

Record No. \_\_\_\_\_

INVENTORY FORM FOR NOMINATED PROPERTIES

Name of Property: Wisconsin Industrial School  
for Boys

Owner: Waukesha Board of Education Date: 1986

Address: 621 and 627 W. College Avenue

Owner's address: 222 Maple Avenue, Waukesha 53186

City: Waukesha

County: Waukesha (133)

\*160 NRHP Certification

(a) \_\_\_\_\_ (b) \_\_\_\_\_

(c) \_\_\_\_\_ (d) \_\_\_\_\_

165 NRHP Certification Date

(a) \_\_\_\_\_ (b) \_\_\_\_\_

(c) \_\_\_\_\_ (d) \_\_\_\_\_

\*170 Thematic or Multiple Resource Nomination Name

HISTORIC RESOURCES OF WAUKESHA MRA

180 NRHP List Name Wisconsin Industrial School

for Boys

\*200 Level of Significance Local

\*190 District Classification N.A.

\*210 Applicable Criteria C (Architecture)

A (Historical Associations)

\*215 Criteria Considerations

\*220 Area of Significance

Architecture Social/Humanitarian

230 Period of Significance 1911-1936

60 Verbal Boundary Description Beginning at the  
corner of W. College Ave. and Walton Avenue;  
West 220', South 175', East 120', South 150',  
East 100' then North 325' to the point of  
beginning, City of Waukesha.

70 USGS Quad Map Waukesha, WI

80 UTM Coordinates (Format: 99/999999/9999999)

16 398870 4761580

85 Listed Acreage 5 acres

340 Review Board Date October 1986

Nomination includes:

- Two Contributing Buildings
- One Non-contributing Building/Addition

\*use code tables for response

DEC 9 1986

INTENSIVE SURVEY FORM

621 West College Avenue  
HARVEY PHILIP SCHOOL

Record No. \_\_\_\_\_ Property Name: Wisconsin Industrial School for Boys

LOCATION

PROGRAM REVIEW

\* 10 County Waukesha

250 Tax No. - Compliance No. \_\_\_\_\_

20 City or Village Waukesha

\* 270 A or D Grant -

30 Civil Town -

275 Covenant/Easement Dates -

35 Unincorp. Community -

\* 320 Ownership Public

40 Location 621 West College Avenue

\* 330 Lead Agency -

Town-Range-Section (Format: 9999W-99)

335 Local Agency City of Waukesha (Board of Educat.)

50 -

SURVEY

55 Quarter Sections (Format: NW-NW) -

90 Photo Codes \_\_\_\_\_

60 Verbal Boundary Description Beginning at the

\* 100 Survey Map -

60 corner of W. College and Walton Ave.

110 Map Code -

60 then West 220', South 175', East 120'

120 Reconnaissance Surveyor -

60 South 150', East 100' and North 325'

130 Reconnaissance Survey Date -

to the point of beginning.

\* 140 Intensive Survey Name -

150 Intensive Surveyor Sharon Crawford

152 Surveyor Affiliation -

155 Intensive Survey FY 1986

\* 235 Survey Eval. Eligible

\* 237 Survey District Classification -

\* 240 Survey Level of Significance State

\* 243 Survey Evaluation Criteria Architecture , Historical Association

245 Proposed District -

280 NHL Date -

290 HABS No. \_\_\_\_\_ 300 HAER No. \_\_\_\_\_

\* 305 Local Designation (date) -

320 Local District -

315 Associated Archeological Site(s) -

315 \_\_\_\_\_

dry mount  
photograph  
here

\* use code tables for response

Number

Street

Record No. \_\_\_\_\_

Address 621 West College Avenue  
Harvey Philip School

ARCHITECTURE

450 Construction Date [source] 1914

460 Date(s) of Alterations/Additions [source] \_\_\_\_\_  
c. 1970

480 Builder [source] \_\_\_\_\_ -

\* 490 Designer Type (a) \_\_\_\_\_ -

490 (b) \_\_\_\_\_ (c) \_\_\_\_\_

500 Designer Name [source] (a) \_\_\_\_\_ -

500 (b) \_\_\_\_\_ (c) \_\_\_\_\_

\* 510 Style or Form Period Revival  
Craftsman &  
510 (Mission style-influenced)

\* 520 Building, Structure, Object or SiteType  
520 Building (school)

\* 530 Wall Material brick

\* 532 Trim Material stone glazed tile

\* 535 Foundation Material \_\_\_\_\_ -

\* 537 Roof Material \_\_\_\_\_ -

\* 540 Interior Visited \_\_\_\_\_ Y

\* 550 Structural System [source] \_\_\_\_\_ -

\* 560 Plan Configuration T-shaped

\* 570 Number of Stories two plus raised basement

\* 580 Roof Shape flat with parapet

590 Additional Description \_\_\_\_\_  
590 Attached by wood and metal walkway  
590 to adjacent c. 1960 school building.  
590 \_\_\_\_\_

\* 620 Condition Excellent

\* 650 Related Buildings Adjacent school

650 \_\_\_\_\_

650 \_\_\_\_\_

HISTORY

430 Current Name Harvey Philip School

435 Current Function school

440 Historic Names [source] WISB school

440 \_\_\_\_\_

440 \_\_\_\_\_

660 Assoc. Individuals [source] (a) \_\_\_\_\_ -

660 (b) \_\_\_\_\_

665 Dates Assoc. [source] (a) \_\_\_\_\_ -

665 (b) \_\_\_\_\_

670 Assoc. Events [source] (a) \_\_\_\_\_ -

670 \_\_\_\_\_

670 (b) \_\_\_\_\_

670 \_\_\_\_\_

675 Dates of Events [source] (a) \_\_\_\_\_ -

675 (b) \_\_\_\_\_

680 Historic Functions [source] (a) School

680 (b) \_\_\_\_\_

685 Dates of Functions [source] (a) 1914-1962

685 (b) \_\_\_\_\_

\* 687 Cultural Affiliation \_\_\_\_\_ -

688 Cultural Subgroup \_\_\_\_\_ -

\*use code tables for response

INTENSIVE SURVEY FORM

627 West College Avenue  
Lyon Cottage

Record No. \_\_\_\_\_ Property Name: Wisconsin Industrial School for Boys

LOCATION

PROGRAM REVIEW

\*10 County Waukesha

250 Tax No. - Compliance No. \_\_\_\_\_

20 City or Village Waukesha

\*270 A or D Grant -

30 Civil Town -

275 Covenant/Easement Dates -

35 Unincorp. Community -

\*320 Ownership Public

40 Location 627 West College Avenue

\*330 Lead Agency -

Town-Range-Section (Format: 9999W-99)

335 Local Agency City of Waukesha (Board of Educat.)

50 -

SURVEY

55 Quarter Sections (Format: NW-NW) -

90 Photo Codes -

60 Verbal Boundary Description Beginning at the

100 Survey Map -

60 corner of W. College and Walton Ave.

110 Map Code -

60 then West 220', South 175', East 120',

120 Reconnaissance Surveyor -

60 South 150', East 100', and North 325'  
to the point of beginning.

130 Reconnaissance Survey Date -

\*140 Intensive Survey Name -

150 Intensive Surveyor Sharon Crawford

152 Surveyor Affiliation -

155 Intensive Survey FY 1986

\*235 Survey Eval. Eligible

\*237 Survey District Classification -

\*240 Survey Level of Significance State

\*243 Survey Evaluation Criteria Historical Association/  
Architecture

245 Proposed District -

280 NHL Date -

290 HABS No. - 300 HAER No. \_\_\_\_\_

\*305 Local Designation (date) -

320 Local District -

315 Associated Archeological Site(s) -

315 \_\_\_\_\_

dry mount  
photograph  
here

\* use code tables for response

Number  
Street

Record No. \_\_\_\_\_

Address 627 West College Avenue  
Lyon Cottage

ARCHITECTURE

450 Construction Date [source] 1911

460 Date(s) of Alterations/Additions [source] \_\_\_\_\_

460 -

480 Builder [source] -

\* 490 Designer Type (a) -

490 (b) \_\_\_\_\_ (c) \_\_\_\_\_

500 Designer Name [source] (a) -

500 (b) \_\_\_\_\_ (c) \_\_\_\_\_

\* 510 Style or Form Collegiate Gothic

510 \_\_\_\_\_

\* 520 Building, Structure, Object or SiteType

520 Building (School)

\* 530 Wall Material Cream brick

\* 532 Trim Material Stone

\* 535 Foundation Material -

\* 537 Roof Material -

\* 540 Interior Visited Y

\* 550 Structural System [source] -

\* 560 Plan Configuration T-shaped

\* 570 Number of Stories Two plus raised basement

\* 580 Roof Shape Flat w/ parapet

590 Additional Description Woodwork on interior.

590 \_\_\_\_\_

590 \_\_\_\_\_

590 \_\_\_\_\_

\* 620 Condition Good

\* 650 Related Buildings \_\_\_\_\_

650 \_\_\_\_\_

650 \_\_\_\_\_

HISTORY

430 Current Name Environmental Education Learning Center

435 Current Function School

440 Historic Names [source] Lyon Cottage

440 \_\_\_\_\_

440 \_\_\_\_\_

660 Assoc. Individuals [source] (a) -

660 (b) \_\_\_\_\_

665 Dates Assoc. [source] (a) -

665 (b) \_\_\_\_\_

670 Assoc. Events [source] (a) -

670 \_\_\_\_\_

670 (b) \_\_\_\_\_

670 \_\_\_\_\_

675 Dates of Events [source] (a) -

675 (b) \_\_\_\_\_

680 Historic Functions [source] (a) Dormitory bldg.

680 (b) \_\_\_\_\_

685 Dates of Functions [source] (a) 1911-1962

685 (b) \_\_\_\_\_

\* 687 Cultural Affiliation -

688 Cultural Subgroup -

\*use code tables for response

7. DESCRIPTION Condition: Excellant-good / Altered / Original site.

The two buildings at 621 and 627 W. College Avenue are the only remaining structures of the former Wisconsin Industrial School for Boys in Waukesha. The buildings are similar in many respects. Each is a two story brick building built in a T-plan over a raised basement. Each is of a simple, yet dignified architectural design with a parapet roof, stone trim and belt courses and generous windows. Neither building displays any external evidence of its earlier use as part of a juvenile penal institution.

The Harvey Philip School at 621 W. College was constructed in 1914 as an elementary school for the institution.<sup>1</sup> Now, it is annexed via a wood and metal walkway to the fourteen room Saratoga School built in 1963.<sup>2</sup> Because the two buildings are connected, the Saratoga School and the connecting walkway are included in this nomination as non-contributing structures. The red-brown brick building has a parapet roof with a curved gable centered on each facade. Fenestration is in triples, pairs and singles, with stone sills beneath each set of windows. The original windows have been replaced with aluminum double hung combination windows. Panels of decorative brickwork inset with green-glazed tiles fill the spandrels between the first and second floors on all facades. Another band of similar brickwork and tiles forms a frieze that encircles the building at the cornice line, and the tile motif is repeated in each rounded roof pediment. Each end wall of the "T" is enlivened by large recessed panels edged with decorative brickwork extending from the water table to the cornice line. Although it was built near the corner of College and Walton, the building does not face either street. Its main facade faces west, toward the former Industrial School campus, and entrance is via a centered porch with a parapet-edged shed roof. Paired external stairways lead to double entrance doors set in the side walls of the porch, while the front of the porch simply has three windows set beneath the exposed rafter ends of the roof. The belt course above the basement windows continues around the porch, transecting it just above the window sills. Above each of the red-painted doorways are sets of five regularly-spaced rosettes carved in stone.

The interior of the building is divided into four classrooms on each floor. Only two rooms on the first floor appear to be in use currently--one for art and the other for music. The upper floor is used as school storage space. The rooms are well lit by the generous windows, and are simply decorated, with woodwork painted in pale colors to match the walls. They are furnished with modern school furniture. The original lighting fixtures have been replaced with long fluorescent fixtures, and floors have been covered with linoleum tiles, but because of the spacious rooms with high ceilings, some of the ambience of the early 20th century educational facility remains. The building has been well maintained, and is in excellent condition.

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<sup>1</sup> Superintendent's Report: 16th Biennial Report, Wisconsin Industrial School for Boys, 1914.

<sup>2</sup> Date stone on building.

At 627 W. College, the Environmental Education Learning Center for the Waukesha Public Schools was constructed in 1911 as a dormitory for younger boys admitted to the Industrial School.<sup>3</sup> This cream brick building, originally called Lyon Cottage, has fewer architectural enhancements than the Harvey Philip School. Its decorative elements consist of three stone belt courses demarking each level, a shaped pediment centered in each facade of the parapet roof, and two shallow parapet-roofed entrance porches, in the east and north facades of the T-plan building. Each of the red-painted double doors is deeply set into an arched opening. The main entrance, facing east toward the Harvey Philip School, is set into a segmental arch and opens onto a wide staircase that rises to the first floor level. Two small unembellished shields carved in stone are set into the upper corners of the north facing tudor arched porch. A staircase from this entrance meets the other at the first floor landing. Fenestration consists of triple windows in the western wing and single windows in the wider eastern leg of the T-plan, except above the entrance porches, which are also topped with triple windows. All openings feature stone sills. It appears that the windows were originally triple hung with six panes per sash, but aluminum replacements have left each with a double hung lower section topped with a stationary six-pane upper window.

In the interior of this building, each floor has a large central room surrounded by smaller rooms. Originally designed as shared living rooms with surrounding sleeping rooms, the large rooms are now used as an environmental education library and as a classroom for the School Age Maternity program. The first floor living room has false beams of maple crisscrossing the ceiling in large squares and maple woodwork around the doors and windows. All door hardware, both inside and outside, appears to be original. The plainly decorated smaller rooms are now used as offices and storage space. The tall windows ensure adequate natural light for all rooms. Floors throughout the building are of wood. Although this building appears less well maintained than the Harvey Philip School, it is in good condition.

## 8. HISTORICAL BACKGROUND

The Wisconsin Industrial School for Boys was an outgrowth of enlightened mid-nineteenth century social policies regarding the treatment of youthful law-breakers and vagrants. After several years of public agitation spurred by a Milwaukee Sentinel reporter, the school was initiated by an act of the state legislature March 7, 1857. This act called for the appointment of a board of commissioners to locate a suitable site and erect what was described as "a house of refuge" for juvenile delinquents. Prior to that time, juvenile offenders as young as nine years of age had been sent to the Wisconsin State Prison in Waupun.<sup>4</sup> Perhaps because both Governor Alexander Randall, and one of the three commission members, W.D. Bacon, were from

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<sup>3</sup> Superintendent's Report: 15th Biennial Report, Wisconsin Industrial School for Boys, 1912.

<sup>4</sup> Waukesha Freeman 10-8-1942.

Waukesha, local citizens were enthusiastic about establishing the school in Waukesha. The \$6000 they provided for a 60 acre site and the availability of inexpensive local building stone were factors that encouraged the state to select the Waukesha location.<sup>5</sup>

The school was opened with a dedication ceremony on July 23, 1860, and the first children were admitted August 3. The initial concept of this "refuge" was based on a cottage system of institutionalization that originated in France.<sup>6</sup> The idea was to provide a wholesome, family-like atmosphere and offer the opportunity to rise above the "low life" of the slums from which most of the children presumably came. As expressed by a former superintendent: "It is a place of detention not for purposes of punishment, but for instruction, training, moral awakening, strengthening and direction."<sup>7</sup> Initially, both boys and girls were admitted, although the first superintendent, Moses Barrett, objected to the presence of the females, fearing that the prior association of some of the girls with "houses of low fame" would be a contaminating influence. Nonetheless, by the end of 1860 there were 33 boys and seven girls in residence.<sup>8</sup> Girls continued to be admitted until 1872 because there was no comparable institution for them.<sup>9</sup>

In order to keep the youngsters occupied and teach them a trade, a shoe shop and tailor shop were established. The boys learned to make shoes and boots of such superior quality that demand for them exceeded the supply. The girls produced all the wearing apparel required by the inmates, including coats and hand-knitted socks and mittens. Later, broom-making and chair-making were also taught, but with the advent of child labor laws the manufacture of items for sale had to be abandoned. Articles still were made for use at the institution, however. In 1922, a large dairy barn was added. A herd of prize-winning Holstein cows was gradually built up, until in 1933 there were 260 head.<sup>10</sup> Academic training did not receive heavy emphasis in the early years. In 1889 the balance was four hours of school and five hours of manual labor daily, and education ended at the elementary level. Higher level classes were added gradually after 1898 until by 1934 it was possible for residents to complete high school with an emphasis on a liberal, commercial, or vocational education. A progressive and very successful aspect of the educational system was the employment of a band instructor in 1897. The band not only gave the boys a recreational outlet,

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<sup>5</sup> "Waukesha's 'House of Refuge,'" Waukesha Freeman 8-22-1981; "Limestone became major trade," Waukesha Freeman 10-3-1983.

<sup>6</sup> Freeman 8-22-1981.

<sup>7</sup> A.J. Hutton, "Historical Sketch of the State Industrial School," 1922, typed manuscript in the files of the Waukesha County Historical Society.

<sup>8</sup> Freeman 10-8-1942.

<sup>9</sup> "Boys' School Move Has Note of Sadness," Milwaukee Journal 7-29-1962.

<sup>10</sup> Ibid.

it also provided musical training of such high quality that many were able to earn a living with their musical ability after leaving the school.<sup>11</sup>

Overcrowding had begun to be a problem by the turn of the century, despite the fact that there were ten cottages, each of which could accommodate 35 or more boys. In addition, there was concern that the younger boys were unfavorably influenced by association with the older, more experienced inmates. Superintendent A.J. Hutton, began campaigning for new grounds and buildings "to provide room for our increasing population, and at the same time, facilities for the complete segregation of the younger and more hopeful boys from their older and more hardened fellows."<sup>12</sup> A parcel of land east of Prairie Avenue was purchased in 1907, and the first building, Lyon Cottage, constructed in 1911. The separate campus was completed with the addition of a second cottage and the school building "for the younger boys, who now have no reason to cross the street to the old grounds except to attend evening entertainment and Sunday services."<sup>13</sup>

In the 1930s disciplinary problems began to surface. By the mid-1940s complaints about conditions at the school were being received by members of the state legislature, and an investigation of the school was ordered. A second investigation was initiated by the state attorney general's office in 1948. That investigation found employee morale extremely low, and declared that the superintendent was not only incompetent, but had little interest in the care and rehabilitation of boys. After studying the report, the Welfare Board recommended that the Waukesha facility be phased out and the former state tuberculosis sanatorium at Wales be used as a temporary site for the school until a new facility could be built--the Kettle Moraine School for Boys near Plymouth.<sup>14</sup> The Wales facility was ready for its new function in 1959, but by 1962, when the Waukesha school finally closed, both the Wales and Kettle Moraine schools were needed. Except for the two buildings being nominated to the National Register for Historic Places, all of the buildings on the Waukesha site were razed and the land was sold for use as an industrial park.

The two retained buildings became the property of the Waukesha Board of Education. The former school became the Harvey Philip School, named after one of the superintendents of the Industrial School, who retired in 1942. Plans for the new elementary school on the site were published in October 1962.<sup>15</sup> The former Lyons Cottage served as an elementary administration building, then was converted to the Environmental Learning Center in 1977. Although it was necessary to make internal changes to bring the buildings

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<sup>11</sup> Freeman 10-8-1942.

<sup>12</sup> 15th Biennial Report, Wisconsin Industrial School for Boys, 1912.

<sup>13</sup> Superintendent's Report: 16th Biennial Report, Wisconsin Industrial School for Boys, 1914.

<sup>14</sup> "A sometimes stormy Refuge," Waukesha Freeman 8-29-1981.

<sup>15</sup> Waukesha Freeman 10-17-1962.

up to modern building codes, the exteriors were unchanged except for the aluminum window replacements and the boarding up of some basement windows.

#### 8. HISTORICAL SIGNIFICANCE

These two buildings are of state wide significance in the social/humanitarian area as the only remaining structures associated with the Wisconsin Industrial School for Boys, a pioneer institution for more humanitarian treatment of juvenile delinquents. The idea of caring for juvenile offenders separate from adult criminals was an innovation of the mid-nineteenth century. Only the 18th such institution to be established in the United States, and the first in the western states, this "refuge" is an example of Wisconsin's progressive attitude toward social issues, even as the state was barely beyond the frontier era of its development. Although the major portion of the Industrial School is gone, these two remaining buildings, built to provide separate housing and educational facilities for younger boys, give evidence that the institution continued to maintain a progressive attitude into the present century. The association of Harvey E. Philip's name with the school is very fitting. Philip joined the staff as a teacher in 1901, became assistant superintendent in 1916 and superintendent in 1921. During his 20 years as superintendent, Philip was largely responsible for improvements in the academic program that allowed Industrial School graduates equal status with other state high schools.<sup>16</sup>

#### 8. ARCHITECTURAL SIGNIFICANCE

Possessing no clearly definable architectural styles, these two remaining buildings reflect an image projected by the Industrial School for Boys from its conception throughout the years it remained in Waukesha. The original planners of the school intended it to look like a complex of residential and educational buildings, with none of the stigma connected with a prison-like setting.<sup>17</sup> Superintendents through the years expressed pride in the school's attractiveness, and were pleased when the school was mistaken for Carroll College.<sup>18</sup> These buildings were constructed at a time when administrators were still certain that a pleasing environment and "home-like" atmosphere would have a positive moral influence. An expensively elaborate edifice, on the other hand, would have been deemed an inappropriate use of state funds. The resulting buildings are a compromise: simple in design and monumental in scale, they have the large windows considered essential for light and ventilation, and just enough decorative detail to give the desired morally uplifting effect. Not long after they were built, the two new cottages were described as: "models of family institution buildings. They are so regarded by the experts in that line of architecture who have visited them and praised them."<sup>19</sup> Although the setting has changed around

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<sup>16</sup> Harvey E. Philip obituary, Waukesha Freeman 6-10-1952.

<sup>17</sup> Hutton "Historical Sketch..."

<sup>18</sup> Milwaukee Journal 7-29-1962.

<sup>19</sup> Hutton, "Historical Sketch..."

them, a generous space still surrounds the buildings; the adjacent, low-slung elementary school building does not seriously detract from the site integrity. As architectural examples, both buildings have retained a high degree of integrity, and they can still project the image of a particular time, place, and social attitude.

9. BIBLIOGRAPHICAL REFERENCES

"Boys' School Move has note of sadness," Milwaukee Journal 7-29-1962.

"History of State Industrial School reviewed in issue of 'Big Brother'," Waukesha Freeman 10-8-1942.

Hutton, A.J. "Historical Sketch of the State Industrial School," manuscript of speech given before the Waukesha Historical Society, 1922. In Waukesha County Historical Society file: Wisconsin State Industrial School for Boys.

Koenig, G.H. "A sometimes stormy refuge," Waukesha Freeman 8-29-1981.

----- "Limestone became major trade," Waukesha Freeman 12-3-1983.

----- "Waukesha's 'House of Refuge'," Waukesha Freeman 8-22-1981.

Philip, Harvey, obituary: Waukesha Freeman 6-10-1952.

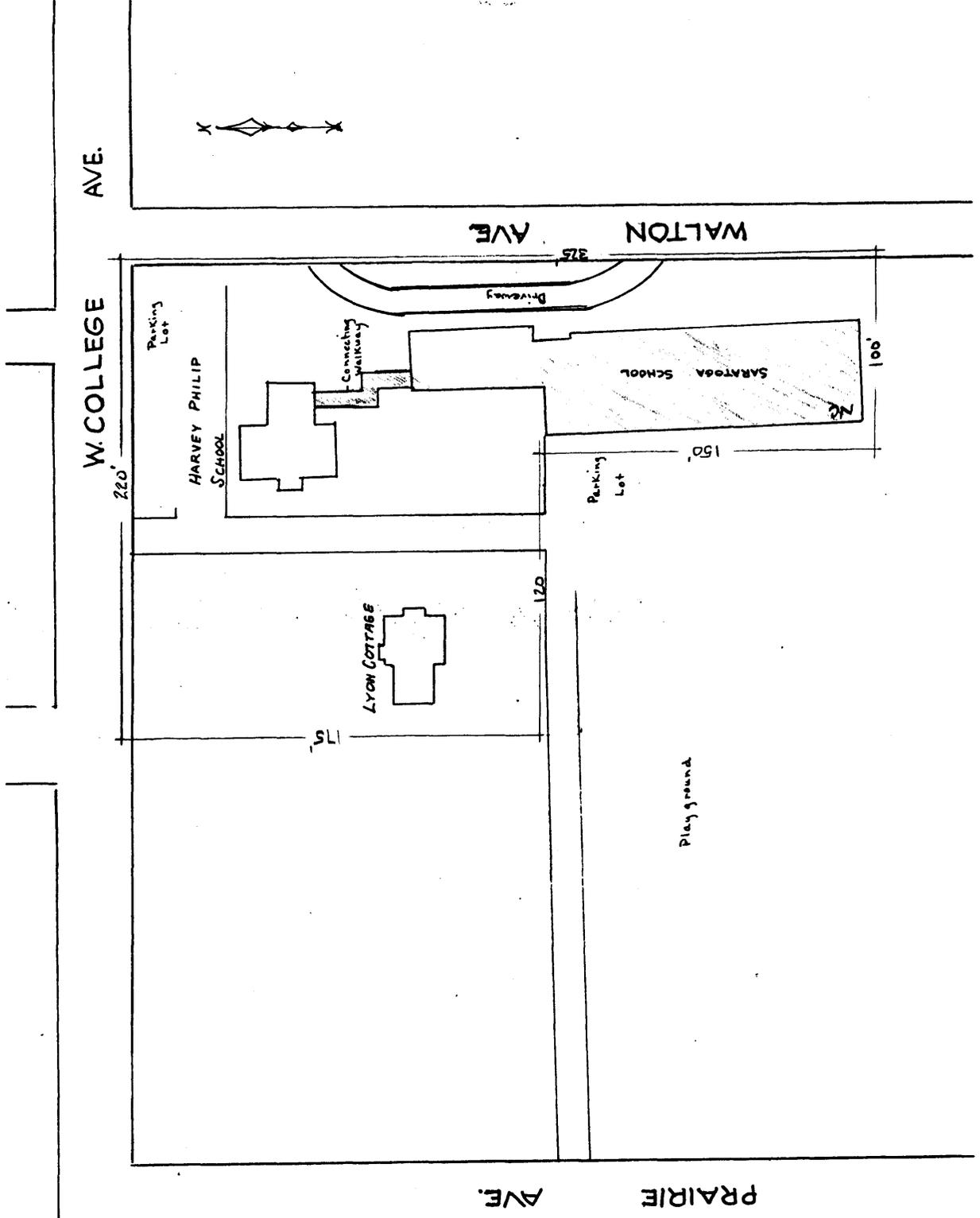
"Shift Boys' School to new State unit; Outlaw beatings," Waukesha Freeman 8-12-1948.

Superintendent's Reports: 15th and 16th Biennial Reports, Wisconsin Industrial School for Boys, 1912 and 1914.

"Wisconsin Industrial School was established in Waukesha by Legislative Act in 1857," 100th Anniversary of Waukesha County, Special edition of Waukesha Daily Freeman, 1934 (48).

WISCONSIN INDUSTRIAL  
SCHOOL FOR BOYS  
(ORIGINAL CAMPUS)

NO SCALE  
TAKEN FROM:  
SANBORN PERRIS, 1922  
ARCHITECT'S DRAWING, 1963



W. COLLEGE

AVE.

WALTON

AVE

PRAIRIE

AVE.

## 11. Form Prepared By

**name/title** Sharon D. Crawford  
**organization** consultant for City of Waukesha **date** 10/1/86  
**street & number** 5 S. Kenosha Dr **telephone** (608) 233-5627  
**city or town** Madison **state** Wisconsin

## 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 National Park Service.

State Historic Preservation Officer signature



title

date Nov. 24, 1986

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration