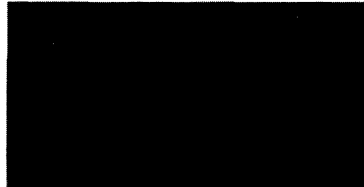


United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form

See instructions in How to Complete National Register Forms
Type all entries—complete applicable sections



1. Name

historic ~~The Putney Block, The Orient Block and the New Putney Block~~

and/or common The Putney Block (preferred)

2. Location

street & number 301 W. Main St., 816 and 802 Grand Avenue not for publication

city, town Waukesha vicinity of congressional district Ninth

state Wisconsin code 55 county Waukesha code 133

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Putney Associates, c/o Mr. Bradley Binkowski, Urban Land Interests

street & number 301 N. Broom Street

city, town Madison vicinity of state Wisconsin 53703

5. Location of Legal Description

courthouse, registry of deeds, etc. Waukesha County Courthouse

street & number 515 West Moorland Boulevard

city, town Waukesha state Wisconsin 53186

6. Representation in Existing Surveys (cont.)

title City of Waukesha Landmark has this property been determined eligible? yes no

date designated May, 1979 federal state county local

depository for survey records City of Waukesha

city, town Waukesha state Wisconsin 53186

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Putney Block was built in three sections of locally-quarried rock-faced Niagara dolomite. It is located on "Five Points," the main intersection in downtown Waukesha.

1. The Orient Building, 816 Grand Avenue. The first portion of the Putney Block was built in 1870 to serve as an addition to the Exchange Hotel, a frame structure that stood on the corner of Grand and Main. It is a three-story Italianate structure of coursed ashlar in a running bond. The first-story facade was altered in the 19th century. Originally composed of stone arches with inset windows and doors, the stonework was removed and a long metal support beam was installed to accommodate opening up the first floor for plate glass windows. After many alterations in the 20th century, simple modern storefronts of metal and glass have recently been added which harmo ize with the character of the stories above. New canopies extend over the sidewalk in a configuration similar to the awnings which once sheltered passers-by.

Six two-story round arches in two bays of three arches each enclosed round-arched windows lighting the second and third stories. Glazing is double-hung with round-arched tops. The round arches are of smooth-faced stone flush with the surface of the building. Windows on the second story rest on a smooth stone stringcourse extending the length of the facade. Third story windows rest on smooth stone sills. Above is a course of small corbelled arches of smooth stone and a simple cornice resting on slightly projecting rectangular blocks of stone. Four chimneys rise above the roofline.

2. The Putney Block, 301 W. Main Street. Built in 1882, on the site of the old Exchange Hotel, this High Victorian commercial block is also three stories in height. The ashlar was laid in a random rough bedded pattern. Originally a broad expanse of French plate glass with a corner entrance, the first floor has been extensively altered in a contemporary design by Estberg's Jewelers, tenants who have been located in the corner store since the building was constructed. It is unknown how much of the original facade remains behind the later storefront, but the current owners hope that they can someday convince their tenants to remodel in a design more compatible with the character of the rest of the building. One small storefront at 307 W. Main retains its original denticulated cornice but the remainder of the storefront is of a simple recent design with a permanent canopy. The angled corner of the building has one window at the second story level with an inset stone inscribed "Putney" above. Above the third story window is the date, "1882." A turret with a steeply pitched four-sided roof once crowned the corner, but was removed at an unknown date. Only the base remains.

The Main Street facade, which is 69-1/2 feet long, is nine bays wide. All windows are double hung with triangular arched tops. Stilted arches are of smooth-faced stone. The second floor windows rest on a stone stringcourse. Another stringcourse separates the first and second floors. Third story windows rest on their own smooth stone sills. Corbelled pilasters of stone spring from the middle of the third story on each side of the central window to support a decorative metal parapet with two small rectangular windows. The symbol of the Masonic Union is embossed in the sheet metal. A bracketed

(cont.)

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metal cornice supports a half-mansard seamed roof of tin and iron.

The Grand Avenue facade is nearly identical, but is thirteen bays wide (104 feet long) with a parapet embossed with the IOOF symbol above the sixth window from the corner.

3. The New Putney Block, 802 Grand Avenue. A simplified Queen Anne storefront on the corner of Grand Avenue and South Street, this section of the Putney Block was constructed in 1891. It is two-stories in height, also of random rough-bedded ashlar, with a corner bartizan of sheet metal. Decoration on the turret, which has a conical slate roof, is in the form of bands of embossed rectangular panels. The Grand Avenue facade contains altered, but simply designed storefronts, with a row of rectangular windows on a stringcourse sill above. A large central orielled bay window has been unfortunately removed and filled in with concrete blocks. Tiny applied tourelles in the center of the facade flank a small curved parapet gable. Chimneys with terra cotta chimney pots rise above the cornice.

The South Street facade is similar except that the first floor is stone with small, high rectangular windows. The name "Putney" appears in the parapet on this side.

General notes: The back of each building is of uncoursed roughly-squared stone rubble. A one-story brick wing projects from the back of the Orient block and a one-story stone wing with a large round-arched window extends off of the 1882 section.

When the third section of the Putney Block was constructed, all three sections were joined at the second story by a long corridor. The original plan of offices and two large meeting halls remains. Original features, including marble fireplaces and folding interior shutters, will be retained when the upper floors are converted into apartments.

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Item #6, representation in existing surveys:

Wisconsin Inventory of Historic Places

1977

state

State Historical Society of Wisconsin

Madison

Wisconsin 53706

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1870, 1882, 1891¹ **Builder/Architect** ~~association with locally important person~~ Stephen V. Shipman for 1882 section²

Statement of Significance (in one paragraph) 1870-1914: period of significance

Constructed of the native limestone favored for the finest public and private buildings in Waukesha, the Putney Block is architecturally significant as an excellent local example of Victorian commercial design. Built in three parts, it embodies in one block representations of three periods of commercial architecture. Its location on the major intersection of downtown Waukesha has made it a visual landmark in the community for one hundred years. The original Putney Block at 301 W. Main Street was designed by Stephen V. Shipman, a regionally important architect in the last half of the 19th century. In addition, the building is associated with two generations of the Putney family, important civic and business leaders in pioneer Waukesha.

History

In 1864, Capt. Foskett Maynard Putney (1805-1887) bought the Exchange Hotel, a frame building located near the corner of Main and Grand. Putney was an early settler of Wisconsin, arriving in Milwaukee in 1839. He was active in several enterprises, including the shoe and leather business, farming and hotel-keeping. He became manager of the Exchange Hotel in 1855, and bought it after the owner died. In 1870, during the prosperous beginning years of the Waukesha resort era, he built the Orient Block as an addition to the hotel, at that time one of only two hotels in Waukesha.

Capt. Putney had one heir, Judge Frank Howell Putney. The younger Putney (born 1841) studied at Carroll College. After serving in the Civil War, he returned to Waukesha and became a lawyer. His career was impressively extensive and earned him a sizeable fortune. In the business world he served as president of the Waukesha Malleable Iron Co., vice-president of the Waukesha National Bank, president of the Waukesha American Gas Co., president of the Waukesha Electric Light Co., and one of the founders of the Waukesha Mineral Springs Sanitarium. Putney also owned much valuable real estate in Waukesha and elsewhere. In politics, Putney served several times as president of the Village of Waukesha and served as county board supervisor. In 1876 and 1877 he was private secretary to Governor Ludington and from 1878 to 1882 was the an assistant secretary of state. From 1882 to 1886 he was the county judge for his home county. In 1891, he was appointed postmaster of Waukesha and served for four years. Putney died in 1914.

In 1882 Judge Putney erected the Putney Block on Main Street. In 1891 when he built the New Putney Block on Grand Avenue, all three Putney buildings were joined by a mutual corridor at the second level and soon became known collectively as the "Putney Block."

Typical occupants of the Putney Block included a drug store, a confectionery, a department store, two dry goods stores, and a grocery on the first floor; 3 dentists, 2 insurance agents, five lawyers, one doctor, 3 realtors, one stock broker, one ice

(cont.)

9. Major Bibliographical References

Please see continuation sheet.

10. Geographical Data

Acreeage of nominated property about 1/2 acre

Quadrangle name Waukesha

Quadrangle scale 1:24000

UMT References

A	<u>116</u>	<u>399620</u>	<u>4762560</u>
Zone	Easting	Northing	

B			
Zone	Easting	Northing	

C			
Zone	Easting	Northing	

D			
Zone	Easting	Northing	

E			
Zone	Easting	Northing	

F			
Zone	Easting	Northing	

G			
Zone	Easting	Northing	

H			
Zone	Easting	Northing	

Verbal boundary description and justification

Please see continuation sheet.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Katherine H. Rankin

organization for owner _____ date February 20, 1982

street & number 1109 Sherman Avenue telephone 608-256-2905

city or town Madison state Wisconsin 53703

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Richard Murrey

title Director, State Historical Society of Wisconsin date 8/11/82

For HCRS use only	
I hereby certify that this property is included in the National Register	
Entered in the	
National Register	date <u>9/23/82</u>
for <u>Melores Byers</u>	
Keeper of the National Register	
Attest:	date
Chief of Registration	

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dealer and a professional orchestra on the second and third floors; and two large meeting halls at which the IOOF, Masons, Elks and the Grand Order of the Orient met.³ The corner store since 1882 has housed on of Waukesha's pioneer establishments, Estberg's Jewelers, founded in 1858.

In Putney's obituaries, two buildings are mentioned in connection with his name: "Colonel Putney built the Putney Block, the largest in the city, extending from South Street to Main Street on Grand Avenue. His home at 215 [now 223] Wisconsin Avenue, probably the grandest in the city, is of English half-timbered construction and the most prominent architects consider it the most true to its type in this country."⁴ Both buildings remain in excellent condition to serve as reminders of this locally-important historical figure.

Architecture

The Putney Block is the largest commercial block built in Waukesha in the 19th century. It is constructed of Waukesha's beautiful light-colored Niagara dolomite. Many fine Victorian buildings remain in Waukesha that are constructed of this native stone, including four industrial structures, six churches, seven homes (including Judge Putney's) and most of the buildings on the Carroll College campus. About twenty commercial buildings in this material remain, in styles ranging from the Greek Revival to the Neo-Classical Revival. The design of most of these buildings is excellent. The Putney Block gains its distinction by its size, its landmark location and its combination in one building of three periods of construction, the Italianate, High Victorian and Queen Anne.

The 1882 section was designed by Stephen V. Shipman (1825-1905) at the time working out of Chicago. Shipman began his architectural career in Madison, designing the first Dane County Courthouse, the dome of the second state capitol and Mendota State Hospital for the Insane. He moved to Chicago a year before the great fire and, although suffering a temporary set-back through losses of his own in the fire, received many commissions during the rebuilding of the city. His most well-known works include parts of Waupun State Prison, and hospitals for the insane throughout the midwest.

¹Portrait and Biographical Record of Waukesha Co., Wis., Chicago: Excelsior Publ. Co., 1894, p. 512.

²Waukesha Freeman, January 4, 1883 (paper dated 1882 in error).

³City directory for Waukesha, 1903.

⁴Milwaukee Free Press, December 1, 1914.

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Biographical Dictionary and Portrait Gallery of the Representative Men of the United States, Wisconsin volume, no frontispiece in book in the collections of the State Historical Society, pp. 552-555.

City directories for the City of Waukesha, miscellaneous years from 1886-1923.

"Col. F. H. Putney," Milwaukee Morning Sentinel, Dec. 1, 1914.

"Col. F. H. Putney Dies at Waukesha," Milwaukee Journal, Dec. 1, 1914.

"Colonel Shipman's Burial," Madison Democrat, Nov. 14, 1905.

"Col. Stephen Shipman Dead," Milwaukee Sentinel, Nov. 14, 1905.

Historic photographs of the Putney Block in the collections of the Waukesha County Historical Museum.

History of Waukesha County, Wisconsin, Chicago: Western Historical Publishing Co., 1880, v. II, pp. 825-826 and 663.

"Home and Building May Be Cited," Waukesha Freeman, May 14, 1979.

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"The Putney Block," Landmark, a publication of the Waukesha County Historical Museum, v. 13, no. 1, Winter, 1970, pp. 4-5.

Sanborn-Perris maps for the City of Waukesha, 1884, 1890, 1895.

"Stephen Vaughn Shipman Memorial Address," Wisconsin Academy of Sciences, Arts and Letters, Transactions, v. XV, 1904, pp. 927-931.

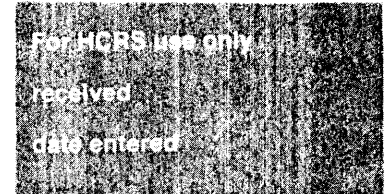
Usher, Ellis Baker, Wisconsin: Its Story and Biography, 1848-1913, Chicago: Lewis Publishing Co., 1914, v. V, pp. 1338-1341.

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Verbal Boundary Description:

Lots numbered 1 and 2 in Block One, Cutler's Addition to Prairieville, now City of Waukesha, as surveyed by George S. West, District Surveyor for Milwaukee County, Wisconsin Territory, the plat of which is recorded in Book of Town Plats on page 28, on July 26th, A.D. 1844, in the Office of the Register of Deeds for said Milwaukee County. EXCEPTING AND RESERVING out of said lots the following: Commencing at the Northwest corner of said Lot 2, and running Southerly on the Southwesterly line of said lot, 70 feet; thence Easterly parallel with the northerly line of said lot, 38 feet and 7 inches; thence Northerly parallel with the Southerly line of said lot, 70 feet; thence Westerly along the southerly side of Main Street, 38 feet and 7 inches to the place of beginning. ALSO, all right, title and interest in and to the party wall on the Westerly line of aforesaid real estate, and all right and privilege appurtenant thereto, as conveyed by deed dated May 9, 1882 between Nelson Burroughs of the first part and Foskett H. Putney of the second part, recorded on May 9, 1882 in the Office of the Register of Deeds for Waukesha County, Wisconsin, in Vol. 59 of Deeds, pages 333, 334 and 335. ALSO, All of Lot No. 7 in Block One, Cutler's Addition to Prairieville, now City of Waukesha, according to the recorded plat thereof. ALSO, Lot No. 3 in Block 1, Cutler's Addition to Prairieville, now City of Waukesha, according to the recorded plat thereof.

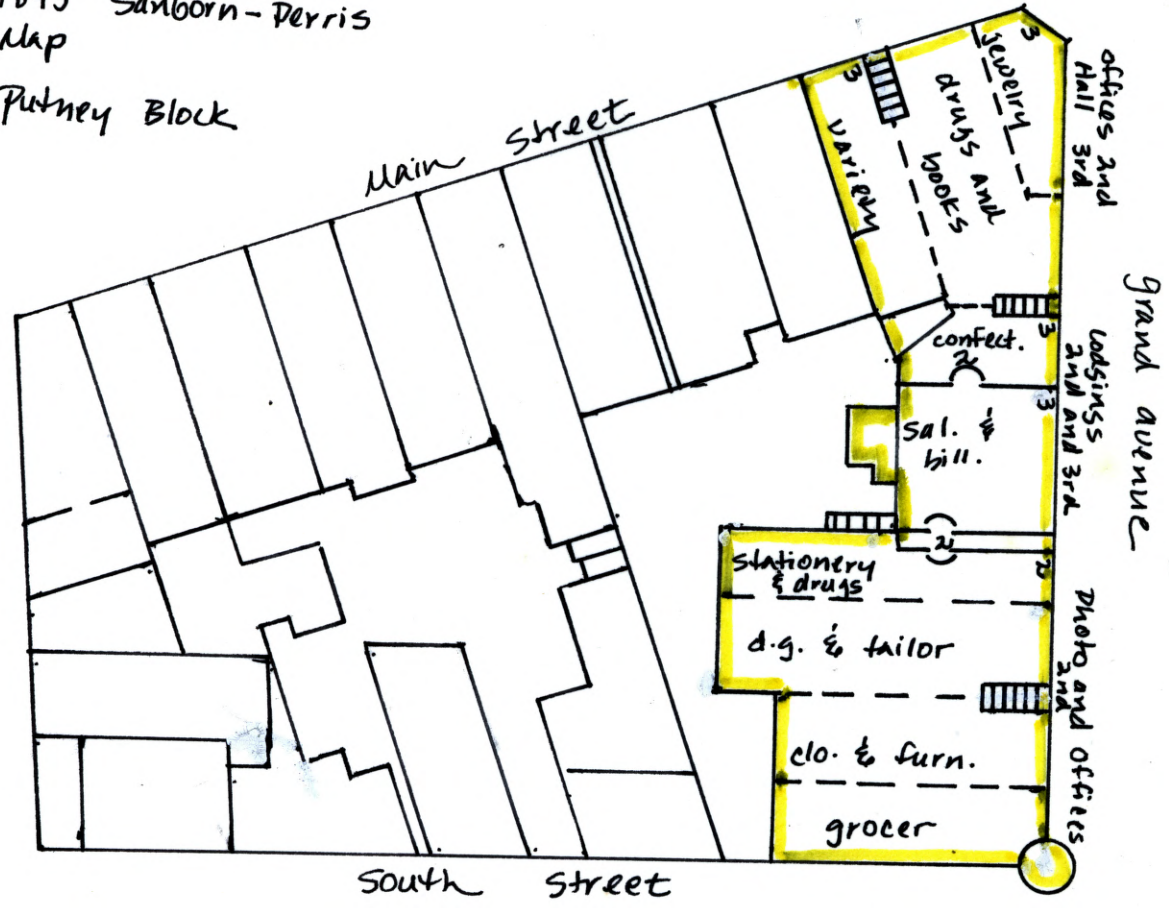
EXCEPTING AND RESERVING therefrom that part thereof described as follows: Commencing at the Northeasterly corner of said Lot #3, running thence Westerly along the Northerly line of said lot, 50 feet; thence Southerly along the Westerly line of said lot, 70 feet; thence Easterly parallel with said Northerly line of said lot, 50 feet; thence Northerly along the Easterly line of said lot, 70 feet to the place of beginning.

This boundary corresponds roughly with the outside edges of the building.



1845 Sanborn-Derris
Map

Putney Block



Putney Block, Waukesha, Waukesha Co.,