAL STATEMENT:

Description: The Chandler House, designed by prominent Milwaukee architect Edward Townsend Mix is considered the outstanding remaining Victorian Gothic residence in Waukesha County. It is a frame building with narrow clapboard siding and wood trim--all painted white. Plan and elevations are asymmetrical. The main block is T-shaped in plan, two and one-half stories in height, surmounted by intersecting gabled roofs that terminate in decorative bargeboards and are ornamented with iron cresting at the ridges. On the east elevation is a single story porte-cochere with a hipped roof; on the north elevation is a four story tower with little balconies at the fourth floor level and a hipped roof. On the northwest corner of the house is a single story Gothic-arched veranda that is crowned by a cupola, and on the west elevation, second story, is an oriel window. The main entrance is on the north, in the base of the tower, and is sheltered by a gabled hood on brackets. Window openings vary in shape--some are rectangular, some pointed--and a number of them have decorative wood trim. There is additional wood ornament in the tower and on the attic levels of north and east elevations. (A)

HISTORICAL STATEMENT:

This home was built by a prominent Waukesha businessman, Walter S. Chandler, in 1876-7. Chandler was a lumber dealer at the time he built the home; he was in the real estate business and also sold and distributed water from a spring on his property. (A)

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: WAUKESHA Street Address: 210 W. College Avenue Current Name & Use: Residence	County: WAUKESHA	Surveyor: HMTB	Date: 2/10/82	Street W. College Avenue Number 210	
Film Roll No. WK-37 Negative No. 21 Facade Orient. S		Legal Description: Addendum Current Owner: Mary Cole Rutenber Current Owner's Address: 210 West College Special Features Not Visible In Photographs: Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			Town Range Section Map Name College Historic District
Original Name & Use: Chauncey Ross House Dates of Construction / Alteration 1929 Architect and/or Builder: Harry Heiden, Mason William C. Keller, Architect		Source A Source A Source A	Previous Owners Dates Uses Source		
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None		4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None			
Architectural Statement: See Continuation Sheet		Historical Statement: See Continuation Sheet			
5 Sources of Information (Reference to Above) City of Waukesha Building Permit A September 5, 1928 B Waukesha City Directory 1929 C D E F		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____ 7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		Map Code 37/21	
District: W. College Ave. Hist. Dist. <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: DS/CC date: 11/23/82		9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: DS/CC			

CHAUNCEY ROSS HOUSE (210 W. College Avenue)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Ross house, an example of Tudor Revival design, was constructed in 1929 from plans provided by William Keller, a Milwaukee architect. The Ross house stands two stories plus attic, and features an exterior of random coursed ashlar. Gable roofs project at various levels, extending the plan and creating an asymmetrical design. Windows, placed beneath simple lintels, appear in groups.

Significance: The Ross house is located west of Carroll College in a small enclave of 1920's revival designs. This particular house is a good example of the types of design and materials popular (among Waukesha's prominent citizens) at the time, and is considered a pivotal building within the W. College Avenue Historic District.

Legal Description:

Pt Acre lot 13 Blk G Cutler & Dakin's
Add Pt SE 1/4 Sec 3 T6N R19E Com S li
120' E of SW cor on N li College Av; E
on N li College 60', N 1° 58' E 132.35';
W 60'; S 1° 58' W 132.25' to beg.

Historical Statement:

When he built this house in 1929, Chauncey P. Ross was the Assistant General Manager of the Waukesha Motor Co. (B)

1 City, Village or Town: WAUKESHA Street Address: 216 W. College Avenue Current Name & Use: Residence	County: WAUKESHA	Surveyor: HNTB	Date: 2/10/82	Street W. College Avenue Number 216	
Film Roll No. WK-37 Negative No. 22 Facade Orient. S		Legal Description: Addendum Current Owner: Alexander & Joyce Haynes Current Owner's Address: 216 W. College Avenue Special Features Not Visible In Photographs: Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			
					
2 Original Name & Use: Hattie James Residence Dates of Construction /Alteration 1931 Architect and/or Builder: L. H. Vanalstine, Waukesha	Source A Source A Source A	Previous Owners Dates Uses Source		Town Range Section	
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None	4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None	Architectural Statement: See Continuation Sheet			Map Name College Historic District
5 Sources of Information (Reference to Above) A City of Waukesha Building Permit 1931 B Waukesha City Directories 1929, 1934 C D E F	6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: 7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins 8 District: W. College Ave. Historic Dist. <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>DS/CC</u> date: <u>11/23/82</u> 9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: <u>DS/CC</u>	Historical Statement: See Continuation Sheet			Map Code 37/22

HATTIE JAMES RESIDENCE (216 W. College Avenue)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The James house is a nicely detailed example of Tudor inspired design. The asymmetrically massed building is veneered with random coursed ashlar. The steeply pitched gable roofs, covered with green tile, are important components of the design. The peaks of the gable ends are shingled, decorative half timbering covers the attic level of the building. Windows appear in pairs and are covered by simple lintels. Hip roofed dormers which pierce the eave line of the roof, contain single windows. The main entrance to the James house is approached through a round headed arch adjoining the main gable end of the house. A similar stone arch is part of a stone fence on the front property line.

Significance: The James house is an example of the period revival styles popular during the 1920's in Waukesha. The James house is more elaborate than many of the Tudor inspired residences (211 Wright St. WK 79/5); (419 E. Broadway WK 38/26); (1100E. Broadway WK 81/13) and (412 Windsor Drive WK 80/13). Other examples of the style appear at 209 and 301 Windsor Drive (WK 36/32 and 80/16). A pivotal design in the College Avenue Historic District, the James house is situated in a block of revival designs. This area originally adjoined the limestone quarry and was not developed until the 1920's.

HISTORICAL STATEMENT:

Mrs. James was a widow at the time she built the house in 1931. (B)

Addendum

Legal Description: Pt Acre Lot 13 Blk G Cutler & Dakin's Add
Pt SE $\frac{1}{4}$ Sec 3 T6N R19E: Com S 1i 60' E of SW
cor on N 1i College Ave; E on N 1i College 60';
N 1°58' E 132.25'; W 60'; S 1° 58' W 132.25' to beg.

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: WAUKESHA		County: WAUKESHA		Surveyor: HNTB		Date: 2/10/82		Street W. College Avenue	
Street Address: 222 W. College Avenue				Legal Description: Addendum		Acreage:			
Current Name & Use: Residence				Current Owner: Walter Sava					
Film Roll No. WK-37				Current Owner's Address: 222 W. College Avenue					
Negative No. 20				Special Features Not Visible In Photographs:					
Facade Orient. S				Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use: Frank Roberts House		Source A	Previous Owners	Dates	Uses	Source	Town Range		
Dates of Construction / Alteration c. 1928		Source A							
Architect and/or Builder:		Source							
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None				4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None				Section Map Name	
Architectural Statement: See Continuation Sheet				Historical Statement: See Continuation Sheet				College Historic District	
5 Sources of Information (Reference to Above) A Waukesha City Directories 1927, 1929				6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:				Map Code 37/20	
B				7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
C				8 District: <u>W. College Ave. Historic Dist.</u> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>DS/CC</u> date: <u>1/23/82</u>					
D				9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: <u>DS/CC</u>					
E									
F									

FRANK ROBERTS HOUSE (222 W. College Avenue)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Roberts house is a simple, two story rectangular building covered with stucco. A small one story wing projects from the main block, to the east. Contrasting with the restrained rectilinear shape of the building is the variety of fenestration. The entrance, placed off center is recessed beneath a rounded splayed arch. The windows which surround the entrance are rectangular, but accented by a variety of components, including blind arches, shed tile roofs, and iron balconies. Red clay tile roofs complete the composition, and contribute to the Spanish Revival flavor of the design.

Significance: Mediterranean and Spanish Revival styles were not as frequently employed in Waukesha, as were Tudor Revivals and Georgian Revivals. The Roberts house is ornamented in a manner which suggests the Spanish Revival flavor; the massing of the building, however, is similar to the simple Georgian Revival buildings erected during this same period, in Waukesha. The design is quite distinctive in the College Avenue Historic District, an area composed of a variety of building styles ranging from late nineteenth century picturesque and eclectic designs to twentieth century revivals. The Roberts house is considered significant as an example of early twentieth century revival style design and is pivotal in the College Avenue Historic District. The house stands on a large lot, defined by an iron fence. The lot adjoins the Frame Athletic field which forms an edge to the district.

HISTORICAL STATEMENT:

This home was built around 1928 by Frank Roberts, Cashier of the National Exchange Bank. (A)

Addendum

Legal Description: Pt Acre Lot 13 Blk G Cutler & Dakin's Add.
Pt SE $\frac{1}{4}$ 3 T6N R19E: Com SW cor on N li College
Ave; E on li College 60', N 1° 58' E 132.25';
W 60' to W li 1t; S 1° 58' W on W li 132.25' to beg.

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: WAUKESHA County: WAUKESHA		Surveyor: HNTB Date: 2/10/82		Street W. College Avenue Number 227			
Street Address: 227 W. College Avenue		Legal Description: Addendum					
Current Name & Use: Residence		Current Owner: Mrs. Gretchen Boeck Est.					
Film Roll No. WK-37 Negative No. 19 Facade Orient.		Current Owner's Address: 115 Kilps Ct. W., Waukesha Special Features Not Visible In Photographs: Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
N Original Name & Use: Richard Labar House		Source A	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction/Alteration 1901		Source B					
Architect and/or Builder: C. C. Anderson		Source B					
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None			4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None			Section Map Name College Historic District	
Architectural Statement: See Continuation Sheet			Historical Statement: See Continuation Sheet				
5 Sources of Information (Reference to Above)			6 Representation in Previous Surveys			Map Code 37/19	
A Waukesha City Directories 1897, 1899, 1904			<input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:				
B Waukesha Freeman, Sept. 5, 1901 p. 1			7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
C Portrait and Biographical Record of Waukesha County, Wisconsin, Chicago, 1894, p. 506			8 District: <u>College Ave. Historic District</u> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>DS/CC</u> date: <u>11/23/82</u>				
D			9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: <u>DS/CC</u>				
E							
F							

RICHARD LABAR HOUSE (227 W. College Avenue)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Labar house is a late Queen Anne design, characterized by smoother surfaces, somewhat simplified shapes and manipulation of classical motifs. The facade is divided horizontally into three zones (which correspond with floor levels) which are delineated by string courses and shifts in surface materials. The first level is clapboard, the second, two types of shingles, and the third (or attic) level is also shingled. In the attic the shingled surface curves to form cheeks for a Palladian window, which dominates the gable end. A cross gable extends the plan of the house slightly, but emphasis is placed on the modulation of surfaces and the interplay between void and solid (particularly evident in the treatment of a recessed porch on the east elevation) rather than on the asymmetry of the design.

Significance: The Labar house, architecturally significant as a representative example of a period of construction, is one of the best examples of late Queen Anne design in Waukesha, and is considered a pivotal structure in the College Avenue Historic District. Similar designs are located at 251 N. Hartwell Avenue (WK 36/17) and 210 W. Laflin Avenue (WK 37/11)

HISTORICAL STATEMENT:

Richard E. Labar was a Waukesha real estate salesman and developer when he built this home in 1901. He had been founder and editor of the Waukesha World in 1887 which was eventually absorbed by the Journal in 1888 which, in turn became part of the Freeman. Most of his years in Waukesha were spent in the real estate profession. (C)

Addendum

Legal Description: Pt NE $\frac{1}{4}$ Sec 10 T6N R19E
Beg. N 11 Sec 10 11' W of NE cor; W on sec 11
66.66' to NE cor former Phillips S 3° W on E 11
Phillips 186.2'; E 67'; N to beg.

1 City, Village or Town: WAUKESHA Street Address: 239 W. College Avenue Current Name & Use: Residence Film Roll No. WK-37 Negative No. 23 Facade Orient. N	County: WAUKESHA	Surveyor: HNTB	Date: 2/10/82	Street W. College Avenue Number 239
Legal Description: COM S LI College Ave 106' E of E LI Grand Ave		Acreage:		Town Range
Current Owner: John D. & Patricia B. Knuth Current Owner's Address: 239 W. College Ave., Waukesha		Special Features Not Visible In Photographs: Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		
Original Name & Use: 2 Methodist District Parsonage Dates of Construction /Alteration c. 1850 Architect and/or Builder:		Source A Source B Source	Previous Owners Dates Uses Source 	Section Map Name College Historic District
Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None		Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None		
Architectural Statement: See Continuation Sheet		Historical Statement: See Continuation Sheet		Map Code 37/23
5 Sources of Information (Reference to Above) Labeled as such on A Plat Map of Waukesha 1859 B Loerke, Jean Penn. Waukesha Limestone Waukesha County Museum, 1978 p. 44		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____		
C D		7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		
E F		8 District: <u>W. College Ave. Historic District</u> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>DS/LL</u> date: <u>11/23/82</u>		
Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: <u>DS/LL</u>				

METHODIST DISTRICT PARSONAGE (239 W. College Avenue)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: Built of small blocks of cut limestone, regularly coursed, this fine Greek Revival style building stands directly opposite of the site of an early quarry. The main block of the building rises two stories above the stone foundation and water table; and is surmounted by a low pitched gable roof. A heavy cornice with returns, accents the eave line to the gable roof. Projecting from the main building to the east is a one story wing of similar stone construction but capped by a hip roof, which extends to form a front porch. Supporting this portion of the roof are simple square columns. Fenestration follows the characteristic pattern exhibited in Greek Revival designs in Waukesha, with three windows on the second story aligned with two windows and the main door on the first story. The entrance door is located in a side-hall position and flanked by sidelights. Heavy stone lintels cover the openings, and in conjunction with the cornice and stone construction impart a sense of mass and solidity to the structure.

Significance: Representing both a period and a method of construction, the Methodist District Parsonage is one of the best examples of the Greek Revival style, and one of the few stone residential buildings from the pre Civil War period, remaining in Waukesha. The building is well proportioned, nicely articulated and a fine example of the native stonework which became a hallmark of Waukesha, and the most important industry in the nineteenth century. The Methodist District Parsonage is considered a pivotal structure in the College Avenue Historic District. Other examples of the stone Greek Revival style houses are the Sloan House - 912 N. Barstow (WK 50/8); 403 McCall St. (WK 36/23) the George House - 210 McCall St. (WK 36/26).

HISTORICAL STATEMENT:

This land was donated to the Methodist Episcopal Church by pioneer Richard Smart in 1852 on the condition it be used as a parsonage. It is assumed the house was built shortly before or after that time. (B)

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: WAUKESHA		County: WAUKESHA		Surveyor: HNTB		Date: 2/10/82		Street N. East Avenue				
Street Address: 100 N. East Avenue				Legal Description: Addendum (See Rankin Hall)		Acreage:						
Current Name & Use: Main Hall				Current Owner: Board of Trustees of Carroll College				Number 100				
Film Roll No. WK-37				Current Owner's Address: 100 N. East Avenue								
Negative No. 35				Special Features Not Visible In Photographs:								
Facade Orient. E				Interior visited? <input checked="" type="radio"/> Yes <input type="radio"/> No								
2 Original Name & Use: Main Hall		Source A		Previous Owners		Dates		Uses		Source		Town
Dates of Construction / Alteration 1885/1900 north wing		Source A										
Architect and/or Builder: Col. Stephen Shipman		Source A										
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input checked="" type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None				4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input checked="" type="radio"/> Other: First Chartered College in Wis. <input type="radio"/> None				Section				
Architectural Statement: See Continuation Sheet				Historical Statement: See Continuation Sheet				Map Name College Historic District				
5 Sources of Information (Reference to Above) A Langill, Ellen. Carroll College, The First Century, (Carroll College Waukesha 1980)				6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:				Map Code 37/35				
B Butterfield, C.W., The History of Waukesha County, Wisconsin, Chicago, 1880, pp. 436-7				7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins								
C				8 District: College Historic District								
D				<input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing								
E				initials: DS/CC date: 11/23/82								
F				9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input checked="" type="radio"/> state <input type="radio"/> local initials: DS/CC								

ARCHITECTURAL STATEMENT:

Description: "Old Main" replaced an early Main Hall (1853) which was destroyed by fire in 1885 (A). The design of the present building (with the exception of the north wing), was created by Stephen Shipman, of Chicago. The cornerstone was laid in 1885 and the building was dedicated in 1887. Main Hall was constructed of the beautiful native stone, quarried west of Carroll College. The design of the building is eclectic with overtones of Richardsonian Romanesque evident in massing and individual details. The main building rises two stories from basement to eave line. Pavilions and polygonal tower rise an additional floor. Dominating the facade is the polygonal tower which is capped by a sectional roof, culminating in a cupola. Pointed arches cover first and second story windows in the tower, narrow round headed windows occupy the third level. Adjoining the tower is the main entrance, recessed beneath a heavy Romanesque arch. A variety of textural patterns accent the building, ranging from the rusticated stone of the walls to smooth, carved window surrounds and square block belt courses on the tower.

Significance: Main Hall is an important visual landmark, situated on a hill south of the main commercial area of Waukesha. The large scale of the building, as well as the high quality masonry work contribute to its importance.

HISTORICAL STATEMENT:

Carroll College was chartered by the Wisconsin Territorial Legislature on January 31, 1846 and was the first college in the territory. As such it is of historic significance at the state level. The College developed from the earlier Prairieville Academy founded in June 1840. It was not the first such private school, however, as two others preceded it in the county. The names of both are lost to memory. The Academy was founded by William T. Bidwell, a teacher, and Lyman Goodnow, operator of the county's first limestone quarry. Bidwell wanted his own school and Goodnow wanted to show how well his stone worked as a building material. Morris Cutler donated two lots and a two story stone school was constructed, claimed by some to have been the first stone building in the state and first building built as an academy. Whether or not these claims are justified, it was the first stone building in what became Waukesha. The Academy was officially incorporated on July 19, 1841 (A/B). In 1844 the Academy collapsed financially and the property reverted to Cutler. Retaining the original charter, a new group which included local notables such as William A. Barstow, Alexander W. Randall, and Cutler, reconstituted the Academy under the direction of Professor Eleazar Root. His success convinced the Trustees to submit a new charter to the legislature elevating the academy to a college. The result was the charter granted to Carroll College on January 31, 1846. In 1848 Root was elected the State's first Superintendent of Public Instruction and his assistant, Professor John W. Sterling, became the first Professor of Mathematics at the new University of Wisconsin and Carroll College was closed. At this point the paths of the Academy and the College separated. Stockholders of the original Academy had their charter restored but the Carroll Charter also remained intact. The Academy retained its building and tried to get it operating again with little success. The College was only a legal entity with no buildings, faculty, or students. (A) In the fall of 1849, Professor Lucius Root (no relation) began holding preparatory courses in the then new basement of the First Presbyterian Church using the College Charter. In March 1850, the College was placed under the educational control of the Presbytery of Milwaukee and in September, John A. Savage of New York was appointed the first President of the College. Savage's role was largely that of fund raiser and classes continued in the church basement until 1853. (A/B). In October of that year, the College proper re-opened and, with the preparatory school, shared a new two story stone building on a ten acre plot donated by Morris

MAIN HALL (100 N. East Avenue)
Intensive Survey Form - Continuation Sheet (2)

HISTORICAL STATEMENT (continued)

Cutler. The building was on the present site of Old Main. The College grew, graduating its first class of four in 1857; however, financial difficulties and the resignation of President Savage forced the closing of the college in 1860. Due to continued low finances and the Civil War, the college remained closed until 1866 when Walter L. Rankin became the second President, a post he retained until 1903. (A/B) Rankin provided the leadership to make Carroll a stable institution. In 1866, he found himself President of a College without students, staff, or supporters and a deteriorating building. The College began to grow once more but Rankin was unable to meet its debts or raise an endowment. He resigned in 1871, personally assuming half the institutions debt. (A) Rankin returned in 1873 as Principal of the Carroll Academy, remaining until 1879 when the institution once again closed. Two years later he returned for the final time. The Academy survived and an endowment was finally created. In 1893, the College was once more able to open and has continued until the present. (A) The present Old Main was built in 1885 when fire destroyed the 1853 building. In 1900, the College, assisted by benefactor Ralph Voorhees, constructed the north half of Main Hall to accommodate needed expansion. The building was named Voorhees Hall at that time but was later changed to Main Hall.

Addendum

Legal Description: Ac Lots 1-10 Blk I & Pt Res Lt Blk H Cutler & Dakin's
Add. Limestone Add. & vac. Limestone Ln & Quarry
All Pt SE $\frac{1}{4}$ Sec 3 T6N R19E

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: WAUKESHA County: WAUKESHA		Surveyor: HNTB Date: 2/10/82		Street N. East Avenue			
Street Address: 100 N. East Avenue		Legal Description: Addendum Acreage:					
Current Name & Use: Voorhees Hall/Administration		Current Owner: Board of Trustees of Carroll College					
Film Roll No. WK-37		Current Owner's Address: 100 N. East Avenue					
Negative No. 36		Special Features Not Visible In Photographs:		Number 100			
Facade Orient. N							
Interior visited? <input checked="" type="radio"/> Yes <input type="radio"/> No							
2 Original Name & Use: Elizabeth Voorhees Dormitory		Source B	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction /Alteration 1906/1929 addition		Source A					
Architect and/or Builder:		Source					
3 Architectural Significance <ul style="list-style-type: none"> <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input checked="" type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None 		4 Historical Significance <ul style="list-style-type: none"> <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input checked="" type="radio"/> Other: First Chartered College in Wis. <input type="radio"/> None 		Section Map Name College Historic District			
Architectural Statement: See Continuation Sheet		Historical Statement: See Continuation Sheet					
5 Sources of Information (Reference to Above)		6 Representation in Previous Surveys		Map Code 37/36			
A Cornerstones		<input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:					
B Haight, T.W., Memoirs of Waukesha County Madison, 1907, pp. 183-4		7 Condition					
C		<input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
D		8 District: College Historic District					
E		<input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing					
F		initials: DS/KC date: 11/23/82					
9 Opinion of National Register Eligibility		<input type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input checked="" type="radio"/> state <input type="radio"/> local initials: DS/KC					

ELIZABETH VOORHEES DORMITORY (100 N. East Avenue)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: Voorhees Hall is similar to Rankin Hall, which was also constructed in 1906, in materials as well as style. Randomly coursed, rock faced limestone was employed for the exterior, with decorative half-timbering and stucco included on the third story and attic level. The strong horizontal lines of string courses, porch roof and eave line are balanced by vertical components clustered at the center of the design: a central gable flanked by shaped gable pavilions. Windows are aligned in rows on the building and are capped by dressed limestone arches.

HISTORICAL STATEMENT:

In 1906, through the generosity of Ralph Voorhees, the Elizabeth R. Voorhees Dormitory for Women was built as part of a College expansion program. This, with Main and Rankin, comprise the traditional core of the campus. (B) Voorhees Hall is a pivotal structure in the College Avenue Historic District and is part of the cohesive grouping of buildings which forms the nucleus of Carroll College.

Addendum

Legal Description: Ac Lots 1-10 Blk I & Pt Res Lt Blk H Cutler & Dakin's
Add, Limestone Add. & Vac Limestone In & Quarry
All Pt SE $\frac{1}{4}$ T6N R19E

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: WAUKESHA	County: WAUKESHA	Surveyor: HNTB	Date: 2/10/82	Street N. East Avenue Number 100			
Street Address: 100 N. East Avenue		Legal Description: Addendum	Acreage:				
Current Name & Use: Rankin Hall		Current Owner: Board of Trustees of Carroll College					
Film Roll No. WK-38		Current Owner's Address: 100 N. East Avenue					
Negative No. 2		Special Features Not Visible In Photographs:					
Facade Orient. N		Interior visited? <input checked="" type="radio"/> Yes <input type="radio"/> No					
2 Original Name & Use: Rankin Hall of Science		Source B	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction / Alteration 1906		Source A					
Architect and/or Builder:		Source					
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input type="radio"/> Represents a type, period, or method of construction <input checked="" type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None		4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input checked="" type="radio"/> Other: First Chartered College in Wis. <input type="radio"/> None		Section			
Architectural Statement: See Continuation Sheet		Historical Statement: See Continuation Sheet		Map Name College Historic District			
5 Sources of Information (Reference to Above) A Cornerstone B Haight, T.W., Memoirs of Waukesha County, Madison, 1907, pp. 183-4		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:		Map Code 38/2			
C D E F		7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins		8 District: <u>College Historic District</u> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>DS/LL</u> date: <u>11/23/82</u>			
9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input checked="" type="radio"/> state <input type="radio"/> local initials: <u>DS/LL</u>							

RANKIN HALL (100 N. East Avenue)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The design of Rankin Hall draws upon, and expands themes introduced in Main Hall (constructed 1885-87). As in the earlier building, Rankin Hall stands two stories plus attic above a raised basement and is constructed of rock faced limestone laid in random courses. In addition, important vertical components appear (as in Main Hall) as "pavilions" capped by shaped gables. Rankin Hall is a more symmetrical, contained design than that of Main Hall. The "pavilions" do not project from the plane of the wall, but are defined by the variety of window shapes and by the gables at the eave line. Smooth limestone surrounds these windows, and forms continuous caps over windows on the remainder of the building. Rankin Hall is a pivotal structure in the College Avenue Historic District, and is part of the cohesive grouping of buildings which forms the nucleus of Carroll College.

HISTORICAL STATEMENT:

Rankin Hall of Science, named after Walter L. Rankin, was also part of the 1906 expansion program financed by Ralph Voorhees. (B)

Addendum

Legal Description: Ac Lots 1-10 Blk I & Pt Res Lt Blk H Cutler & Dakin's Add,
Limestone Add, vac Limestone Ln & Quarry
All PT SE $\frac{1}{4}$ T6N R19E

1 City, Village or Town: WAUKESHA	County: WAUKESHA	Surveyor: HNTB	Date: 2/10/82	Street N. East Avenue 100		
Street Address: 100 N. East Avenue		Legal Description: Addendum	Acreage:			
Current Name & Use: Ganfield Gymnasium		Current Owner: Board of Trustees of Carroll College				
Film Roll No. WK-38		Current Owner's Address: 100 N. East Avenue			Number 100	
Negative No. 3, 4		Special Features Not Visible In Photographs:				
Facade Orient. S		Interior visited? <input checked="" type="radio"/> Yes <input type="radio"/> No				
2 Original Name & Use: William A. Ganfield Gymnasium	Source A	Previous Owners	Dates	Uses	Source	Town Range Section
Dates of Construction /Alteration 1923	Source A					
Architect and/or Builder:	Source					
3 <u>Architectural Significance</u> <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None		4 <u>Historical Significance</u> <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input checked="" type="radio"/> Other: <u>First Chartered College in Wis.</u> <input type="radio"/> None				Section Map Name College Historic District
Architectural Statement: See Continuation Sheet		Historical Statement: See Continuation Sheet				
5 <u>Sources of Information (Reference to Above)</u> A Cornerstone		6 <u>Representation in Previous Surveys</u> <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WHIP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:				Map Code 38/3
B		7 <u>Condition</u> <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins				
C		8 <u>District:</u> <u>College Historic District</u> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing				
D		initials: <u>DS/CC</u> date: <u>11/23/82</u>				
E		9 <u>Opinion of National Register Eligibility</u> <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input checked="" type="radio"/> state <input type="radio"/> local initials: <u>DS/CC</u>				
F						

WILLIAM A. GANFIELD GYMNASIUM (100 N. East Avenue)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The design of Ganfield Gymnasium is dominated by steep hip roofs covered with clay tile. Vertical elements such as chimney, cupola and shaped gable punctuate the roof surface. Balancing these elements are strong horizontal lines introduced by overhanging eaves, belt courses, bands of windows. The building is constructed of randomly coursed limestone to the sill level of second story windows; above this the wall surface is reddish-orange brick. The shaped gable which marks the primary entrance is also constructed of stone. The gymnasium building harmonizes with the other Carroll College buildings (Main Hall, Voorhees and Rankin Halls); as with the earlier buildings the design is eclectic but in Ganfield Gymnasium overtones of the Prairie Style also appear in the massing and manipulation of forms.

HISTORICAL STATEMENT:

The Ganfield Gymnasium, named after a later President of the College, is the last of the four older campus buildings.

Addendum

Legal Description: Ac Lots 1-10 Blk I & Pt Res Lt Blk H Cutler & Dakin's
Add, Limestone Add, & vac. Limestone In & Quarry
All Pt SE $\frac{1}{4}$ Sec 3 T6N R19E

1 City, Village or Town: WAUKESHA		County: WAUKESHA	Surveyor: HNTB	Date: 2/10/82	Street S. East Avenue		
Street Address: 105 S. East Avenue		Legal Description: Addendum		Acreage:			
Current Name & Use: Morgan Manor/offices		Current Owner: Board of Trustees of Carroll College			Number 105		
Film Roll No. WK-37		Current Owner's Address: 100 N. East Avenue					
Negative No. 7		Special Features Not Visible In Photographs:					
Facade Orient. W		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use: George Wilbur House		Source A	Previous Owners	Dates	Uses	Source	Town Range
Dates of Construction / Alteration c. 1893		Source B					
Architect and/or Builder:		Source					
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None		4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None					Section
Architectural Statement: See Continuation Sheet		Historical Statement: See Continuation Sheet					
5 Sources of Information (Reference to Above)		6 Representation in Previous Surveys					Map Name College Historic District
A Waukesha City Directories 1899-1921		<input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRRP <input type="radio"/> landmark <input type="radio"/> other:					
B Waukesha Freeman Centennial Edition 1959 Section A page 9		7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
C Waukesha Freeman October 31, 1979		8 District: W. College Ave. Historic Dist. <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: DS/KC date: 11/23/82					
D		9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: DS/KC					
E							
F							

GEORGE WILBUR RESIDENCE (105 S. East Avenue)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: Transitional in design, the Wilbur house retains the complex massing of the Queen Anne styles and details associated with the early phase of the Colonial Revival period. The building stands two stories plus attic, with each story differentiated by surfacing material. Randomly coursed ashlar covers the first story; light brown brick, the second. A steeply pitched hip roof, from which project multiple gables, covers the building. The eave line of this roof is treated as a classical cornice, punctuated by modillions. Classical details, freely combined, also ornament the front porch (composed of paired columns supporting a simple entablature.) Delicate swag patterns grace the frieze of the porch.

Significance: The Wilbur house, considered a pivotal building in the College Avenue Historic District, is significant as an example of late Queen Anne design, modulated by the influence of the Colonial Revival style. Other fine buildings dating from the 1890's and similar in design are the Nickell house, 511 Lake WK 42/18, and the Mann house, 346 Maple WK 39/18.

HISTORICAL STATEMENT:

George Wilbur was a local businessman who was Secretary/Treasurer of the Wilbur Lumber Company (later President) and President of the Waukesha Springs Sanitarium at the time the home was built. (A, B) Wilbur lived in the house until his death in 1922. In 1927, Carroll College bought the property naming it Morgan Manor after Mrs. Lydia Morgan of Oshkosh who donated the money to purchase it. It was used as a dormitory until 1979 when it was remodeled for offices. (C)

Addendum

Legal Description: Pt NW $\frac{1}{4}$ Sec 11 T6N R19E Beg E li College Ave;
S on E li East 150'; E para li College 231'; N para E li East
150' to S li College; W on S li College 231' to beg.

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: WAUKESHA		County: WAUKESHA	Surveyor: HNTB	Date: 2/10/82	Street S. East Avenue		
Street Address: 115 S. East Avenue		Legal Description: Addendum		Acreage:			
Current Name & Use: Residence		Current Owner: Carroll College - Board of Trustees			Number 115		
Film Roll No. WK-37		Current Owner's Address: 100 N. East Avenue.					
Negative No. 5		Special Features Not Visible In Photographs:					
Facade Orient. W		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use: H. W. Wilbur House		Source A	Previous Owners	Dates	Uses	Source	Town
Dates of Construction /Alteration 1925		Source A					
Architect and/or Builder: Martin White, architect George Ward, Mason		Source A					Section
3 <u>Architectural Significance</u> <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None		4 <u>Historical Significance</u> <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None		Historical Statement: See Continuation Sheet			
Architectural Statement: See Continuation Sheet							
5 Sources of Information (Reference to Above) A City of Waukesha Building Permit June 10, 1925		6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:					Map Code 37/5
B Waukesha City Directories 1925-1934		7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
C		8 District: W. College Ave. Historic Dist. <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: DS/CC date: 11/23/82					
D		9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: DS/CC					
E							
F							

H. W. WILBUR HOUSE (115 S. East Avenue)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Hawley Wilbur residence is a large scale, imposing example of the Georgian Revival style. The building rises two stories to the denticulated cornice which marks the eave line of the main gable roof. Three gable roofed dormers, spaced across the front slope of the gable roof, provide light for the attic level of the house. The facade of the Wilbur house is symmetrically composed, anchored by the central entry and classically detailed porch. Simple columns support the triangular pediment of the porch. Beneath the porch, the entrance is framed by a rectangular transom and sidelights. Two windows (on each side of the porch) have fanlights and are set beneath brick arches on the first story. Fenestration of the second story is aligned with that of the first, but consists of rectangular openings. The exterior of the Wilbur house is a warm red brick, accented by white frame details.

Significance: The Wilbur house is situated on a large lot which complements the imposing design. The restrained massing and academic detailing are hallmarks of the Georgian Revival style. The Wilbur house, because of its high quality design, is considered a pivotal building in the College Avenue Historic District. The Walsh House, 123 S. East Avenue (WK 37/4) and the Randle house, 233 N. Hartwell (WK 36/36) are of a similar design.

HISTORICAL STATEMENT :

This home was built by Hawley W. Wilbur, Secretary/Treasurer of the Wilbur Lumber Company. (B) The home is presently owned by Carroll College and used as the President's home.

Addendum

Legal Description: Pt NW $\frac{1}{4}$ Sec 11 T6N R19E Beg ctr East Ave
264' S of ctr College Av; E para ctr College
363' to W li School Lot; N 89.25'; W para ctr
College 363' to ctr East; S on ctr East 89.25' to beg.

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1 City, Village or Town: WAUKESHA		County: WAUKESHA	Surveyor: HNTB		Date: 2/10/82	Street S. East Avenue		
Street Address: 123 S. East Avenue			Legal Description: Addendum	Acreage:				
Current Name & Use: Residence			Current Owner: Board of Trustees of Carroll College					
Film Roll No. WK-37			Current Owner's Address: 100 N. East Avenue					
Negative No. 4			Special Features Not Visible In Photographs:			Number 123		
Facade Orient. W			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No					
2 Original Name & Use: Edmund D. Walsh Residence		Source A	Previous Owners	Dates	Uses	Source	Town	
Dates of Construction /Alteration 1922		Source A						Range
Architect and/or Builder:		Source						
3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None			4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None			Section		
Architectural Statement: See Continuation Sheet			Historical Statement: See Continuation Sheet					
5 Sources of Information (Reference to Above) A City of Waukesha Building Permit #853 July 6, 1922			6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:			Map Name College Historic District		
B Waukesha City Directory 1923			7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins					
C			8 District: W. College Ave. Historic Dist. <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing					
D			initials: DS/CC date: 11/23/82					
E			9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown					
F			<input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: DS/CC					
						Map Code 37/4		

EDMUND D. WALSH RESIDENCE (123 S. East Avenue)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Walsh residence is composed of three rectilinear forms, arranged to create a symmetrical Georgian Revival design. The main section of the building stands two stories plus attic and contains the central entrance (on the long axis) preceded by a porch. Springing from the Ionic columns of the porch is a semi-elliptical arch, which is echoed by a fanlight over the door, and by first story windows. Fenestration on the second story consists of rectangular openings, aligned with first story openings. A low gable, with eave line treated as a classical cornice, covers this section of the house. One story conservatory wings extend the plan of the house to the north and south.

Significance: The Edmund Walsh house reflects the increasingly academic treatment of residential design in Waukesha during the 1920's. The nicely detailed Walsh house is a significant example of the Georgian Revival style. Another fine example of the style is the Wilbur house, located at 115 S. East Avenue (WK37/5). Similar designs appear in the Windsor Drive area and at 233 N. Hartwell (WK 36/36).

HISTORICAL STATEMENT:

Edmund D. Walsh was a local attorney when he built this home in 1922. (B)

Addendum

Legal Description: Pt NW $\frac{1}{4}$ Sec 11 T6N R19E
Beg 264' S of NW cor Sec. 11; E 363'; S
144' 9'; W 363' to sec 11 & ctr East
Ave; N on sec 11 144'9" to beg.

City: WAUKESHA ✓ County: WAUKESHA ✓ Surveyor: HNTB Date: November 1982

Film Neg. Overall Views
 Rolls: Nos.:
 See Continuation Sheet

Describe Views:
 UL
 UR
 LL
 LR

See attached sheets of contact prints

*Location:
 Fountain St., S.
 East and College
 Aves.*

Maps Used: ✓
College Avenue Historic District

Streets Included	Numbers
College	100-239
East	105-128
Barstow	108

General Character (Building types, styles, environment; important natural and man-made features; qualities that make district distinct from surroundings; nature of intrusions):

See Continuation Sheet

Statement of Significance and Brief Historical Development:

See Continuation Sheet

- Sources of Information
- Real Estate Assessment Rolls
Waukesha County Historical Museum
 - Waukesha City Directory
 - Plat Map of Waukesha
 - Portrait & Biographical Record of Waukesha County, 1894
 - Waukesha Freeman

Boundary Justification:

See Continuation Sheet

Representation in Previous Surveys: HABS
 NRHP WRL Local Ordinance Desig.
 Other: _____

Opinion of Eligibility for the National Register:
 Eligible Not Eligible Unknown

Initials: DS/PC Date: 11/23/82

College Avenue Historic District

Film Rolls:	Negative Numbers:
37	4-8, 16-23, 34-36
38	2, 3, 5
47	31
79	22, 25-30
81	31
82	2-4

General Character:

The College Avenue Historic District includes residential and academic properties. The district extends along College Avenue, and focuses on the Carroll College complex, sited on the crest of a hill near the intersection of College Avenue and N. East Avenue. The district includes portions of the 100 and 200 blocks of W. College Avenue, as well as part of the 100 block of N. East Avenue. The main axis of the district follows the east-west orientation of College Avenue. However, the Carroll College buildings form a quadrangle with a large courtyard that is not visible from College Avenue.

Of the 32 structures in the district, 15 are pivotal, 12 are contributing, 5 are non-contributing, one pivotal is listed in the National Register of Historic Places. The buildings in the district are primarily residences; however, five buildings are large limestone college buildings, four of which are considered pivotal. The majority of the residential lots in the district are standard 50 by 150 foot lots; however, seven are larger, with the largest being about an acre in size. These buildings are quite diverse, dating from the mid nineteenth century to early twentieth century. One building in the district, the Walter Chandler residence, 151 W. College Avenue, is listed on the National Register.

One of Waukesha's finest examples of Greek Revival architecture is located in the district at 239 W. College Avenue, the Methodist Parsonage, which was constructed of the local limestone. Another stone Greek Revival residence, the Barnes house located at 108 N. Barstow Street has evolved into a Tudor inspired building.

A number of Queen Anne/Colonial Revival designs are located in the district and are pivotal structures. These include the Labar house, (227 W. College Avenue), the Powrie house (115 W. College Avenue), and the Wilbur house (105 S. East Avenue).

Other nineteenth century residences contribute to the character of the district but are not individually significant.

The twentieth century is well represented in both residential and academic buildings. Fine examples of Tudor and Spanish-inspired buildings are located in the district. Dating from the late 1920's, these include the James house, 216 W. College Avenue, the Ross house at 210 W. College Avenue and the Roberts house at 222 W. College Avenue. Four buildings (Main, Rankin, Ganfield and Lowry-Maxon Halls), form a quad-

College Avenue Historic District

General Character (Continued):

range of open space in the interior of the campus of about one acre in size. Two pivotal buildings, Main Hall and Voorhees Hall, also form a courtyard which faces east toward East Avenue and essentially provides the "front yard" of the campus.

Significance:

The College Avenue Historic District is significant because it includes the historic portions of the Carroll College campus and because it includes many of the best remaining examples of 19th and early 20th Century architecture in Waukesha. The four pivotal buildings in the Carroll College campus are nominated for historical significance of statewide importance, being the oldest and most important structures on the campus of the first chartered college in Wisconsin. The Barnes house is nominated in part for historical significance because of its association with the limestone industry, an important industry to the development of Waukesha. The other structures in the district are nominated because they are superior examples of various types and styles of construction.

Period of significance: 1850 - 1932

Historical Background:

The area now included in the College Avenue Historic District was at one time part of a Potawatomi Village, occupied each summer until the government relocated the Potawatomi to Missouri in 1836 (1880 History of Waukesha County). A few earthen mounds remain on the Carroll College campus as evidence of the village.

By the 1840's, a limestone quarry was operating in the vicinity of the district. Initially operated by Lyman Goodnow, these quarries provided the fine grained Niagara dolomite for many of the significant buildings in Waukesha. The Barnes Brothers also operated the quarries in the area; the house at 108 N. Barstow was one of the products of their quarries.

The College Avenue area was sparsely populated prior to the 1880's. The development of the area apparently coincided with the growth of Carroll College. The college had been chartered by the the Wisconsin Territorial Legislature in 1846, and was the first college in the territory, having developed from the earlier Prairieville Academy, founded in 1840. Financial difficulties forced the closing of the school on three separate occasions; however, Carroll College survived and began a period of growth during the late 1880's. In 1885 fire destroyed the original Main Hall, but it was replaced by the present building (dedicated in 1887), which has continued to serve as a symbol of Carroll College.

The neighborhood which developed around Carroll College was composed of homes of Waukesha's businessmen, including lumber dealers, engineers, and attorneys. Generally the residential buildings are significant as representative examples of types or periods of construction, rather than for association with notable persons.

Area of Significance - Education:

Four buildings on the Carroll College campus are nominated as pivotal structures in the College Avenue Historic District for their architectural significance and also for their association with the growth and development of the College, an academic institution of state-wide importance and a long-term center of Waukesha's intellectual and cultural life. Since Carroll College was the first college in Wisconsin,

College Avenue Historic District

Area of Significance - Education (Continued):

chartered by the Territorial Legislature in January 31, 1846, these buildings are nominated as having historical significance of statewide importance. These buildings are Main Hall (1887), Rankin Hall (1906), Voorhees Hall (1906), and the Ganfield Gymnasium (1923). In addition, since many residents were attracted to the surrounding area because of the College the history of this institution has been related to the development and events of the three proposed historic districts which lie within a two-block radius of the school.

The Prairieville Academy was born in June 1840 when Lyman Goodnow and William T. Bidwell entered into partnership to construct and operate a private educational academy. The Trustees were convinced to prepare a charter elevating the academy to a college and submit it to the Legislature. It was accepted and Carroll College was incorporated on January 31, 1846 becoming the first college in the State of Wisconsin.

The school had intermitant financial and enrollment problems throughout the nineteenth century. But largely due to the personal commitment of College President Walter Rankin, who served from 1866 to 1903, the school finally achieved stability. Between 1893 and 1906, Mr. and Mrs. Ralph Voorhees, personal friends of President Rankin, contributed almost \$200,000 to the College which helped to fund the enlargement of Main Hall and the construction of new college buildings.

The College also gained a more substantial academic foundation in 1909 with the granting of full accreditation by the North Central Association of Colleges and Universities. Throughout its history, the College moved away from its original identity as a classical, Christian academy and toward a more pragmatically oriented school. Its strengths in the first half of the century were in drama, music, pre-medicine, education and business, and, more recently, in English, the social sciences, art and languages. The College has been recognized for its outstanding geography and chemistry departments and has had a long tradition of excellence in its theater department which produced, among others, Broadway star Alfred Lunt.

Area of Significance - Industry:

The Barnes House at 108 N. Barstow Street is nominated in part for its association with the limestone industry. The first quarry was started by Lyman Goodnow on land presently part of the Carroll College campus, north of the Carrier Library and Shattuck Auditorium. The first or second lime kiln in the County was also built on this spot. In an effort to get his business going, Goodnow donated the materials and built the original Prairieville Academy building in 1840-41. By 1850, the only quarries in the city belonged to Cutler and Dakin. In 1856, Barnes and Davis brought the quarry on the site of Carroll College's Van Male Stadium (this quarry had two kilns). The limestone from this quarry and another quarry owned by Cook and Bacon provided the material for at least three limestone buildings constructed in downtown Waukesha during the 1850's. In approximately 1858, Dr. Barnes built his home at 108 N. Barstow overlooking his quarry. This two-story stone house is nominated for its association with the owner of one of the early limestone quarries in Waukesha and for its association in general with one of Waukesha's most important industries. By the start of the Civil War, Barnes and his family had left Waukesha, and T. D. Cook became the owner of all the limestone quarries in the village as well as the Barnes house (where his descendants continue to live). In 1871, Cook sold the Waukesha quarries to the Hadfield family (to whom he was related by the marriage of his daughters) and Cook concentrated on his extensive Milwaukee stone business while retaining this residence in Waukesha.

College Avenue Historic District

Area of Significance - Architecture:

The four Carroll College buildings, the Barnes House and nine other residential structures in the College Avenue District are nominated for their architectural significance.

All four of the pivotal Carroll College buildings are made of native limestone. Main Hall (1877), designed by Stephan Shipman of Chicago, is eclectic with overtones of Richardsonian Romanesque; it is nominated both for its architectural quality and because it is an important visual landmark, serving as the focal point of the Carroll College campus. Rankin Hall (1906) and Voorhees Hall (1906), both nominated as important visual landmarks, echo the themes of Main Hall with the use of shaped gables and pavilions. Ganfield Gymnasium (1923) is eclectic and harmonizes well with the older limestone buildings.

The oldest building in the District is the Methodist Parsonage (c. 1850), one of the best examples of the Greek Revival style in Waukesha and one of the few stone residential buildings from the pre-Civil War period remaining in the City. The Barnes House (c. 1858) began as a Greek Revival stone structure and has been enlarged and given a Tudor flavor.

The Chandler House (1876), already listed on the National Register, is one of the best remaining examples of the Victorian Gothic style in Southeastern Wisconsin. The Powrie House (c. 1897) is an outstanding example of the late Queen Anne style with a slender, three-story corner tower. The George Wilbur House (c. 1893) and the Labar House (1901) are also examples of the late Queen Anne style modified by classical ornamentation. Other pivotal buildings in the district provide examples of the Georgian Revival, Tudor and Spanish Revival designs.

Boundary Justification:

The district is defined by Carroll College, with the four historic buildings serving as one of the most significant groupings. In addition, new construction of college buildings has resulted in a change of character to the north, south and east of the district. The western limits of the district are determined by open space (originally the limestone quarry) and a change of period (twentieth century apartment units).

Boundary Description:

Beginning at SW intersection of W. College Avenue and S. East Avenue the boundary extends to the east, turning south along the east lot lines of 105, 115 and 123 S. East Avenue, then turning west along the south lot lines of 123 and 128 S. East Ave., the north along the west lot line of 128 and 122 S. East Ave., then east along the north lot line of 122 S. East Ave., then north along the west lot lines of 114 and 110 S. East Ave. until the south lot line of 115 College Ave., then turns west along the south lot lines of 115 through 239 W. College Ave., then north along the west lot line of 239 W. College Avenue to the north side of W. College Ave., then east along the north side of W. College Ave. until the west lot line of 222 W. College Ave., then north along the west lot line of 222 W. College Ave. and 108 N. Barstow Street until the north lot line of 108 N. Barstow St., then east along the north lot line of 108 N. Barstow St. until the east side of N. Barstow Street, then north along the east side of N. Barstow Street until a point parallel with the northern wall of Ganfield Gymnasium, then east and south around the outside walls of Ganfield Gymnasium until the southeast corner of the building, then east to N. East Avenue, then south to point of beginning.

College Avenue Historic District

Properties within the District:

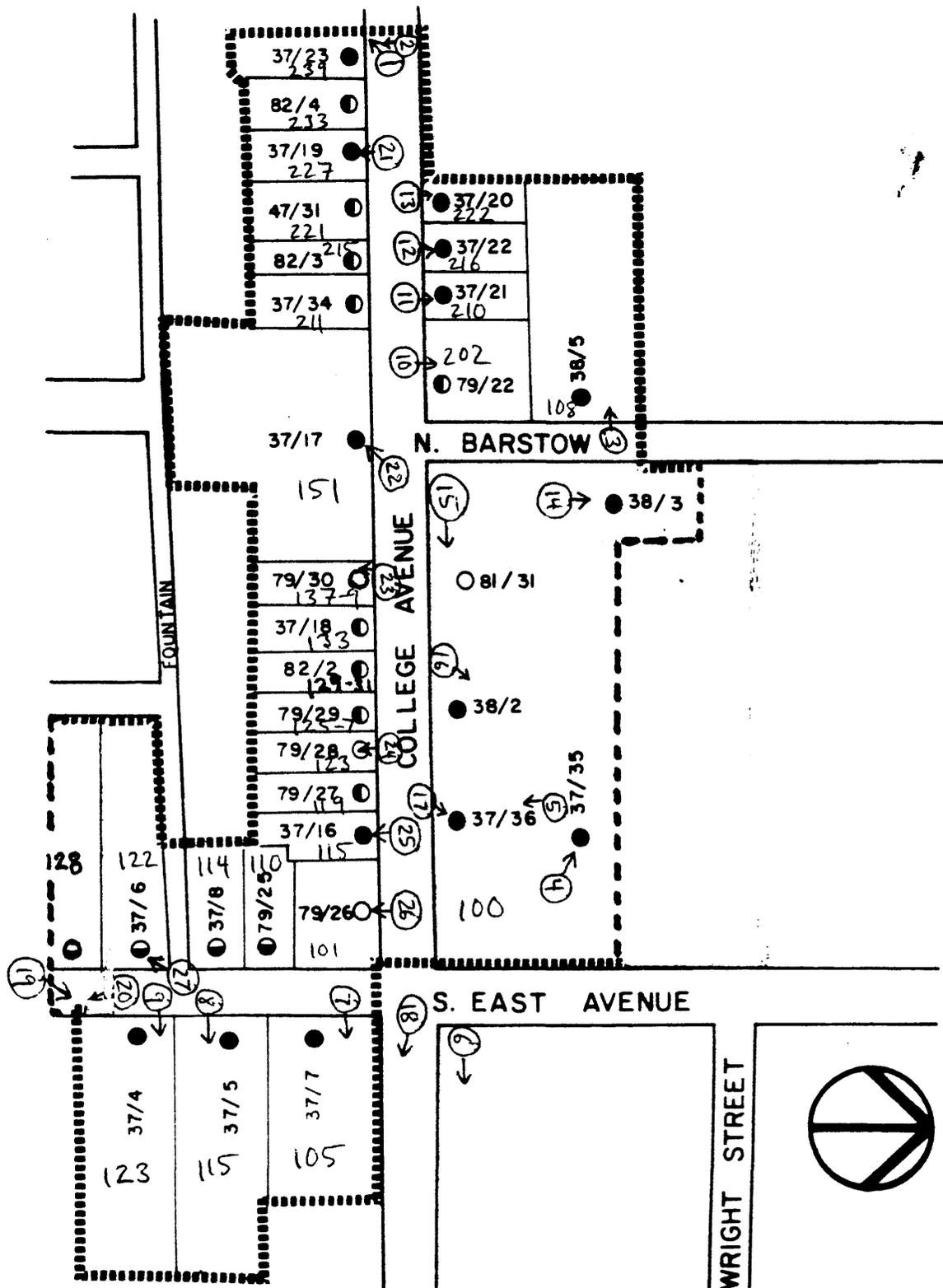
101 W. College Avenue		79/26	N
115 W. College Avenue	William Powrie House	37/16	P
119 W. College Avenue		79/27	C
123 W. College Avenue		79/28	N
125-127 W. College Avenue		79/29	C
129-131 W. College Avenue		82/2	C
133 W. College Avenue		37/18	C
137-139 W. College Avenue		79/30	N
151 W. College Avenue	Walter S. Chandler House	37/17	NRHP
211 W. College Avenue		37/34	C
215 W. College Avenue		82/3	C
221 W. College Avenue		47/31	C
227 W. College Avenue	Richard Labar House	37/19	P
233 W. College Avenue		82/4	C
239 W. College Avenue	Methodist District Parsonage	37/23	P
202 W. College Avenue		79/22	C
210 W. College Avenue	Chauncey Ross House	37/21	P
216 W. College Avenue	Hattie James Residence	37/22	P
222 W. College Avenue	Frank Roberts House	37/20	P
108 N. Barstow	Barnes House	38/5	P
105 S. East Avenue	George Wilbur House	37/7	P
115 S. East Avenue	H. W. Wilbur House	37/5	P
123 S. East Avenue	Edmund D. Walsh Residence	37/4	P
110 S. East Avenue		79/25	C
114 S. East Avenue		37/8	C
122 S. East Avenue		37/6	C
100 N. East Avenue	Main Hall	37/35	P
100 N. East Avenue	Rankin Hall	38/2	P
100 N. East Avenue	Voorhes	37/36	P
100 N. East Avenue	Ganfield Gymnasium	38/3	P
100 N. East Avenue	Lowry-Maxon Halls	81/31	N
128 S. East Avenue		37/3	C

Acreage: 19 acres

USGS quadrangle:Waukesha, WI (7.5)

UTM References:

a. 16/399660/4761600	g. 16/400020/4761650
b. 16/399660/4761650	h. 16/400070/4761650
c. 16/399720/4761780	i. 16/400100/4761500
d. 16/399820/4761850	j. 16/399890/4761500
e. 16/399900/4761850	k. 16/399960/4761560
f. 16/400020/4761770	l. 16/399970/4761600



LEGEND

- DISTRICT BOUNDARY.....
- PHOTO CODE NUMBER..... 00/00
- PIVOTAL STRUCTURES..... ●
- CONTRIBUTING STRUCTURES..... ○
- NON-CONTRIBUTING STRUCTURES..... ○
- PHOTO KEY..... ↗

EXHIBIT IV - 2

COLLEGE AVENUE HISTORIC DISTRICT