

EXP. 12/31/84

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination FormSee instructions in How to Complete National Register Forms
Type all entries—complete applicable sections

1. Name

historic N/A

and/or common ~~The Historic Resources of Waukesha~~ ^{W R A} (Partial Inventory: Historic and Architectural districts and properties)

2. Location

street & number See individual and district survey forms not for publication

city, town Waukesha vicinity of ~~congressional district~~

state Wisconsin code 55 county Waukesha code 133

3. Classification

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

4. Owner of Property

name Multiple ownership (see individual intensive survey forms)

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Waukesha County Courthouse

street & number 515 West Moreland Boulevard

city, town Waukesha state Wisconsin 53186

6. Representation in Existing Surveys

(See continuation sheet)

title Wisconsin Inventory of Historic Places has this property been determined eligible? ☐ yes ☒ nodate 1979 ☐ federal ☒ state ☐ county ☐ local

depository for survey records State Historical Society of Wisconsin

city, town Madison state Wisconsin 53706

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Waukesha Intensive Historic Resources Survey

1982

Local/State

City Hall, Waukesha

Waukesha County Historical Society, Waukesha Wisconsin 53186

State Historical Society of Wisconsin, Madison Wisconsin 53186

Properties presently listed in the National Register of Historic Places

Chandler House

151 W. College listed in 1974

Lain-Estberg House

229 Wisconsin Avenue listed in 1974

Old County Courthouse

101 W. Main listed in 1975

7. Description

Condition

☒ excellent
☒ good
☒ fair

☒ deteriorated
☐ ruins
☐ unexposed

Check one

☒ unaltered
☒ altered

Check one

☒ original site
☒ moved date See below

Describe the present and original (if known) physical appearance

NOMINATED PROPERTIES WHICH HAVE BEEN MOVED:

- A) Sloan House (WK 50/8), 912 Barstow Street, moved c. 1890
- B) A.S. Putney Cottage (WK4/27), 406 Wisconsin Avenue, moved c. 1883*
- C) Cutler House (WK 4/2), 401 Central Avenue, moved 1902
- D) Randall House (WK 78/16), 120 McCall Street, moved 1880**
- E) Totten-Butterfield House (WK 1/12), 515 North Grand Avenue, moved c. 1870

* Wisconsin Avenue Historic District

** McCall Street Historic District

PHYSICAL DESCRIPTION

The city of Waukesha straddles the Fox River. This river was capable of supplying water-generated power for saw and flour mills in the last century, but is not large enough for commercial navigation. Initially, settlement occurred on the east bank of the river in what is now the downtown. The topography on this side of the river features a gradual slope toward a series of rolling hills which parallel the river approximately a half a mile to the south and east. One of these hills was the site of a large Indian village and later became the site of the Carroll College campus. On the west side of the river are bluffs which are in some places steep enough to preclude development. Evidence of glacial activity can be seen further from the river with well-defined eskers and a glacial cone in the newer subdivisions on the far west side of the city. At the time of settlement, the area consisted of prairie and oak openings. Although springs were once abundant, only a few still flow.

The rights-of-way of three railroad companies traverse the city, including the tracks of the first railroad in the state which lie on the west bank of the Fox River. One U.S. highway and two state highways cross the city, traveling through the downtown. An interstate highway crosses the northern edge of the city; since Waukesha is within easy commuting reach of Milwaukee, recent development has tended to concentrate near highways with access to the freeway. Because of the Fox River and the original roads, the arterial street pattern is partially radial, focusing on the downtown. The intersection of Main Street, Broadway and Grand Avenue is popularly known as the Five Points, which is regarded as the center of the city.

The downtown lies primarily east of the Fox River. It is relatively large in area, but the majority of buildings are three stories or less in height. The Waukesha Downtown Historic District lies west of the Five Points and contains several blocks of limestone commercial buildings dating from the mid-19th century. The downtown is surrounded by a ring of mixed land uses including parks, churches, schools, commercial strips, and residences. Some of the larger homes of prominent citizens were built in this area, but most that remain have been converted to offices or multi-family residential. The four-building Wisconsin Avenue Historic District lies within this land as well as several

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individual sites such as the Frame House at 507 N. Grand Avenue (WK 1/15) now a lawyer's office, and the Totten-Butterfield House at 515 N. Grand Avenue (WK 1/12) now a doctor's office. The Fox River and railroad corridors are flanked by industrial and recreational uses. Older residential neighborhoods are laid out in grid patterns to the northwest and southeast of the downtown. These areas have generally retained their original residential functions and contain the majority of the properties included in this nomination.

Three residential historic districts lie approximately one-half mile southeast of the Five Points. Several proposed individual sites are also located just south of downtown on West and Maple Avenues and throughout the older area east of the Fox River. Although the neighborhoods on the west side of the Fox River contain some fine older homes, they are smaller in scale and less elaborate than those on the east side. The nomination includes only four properties west of the River, the Moor Mud Baths at 500 Riverview (WK 43/9), the Pokrandt blacksmith shop (WK 43/36) at 126 St. Paul Avenue, Yanke building (WK 43/33) at 200 Madison Street, and the Blair House at 434 Madison Street (WK 7/12). Surrounding the older neighborhoods are large subdivisions built since the 1950's; whereas development prior to this era was primarily continuous expanding ring, growth since 1950 has tended to be scattered and discontinuous.

SIGNIFICANT PERIODS OF DEVELOPMENT

The periods discussed in this section include: the Mill Town Era (1834-1850), Commercial/Governmental Center Era (1850-1870), the Springs Era (1870-1900) and Industrial Era (post 1900).

Mill Town Era 1834-1850

Morris and Alonzo Cutler arrived in what is now Waukesha in 1834. They laid out two 160-acre claims which included much of what is now the older part of Waukesha. The original settlers came in search of good farmland and tended to scatter on farmsteads throughout the area. In 1836, the first store in Waukesha was opened in a cabin near what is now Walton and College, about three-quarters of a mile from what is now the Five Points. However, the next year the store was moved to a new log building on a site which is now on the edge of the downtown.

In 1838, Congress authorized a territorial road to be built between Dubuque and Milwaukee. This crude road followed the route of present U.S. Highway 18 and put Prairie Village on the only transportation route between the port of Milwaukee and the interior of the State. The following year, the largest flour mill in the area was opened on the banks of the Fox River near what is now the Broadway bridge. This mill attracted other economic activity such as the first limestone quarry, located in 1840 on what is now the northern end of the Carroll

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College campus. In 1845, the first manufacturing plant was built on the east side of Broadway near the Fox River; this building also housed a meeting hall and became the home of the City's first newspaper. Both the mill and the plant (later known as Blair's foundry) were demolished.

By 1850, the village encompassed what is now considered the downtown. The core of development, consisting of the mills and Blair's foundry, was just east of the Fox River near Broadway. Because the downtown has gone through renewal since that era, little remains in the downtown that dates from before 1850, with certain exceptions such as the Sloan House at 912 Barstow Street (WK 50/8) and the Totten-Butterfield House at 515 N. Grand Avenue (WK 1/12).

Commercial/Governmental Center Era 1850-1870

In 1846, Waukesha County was created out of the sixteen western townships of Milwaukee County. The City of Waukesha became the County Seat thus attracting additional political power as well as more business for the community. The original stone courthouse built in 1849 has since been replaced by another limestone courthouse at 101 W. Main Street (NRHP 1975).

In 1851, the first railroad in the State of Wisconsin linked Waukesha and Milwaukee. This railroad, later to become the Milwaukee Road, followed the west bank of the Fox River. The second railroad to come to Waukesha (later to become the Chicago Northwestern) arrived in 1882. The Wisconsin Central (later the Soo Line) built a third rail system through the City in 1887 which included a 12-stall roundhouse known as the Great Waukesha Shops. The shops are now partially destroyed.

In this period, most industrial development occurred on the east side of the Fox River near the Broadway crossing. However, in 1866, the Waukesha County Manufacturing Company, a large woolen mill, opened near the corner of North and Delafield, making it the first major industry to locate on the west side of the Fox River. The main building of the woolen mill has been demolished.

It was during this period that downtown Waukesha took on a new look of permanence and prosperity. Up to this point, the downtown consisted primarily of free-standing frame stores. However, following the construction of the Robinson Block (Wk 6/36) at 342-4 W. Main Street in 1857, portions of the downtown developed substantial, abutting, limestone buildings of two and three stories. These buildings ranged in style from Italianate and Queen Anne to Classical Revival. West of the five points these buildings still remain and are included in the Downtown Historic District.

From 1850 to 1870, the City continued to expand primarily on the east side of the Fox River extending to include roughly a half-square mile area bounded by the Fox River, Maple Avenue, College Avenue and Barney Street. In this period, the first few houses were built in the four proposed residential historic districts. In addition, several fine buildings remain from this era and are included in the nomination.

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Springs Era 1870-1900

In 1868, Colonel Richard Dunbar proclaimed that water from the Bethesda Springs had restored his health. He and others began marketing the spring water and before long Waukesha had a whole new major industry. Approximately 50 springs were operating at one time or another in the City. The most famous included the Bethesda, Hygeia and Silurian Springs, now in Waukesha Springs Park (Wk 2/59). Bottling plants were developed by many springs in order to ship the water to distant markets; the most famous plants include the White Rock Company at 1702 White Rock Avenue (Wk 42/36) and the Arcadian Bottling Plant at 900 N. Hartwell Avenue (Wk 42/26). These springs attracted thousands of visitors each year and the supply of hotel rooms had to be expanded. The largest hotel was the Fountain Springs Hotel, rebuilt in 1879 to accomodate 800 guests, reputedly the largest in the midwest. Some of these hotels are still in existence, such as the National Hotel at 235 W. Main (Wk 6/7) and the Hadfield House at 402 Wisconsin Avenue (Wk 4/26). Even though the Springs Era began to fade at the turn of the century, large spas were nevertheless constructed, such as the Moor Mud Bath Hotel at 500 Riverview (Wk 43/9) and the Resthaven Hotel built in 1905 at 915 N. Hartwell Avenue (Wk 5/7). The largest concentration of hotels remained in the downtown: besides the National, the demolished Spring City, Mansion House, Exchange, and American. From this central location, visitors could travel to the springs in some cases using a tour boat which operated on the Fox River between downtown and the White Rock Springs. However, some hotels were located near springs at the outskirts of the City; the demolished Park Hotel, Fountain Spring House, and the Terrace. Numerous hotels were also scattered throughout the city. With a few exceptions--the destroyed Hyde Park Hotel or the Keeley Institute--these hotels were east of the Fox River. These springs and hotels sometimes attracted other decentralized development such as the large rooming house which was built next to the Fountain Spring House for employees of the resort.

The Springs Era began to decline after the peak season of 1895 and was virtually ended following WW I. In 1900, the City of Waukesha remained centered around the downtown in an area of about two square miles. An 1896 map, of the City emphasizes the fact that almost the entire City was within one mile of the Post Office.

The majority of properties proposed in this nomination are associated in some form or another with Waukesha's Springs Era. This era saw the construction of many major buildings in the downtown. Most development in the four proposed historic districts occurred in this period and in fact, the proposed Laflin Avenue District was developed in this era by Mathew Laflin, owner of the large Fountain Springs Hotel. The growth of Carroll College toward the turn of the century also complemented residential development in the College Avenue and McCall Street Districts. Most of the properties proposed as individual sites were built in this period and many are directly related to the spring phenomenon.

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Industrial Era 1900-

In 1891, the Waukesha Malleable Company opened a small foundry next to the Wisconsin Central Railroad Shops on the northeast side of the City. This plant grew to a four furnace foundry by 1920 and eventually became two foundry complexes: General Castings and International Harvester. In 1912 and 1913, three more foundries were added to the City including the Spring City Foundry west of the Fox River. The Waukesha Motor Company, started on North Street in 1906 and eventually moved to a large plant just south of the Spring City Foundry on the west side of the Fox River. Most older industrial buildings in the city have been altered, annexed, or otherwise modified.

As these industries prospered and grew in the 1920's, the City expanded rapidly. Industrial complexes grew along the Fox River and the railroad corridors. Neighborhoods of worker housing surrounded the older and often larger houses built in the Springs Era. The City grew slowly from 1940 to 1950 but then major expansion occurred after WW II which has more than doubled the size of the City in the last two decades. Because most industrial structures from this era have lost integrity, the only nominated industrial structures are the Arcadian Bottling Works, the Pokrandt Blacksmith Shop, the Waukesha Pure Food Co., and the White Rock complex.

ARCHITECTURAL DESCRIPTION

The architecture of Waukesha is quite diverse, ranging from utilitarian industrial buildings to residences which reflect the major architectural styles of the nineteenth and twentieth centuries. As in most communities, the building stock of the City reflects the resources of the surrounding area. In Waukesha, the underlying limestone provided the material and impetus for building.

The limestone, or more specifically, Niagara dolomite, was quarried as early as 1840. The Niagara dolomite was a high quality stone, suitable for a number of uses, including building stone, water tables, door sills and window caps. (1) The quality of this local stone remains apparent in the very cohesive, distinctive commercial district and in a number of beautifully crafted residential and religious buildings in the City.

The limestone industry also contributed to, and nurtured the creation of a relatively large population of builders and masons in Waukesha. Rather than relying on architects, the majority of the buildings in the City were designed by local builders, undoubtedly with the assistance of architectural pattern books. Often the designs executed by local builders are quite similar, and in some of the subdivisions (developed during the 1880's and 1890's) this repetition of identical designs results in a cohesive group. (see McCall Street Historic District)

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The development of Waukesha, and its prosperity from the 1870's to early 1900's, also depended on the underlying limestone; specifically as the source for mineral springs which provided the impetus for the development of Waukesha as a major resort community. Although the fanciful springhouses and many elegant hotels have been destroyed, a number of important resort buildings remain from this period, as do significant examples of residential and commercial architecture.

This section is organized by building type: residential, commercial and public, industrial, educational and religious. The appearance and progression of architectural styles is examined for each type of structure.

RESIDENTIAL DESIGN

The greatest variety of styles and materials appears in Waukesha's residential buildings. The majority of these buildings are frame; however, stone was employed prior to the Civil War and, sporadically throughout the late 1800's. Brick construction, particularly the use of Cream City Brick, was popular during the 1870's but was virtually discontinued in the early 1880's as the City expanded and entered a "boom" period in building. Balloon frame houses, constructed with similar plans and detailed with stock patterns, were well suited to the rapid construction of Waukesha's subdivisions and to the picturesque designs favored during the late nineteenth century. The use of brick and stone, although handled differently, was again favored during the 1920's and 30's with the advent of Period Revivals.

Greek Revival

The Greek Revival style, based on classical precedents, appeared in Waukesha in the early 1840's and remained popular into the 1860's. These designs were generally two story, rectangular buildings, which in some instances included a one-story side wing. The gable end served as the main facade with fenestration consisting of three windows on the second story, two windows and an entrance on the first. The entrance was positioned to open onto a side hall, rather than being centered, and often was surrounded by sidelights and transom. Classical detailing, designed to emulate Greek temples, included cornices, columns and pilasters. The most highly developed examples of the "temple front" design in Waukesha are the Issac Lain house at 229 Wisconsin Avenue (NRHP 1974) and the more modest Totten-Butterfield house at 515 N. Grand Avenue (Wk 1/12), included in the nomination.

The majority of the Greek Revival designs in the City employ thin corner pilasters and cornice returns to suggest the temple form although many have lost these details in twentieth century remodelings. The best remaining building which retains the abstracted temple facade is the Morris Cutler house at 401 Central Avenue (Wk 4/2), included in the nomination.

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The Greek Revival style was often employed for construction of residences made of local limestone. The earliest of these, and also the oldest stone building in Waukesha, is the Sloan house at 912 Barstow (Wk 50/8). Other examples which have been nominated are: the Methodist District Parsonage at 239 W. College Avenue (Wk 37/23) within the College Avenue Historic District, the George house at 210 McCall Street (Wk 37/27) and the Bowron/Randles house at 403 McCall Street (Wk 78/24) both within the McCall Street Historic District.

Transitional

The basic proportions and pattern of fenestration exhibited in Greek Revival designs persisted in some instances through the 1870's. These designs were transitional, retaining the basic massing of the Greek Revival but increasingly including Italianate detailing. A number of examples of this type appear in the city in both brick and frame. The best brick examples have been nominated: the Martin Brown house at 816 N. East Avenue (Wk 2/18) and the William Carroll house at 142 W. Main Street (Wk 48/8). The best frame example is at 115 McCall Street (Wk 38/10) within the McCall Street Historic District.

Italianate

Buildings which were more specifically Italianate in design were being erected in the same time period, or earlier, than the transitional designs described above. The earliest Italianate building identified in Waukesha is an Italianate cottage, the A. S. Putney house at 406 Wisconsin Avenue (Wk 4/27) Wisconsin Ave. Historic District, c. 1870. Another important example of the Italianate style is the James house at 726 N. East Avenue (Wk 2/17). From approximately 1875 to 1880, a number of prominent citizens replaced their original houses with large, stylish Victorian Italianate residences. Several superb examples of this period remain in the City, and are not only similar stylistically but are also all constructed of the same material, Cream City Brick. Nominated examples include the Buchner house at 609 E. Broadway (Wk 38/23), the Frame house at 507 N. Grand Avenue (Wk 1/15), the Street house at 348 Wisconsin Avenue (Wk 4/24), Wisconsin Ave, Historic District, and the Blair House, 434 Madison (Wk 7/12). All are included in the nomination.

Victorian Gothic

Contemporary with the Italianate buildings were more picturesque, Victorian Gothic structures. Two cream brick examples of this style, the Hemlock house at 234 Carroll Street (Wk 37/32) and the Howitt house at 407 N. Grand Avenue (Wk 1/20), exhibit the vertical proportions, steep and complex roofs and decorative gable ornament typical of the style. An equally fine masonry building, constructed of locally quarried stone, the J. J. Hadfield house at 712 N. East Avenue (Wk 2/15) employs rock-faced blocks, randomly coursed to create a rich, and variegated texture. The City also has outstanding frame examples of the style: the Chandler House at 151 W. College Avenue (NRHP 1974) and the Pratt house at 501 Barney Street (Wk 38/17). The examples cited are included in the nomination.

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Second Empire

Second Empire designs are relatively rare in Waukesha. The best example, the Hadfield House at 402 Wisconsin Avenue (Wk 4/26), was constructed in 1883 as a boarding house. The Second Empire style, distinguished by the mansard roof, was particularly well suited to the boarding house function (providing space but articulated to negate the size) and was employed for another boarding house, the Showerman house at 352 Wisconsin Avenue (Wk 5/12) constructed around 1901. Both buildings are included in the Wisconsin Avenue Historic District.

Picturesque

Increasingly during the 1880's, architectural designs were affected by the growing concern for proper sanitation, health considerations and desires for integration between house and landscape. Waukesha was undoubtedly attuned to these issues, particularly during the period of resort and spa development.

In Waukesha, the land surrounding the nucleus of the village, which is primarily the area south of the Fox River, was subdivided during the 1880's and 90's. Many of the prominent citizens, as well as land companies, were responsible for the development of subdivisions which were rapidly filled with frame houses. Generally these buildings were sited on large lots, raised on high cut stone foundations, asymmetrically massed with complex gabled roofs and greater expanses of glazed areas, and distinguished by the inclusion of ornamented porches or commodious verandas.

In categorizing the architecture of this era, a progression toward picturesque designs, culminating in the Queen Anne designs first appeared in 1883, whereas simpler Victorian Picturesque designs date from the 1880's through the 1890's. Many of these buildings are important as a record of the architectural development of the community.

The simplest design consists of intersecting, gable roof masses forming a cross shaped design. The facade contains one pair of windows, centered on each story, which are capped by shaped lintels. Adjoining the main gable is a one-story porch, composed of chamfered or turned posts and spindle work. Typical of this design is the Sinsel house at 149 W. Laflin Avenue (Wk 81/17) a pivotal structure in the Laflin Avenue Historic District.

Another variation of this house form repeats the scale and asymmetry but is covered by a more complex roof, composed of gables projecting from a hip roof. Windows are regularly disposed, and again occur in pairs which are set beneath straight caps. Detailing remains relatively simple, often limited to shingle work at the attic level, and turned posts on the porch which wraps around the corner of the building. Two of the best examples of this phase of Victorian Picturesque design

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are the Glover house at 109 McCall Street (Wk 38/11) and the Putney house at 123 McCall Street (Wk 38/13), both pivotal buildings in the McCall Street Historic District. Many contributing buildings in the McCall Street District also follow this style but have been somewhat altered in twentieth century remodelings: the Korn house at 205-9 McCall Street (Wk 78/31), the Goetz house at 320-22 McCall Street (Wk 78/19), and the Kimball House at 125 McCall Street (Wk 78/34) and the Wells house at 201 McCall Street (Wk 78/32).

Later examples of the Victorian Picturesque style, dating from the late 1890's, exhibit a greater array of surfacing materials and consequently appear more textural and picturesque. The best examples of this style are pivotal buildings in the Laflin Avenue Historic District at 215 W. Laflin Avenue (Wk 37/13) and 204-6 W. Laflin Avenue (Wk 37/12).

A number of late Victorian Picturesque designs dating from the 1890's are distinguished by elaborate verandas which extend across the facade, terminating in circular pavilions. The best example of this style is the Jones house at 501 W. College Avenue (Wk 37/27), included in the nomination.

Queen Anne

Hallmarks of the early phase of the Queen Anne style included vertical proportions, strong profiles achieved through inclusion of towers and multiple gables, and textural variety resulting from the combination of surfacing materials. Characteristically the style was quite eclectic, incorporating motifs from other styles which were not individually developed in the City (particularly the Stick Style and Shingle Style). The Grace house at 307 N. West Avenue (Wk 39/19) is the best example of the Queen Anne style incorporating motifs derived from the Stick Style. Other excellent examples of the early phase of the Queen Anne featured angular towers, multiple gables and intricate porches resulting in an agitated silhouette and facade on these designs. These nominated properties are the Dwinnell house at 442 W. College Avenue (Wk 37/28) and the Camillia Smith house at 603 N. West Avenue (Wk 39/5).

The tower remained a hallmark of the Queen Anne style throughout the nineteenth century but increasingly became less angular, and more volumetric and integrated into the building proper. Three buildings in the proposed McCall Street district are excellent examples of this phase of the style: the Park house at 415 McCall Street (Wk 36/21), the Buchan house at 233 N. James Street (Wk 36/25) and the Elliot house at 501 Dunbar (Wk 39/6). Although no pure examples of the Shingle Style exist in Waukesha, an awareness of it is apparent in the smooth, shingled surfaces of a number of designs even though the massing of the building retains the Queen Anne flavor. The Teller house at 200 McCall Street (Wk 36/26), a pivotal building in the McCall Street District, is a fine example of this style. A more modest example is the contributing building in the McCall Street District at 236 N. Hartwell Avenue (Wk 36/19).

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Another source for decorative schemes in Queen Anne designs was provided by classical designs. Classical motifs were applied to the exterior of the Welch house, a nominated property at 1616 White Rock Avenue (Wk 5/29), and the Powrie house, a pivotal property in the College Avenue District at 115 W. College Avenue (Wk 37/16), while the mass remained asymmetrical, punctuated by cylindrical towers. Classical motifs were also manipulated to form the focal point of Queen Anne designs, such as the Richard Labar house, a pivotal structure in the College Avenue District at 227 W. College Avenue (Wk 37/19) and the Frank Patterson house, a pivotal structure in the Laflin Avenue District at 210 W. Laflin (Wk 37/11).

Increasingly, the massing of Queen Anne houses became contained and cubical and, if towers appeared in the design, they were integrated into the mass, defined only at the roof line. Ornamentation was reduced and consisted primarily of classical motifs. The three best examples of this phase are the Mann house, a nominated property at 346 Maple Avenue (Wk 39/18), the Wilbur house, a pivotal structure in the College Avenue District at 105 S. East Avenue (Wk 37/7) and the Nickell house, a nominated property at 511 Lake Street (Wk 42/18).

Worker's Housing

The best examples of the late nineteenth century residential styles occur in Waukesha as relatively large scale buildings. Another important aspect of the City's environment is the small scale, worker's housing. The vast majority of these structures have been remodeled, with a resultant loss of integrity; however, the small scale form remains discernible. Concentrations of nineteenth century workers cottages are located in the Niagara Avenue and Perkins Avenue area. Twentieth century developments of small scale buildings occur in adjacent subdivisions (Schuetze and Perkins) as well as north of the Fox River in the Buena Vista area.

Cottages were erected to house workers during the nineteenth century, initially by the owners of the stone quarries and later by other industries, notably the railroad. The need for worker's housing became particularly urgent in the early twentieth century as industrialists attempted to attract workers to the City.

Cottages were built by the Hadfield Company, owners of the major quarries in Waukesha; many of these were located north of the Fox River across from the quarry. Cottages were also built along Niagara Street and The Strand to house workers at the Wisconsin Central Car Shops, which opened in 1888. To alleviate a housing shortage in Waukesha, the Manufacturers' Building Companies was formed to finance the construction of one hundred simple houses in the Buena Vista vicinity (north of the Fox River). (2) One form of dwelling which appears in the Buena Vista area is the bungalow. These exhibit the characteristic one-story form, with broad gable broken by a large dormer. A number of designs in the Buena Vista area are quite distinctive, with fieldstone (or cobblestone) employed for front porch piers and base. The cobblestone effect appears in a number of designs

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dating from 1920's which were constructed as part of the Westowne Subdivision. In these buildings, the entire exterior was constructed of cobblestones.

Bungalow designs are interspersed through out the city. The Arthur C. Nickell house, a contributing property in the McCall Street Historic District at 502 McCall (Wk 38/21), is one of the more elaborate examples of the form, and was designed by Milwaukee architect Henry Hengels.

Tudor Revival

The eclecticism of the Queen Anne and other nineteenth century styles became more disciplined during the 1920's and 1930's as academic revivals appeared. During this period, limestone again was utilized as a building material, particularly on the Tudor Revival designs, and architects rather than builders were responsible for the majority of the designs. The best and earliest example of Tudor inspired design is the Frank Putney house, a nominated property located at 223 Wisconsin Avenue (Wk 48/28). Other examples of the style date from the late 1920's and were generally large L-shaped buildings, veneered with stone and decorated with half timber or stucco. Two of these designs are pivotal buildings in the College Avenue District: the Chauncy Ross house at 210 W. College (Wk 37/21) and the Hattie James house at 216 W. College (Wk 37/22).

Mediterranean Revival

A small number of Mediterranean/Spanish Revival residences are located in the City. Distinguishing characteristics include clay tile roofs, arched openings and sprawling plans. One example of this style is the Frank Roberts house, a pivotal structure in the College Avenue District at 222 W. College (Wk 37/20).

Georgian Revival

By the mid 1920's architectural design in Waukesha was drawing on the American Georgian for inspiration. The majority of the buildings erected in this style in Waukesha are constructed of masonry, employing reddish brown brick, rather than the cream city brick favored in the nineteenth century. The standard pattern for these buildings is of a two-story block with the facade, on the long axis, divided into either three or five vertical sections. The entrance, set beneath a portico, occupies the center of the facade. Among the best examples of this style are the Wilbur house at 115 S. East Avenue (Wk 37/5) and the Walsh house at 123 S. East Avenue (Wk 37/4), both pivotal buildings in the College Avenue District, and the Randle house, a pivotal building in the McCall Street District at 233 N. Hartwell Avenue (Wk 36/36).

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COMMERCIAL AND PUBLIC BUILDINGS

The excellent quality of the local limestone is most apparent in the beautifully crafted commercial and public buildings. Initially, the core of the downtown, the Five Points area, was of frame construction. Following a fire in 1857, a new era was begun with the construction of the stone Robinson Block, a pivotal building in the Downtown Historic District at 342-344 W. Main Street (Wk 3/36). Located on the corner of Clinton and Main, this building is three stories in height, constructed of cut stone and capped by a heavy cornice. The cornice and regularly disposed windows set beneath heavy stone lintels, contributes to the Federal flavor of the design. Buildings constructed in the next decade reflect the Italianate style.

Italianate

Italianate details including heavy stone hood molds, a combination of segmental and round arched windows and a nicely profiled cornice, are evident on two stone buildings erected in 1858: the Barnes Blocks, pivotal buildings in the Downtown Historic District located at 329-333 W. Main (Wk 6/23). A similarly detailed stone building erected in 1859 is the Jackson Block, a pivotal structure in the Downtown District at 321 W. Main Street (Wk 6/27).

Following the Civil War, a number of commercial blocks were erected. Designed in the Italianate style, these buildings were constructed of coursed ashlar, laid in a running bond and articulated at the cornice by either corbelling or by an arcature pattern. Unlike pre-Civil War designs, these designs employed round headed windows, with arched hood molds on the upper stories. The best examples of this period are three pivotal buildings in the Downtown Historic District: the Jameson Block built in 1868 at 335 W. Main Street (Wk 6/22), the Angrave-Waite Block, also built in 1868 at 337 W. Main Street (Wk 6/20) and the Orient Block, built in 1870 at 816 N. Grand Avenue (Wk 77/10).

Other Italianate style buildings which remain in the commercial area are of brick construction, with corbelled brick work emphasizing the metal cornices. A group of these buildings are located on W. Broadway, and originally established a rhythm of identical cornices and window treatments. These buildings have been altered, some more severely than others. The best remaining example is a contributing building in the Downtown Historic District at 320-328 W. Broadway (Wk 77/30).

High Victorian

The Clarke building, a pivotal structure in the Downtown Historic District at 323-5 W. Main Street (Wk 6/26) was constructed in 1888 and exhibits a Renaissance character in the large round headed windows which are symmetrically placed on the facade. One of the most important structures in the City, stylistically and visually, is the Putney Block, a pivotal building in the Downtown Historic District which is located on one of the Five Points at 301 W. Main Street (Wk 50/20). Three stories in height, the Putney block is an excellent example of High Victorian commercial design. (NRHP, 1982).

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Queen Anne

Beginning in the 1890's, a number of Queen Anne commercial blocks were erected in Waukesha. The New Putney Block at 802 N. Grand Avenue (Wk 77/9), the Nickell building at 338-40 W. Main Street (Wk 77/22), and the W. T. Lyles building at 912 Clinton (Wk 48/18) are excellent examples of this style and are all pivotal structures within the Downtown Historic District. Another distinctive Queen Anne design using limestone and granite is the Yanke building, a nominated structure at 200 Madison Street (Wk 43/33). More eclectic, Victorian commercial buildings also remain in Waukesha. Generally, these incorporate elements from the Queen Anne style but are less exuberantly detailed, such as the Columbia Block at 321-7 South Street (Wk 6/17) and the Dieman Building at 332 South Street (Wk 77/19) both of which are pivotal buildings in the Downtown Historic District.

Richardsonian Romanesque

The Waukesha County Courthouse at 101 W. Main Street (NRHP 1975) is an outstanding example of the Richardsonian Romanesque style. Erected in 1893-94 from plans furnished by Rau and Kirsch, Milwaukee, the courthouse is an imposing landmark situated on the corner of N. East Avenue and Main Street.

Classical Revival

The early twentieth century classical styles are not particularly common in Waukesha. The finest example within the commercial district is the Masonic Temple, 307 South Street (Wk 48/14), constructed in 1904 and a pivotal structure in the Downtown Historic District.

An outstanding Neo Classical building, originally constructed as the Post Office in 1913-14, is a nominated structure at 235 W. Broadway (Wk 6/1). The other major commercial buildings constructed during this period of classical revivals, have been significantly altered.

Twentieth Century Commercial

During the 1910's, new buildings, primarily constructed of red brick, were erected as infill or replacement structures in the Five Points area. Generally two stories in height, these were simply detailed with string courses and cornices creating horizontal accents. The designs suggest a Prairie School influence in some instances. These buildings are markedly different from those in the proposed Downtown Historic District in style, scale and materials. Their location east of the Five Points creates a natural termination for the district.

Modernization of existing buildings was advocated in the 1910's, and has continued during the century. The remodeling of the First State Bank at 744 N. Grand (Wk 50/19) resulted in the best example of the Moderne design in Waukesha, a pivotal building in the Downtown Historic District.

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The twentieth century also produced eclectic and exotic designs. The most important, commercial example of this dates from 1927 and was originally constructed as Dr. David Roberts Veterinary Building. This building is a pivotal structure in the Downtown Historic District and is located at 726 N. Grand Avenue (Wk 50/17).

HOTELS

Among the most important buildings in the resort community were the hotels. One of the finest remaining hotel buildings is the National Hotel, erected in 1871, which retains fine Italianate details including the hood molds and cornice. The National is a nominated structure at 235 W. Main Street (Wk 6/7). The Schlitz Hotel, a Queen Anne design built around 1900, is a pivotal structure in the Downtown Historic District at 294 W. Main Street (Wk 50/27). The best remaining examples of boarding houses in Waukesha are two Second Empire designs which are pivotal buildings in the Wisconsin Avenue Historic District: the Hadfield House at 402 Wisconsin Avenue (Wk 4/26) and the Showerman House at 352 Wisconsin Avenue (Wk 4/25).

RESORTS, SANITARIUMS AND MUD BATHS

Two of the important twentieth century resort structures, erected in the early twentieth century, remain in Waukesha. The buildings employ a Classical Revival style and have undergone modernizations. However, both are large scale buildings. The Moor Mud Baths is a nominated property located on a hill at 500 Riverview Drive (Wk 43/9). The Resthaven resort, a major visual landmark in Waukesha, is a nominated property at 915 N. Hartwell Avenue (Wk 5/7).

Industrial Design

During the 1850's and 60's, large industrial structures, constructed of local stone, were erected along the Fox River. Included in this area were the Waukesha Woolen Mill, the Weber Brewery and Blair's Foundry. The only structure remaining is a portion of the brewery on North Street. However, a stone blacksmith shop still stands and is a nominated structure at 126 N. St. Paul Avenue (Wk 43/36).

RAILROAD STRUCTURES

The first rail line into the City, the Milwaukee and Mississippi, located its depot near what is now St. Paul Avenue. The depot was connected to a large, stone car shop. These structures have been demolished. Depots for the Chicago Northwestern and the Wisconsin Central (Soo Line) were constructed in Waukesha in the early 1880's but have been altered in this century, resulting in a loss of integrity.

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SPRINGS BOTTLING PLANTS

Despite the demise of the resort era in the early twentieth century, Waukesha was able to maintain its mineral springs industry as water was bottled and shipped across the nation. The Arcadian Bottling Works (later the Roxo Bottling Company) is the earliest of the bottling plants remaining in Waukesha. Designed by Col. S. V. Shipman, the complex was constructed in 1885, and included an office and reception building, a spring structure and elegant bottling house. This nominated complex was rehabilitated to apartments in 1977 and is located at 900 N. Hartwell (Wk 42/26). It is included in the nomination.

Two twentieth century bottling plants also remain in Waukesha. The White Rock Mineral Company is a three-story concrete structure dating from 1912-13 and located at 1702 White Rock Avenue (Wk 42/36). The Waukesha Pure Food Company building, constructed in 1916, is an excellent example of industrial Gothic design and is located at 550 Elizabeth Street (Wk 4/20). Both are included in the nomination.

EDUCATIONAL BUILDINGS

The most distinctive academic buildings remaining in Waukesha are those associated with Carroll College all of which are addressed at 100 N. East Avenue. Main Hall (Wk 37/35), built in 1887, is an eclectic stone building featuring a three-story tower capped by a cupola. Voorhees Hall (Wk 37/36) and Rankin Hall (Wk 38/2) both built in 1906, flank Main Hall and harmonize with the older building. Ganfield Gymnasium (Wk 38/3) built in 1923, is also an eclectic stone building with overtones of the Prairie School. All four of these buildings are pivotal within the College Avenue Historic District.

Other schools remaining in the City are brick structures, dating from 1915 to 1920, and are not architecturally significant. Blair School, dating from 1889, was originally a fine Queen Anne design; however, a 1939 remodeling drastically changed the character of the building.

RELIGIOUS

The majority of Waukesha's churches are located south of the Fox River, forming a semi-circular enclosure around the main commercial center of the community. St. Matthias Episcopal, a Gothic Revival style building at 111 E. Main Street (Wk 5/19), was begun in 1851 and completed in 1855 and is constructed of local stone, randomly coursed. The First Baptist Church, constructed of limestone in 1872, is a fine example of Victorian Gothic ecclesiastical architecture at 247 N. Grand Avenue (Wk 4/29). The Gothic theme which appeared in St. Matthias Episcopal Church was further developed in this design, executed by a regionally important architect, Edward Townsend Mix. St. Joseph's Catholic Church at 818

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N. East Avenue (Wk 5/19), completed in 1890, is also an excellent example of High Victorian Gothic design. The First Methodist Church at 121 Wisconsin Avenue (Wk 4/35), is constructed of rock faced limestone blocks randomly coursed which emphasise the massive quality of this very fine Romanesque design. All of these churches are included in the nomination.

The largest land use in the City of Waukesha is Single-and-Two-Family Residential (40 Percent), followed by Transportation/Communications/ Utilities (30 Percent), Residential Land Under Development (10 Percent), Recreational (6 Percent), Manufacturing/Wholesale (5 Percent), Governmental/Institutional (5 Percent), Commercial (3 Percent) and Multi-Family Residential (1 Percent).

Sources

- (1) Loerke, Jean Penn, "Waukesha Limestone: The Quarries, Kilns and the Buildings," Waukesha County Historical Museum, 1978.
- (2) Waukesha Freeman, April 19, 1917.

ARCHEOLOGY

The Intensive Architectural/ Historical Survey of Waukesha did not include an archeological component, and thus no archeological sites are included in the nomination.

SURVEY METHODOLOGY

The firm of Howard Needles Tammen & Bergendoff was selected to conduct an intensive historical/architectural survey of the City of Waukesha, Wisconsin in November 1981. The Project Historian was Charles Causier; the Project Architectural Historian was Dorothy Steele. In early January 1982, an organizational meeting was held between the City and the Historic Preservation Division of the State Historical Society of Wisconsin. Following that meeting the consultant initiated the project, first identifying the following institutions as key resources: the State Historical Society of Wisconsin archives, historical and iconographic collections; the Waukesha County Historical Museum archives; the Waukesha Public Library historical collections; the Waukesha County Treasurer and Register of Deeds; and the Waukesha City Assessor's Office.

Reconnaissance Survey

The Historic Preservation Division employed a summer intern in 1979 to conduct a street-by-street windshield survey of the City of Waukesha which resulted in the identification of over 400 sites of historical or architectural interest. The first phase of the project was to update that reconnaissance survey. In addition to checking sites identified in 1979, the entire city was divided into manageable quadrants and the structures on each city street were resurveyed for potential

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sites which were not originally included. The added sites were primarily of potential architectural merit although some identified by local resources as being historically important were also included. The specific methodology used consisted of a judgement made in the field by the Project Architectural Historian to include a property for its architectural merit. Field notes were taken and the property photographed. Upon completion of the field work, survey cards were written for new listings on the reconnaissance survey and each property was plotted on a large scale map of the City. The mapping enabled the consultants to determine where concentrations of potentially eligible properties were located to assist in the delineation of potential historic districts. The new reconnaissance survey cards as well as continuation cards were typed and dry-mounted by the City staff.

Intensive Survey

With this initial work completed, a first cut determination was made on those properties found to be architecturally important. In addition, tentative historic districts were outlined. Following the initial sorting of sites, field checks were made with the Historic Preservation Division staff of the potential historic district areas on February 11 and February 25 1982. At that time, four potential districts were outlined. Later, a fifth potential district was suggested to the Division staff.

After the field checks, the Project Historian began to research major themes in the City's history and to identify significant buildings associated with the significant historical patterns, events, and people in Waukesha's past. The buildings identified through the thematic research were studied further using as many additional primary sources as possible. While the Project Historian researched the history of the community, the Project Architectural Historian researched prevalent architectural styles uncovered by the survey and the significant architects and builders who had practiced in the city. Where still existing, examples of their work were reviewed.

Following the thematic research, the project team had what was considered a complete list of potentially eligible properties. At this point, site specific research was conducted on each property to better determine its eligibility. The consultant met with representatives of the Historic Preservation Division in July 1982 to review the results of the intensive survey and to make final recommendations on eligible properties and district boundaries.

Although the general methodology for the project has been explained, an additional word is required regarding the treatment of the several districts identified in the course of the survey. The district boundaries were originally identified during the reconnaissance survey by noting concentrations of pivotal and contributing structures unified by a common theme. Following consultation with the Historic Preservation Division boundaries were set based on the property lines of those buildings which seemed to conform with the theme of the district. Once the

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boundaries were tentatively set, site specific research on the architectural and historic character of each structure within the district was undertaken. Each building was classified as being either pivotal to the integrity of the district, contributing, or non-contributing. Finally, the district boundaries were adjusted, if warranted, after completing site specific research. All determinations of rank were made in consultation with the Historic Preservation Division.

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 checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)

Association with significant persons

Specific dates 1841 - 1930

Builder/Architect See individual intensive survey forms

Statement of Significance (in one paragraph)

OVERALL SIGNIFICANCE OF HISTORIC RESOURCES

In the major phases of its history, the city of Waukesha has been of significance not only within Southeastern Wisconsin, but in many ways, throughout the state and the entire Midwest. The five historic districts and thirty-eight individual sites proposed in this nomination represent the development of Waukesha through its periods as a mill town, governmental/commercial/educational center, resort-spa attraction, and finally industrial city. The preponderance of architecturally significant sites in this nomination reflects the development of several building styles which can be traced in the residential, commercial and institutional buildings of Waukesha.

The proposed Downtown Historic District contains remarkably intact commercial blockfaces dating from throughout the last half of the 19th century. The architectural styles in this district include Italianate, High Victorian, Queen Anne, Neo-Classical, and eclectic designs; however, a unifying factor is the predominant use of local limestone. One pivotal building is also nominated for its historical significance as the premier public hall, and the district as a whole is significant in the commercial history of the city. The Wisconsin Avenue Historic District owes its significance to the fine architectural styles represented by the four buildings; an early Italianate house, a Victorian Italiana Gothic brick house, and two Second Empire resort era boarding houses. The district is also nominated for the historical significance associated with the small hotels which developed to accomodate the increased tourism generated by the springs industry. The proposed McCall Street Historic District includes the homes of many of Waukesha's most prominent families and is nominated for its association with significant historical figures. In addition, the district features examples of many of the popular residential architectural styles ranging from Greek Revival and Queen Anne to twentieth century Georgian Revivals. The proposed Laflin Avenue Historic District, an area which was once across from the largest resort hotel in Waukesha, contains homes which are distinct in scale and character from the surrounding neighborhood; the architectural styles of these homes range from Classical Revival to several variations of the Victorian Picturesque. The district is also nominated for its association with the development of the Springs Era. Carroll College, the oldest chartered college in Wisconsin, forms the focal point of the proposed College Avenue District which is nominated for its significant role in both local and state education as well as for its architectural significance. The large houses in this area include outstanding examples of Victorian Gothic and Queen Anne styles. The four college buildings in this district are nominated as having statewide historical significance.

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Of the 38 individual sites, thirty-one are being nominated at least in part, for their architectural significance, primarily as representatives of a type, period or method of construction.

Four individually nominated structures and two pivotal buildings in the McCall Street District are nominated, at least in part, because they are associated with the lives of significant persons. 12 individually nominated sites and one pivotal structure in the Laflin Avenue Historic District are nominated, at least in part because they are associated with the development of Waukesha, specifically the limestone industry, Waukesha's Springs Era (particular sites associated with the resort trade, the bottling industry, and the health spa phenomenon) and the city's industrial growth.

HISTORICAL DEVELOPMENT

It is well established that Morris D. Cutler and his younger brother Alonzo arrived with two companions at the present-day Waukesha on May 7, 1834. The two brothers came from La Porte, Indiana to find good land to claim for homesteads. In September 1833, their father, Leonard Cutler, had been at the signing of the treaty of Chicago which ended the Black Hawk War with the Fox, Sac and other tribes. At that time, the Potawatomi tribe agreed to relinquish all claims to land held in present-day Illinois and Wisconsin in three years. The older Cutler seized on this opportunity and he and his sons set out to find a suitable claim in northern Illinois. Although they did not find the land they wanted, they were told of a place further north which was the site of a large village. The land was described as being a prairie surrounded by hills with many springs, good timber, and a river capable of generating water power. The next spring the two brothers set out and, on May 7, arrived at the location described, which the Potawatomi called Prairie Village. The brothers made claims and went back to La Porte that fall, returning the following spring. Although Alonzo sold his claim and returned to Indiana after two years, Morris remained on his original claim until his death in 1897. In 1845, on the occasion of his marriage, he built a two-story Greek Revival home on his property in which he lived until his death. At the time it was built, it was one of the larger homes in the community. In 1902, Cutler's heir sold the home and surrounding park to the City which then became Cutler Park. The house was removed to 401 Central Avenue (Wk 4/2) and remains as a single-family home. This house is nominated partly because it is associated with the founder of Waukesha and partly because it is a fine example of the Greek Revival style in Waukesha.

Others followed the Cutlers and, by 1838, a census of the small settlement showed 144 residents. Until that year, Prairie Village was one of the many small settlements in what became Waukesha County. It was on the site of a large abandoned Potawatomi village which had had the same name and had several springs and a river as well as plentiful timber and good soil for farming. It was attractive to settlers for these reasons, as it had been to the Indians before. It was not on a major trade route, either by land or water, and had no natural advantage over similar settlements. In 1838, however, a series of events began which solidified the settlement's early leadership in the area. That year the Congress authorized a territorial road to be built between Milwaukee and Dubuque. Prairie

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Village was on that route putting it in touch with Milwaukee and its harbor to the outside world. Even though the road was crude by twentieth century standards, barely a cleared path through the forest, it was an early impetus to settle in Waukesha.

The second major event in the development of the City was the opening, in 1839, of Lord, Gale and Barber's flour mill which was operated by William A. Barstow. Prior to the opening of the mill, people in the area had to grind wheat to make flour by hand. This was a tedious task and it made the transport and sale of a wheat crop difficult. Although a couple small mills were opened earlier, the Forest City Mill (as it was called) was the largest in the area and the only one in the territory with a "smutter" for cleaning the wheat. Thus, the mill at Prairieville (the settlement adopted a shortened version that year) was the most popular in the region due to its white flour. (1, 2, 3, 4) The mill was demolished in the 1890s.

The mill also attracted other economic activity and spurred the creation of new commercial establishments and the arrival of more settlers. The first limestone quarry was opened in 1840 by Lyman Goodnow. Although he did not personally succeed in his endeavor, he did see the construction of several early buildings in the material for which the City would later become famous. The materials for the 1840 Prairieville Academy came from Goodnow's quarry and was the first building to employ the Waukesha limestone. Although the original Prairieville Academy building is no longer in existence, the Carroll College buildings included in the proposal College Avenue district are all constructed of local limestone. In 1841, limestone from the Goodnow quarry was used in the Sloan House at 912 N. Barstow Street (Wk 50/8) which is reputed to be the first stone dwelling constructed in the County. (5)

In 1845, Winchell D. Bacon opened the first machine shop in the City which was bought by William Blair who, a few years later, opened the first foundry next door. In 1866, the Waukesha County Manufacturing Company woolen mill was founded by Blair, and became the City's largest employer. In addition to being the most prominent businessman in Waukesha, Blair was a state senator and tireless civic leader; therefore his house at 434 Madison is nominated for its association with a significant person as well as for its architectural significance. (1, 3, 4). The machine shop, the foundry, and the woolen mill have all been demolished. In the year following the opening of Bacon's machine shop, the third important step in the development of the City took place. In that year several local leaders including William A. Barstow, Alexander W. Randall (later Governors), Alexander F. Pratt and Andrew E. Elmore, were able to gain passage of a bill in the Territorial Legislature allowing the residents of the sixteen western townships in the then-constituted Milwaukee County to decide by referendum whether or not their portion of the county should form a new entity called Waukesha County.

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After a bitter political campaign in which the two sides abused personalities more than discussed the issues, the referendum favoring a separate county passed on April 6, 1846. On June 8 of that year, the first County Board met in Prairieville to organize its own activities and to choose a County Seat. Although Prairieville had briefly been the County Seat of Milwaukee County prior to the separation, was the home of the leaders of the movement, had traditionally been the political center of the area, and was the largest settlement in the County, its selection was not routine. Several communities, including Delafield and Pewaukee, wanted the County Seat and their representatives put up a real struggle. The final selection took three days and twenty-five ballots to accomplish.

The designation as County Seat was much coveted in that it attracted more business and commerce to the community. It also meant new residents attracted to the activity of the County government and the job opportunities it created. One of these newcomers was Attorney Alexander Cook who became the First District Attorney of Waukesha County in 1846 and was elected to that office for six other two-year terms; his house at 600 E. North Street (Wk 43/10) is nominated for being associated with the life of this early County official.

The selection of Prairieville, which soon after changed its name to Waukesha, as County Seat, was the action which inevitably secured its permanence as an important population center in the County. After an unsuccessful initial attempt, the first Courthouse was completed in 1849 at the corner of Main Street and East Avenue. Although that building has since been torn down, the site is now occupied by a "new" 1894 limestone Courthouse (NRHP 1975) which is considered an outstanding example of the Richardsonian Romanesque style.

The existence of the County Seat became a magnet for other activities. One of the most important of these was the formulation, in 1847, of the Milwaukee and Waukesha Railroad Company which received the first charter in the State for a railroad line. This company soon became the Milwaukee and Mississippi which eventually became part of the present Milwaukee Road system. After several years of fund raising, the railroad got underway in 1850 and arrived at its Waukesha terminus in 1851. This important event opened the commerce of Waukesha up to Milwaukee and from there by ship to the rest of the country, giving the City a tremendous trading value over its neighbors. Although rail service eventually reached most communities, its early arrival in Waukesha bolstered the community's local economy and enhanced its economic role in the county.

For the next two decades, Waukesha continued to slowly grow and develop. U.S. Census figures for the period show slight growth with the community increasing from less than 2,000 in 1850 to more than 2,500 residents in 1870. The public school system took a great step forward with the opening of Union School in 1855. In that same decade, Waukesha was able to boast two Governors of the State, William A. Barstow, 1853-1855, and Alexander W. Randall, 1857-1861. Randall's

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home at 120 McCall Street (Wk 78/16), is nominated as a pivotal structure within the McCall Street Historic District because of its association with the governor.

It was during this period that several of the early limestone buildings were erected on Main Street and several new churches were built. The character of this era can still be seen in the buildings located within the proposed Downtown Historic District. Beginning in 1857 with the construction of the Robinson Block (342-344 W. Main Street Wk 6/36), the buildings in downtown Waukesha changed from free-standing, frame stores to substantial stone structures usually three stories in height. The styles of these commercial buildings range from Italianate to High Victorian but the predominant use of local limestone provides a unified image of the prosperity and pride of this era in Waukesha's history. Of the four churches proposed in this nomination, two are from this era: St. Matthias (Wk 5/19) at 111 E. Main and the First Baptist (Wk 4/29) at 247 Wisconsin Avenue. Both of these churches are also of local limestone and reinforce the impression of an age of stability and permanence.

Following the Civil War, it appeared that Waukesha would continue its life as a quiet country community. However, in 1868 a chance discovery changed the character of the Village forever. In August of that year, Colonel Richard Dunbar, a diabetic who had been told he was about to die by his doctors, was in Waukesha for the funeral of his mother-in-law. On the day after the funeral, his sister-in-law, Elizabeth H. Clarke (later Carney), asked him to ride out to the village limits to inspect a new pasture she had recently acquired for her horses. While there Dunbar complained of a tremendous thirst and was offered water from one of the several springs on the property. After drinking several tumblers of water, he felt much better and, after continuing to drink there daily, felt he was cured entirely. (6, 7)

He returned home to Brooklyn, New York, but, following a relapse, returned to Waukesha and remained there the remainder of his life. Dunbar decided to offer these "miraculous" waters to others. He purchased a half interest in the spring and began to market "Bethesda Spring Water" as a cure for many common ailments. As word of Dunbar's cure and several others spread, tourists began to come to the village to visit the spring to experience its "curative powers." To encourage this trade, Dunbar turned the pasture into Bethesda Spring Park and began entertainment events such as band concerts and parades which attracted even more visitors. (8)

Others in the village also saw the opportunity. In 1869, the Fox River House (demolished) was constructed as the last of the old inn-style hotels. In 1871, two large hotels of more modern design were built: the National at 235 W. Main Street (Wk 6/7 and the Mansion House (since burned down). Smaller hotels, such as the Hadfield House (Wk 4/26) at 402 Wisconsin Avenue, were also created to accommodate the growing tourist trade. In 1874, the forerunner of the modern day resort hotel, the Fountain Spring House, was opened. This huge facility originally had 200 rooms. After a fire destroyed a large portion of it in 1878,

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the owner, Matthew Laflin, rebuilt the hotel with 400 rooms. It was the premier hotel of the resort era until its closing in 1905. It has since been demolished, however, the home of the hotel superintendent still exists in the Laflin District, 149 Laflin (Wk 81/17) as a reminder of this grandiose resort complex. The National is individually nominated; the Hadfield House is located in the Wisconsin Avenue District. The peak period in the Springs Era was from the mid-1880's to the late 1890's. During that time thousands visited the City each summer staying in the several large hotels and many small boarding houses, visiting the two large parks at Bethesda Spring and Silurian Spring, and drinking the waters from these and the several smaller springs with springhouses. Some of the spring pavilions built became extremely ornate such as those at Bethesda and Hygeia Springs. In the 1890's the Silurian Casino was the largest theatre in the State with a capacity of 1,300, but has since been destroyed.

In addition to the resort trade, Waukesha developed a large bottling industry as several companies competed in shipping mineral waters from Waukesha all over the world. The Bethesda Mineral Springs Company, as the first, had an advantage in the field, but others also prospered, the best known of which was the White Rock Bottling Company. The White Rock Bottling Plant at 1702 White Rock Avenue (Wk 42/36) and the Arcadian Spring Bottling Plant at 900 N. Hartwell Avenue (Wk 42/26) have been nominated for the role they played in the development of Waukesha's springs industry. The bottling industry continued in the City well after the resorts themselves had faded away.

Many of the structures included in the nomination relate either directly or indirectly to the spas, resorts, hotels, and bottling plants produced by the Springs Era. Although the significance of these resources are discussed more thoroughly below under Commerce and Industry, it can be noted that the nomination includes examples of: spring houses, Silurian Spring House now in Waukesha Springs Park (Wk 2/57); spas, Moor Mud Baths at 500 Riverview Drive (Wk 43/9) and Resthaven at 915 N. Hartwell Avenue (Wk 5/7); therapeutic clinics such as the Sangor House at 507 E. College Avenue (Wk 36/7); in addition to the hotels and bottling plants already mentioned. In addition, the economic stimulus provided by the spring water industry is reflected in the scale and quality of the late 19th Century homes found within each of the four proposed residential historic districts.

The decline of the Spring Era began slowly after 1895, which was the peak season for the Fountain Spring House. Following the sudden close of that resort complex in 1905, the decline was quicker and, by 1920, the Springs Era was only a memory. Two primary reasons have been given for the decline: first, that chemical tests of Waukesha water showed no medicinal qualities other than those found in all good spring water; and, second; that the advent of the personal automobile made vacationing somewhat less formal contributing to touring rather than staying at one location for several weeks.

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Fortunately for the health of the community, as the Springs Era subsided, Waukesha began developing a modern industrial base. With the arrival of Waukesha Malleable in the 1890's and the several other foundaries and machine shops started in the early twentieth century, Waukesha not only countered the loss of the Springs trade but prospered. Most of the city's foundaries have been subsequently altered, and none is included in the nomination.

After a somewhat fitful start, Carroll College also began to grow and prosper at the turn of the century. As discussed in greater detail below under Education, Mr. & Mrs. Ralph Voorhees made the first of several large donations to the school in 1898 thereby generating the development of the older part of the campus which is represented by the four school buildings proposed in this nomination (Main Hall Wk 37/35, Rankin Hall 38/2, Voorhees Hall 37/36 and Ganfield Gymnasium Wk 38/34). The growth of the College likewise affected the surrounding area as professors and others moved into homes within the proposed College Avenue and McCall Street Historic Districts. (9)

The final phase in the City's development has taken place in the post-World War II era when Waukesha has experienced incredible growth due largely to its proximity to Milwaukee. As the suburban ring around Milwaukee grew and transportation systems were constructed to bring suburbanites into Milwaukee's downtown, Waukesha became within easy commuting range. As a result, development has mushroomed in the City and on its fringes in the 1960's and 1970's to the point where the once small Prairie Village is now one of the largest cities in the State, with a population in excess of 50,000.

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HISTORICAL BACKGROUND: SIGNIFICANT FIGURES

Morris D. Cutler (1810-1897)

Morris D. Cutler and his brother Alonzo arrived at what is now Waukesha on May 7, 1834. After the Treaty of Chicago, they made legal claim to 320 acres in what is now the heart of Waukesha. Alonzo only stayed a few years but Morris remained in Waukesha until his death at age 86 in 1897. He became relatively wealthy through land sales and investments both in Waukesha and other cities. He built a two-story Greek Revival home in 1845 and lived in this property until his death. In 1902, his heirs sold the land surrounding this home to the City (which became Cutler Park). The house was moved to 401 Central (Wk 4/2) and remains as a single-family home. It is nominated both for its association with the founder of Waukesha and for being a fine example of the Greek Revival style in Waukesha.

William A. Barstow (1813-1865)

At the age of 26, William A. Barstow became manager of the large flour mill in Prairieville. Eventually becoming a partner in that business, Barstow was also involved in politics and, with others, led the movement to create Waukesha County and to name Prairieville as its County Seat. In 1849, he was elected Secretary of State and in 1853 he became Governor of Wisconsin for two years. His term of office was marred by rumors of scandals regarding railroad promotion and he resigned from office after voter fraud was proven during the 1855 election. (1, 2)

Alexander W. Randall (1819-1872)

Alexander W. Randall opened a law practice in Prairieville in 1840. He was active in the effort to remove the western townships from Milwaukee County and play an important role in the development of the State's first railroad. In the late 1840's Randall began to support the Abolition Movement and joined the State Assembly. In 1856, he became a judge and in 1859 became Governor of Wisconsin. In his two terms, Randall paid off the State debt and organized the state for its role in the Civil War. He maintained his home in Waukesha until 1865. It was located on N. East Avenue but, in the 1880's, it was moved to 120 McCall Street. This house (Wk 78/16) is nominated as a pivotal structure in the McCall Street Historic District because it was once the home of Walter Rankin, President of Carroll College from 1866 to 1903, as well as the home of Governor Randall. (1, 2, 3)

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William Blair (1820-1880)

In 1851, William Blair opened a foundry which became the largest industry in the City during this period. He also helped found the Waukesha County Bank and the Waukesha County Manufacturing Company. In addition to being the community's most prominent industrialist of the period, Blair was very active politically. He was a Village Trustee for five terms, Village President in 1860, 1861, 1863 and 1878, State Senator in 1864-6, 1871-3 and 1875-7, and a manager of the State Boys School from 1864-1879. He was the most prominent citizen of the village when he died July 13, 1880 at the age of 60. His home in Waukesha, built in 1876, remains at 434 Madison Street and is nominated as an individual site because of its association with an important historic person in Waukesha as well as being a fine example of the brick Italianate style in Waukesha. (Wk 7/12) (1, 4)

Colonel Richard Dunbar (1826-1878)

Richard Dunbar worked as a construction engineer until developing diabetes in 1868. While visiting Waukesha, Dunbar drank some spring water and felt restored to health. He began to market the spring water as a cure for various ailments. Bethesda Spring, as he named it, became known throughout the country and the interest awakened in it led the transformation of Waukesha from a sleepy village to a booming resort town. (5) Thus, indirectly, Dunbar is linked to the numerous structures related to Waukesha's Springs Era: spring houses, such as the Silurian Spring House in Waukesha Springs Park (Wk 2/57); spas, such as the Moor Mud Baths at 500 Riverview Drive (Wk 43/9) and Resthaven at 915 N. Hartwell Avenue (Wk 5/7); therapeutic clinics, such as the Sangor house at 507 E. College Avenue (Wk 36/7); hotels, such as the National Hotel at 235 W. Main Street (Wk 6/7); and bottling plants, such as the Arcadian Bottling Plant at 900 N. Hartwell (Wk 42/26) and the White Rock Bottling Company at 1702 White Rock Avenue (Wk 42/36), all of which have been nominated, at least in part, because of their association with the development of the springs industry in Waukesha.

Elizabeth H. Clarke Carney (1815-1895)

Elizabeth Clarke Carney had a half interest in Bethesda Spring. In 1871, realizing the potential magnitude of the springs phenomena, she transformed the J. L. Bean home at Grand and Wisconsin Avenues into the Mansion House Hotel. She also began replacing her downtown property, erecting the Clarke Block which included the Carney Opera House in 1874 and the Commercial Block later. These properties are included in the nomination, being within the boundaries of the proposed Downtown Historic District. It can also be said that, through her part-ownership in Bethesda Spring, she was related to the numerous properties in this nomination affiliated with the Springs Era many of which are specified in the previous paragraph. (1, 6, 7)

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Dr. Walter Lowrie Rankin

Dr. Walter L. Rankin is credited with the ultimate survival and development of Carroll College. In 1866 he was asked to assume the Presidency of Carroll, a role he undertook, with three brief lapses until 1903.

Rankin was recognized as having pulled the school through some very tight economic times yet, upon his retirement, the school had three core buildings and a healthy endowment, largely due to his efforts. He and his family lived in the former home of Governor Randall at 120 McCall Street (Wk 78/16). This house is nominated as a pivotal building within the McCall Street Historic District both for its association with President Rankin and Governor Randall. In 1890, he built a new home at 303 N. East Avenue known locally as the Rankin House (Wk 78/14). This house is nominated as a pivotal structure within the McCall Street Historic District because of its association with President Rankin. He died in Waukesha on July 20, 1910. (2, 8)

Andrew J. Frame (1844-1932)

Andrew J. Frame was named president of the Waukesha County Bank in 1880. He remained in that position until 1919 when he became Chairman of the Board of Directors, a position he held at his death on October 4, 1932 at the age of 88. (1) Frame was very involved in the affairs of the City. He served on the school board for twenty-seven years with several terms as president, and on the Carroll College Board of Trustees for forty-one years. He donated Frame Field as well as a \$100,000 endowment to that institution. In 1923, he donated Frame Park along the Fox River to the City. (9) His home, at 507 N. Grand Avenue (Wk 1/15), is a fine example of the Italianate style. This house has been individually nominated because of its association with Andrew Frame and because it is a fine example of the brick Italianate style in Waukesha. Frame is also related to the proposed College Avenue Historic District having served on the College's Board of Trustees during a critical period of the school's development.

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AREA OF SIGNIFICANCE: ARCHITECTURE

As previously mentioned, all five of the proposed historic districts and thirty-three out of the thirty-nine individual sites are being nominated because of architectural significance, primarily because these structures represent a type, period or method of construction. The following paragraphs mention those structures which are being nominated as representatives in each category of types and styles. For more complete information on the specific districts and individual structures, please refer to the district nomination forms and the intensive survey forms provided.

I. RESIDENTIAL DESIGN

Four of the five historic districts nominated are residential in character. Each of these districts has been nominated primarily because it represents a type, period or method of construction. Although each of these districts contains a mix of architectural styles, some generalizations can be made about the predominant designs in each district. The McCall Street District contains numerous Queen Anne houses which demonstrate the development of that style. The College Avenue District displays a wide range of revival styles as well as having outstanding examples of the Queen Anne and Victorian Gothic design. The Picturesque style dominates the Laflin Avenue district and two Second Empire boarding houses form the focal point of the Wisconsin Avenue District.

In the following sections, a brief discussion is presented of the houses which best represent each of the architectural styles found in Waukesha. For a more complete description, please refer to the historic district forms and the individual intensive historic survey forms.

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Greek Revival

Five houses are nominated, at least in part, because they are fine examples of the Greek Revival style in its various phases. The Lain house (NRHP 1974) is the most grandiose example of the "temple front" style with its cornices, columns and pilasters designed to emulate Greek temples. A more modest example included in this nomination is the Totten-Butterfield house at 515 N. Grand Avenue (Wk 1/12). Built in 1850 at the corner of Grand and Wisconsin and moved to its present location in approximately 1870, this house features a modified temple design with Doric columns supporting a projecting second story which creates an unusual recessed porch.

Most Greek Revival designs in Waukesha use thin corner pilasters and cornice returns to suggest the temple form. The Cutler House (Wk 4/2), originally on Wisconsin Avenue and moved to 401 Central in approximately 1902, is a somewhat altered frame example of the abstracted temple facade as well as being associated with the founder of Waukesha. The gable end of this house features a full pediment with denticulated cornice plus a lunette window within the tympanum.

Four stone Greek Revival structures have also been nominated. The Sloan house (Wk 50/8) at 912 Barstow is the oldest stone building in Waukesha, built in 1841 by the owner of the first quarry in the city. It is nominated for its association with an important aspect of Waukesha's development, the stone quarrying and construction industry, as well as its importance as a fine example of the Greek Revival style. The Methodist District Parsonage at 239 W. College Avenue (Wk 37/23), a pivotal structure within the College Avenue District was built in approximately 1850 and features a heavy cornice with returns to accent the eave line. The Bowron/Randles house at 403 McCall Street (Wk 78/28), pivotal within the McCall Street Historic District, was built in about 1860 and retains the characteristics of the Greek Revival style (cornice returns, lintels, fenestration and proportions) but handles them in a more refined manner. Finally, the George House at 210 McCall Street (Wk 37/27), also pivotal within the McCall Street Historic District, was built in 1862-3 and provides a slightly later example of the style, using the characteristic fenestration and lintels but without the heavy cornice return.

Transitional

Three buildings have been individually nominated as representatives of a transitional phase which occurred in Waukesha in the 1870's. These designs retain the basic massing of the Greek Revival style but increasingly include Italianate details. The best brick examples are the William Carroll house built in 1887 at 142 W. Main Street (Wk 48/8) and the Martin Brown house, built in approximately 1878, at 818 N. East Avenue (Wk 2/18), both of which retain the fenestration of the Greek Revival style but feature arched and elongated windows and hood molds characteristic of Italianate designs. The best frame example is a pivotal structure in the McCall Street District, the White house, built in approximately 1878-80, at 115 McCall Street (Wk 38/10).

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Italianate

In some cases, predominantly Italianate houses predate the transitional designs mentioned above. The A. S. Putney house (Wk 4/27), a pivotal structure within the Wisconsin Avenue District at 406 Wisconsin Avenue is the earliest Italianate house identified in Waukesha and a rare example of the simpler cottage form of this style. Built prior to 1871, the building features bulbous pendants at the eave line and the peak of each gable end. The James house, at 726 N. East Avenue (Wk 2/17), is another important frame example, and one of the few frame Italianate buildings in Waukesha to retain most of the original ornamentation such as incised window hoods and bulbous porch posts.

Four Italianate houses of similar scale, material and period of construction are being nominated. These houses were all built of Cream City Brick between 1875 and 1887 by some of the most prominent families in Waukesha. The Blair house at 434 Madison Street (Wk 7/12), built in 1877, is somewhat more asymmetrical than the other four houses and is nominated not only because it is a fine example of the Italianate style but also because it was the home of Senator William Blair, the most prominent businessman and civic leader of his day. The Moore house at 307 E. Main Street (Wk 42/14) is the only Italianate residence in Waukesha with a massive tower in the manner of the Italian villa; it occupies a middle ground between the restrained transitional designs discussed earlier and the more exuberantly detailed Italianate designs which were to follow. The Buchner house at 609 E. Broadway (Wk 38/23), built in 1879, features many of these details such as a bracketed cornice and is also a visual landmark. The Frame house at 507 N. Grand Avenue (Wk 1/15), also built in 1877, is nominated because it is a well preserved example of Italianate architecture as well as being associated with one of the most well-known businessmen and philanthropists in Waukesha's history. And finally, the Street-Waite house, a pivotal structure in the Wisconsin Avenue District at 348 Wisconsin Avenue (Wk 4/24), built between 1880 and 1887, is drawn from the Victorian Italianate style, a slightly more asymmetrical version of the Italianate style with more decorative elements such as ornamental trusswork in the gable peak.

Victorian Gothic

Four houses have been nominated as examples of the Victorian Gothic style which was popular in Waukesha during the same period as the Italianate design. Two cream brick houses exhibit the vertical proportions, steep and complex roofs and decorative gable ornament typical of the style. The Hemlock house, built in 1877 at 234 Carroll Street (Wk 37/32) is one of the best preserved examples of the Victorian Gothic style in Waukesha, featuring a strong profile, and detailed ornamentation such as bargeboards and brackets on the steeply pitched gable end. The Howitt house, built between 1874 and 1880 at 407 N. Grand (Wk 1/20) is also a well-preserved example featuring decorative trusswork and the original

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wood shingles for roofing material. The Hadfield house, built in 1883 at 710-12 N. East Avenue (Wk 2/15) is a fine example of the Victorian Gothic style, made of rock faced limestone which contrasts with the delicate turned and sawn ornamental woodwork. The finest frame example of this style has already been listed in the National Register: the Chandler house at 151 W. College Avenue (NRHP 1974). However, a smaller scale example included in this nomination is the Hannah Pratt house at 501 Barney Street (Wk 38/17). The plan of this house, featuring a canted entrance and gable, appears in several buildings in Waukesha, however all but the Pratt house have been significantly altered.

Second Empire

The only two well-preserved Second Empire designs in Waukesha are side by side as pivotal structures in the Wisconsin Avenue Historic District. The best example is the Hadfield house, built in 1883 at 402 Wisconsin Avenue (Wk 4/26), featuring not only the characteristic fenestration and mansard roof but also fine detailing in bargeboards and porch posts. The Showerman house, built in approximately 1900 at 352 Wisconsin Avenue (Wk 4/25) has identical proportions and fenestration as the Hadfield house next door but lacks the decorative window heads and bracketed porch posts.

Picturesque

The progression from Picturesque styles to the Queen Anne designs can be followed in the properties included in this nomination. The William Sinsel house, built in approximately 1886 at 149 W. Laflin Avenue (Wk 81/17) illustrates the simplest of the Victorian Picturesque designs in Waukesha, with intersecting gable roof masses forming a cross shaped design and a facade containing one pair of windows per story capped by shaped lintels. Although now covered by asbestos siding it is nominated as a pivotal structure within the Laflin Avenue Historic District.

Two pivotal houses in the McCall Historic District illustrate another variation of the Victorian Picturesque style, with the same asymmetry and scale but covered by a hip roof with projecting gables. The Glover house, built in approximately 1892 at 109 McCall Street (Wk 38/11) is a fairly restrained example but features the characteristic tall proportions, multiple gables and decorated porch. The A. S. Putney house at 123 McCall Street, built in 1878, retains the hip roof and steeply-pitched gable ends decorated by elaborate bargeboards. This design is prevalent in the area and many of the contributing buildings in this district follow it, but have been altered somewhat during twentieth century remodelings. Examples include the Korn house at 205-209 McCall Street (Wk 78/31), the Goetz house at 320-322 McCall Street (Wk 78/19), the Kimball house at 121-125 McCall Street (Wk 78/34) and the Wells house at 201 McCall Street (Wk 78/32).

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Two pivotal structures in the Laflin Avenue Historic District best exemplify a later variation of the Victorian Picturesque style, dating from the late 1890's, which exhibits a greater array of surfacing materials and consequently appears more textural and picturesque. The Trainor house at 204-6 W. Laflin Avenue (Wk 37/12), built in approximately 1897, features alternating clapboards and shingles to highlight the attic level and the areas between windows. The residence at 215 W. Laflin (Wk 37/13), built between 1895 and 1904, is one of the best examples of the late Picturesque style in Waukesha and features an imbricated band encircling the house between the first and second story and decorative shingles at the attic level. The Jones house, a nominated property at 501 W. College Avenue (Wk 37/27) provides an example of the elaborate verandas which often extended across the facades of late Victorian Picturesque designs dating from the 1890's. The Jones house, 1898, features a curvilinear veranda with a pavilion-like feature as well as rich embellishment such as shingle work and sunbursts in the gable peaks.

Queen Anne

Three houses included in this nominating are excellent examples of the early phase of the Queen Anne style. The Grace house, built in approximately 1885 at 307 N. West Avenue (Wk 39/13) is dominated by a square tower and contains suggestions of the Stick style in the use of window surrounds and the employment of diagonal boards to accent window spandrels and the division between stories. The Dwinnell house, built between 1885 and 1890 at 442 College Avenue, features a polygonal tower extended by a rectangular bay set diagonally to the tower. The Smith house, built in 1883 at 603 N. West (Wk 39/5), exhibits the angular forms and agitated profile characteristic of early Queen Anne designs in Waukesha.

Five buildings in this nomination illustrate variations of the next phase of the Queen Anne design in which the tower became less angular, more volumetric and integrated into the building proper. The Elliott house at 501 Dunbar Avenue (Wk 39/6) was built as a Victorian Picturesque design in approximately 1891 and transformed in approximately 1900 into a Queen Anne design with the addition of a broad, polygonal tower capped by a bulbous roof. The Frank Buchan house, built in approximately 1900 at 233 N. James Street (Wk 36/25), is also slightly more angular than the following designs, with a wide, polygonal corner tower. The Park house, built between 1900 and 1904 at 415 McCall Street (Wk 36/21) is a fairly contained design with a rectangular plan broken only by the corner tower. The Samuel Breese house, built in approximately 1900 at 301 McCall (Wk 36/31), features a corner tower which merges with the body of the house and is capped by a roof which appears conical but also merges with the main hip roof. The Ovitt house, built in 1901 at 245 N. Hartwell Avenue (Wk 36/16), integrates several materials (shingles, brick and sandstone) and incorporates an embryonic feeling of the Shingle Style. The Teller

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House, built in approximately 1900 at 200 McCall Street (Wk 36/26) is more restrained, lacking the corner bays and towers, and exemplifies the later phase of the Queen Anne style as it moves toward the Colonial Revival. The five houses discussed above are all pivotal structures within the McCall Street Historic District.

Two nominated properties represent a phase of the Queen Anne style in which classical details were applied to designs which were otherwise typical of the Queen Anne style. The Welch house, built before 1890 at 1616 White Rock Avenue (Wk 5/29), exhibits the late Queen Anne style, with porches and bays extending a fairly contained plan, but with classically inspired ornament. The Powrie house, a pivotal structure in the College Avenue Historic District at 115 W. College Avenue (Wk 37/16), has a slender corner tower plus a front pavilion topped by a shaped gable decorated with classical details such as delicate swags.

In pivotal structures in the College Avenue Historic District and the Iaflin Avenue Historic District, classical motifs form the focal point of Queen Anne designs. The Labar house, at 227 W. College Avenue (Wk 37/19), has the simplified shapes of the late Queen Anne design plus a Palladian window which dominates the main gable end. The Frank Patterson house, built in 1904 at 210 W. Iaflin Avenue (Wk 37/11), combines Picturesque and Queen Anne designs while a Palladian inspired window dominates the main gable end.

Three houses in this nomination represent the period in which the massing of Queen Anne houses became contained and cubical and, if towers appeared in the design at all, they were integrated into the mass and defined only at the roof line. The Mann house, built in 1897 at 346 Maple Avenue (Wk 39/18), is distinguished by asymmetrical massing, most evident in a bulbous tower, and a free handling of classical forms. The Nickell House built in approximately 1892 at 511 Lake Street (Wk 42/18), is quite restrained and carefully detailed, and reflects the increasing influence of classicism during the 1890's. The George Wilbur house, a pivotal structure in the College Avenue District built in approximately 1893 at 105 S. East Avenue (Wk 37/7), is a significant example of the late Queen Anne design modulated by the Colonial Revival style and decorated with delicate classical details.

Tudor Revival

Three houses in this nomination are representatives of the Tudor Revival design which became popular in Waukesha in the 1920's. Predating this period was the Frank Putney house built in 1901 at 233 Wisconsin Avenue (Wk 48/28); it is the best example of the Tudor Revival style in Waukesha, with the characteristic stucco and half timbering treatment on the second story. The James house at 216 W. College Avenue (Wk 37/22) is a Tudor-inspired design with asymmetrical

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massing and a limestone exterior with decorative half timbering at the attic level. The Ross house at 210 W. College Avenue (Wk 37/21) is another good example of the Tudor Revival style and like the James house is a pivotal structure in the College Avenue District.

Mediterranean Revival

The Roberts house, a pivotal structure in the College Avenue Historic District at 222 W. College Avenue (Wk 37/20) is the only nominated representative of the Mediterranean Revival design and features the characteristic stucco exterior and red clay tile roof.

Georgian Revival

Three pivotal structures are nominated, at least in part, for being representatives of the Georgian Revival style, which is characterized by a two-story block with the facade, on the long axis, divided into either three or five vertical sections and the entrance set in the center of the facade beneath a portico. The H.W. Wilbur house, at 115 S. East Avenue (Wk 37/5) employs a symmetrical design with five vertical sections while the Walsh house, also a pivotal structure in the College Avenue District at 123 S. East Avenue (Wk 37/4) employs a design with three vertical sections. The Randle house, a pivotal structure in the McCall Street Historic District at 233 N. Hartwell (Wk 36/36), is a prominently situated Georgian Revival house composed of variegated, light tone brick.

II. COMMERCIAL AND PUBLIC BUILDINGS

The Downtown Historic District is nominated because it provides excellent examples of nineteenth century and early twentieth century commercial architecture. The styles represented include Italianate, High Victorian, Queen Anne, Classical Revival and other eclectic designs. However, the predominant use of local limestone produces a cohesive effect despite the variety of styles.

The first large-scale, limestone building in the downtown was the Robinson Block, built in 1857 at 342-4 W. Main Street (Wk 6/36). The heavy cornice and the regularly disposed windows set beneath heavy stone lintels contribute to the Federal flavor of the design. The Robinson Block, a pivotal structure in the Downtown Historic District, is unique in its restrained style and contrasts with the florid Italianate buildings which followed.

Italianate

Two pivotal buildings in the Downtown Historic District are limestone Italianate designs built prior to the Civil War. Although the Barnes Blocks at 329-333 W. Main Street (Wk 6/23) were built separately, they were detailed identically with stone hood molds over elongated windows characteristic of the Italianate style. It is one of the few examples which exhibit a wide variety of ornamenta-

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tion such as pedimented, segmentally-arched and round headed hood molds. The Jackson Block, built in 1858-9 at 321 W. Main Street (Wk 6/27), is a fine example of the early Italianate commercial style with elongated windows capped by hood molds with carved pendants and pediments plus a metal cornice consisting of brackets alternating with rosettes.

Three pivotal buildings in the Downtown Historic District best represent the limestone Italianate designs constructed in Waukesha during the Post Civil War period. The Jameson and James Block, built in 1868 at 335 W. Main Street (6/22), features three rounded headed windows on the second floor capped by arched hood molds which echo the arched motif of a stone arcade near the top of the facade. The Angrave-Waite Block, built in 1868 at 337 W. Main Street (Wk 6/20), also employs only large round-headed windows and hood molds on the second story. In addition to being one of the fine nineteenth century buildings in Waukesha, the design and use of local limestone harmonizes with the adjacent Jameson and James Block and Barnes Blocks to create a significant, unified streetscape. The Orient Block, built in 1870 at 816 N. Grand Avenue (Wk 77/10), employs round-headed windows on the second and third stories under an arched arcade pattern, making this a somewhat larger scale version of the Jameson and James Block.

Several contributing buildings in the Downtown Historic District illustrate the Italianate style using brick construction, with corbelled brick work emphasizing the metal cornices. Originally, a group of buildings on W. Broadway established a rhythm of identical cornices and window treatments; the best remaining example is a contributing building at 320-28 W. Broadway (Wk 77/30).

High Victorian

Two pivotal buildings in the Downtown Historic District illustrate the High Victorian commercial design in Waukesha. The J. J. Clarke Building, built in 1888 at 323-5 W. Main Street features larger blocks of randomly coursed limestone and large expanses of window which are characteristic of the High Victorian design. The Putney Block, built in 1882 at 301 W. Main Street (Wk 50/20) is an outstanding example of High Victorian design, featuring a sheet metal mansard roof, and provides an important visual landmark at the southwest corner of the Five Points, one of the most prominent locations in Waukesha.

Queen Anne

Three pivotal buildings in the Downtown Historic District and one individually nominated building provide examples of the Queen Anne commercial design in Waukesha. The New Putney Block, erected in 1891 at 802 N. Grand Avenue (Wk 77/9), features the characteristic corner turret capped by a conical slate roof. The

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Nickell Building, built in 1901 at 340 W. Main Street (Wk 6/34), features a corner turret, three oriel windows, and a roof treatment which creates an interesting silhouette of tower and shaped parapets. The W.T. Lyle's Building, built in approximately 1890 at 912 Clinton Street (Wk 48/18), features a lively facade of oriel windows capped by pediments and third story windows framed by broken pediments; the brick building was recently restored and repainted to the original deep red wall surface with black-green trim. The three structures mentioned above are all pivotal within the Downtown Historic District. The Yanke Building, individually nominated, was built in 1892 at 200 Madison Street (Wk 43/33). In addition to the corner bartizan and oriel windows, the design employs colorful-granite to produce a polychromatic facade.

Two pivotal buildings in the Downtown Historic District are more eclectic, Victorian commercial buildings which incorporate elements from the Queen Anne style. The Columbia Block, built between 1890 and 1895 at 321 South Street (Wk 6/17), is a restrained brick design which features shaped parapets and a small bartizan at the corner. The Dieman Building, constructed in 1903 at 332 South Street (Wk 77/19), is also a subdued design which includes oriel windows and a corner bartizan.

Classical Revival

Waukesha has two, well preserved examples of the Classical Revival style, which was not particularly common in the city. The Masonic Temple is a pivotal building in the Downtown Historic District, built in 1904 at 317 South Street (Wk 48/14). It is a monumental building composed of limestone and featuring columns and pilasters rising two stories to the entablature. The Post Office, an individually nominated structure built in 1913 at 235 W. Broadway (Wk 6/1), features a semicircular portico, support by Doric columns, which is ideally suited to the triangular site. Three other Classical Revival designs remain in the city but have been severely altered.

Moderne

The First State Bank, a pivotal building in the Downtown Historic District was built at 744 N. Grand Avenue (Wk 50/19). A remodeling of this building in the 1920's gave Waukesha one of its few buildings exhibiting a Moderne influence.

Eclectic

The most important eclectic commercial design is the Dr. David Roberts building, a pivotal structure in the Downtown Historic District at 726 N. Grand Avenue (Wk 50/17). The ornamentation of this 1927 building has a Mediterranean tone, with spiral, terra cotta columns capped by ornately decorated semicircular blind arches.

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HOTELS

Four hotels or boarding houses are included in this nomination at least in part for their architectural significance. Although many more hotels from the nineteenth century remain in Waukesha, they have been severely altered. The National Hotel, an individually nominated structure, was built in 1871 at 235 W. Main Street (Wk 6/7). It is a large scale, well-preserved example of the Italianate commercial style; it is also nominated because it is the earliest remaining hotel built to serve the tourist trade at the start of Waukesha's Springs Era. The Schlitz Hotel, a pivotal structure in the Downtown Historic District, was built in approximately 1901 at 294 W. Main Street (Wk 50/27). It is a nicely detailed example of the Queen Anne design which marks the boundary between older buildings within the Downtown Historic District to the west and twentieth century buildings to the east. Two pivotal structures in the Wisconsin Avenue Historic District are boarding houses built to capitalize on Springs Era tourism. These buildings, discussed earlier under RESIDENTIAL, are Waukesha's best remaining examples of the Second Empire design: the Hadfield House at 402 Wisconsin Avenue (Wk 4/26) and the Showerman House at 352 Wisconsin (Wk 4/25).

RESORTS, SANITARIUMS AND MUD BATHS

Two resorts are individually nominated primarily for their association with the development of Waukesha's springs industry. However, one of the buildings, the Resthaven Hotel at 915 N. Hartwell (Wk 5/7), is also nominated under architectural significance because it is a good example of Classical Revival design, and is considered a well known visual landmark in Waukesha.

III. INDUSTRIAL DESIGN

Two industrial buildings are individually nominated for architectural significance. The Pokrandt Blacksmith Shop, built between 1892 and 1896, is one of few small, stone, light industrial buildings from the nineteenth century to survive without serious alterations. The Waukesha Pure Food Company, built in 1916 at 550 Elizabeth (Wk 4/20), is the best example of industrial Gothic design in Waukesha and features a seven-story tower which makes it a visual landmark as well. Most industrial structures in the City, however, have been altered.

IV. EDUCATIONAL BUILDINGS

Four buildings on the Carroll College campus, nominated as pivotal buildings in the College Avenue District, are the most architectural significant educational buildings remaining in Waukesha. Main Hall (Wk 37/35), built in 1887, forms the focal point of the campus and employs an eclectic design with overtones of the Richardsonian Romanesque. This building is nominated both as representative of a type of construction and as an important visual landmark. Rankin Hall

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(Wk 38/2) and Voorhees Hall (Wk 37/36), both built in 1906, flank Main Hall and complement the older building with the use of limestone and shaped gables. These two buildings have been nominated, under architectural significance, as important visual landmarks since they parallel College Avenue and set the image for the entire campus. The Ganfield Gymnasium (Wk 38/3), built in 1923, is also an eclectic, limestone design but with overtones of the Prairie School's strong horizontal massing. It is nominated a representative of a type of construction.

As discussed below, under EDUCATION these buildings are considered of state-level importance because Carroll College was the first college in Wisconsin, being chartered by the Territorial Legislature on January 31, 1846.

VI. RELIGIOUS

Four limestone churches in Waukesha are individually nominated for their architectural significance. St. Matthias, built in 1851 at 111 E. Main Street (Wk 5/19), is the earliest church building remaining in Waukesha and the best example of the Gothic Revival design in the city. St. Joseph's Catholic Church, built in 1888 at 822 N. East Avenue (Wk 2/21), remains as a significant example of High Victorian Gothic ecclesiastical design in Waukesha. The First Baptist Church, built in 1872 at 247 Wisconsin Avenue (Wk 4/29), is another fine example of the Victorian Gothic design and features a corner steeple set diagonally to the church which serves as a prominent visual landmark. The First Methodist Church, at 121 Wisconsin Avenue (Wk 4/35), is a massive design in the Richardsonian Romanesque style featuring a large rectangular belltower.

AREA OF SIGNIFICANCE: COMMERCE

From approximately 1870 to 1905, the commerce of Waukesha was dominated by the hotels, resorts, spas and clinics associated with the famous Waukesha springs. Seven structures discussed in this section are nominated, at least in part, because of their association with this phase of the city's development. The Silurian Spring House (Wk 2/59) in Waukesha Springs Park is the most distinctive structure now capping a former spring and serves as a reminder of the more ornate spring pavilions which once surrounded numerous springs in Waukesha. The National Hotel, at 235 W. Main Street (Wk 6/7) is the earliest remaining hotel built to accomodate tourists attracted to the Waukesha springs. The Hadfield house, a pivotal structure in the Wisconsin Avenue Historic District at 402 Wisconsin Avenue (Wk 4/26), is a fine example of the smaller hotels and boarding houses generated by springs tourism. The Sinsel house, a pivotal structure in the Laflin Avenue Historic District at 149 W. Laflin Avenue (Wk 81/17), served as the superintendent's house at the Fountain Spring House, once the most grandiose resort-hotel complex in Waukesha. The Resthaven Hotel, at 915 N.

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Hartwell Avenue (Wk 5/7), was the last of the resort hotels in Waukesha. The Sangor house at 507 E. College Avenue (Wk 36/8), which served as a sanitorium for several decades, offers an example of the various therapeutic clinics that located in Waukesha early in this century. The Moor Mud Baths, at 500 Riverview Drive (Wk 43/9), was a rather unique health spa which used mud treatments and remained popular long after the mineral springs had declined. The following paragraphs provide a brief history of the Springs Era to illustrate how the nominated properties are associated with this phase of Waukesha's development.

The history of the Village changed forever in late August 1868 when Colonel Richard Dunbar drank twelve tumblers of water from a spring in a horse pasture on the edge of town. Dunbar, who suffered from incurable diabetes and who had been told by his doctors that death was near, recovered his vitality after a few days of drinking the water. Dunbar purchased a half interest in the spring from his sister-in-law and decided to market the "miraculous water" to others so that they might benefit as he had. After testing the product on others with conditions similar to his and getting the same results, Dunbar was convinced of the waters' properties, regardless of the fact that chemical analyses he had performed showed nothing unusual in it. In March 1869, Dunbar made his first formal announcement of the spring and its powers. Hundreds of residents flocked with jugs to get some of the water. In the meantime, Dunbar began to solicit orders for the water from the spring he now called Bethesda. That same year, Dunbar began to turn the horse pasture into a landscaped park and built the first small shelter over the spring itself. (1, 2) The summer of 1869 also saw the first groups of tourists arriving to try the water.

By the early 1870's the Bethesda spring water was being sold throughout the country and other spring-related activities were developing. Bethesda Spring Park became a gathering place for tourists and local residents alike with its formal garden, pavilions and band concerts. The Bethesda Mineral Spring Company continued to manage, upgrade, and improve the parks as well as operate the bottling company. By 1907, the company was annually shipping over 300,000 barrels of mineral water around the world. With the Depression, the company fell on hard times and went into receivership in 1936. It was purchased by Bon Ton Beverages, Inc., which continued to operate it until 1979 when its assets were sold to Bethesda Roxo, Inc., which still sells bottled mineral water. Most of the park was acquired for public purposes by the City in 1937 with the exception of this portion with the spring itself and its ornate Victoria springhouse. This latter was razed in 1949 and replaced with the present concrete block structure. (1, 2, 3, 4)

According to a list in the files of the Waukesha County Historical Museum, approximately 50 springs were operating, either publically or privately, at one time or another in the City. The great majority of these were not major attractions to tourists or used for bottling purposes. In 1907, twenty-three mineral springs were still active but many of those originally in existence

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had been closed by that time. Several of these remaining springs are important for their commercial use and several as parts of resort hotels. (1) Nominated properties associated with the spring water bottling industry are discussed separately under INDUSTRY. The rest of this section is devoted to the seven nominated properties associated with the commercial aspects of Waukesha's springs: spring houses, hotels, resorts, and health clinics and spas.

Spring Houses

During Waukesha's Springs Era, many of these springs were enclosed in structures in which people could sit and drink the water. The styles of these spring houses ranged from open, gazebo-like pavilions to classical designs. Regretably, all of these ornate spring houses have been razed. The springs were often capped, usually with concrete block structures. However, the building used to cap the Silurian spring in 1927 is aesthetically designed and the most distinctive example of this type of structure in the city.

Silurian Springs Park was one of Waukesha's two large, private parks, with landscaped gardens, ornate spring houses and one of the largest theaters in the state. Following the decline of the Springs Era, portions along Broadway were sold. The bottling plant failed in the 1920's and in 1927 the park was closed and the owner erected the present Silurian Spring House (Wk 2/59) on the site of the old pavilion. (6, 7) This spring house, which is now within a city park named Waukesha Springs Park, is a one-story concrete block structure. The octagonal building reflects the spirit of the classically-oriented spring pavilions with fluting framing the mosaic panels which depict spring-related scenes. Although the present Silurian Springhouse is rather austere compared with the ornate pagodas and pavilions which once covered Waukesha's springs, it nevertheless remains the only intact, ornamental structure covering one of Waukesha's most famous springs.

Hotels

The springs are responsible for the influx of what became thousands of visitors each year. The hotels existing in 1868 were soon filled and a demand created for much more housing for travelers. Many families in the village took in boarders or built slightly larger homes for boarders such as the 1880 Samuel Hadfield Boarding House at 402 Wisconsin Avenue (Wk 4/26). This building is pivotal in the Wisconsin Avenue Historic District both because it represents a type of construction (Second Empire) and because it is associated with the development of commerce in Waukesha. The home is an excellent and well-preserved example of the numerous small hotels that served the springs tourist trade. Since it was located only three blocks from the Five Points and was open all year, the Hadfield House probably served as a general commercial hotel as well as for tourist accommodations.

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The National Hotel at 235 W. Main Street (Wk 6/7) is the earliest remaining hotel built during Waukesha's Springs Era and was one of the first in Waukesha to be designed as a hotel rather than in the older style of the country inn. It was built by John Sperber in 1871 to take advantage of the tourist trade generated by the discovery of Bethesda Spring in 1868. However, its downtown location and the fact that it was open all year caused it to become the major commercial hotel in town well into the early twentieth century. It is individually nominated for its architectural significance as well as for its importance in the development of commerce in Waukesha. (8)

Resorts

Despite the several new hotels, rooms were still scarce and many could not be considered first-class. In the early 1870's, Chicago millionaire Mathew Laflin purchased the Smart farm south of the City for \$15,000, had plans drawn up by Chicago architect William Boynton, and began construction of the massive Fountain Spring House. This building, on Grand Avenue near Laflin Street, was opened July 4, 1874 with 400 rooms at a cost of \$160,000. After a fire destroyed all but one wing of the hotel, Laflin rebuilt the original section and doubled it to accommodate 800 guests in 1879. This made the Fountain Spring the largest hotel in the midwest for many years. The hotel continued to operate profitably until 1900 when the Springs Era began to taper off. The hotel was closed and sold to the Metropolitan Church Association and finally razed in 1957. (9) The Sinsel house at 149 W. Laflin Avenue (Wk 81/17) is nominated as a pivotal structure in the Laflin Avenue Historic District because it is associated with the Fountain Spring House, and consequently with the development of Waukesha commerce. The Sinsel house was constructed on the grounds of the hotel complex, probably in 1886 when William A. Sinsel was hired by Laflin as the superintendent of the Fountain Spring House complex. Approximately 1890, the area which is now the historic district was subdivided and the Sinsel house was quickly surrounded by homes.

The Resthaven, built in 1905 at 915 N. Hartwell Avenue (Wk 5/7), was the last resort hotel to be built during the Springs Era. Its purpose was to provide a restful environment for overtired executives and it was financed by several wealthy men from Waukesha, Milwaukee and Chicago. It included a full range of recuperative facilities including curative baths, a swimming pool, gymnasium, and solarium. Guests could also play golf, tennis or lawn games. The resort began to run into financial trouble almost from the start as wealthy summer residents stopped coming to the "Saratoga of the West". At the end of WW I, the hotel was sold to the Veterans Administration and now remains as the New Tribes Bible Institute. (10) The Resthaven is a well-preserved, reminder of the glory of Waukesha's Springs Era.

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Health Clinics, Spas and Sanitoriums

Several health clinics, spas and sanitoriums were attracted to Waukesha by the springs phenomenon. Some dealt with specific physical disorders and others were designed to treat drug and alcohol abuse. In 1898, Dr. Byron M. Caples, a neurologist and psychiatrist, opened the Waukesha Springs Sanitarium in the former Casper M. Sanger home at 507 E. College Avenue (Wk 36/7) built in 1886. In 1903, he was able to construct a much larger resort/hospital building further east and across College Avenue. The original building was then used for "special cases". The hospital building was demolished in 1958 but the Sanger home still stands and is used as a convent on the grounds of Catholic Memorial High School. (5, 11) The Sanger house is significant because it is one of the last remaining buildings associated with the numerous therapeutic clinics located in Waukesha in the early part of this century. As discussed under ARCHITECTURE, the Sanger house has also been individually nominated as a representative example of a period of construction.

The Grand View Health Resort, or the Moor Mud Bath hotel at 500 Riverview Drive (Wk 43/9), was quite different from the rest of those developed as part of the Springs Era. In fact, it really post-dates that period as, by the time it opened in 1911, the resorts were closing and the tourists going elsewhere. Real estate agent John Weber came into possession of a 200 acre tract on top of the Prospect Avenue hill. The problem was that almost half the acreage to the north of the hilltop was made up of black mud. However, a German doctor recognized the mud as "moor", the mineral rich peat substance used in the mud spas in Germany. In 1911, a small health spa on the property called the Grand View Hotel was opened. New rooms were added each year or two until the hotel reached its capacity of 200 rooms. From 1925 to 1947, over 130,000 people received the mud treatment. After 1946, the spa was resold several times until it was finally closed in 1962, victim to more sophisticated medical practices, after 51 years of operation. Waukesha County purchased the building in 1972 and converted it to overflow offices which remain to the present. (12, 13, 14) The Grand View Health Resort is individually nominated as historically significant because it remains a rare example of the resorts developed during the Springs Era and because of the unique use of mud for therapeutic treatment. The Welch House served as the Still Rock Sanitarium from 1909-1913.

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- (7) Tallmadge, Edith, "Revival of Waukesha "The Saratoga of the West" unpub. mss., 1953.
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- (10) "Club, Hotel, Sanitarium - That Was Description of Resthaven in Early Days", Waukesha Daily Freeman Centennial Edition, Section K, p. 10, 1959.
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- (12) Waukesha Freeman, June 30, 1970.
- (13) "Moor Hotel Started as Grand View Health Resort", Waukesha Daily Freeman Centennial Edition, Section K, p. 8, 1959.
- (14) Waukesha Freeman, May 13, 1972.

In addition, the Downtown Historic District has historical significance for its association with the growth of the city's commercial center. Nearly every type of 19th century retail establishment was located in the buildings of the district. In addition, the large commercial blocks of the district housed professional offices, newspaper offices, public halls, banks, and several hotels.

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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, as discussed above, 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, 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 (Wk 37/35) built in 1887, Rankin Hall (Wk 38/2) built in 1906, Voorhees Hall (Wk 37/36) also built in 1906 and the Ganfield Gymnasium (Wk 38/3) built in 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. Following the collapse of the first Prairieville Academy in 1844, a new Board of Trustees was created to repurchase the property, retain the state charter and continue the academy in some form. 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. (1, 2, 3)

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. (4, 5)

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, premedicine, 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. (6)

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The College has long been a Waukesha tradition and a valuable community asset. Its graduates and professors are among the most active citizens in the community. And Carroll's community programs for adults and children, as well as its athletic and theatrical events, have created a strong tie between the school and the city.

Sources

- (1) Butterfield, C. W., The History of Waukesha County, Wisconsin, Chicago, Western Historical Company, 1880.
- (2) Griswold, Willard S. (in part), "Prairieville Academy Opened in 1841; Then Merged Into What is Carroll College," Waukesha Daily Freeman Centennial Edition, Section G, p. 12, 1959.
- (3) "Carroll College History Dates Back to 1841," Waukesha Daily Freeman Seventy-Fifth Anniversary Edition, pp. 43-4, 1934.
- (4) Haight, Theron W., Memoirs of Waukesha County, Madison, Western Historical Association, 1901.
- (5) Carroll Presidents W. L. Rankin and W. A. Ganfield Played Large Roles in Development of the College, Waukesha Daily Freeman Centennial Edition, Section G, p. 14, 1959.
- (6) Langill, Ellen, Carroll College: The First Century, Waukesha, Carroll College, 1980.

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AREA OF SIGNIFICANCE: INDUSTRY

Two properties are nominated for historical significance because of their association with limestone quarries, one of the industries that Waukesha has been most famous for. They are the Sloan House at 912 N. Barstow Street (Wk 50/8) and the Barnes house at 108 N. Barstow Street (Wk 81/30).

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. He entered the venture as a partner in order to advertise the virtues of his product as a building material. The Sloan house, built in 1841, at 912 N. Barstow Street, may have been Goodnow's second stone building. Its use of small cut blocks in regular courses is similar to the technique used in the Academy (which was demolished in 1890). In 1890, the house was moved from its original location on the northeast corner of Barstow and Main across the street to its present site. Though moved, it remains as the oldest stone house, and perhaps the oldest house of any material, in the city.

By 1850, Goodnow was no longer in the quarry business. At that time, the only quarries in the city belonged to Cutler and Dakin. In 1856, Barnes and Davis bought 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 including the Barnes Block at 329-33 W. Main Street (Wk 6/23), built by Dr. Calvin Coles Barnes, also the owner of one of the quarries. In approximately 1858, Dr. Barnes built his home at 108 N. Barstow (Wk 81/30) 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.

Between 1868 and 1871, the partnership of Hadfield and Wilkins had purchased both of the quarries mentioned above and were operating them. Two years later the firm opened two more quarries in the Town of Pewaukee. These are still in operation along S. H. 164 north of the City. Extensive holdings were also developed in the Lannon area, known then as Hadfield, and in the mid-1880's, the company even formed its own railroad, the Milwaukee, Menomonee Falls and Western. The company supplied stone products throughout the upper midwest. However in 1891, due to mismanagement, the company went bankrupt. In that same year, the two quarries in the village were platted and sold off for development. Carroll College still retains a large portion of both. (1)

Another remnant of Waukesha's earliest industrial heritage--the Pokrandt Blacksmith Shop--is nominated as the finest remaining example of a once-significant economic activity. The Waukesha Pure Food Company building, home of perhaps the first

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fruit flavored geletin to be marketed nationally, is also nominated for its significant associations with the industrial development of Waukesha.

Bottling Plants

As discussed above under COMMERCE, the mineral springs industry was a major component of the Waukesha economy for several decades. Most of the structures associated with the Springs Era are discussed above under COMMERCE. However, two mineral spring water bottling companies are more appropriately discussed here. These companies are the Arcadian Bottling Works at 900 N. Hartwell Avenue (Wk 42/26) and the White Rock Mineral Springs Company at 1702 White Rock Avenue (Wk 42/36).

The Arcadian Spring was opened on the east side of Hartwell Avenue in 1885 by J. R. Anderson who, with his brother, had been involved in the development of Silurian Springs Park, the large private park/spring and theater complex which competed with the Bethesda Springs Park. Anderson built the original portion of the Arcadian Bottling Works shortly after completing the spring house in 1885. In 1891, Henry W. Phelps purchased the Arcadian Spring and formed the Waukesha Arcadian Company. Phelps expanded the plant and started production of soda pop. In 1907, Albert O. Trostel, Jr., the Milwaukee tanner, purchased the company renaming it the Roxo Beverage Company. In 1967, the Bon Ton Beverage Corporation purchased Roxo and some production is still undertaken by the new Bethesda/Roxo Company. In 1977, the Roxo bottling plant, which had been abandoned, was purchased and rehabilitated to apartments. The building is individually nominated for its association with the development of Waukesha's Springs industry, being the earliest remaining spring water bottling plant in Waukesha. (2, 3)

Other than Bethesda, perhaps the most famous of the springs was the White Rock, largely due to the international market created for its mineral water. The spring was discovered in 1870 and originally called the Still Rock Spring. The first sale of the water was made in 1871 by H. N. Colver, who sold the property to the Chicago drug firm of Gale and Blochi in 1882. At some point in the ten years Colver operated the property, it was landscaped and the pavilion constructed over the spring. Charles Welch managed the spring for Gale and Blochi, eventually acquiring ownership. In the 1890's, Welch started the first production of soda pop using spring water in the State and, in 1898, White Rock ginger ale received first prize at an international exposition. In 1893, his world famous "Psyche" trademark was adopted which, in more modern form, is still in use by the company. The company changed ownership twice before being purchased by National Distilleries in 1944. It is still in operation in New York but the Waukesha plant has closed. Included in this nomination is the so called warehouse building which opened in 1913 as part of the upgrading of the plant. The building originally housed the bottling works. Included in the nomination is a one story building which once house offices, storage and shipping space. Two springs remain on the property and one of these retains a concrete spring house now in ruins. The White Rock Mineral Spring Company is individually nominated because it is significant as a reminder of the company which at one time was one of the most prominent mineral spring water companies in the United States, a company which many feel "made Waukesha famous".

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In addition to the bottling works themselves, the Welch house survives as a significant structure associated with Welch and his company.

SOURCES:

- (1) Loerke, Jean Penn, "Waukesha Limestone: The Quarries, Kilns and the Buildings", Waukesha County Historical Museum, 1978.
- (2) Waukesha Freeman, September 4, 1938.
- (3) Waukesha Freeman, March 1, 1977.

AREA OF SIGNIFICANCE: SOCIAL/HUMANITARIAN

The Robinson Block, built in 1857 at 342-4 W. Main Street (Wk 6/36), already discussed because of its architectural significance, is also nominated for its association with the social, cultural and political life of early Waukesha. Charles L. Robinson and his partner, Martin Brown, started a new era for downtown Waukesha with the construction of this three-story stone building. Prior to this point, downtown Waukesha was primarily composed of small, frame stores. Robinson and Brown used the first floor for harness business. The second floor was rented out and the third was a large public hall. (1) For many years, Robinson's Hall was the center of social, cultural, and political activities in Waukesha. Most of the recruiting rallies, including the original call to arms for the Civil War, were held here. It remained the best hall in town for cultural events until the Carney Opera House opened in 1875. Robinson's Hall continued to be used for dances and other social gatherings but other halls and theaters took the lead. The third floor currently houses offices and apartments. (2) The William Mann house is significant for its association with the Waukesha Women's Club, an important civic organization throughout the twentieth century. St. Joseph's Church complex is significant as the long-time center of the city's Catholic community.

- (1) Loerke, Jean Penn, "Early Waukesha," Waukesha County Historical Museum, 1973.
- (2) Butterfield, C. W., The History of Waukesha County, Wisconsin, Chicago, 1880, p. 662.

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AREA OF SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS

Six houses in Waukesha are nominated for historical significance because they are associated with the lives of significant persons.

The Cutler house at 401 Central Avenue (Wk 4/2) is individually nominated as an important example of the Greek Revival style in Waukesha as well as for its historical significance as the home of Morris D. Cutler, the founder of Waukesha. As explained in greater detail in the Historical Development and Historical Figures sections, Cutler and three others arrived in what was to become Waukesha in 1834 and laid claim to 160 acres which later included much of the original part of the city. He built a Greek Revival house when he married in 1845 and remained in that home until his death. In 1902 his heirs sold the remaining parcel of land to the City for the creation of Cutler Park. At that time, the house was moved to its present location.

The Cook house (Wk 43/10) at 600 E. North Street is individually nominated for its association with one of the early civic leaders of Waukesha. Alexander Cook was an attorney who became the first district attorney of the newly-created Waukesha County in 1846. He was subsequently elected to that post for six more two-year terms and also served as justice of the peace for eight terms. (1)

The Randall house at 120 McCall Street (Wk 78/16) is nominated as a pivotal building in the McCall Street Historic District for its association with prominent historical person: Governor Alexander W. Randall.

Alexander Randall moved to Waukesha in 1842 and built this home between that time and the year 1857. As discussed under Historical Development and Historical Figures, Randall was instrumental in the creation of Waukesha County and in the development of the state's first railroad. He moved up the political ladder from Postmaster to state representative, judge, Wisconsin Governor and finally U.S. Postmaster General. As governor, he is credited with paying off the State debt and for preparing Wisconsin for its role in the Civil War.

He maintained his home in Waukesha until 1865. In 1880, the house was purchased by the family of Dr. Walter Rankin who moved it from its original site, in the path of the Chicago Northwestern Railroad, to its present location. The Rankin family lived in it until 1890, when their new home, described in the following paragraph, was completed. (1, 2, 3)

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The Walter L. Rankin house at 303 N. East Avenue (Wk 78/14), is nominated as a pivotal structure in the McCall Street Historic District because of its association with the President of Carroll College from 1866 to 1903. As described under EDUCATION, Carroll College was the first chartered college in Wisconsin but had severe financial and enrollment problems in the nineteenth century. President Rankin labored to save the school and eventually secured the financial support needed to assure the college's future by the turn of the century. (2, 5)

The Blair house at 434 Madison Street (Wk 7/12) is individually nominated as representing a style of architecture as well as for being the home of Senator William Blair. Trained as a machinist, Blair opened a foundry in 1851 and soon after acquired a machine shop which became Waukesha's largest industry during this period. He later founded the Waukesha County Manufacturing Company and was one of the founders of the Waukesha County Bank. In addition to being the most prominent businessman of his day, Blair was politically active, serving three terms as state senator in addition to several local positions. (1, 4)

The Frame house (Wk 1/15) at 507 N. Grand Avenue is individually nominated for being a fine example of the Italianate style as well as for being the home of Andrew Frame. As discussed under Historic Figures, Frame was named President of the Waukesha County Bank in 1880 and remained in that position until 1919, then becoming Chairman of the Board until his death in 1932. In addition to being the most prominent businessman of his day, Frame was very involved in community affairs, serving on the school board for twenty-seven years and on the Carroll College Board of Trustees for forty-one years. A well-known philanthropist, Frame donated Frame Field as well as a \$100,000 endowment to Carroll College. He also donated land to the City for the creation of Frame Park. (1,6)

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- (1) Portrait and Biographical Record of Waukesha County, Wisconsin, Excelsior Publishing Co., Chicago, 1894.
- (2) Dictionary of Wisconsin Biography, Madison, State Historical Society of Wisconsin, 1960.
- (3) Griswold, William S., "Little Village of Waukesha Provided State with Two Governors, Barstow and Randall," Waukesha Daily Freeman Centennial Edition, Section E-1, p. 2, 1959.
- (4) Waukesha Freeman, July 15, 1888. Obituary of William Blair.
- (5) Waukesha Freeman, date removed. Obituary of Walter L. Rankin.
- (6) "Waukesha County Bank was Organized in 1855; It is Now First National Bank," Waukesha Daily Freeman Centennial Edition, Section I-1, p. 8, 1959.

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ARCHEOLOGICAL PROPERTIES

The scope of both the Waukesha Intensive Historic Resources Survey and this multiple resource nomination are limited to a partial inventory which includes historic and architectural properties but excludes archeology. Therefore, no individual sites were included solely for archeological significance. However, the proposed Carroll College Historic District includes some effigy mounds which are discussed in greater detail in that District Survey Form.

PRESERVATION ACTIVITIES

The Waukesha Intensive Historic Resources Survey and the completion of this nomination were instigated by the Landmarks Commission of the City of Waukesha. This Commission is a seven-member body formed by city ordinance and appointed by the Mayor of Waukesha. The Commission has the power to designate individual properties as individual landmarks; thus far, the Commission has designated five landmarks. The Commission can also recommend that the Common Council establish historic districts. Exterior changes to landmarks or buildings within a historic district must receive approval of the Landmarks Commission or building permits are not issued. The ordinance creating the Landmarks Commission has been certified by the Secretary of the Interior, therefore buildings within a district designated under the Waukesha Landmarks Ordinance would be eligible for the Historic Investment Tax Credits.

It is anticipated that both the Intensive Survey and this nomination could generate greater interest in historic preservation in Waukesha. So far, the Commission has held an information session attended by 45 property owners within the proposed districts. Some owners of property; especially within the proposed Downtown Historic District, have expressed interest in the 25 percent Investment Tax Credit.

As part of Waukesha's Tax Incremental Finance program, the City has allocated \$10,000 to produce architectural renderings of the facades of most blockfaces in the downtown. These renderings will show property owners how buildings can be relatively inexpensively rehabilitated by taking advantage of the original architectural details. The drawings will also show how a historic approach to renovation can create a unified image for the downtown. It is hoped that many owners will be enthusiastic enough to apply these recommendations for their buildings.

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CHOICE OF DISTRICTS AND INDIVIDUAL SITES

The choice of the combination of districts and individual sites included in this nomination is explained in greater detail in the discussion of the survey methodology found in Section 7 above and in the district nomination forms and individual intensive survey forms attached. Briefly, the bulk of the properties and districts are considered architecturally significant. The Downtown Historic District contains the best remaining examples of nineteenth and early twentieth century commercial buildings in the city; the styles range from Italianate to Moderne yet the predominant use of local limestone tends to unify these diverse styles. The McCall Street District contains two properties nominated for their association with historic figures, however, the district primarily encompasses an area of finer, well-preserved homes; although this district contains good examples of the Greek Revival style, it features some particularly outstanding examples of the Queen Anne style and offers a good opportunity to trace the development of that style. The College Avenue Historic District focuses on Carroll College, an institution of statewide historical importance because it was the first college in Wisconsin; this district also contains various revival designs as well as outstanding examples of the Queen Anne and Victorian Gothic. The Laflin Avenue Historic District is a small, unified district which contains several fine Picturesque styles. And the four-building Wisconsin Avenue District is composed of four pivotal buildings, two of which are the best remaining examples of the Second Empire design in the city. Of the thirty-nine individual sites, thirty-three are nominated, at least in part, for their architectural significance, primarily as representatives of a type period or method of construction. Of twenty two structures nominated under Historical Significance, seven buildings nominated under Commerce are all associated with Waukesha's Springs Era, four Carroll College buildings are nominated under Education, four buildings are nominated under industry (two associated with the limestone industry and two with spring water bottling), in addition six homes are nominated because of their association with important historical figures and one structure is associated with social/cultural development.

USE OF SURVEY RESULTS

The State Historical Society of Wisconsin will use the results of the Intensive Survey when reviewing the need for mitigating measures for projects using State or Federal funds. Furthermore, the Planning Department will use the survey results to determine possible impacts on significant properties which qualify for the Housing Rehabilitation Action Program funded through the Community Development Block Grant.

The City of Waukesha does not now have a comprehensive plan. However, the secretary to the City Landmarks Commission is part of the City Planning Department, allowing for numerous ways of using the survey results in daily planning activities. Furthermore, if the Common Council designates historic districts under the City's Landmarks Ordinance, these districts receive a special zoning classification which signifies that all exterior changes must be reviewed by the Landmarks Commission.

9. Major Bibliographical References

See continuation sheet

10. Geographical Data

Acreage of nominated property see survey forms

Quadrangle name see survey forms

Quadrangle scale see survey forms

UMT References see survey forms

A

Zone Easting Northing

[illegible]

c

D 

E 

F 

G

H | | | | |

Verbal boundary description and justification All nominated properties in this multiple resource nomination are contained within the corporate limits of the city of Waukesha as they existed on July 23, 1982. For specific boundary descriptions, see survey forms.

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

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

state	code	countv	code
-------	------	--------	------

11. Form Prepared By

name/title	See continuation sheet
-------------------	------------------------

organization _____ date _____

street & number telephone

city or town _____ state _____

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is: *All sites and districts (except four pivotal Carroll College buildings which are considered to have historical significance of statewide
 ___ national *** state X local importance) are of local significance. ___

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 Director, Historic Preservation Division, State Historical Society of Wisconsin
date 9/19/83

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

Keeper of the National Register

Attest:

Chief of Registration

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National Park Service

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Iacher, J.H.A., "First Big Mill Erected in Waukesha in 1839", Waukesha Daily Freeman 75th Anniversary Edition, pp. 6, 61, 1934.

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Form Prepared By

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September 8, 1982
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Multiple Resource Area
Thematic Group

dnr-11

Name Waukesha Multiple Resource Area
State Waukesha County, WISCONSIN

Comm — 10/28/83

Nomination/Type of Review

Date/Signature

1. College Avenue Historic District
Substantive Review

Keeper Beth Grovum 10/28/83

Attest

2. Blair, Sen. William, House Entered in the
National Register

for Keeper Shelene Byers 10/28/83

Attest

3. Buchner, John P., House

Substantive Review

Determined Eligible

DOE/OWNER OBJECTION

Keeper Eligible - Beth Grovum 10/28/83

Attest

4. Cook, Alexander, House

Entered in the
National Register

for Keeper Shelene Byers 10/28/83

Attest

5. Carroll, William, House

Substantive Review

Determined Eligible

DOE/OWNER OBJECTION

Keeper Eligible - Beth Grovum 10/28/83

Attest

6. Cutler, Morris, House

Entered in the
National Register

for Keeper Shelene Byers 10/28/83

Attest

7. Dwinell, George, House

Entered in the
National Register

for Keeper Shelene Byers 10/28/83

Attest

8. Elliott, Dr. F. C., House

Entered in the
National Register

for Keeper Shelene Byers 10/28/83

Attest

9. Frame, Andrew, House

Entered in the
National Register

for Keeper Shelene Byers 10/28/83

Attest

10. First Baptist Church

Entered in the
National Register

for Keeper Shelene Byers 10/28/83

Attest

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Multiple Resource Area
Thematic GroupName Waukesha Multiple Resource Area
State Waukesha County, WISCONSIN

Nomination/Type of Review

Date/Signature

11. Grand View Health Resort **Substantive Review** Keeper Beth Grosvenor - 1/31/84
Attest _____
12. Grace, Perry, House **Entered in the National Register** *for* Keeper Delores Byers 10/28/83
Attest _____
13. Hatfield, Joseph Jackson, House **Substantive Review** **Deformed Eligible** Keeper Eligible - Beth Grosvenor 10/28/83
DOE/OWNER OBJECTION Attest _____
14. Howitt, John, House **Entered in the National Register** *for* Keeper Delores Byers 10/28/83
Attest _____
15. Jones, Robert O., House **Entered in the National Register** *for* Keeper Delores Byers 10/28/83
Attest _____
16. James, Samuel D., House **Substantive Review** **Deformed Eligible** Keeper Eligible - Beth Grosvenor 10/28/83
DOE/OWNER OBJECTION Attest _____
17. Laflin Avenue Historic District **Entered in the National Register** *for* Keeper Delores Byers 10/28/83
Attest _____
18. Arcadian Bottling Works **Entered in the National Register** *for* Keeper Delores Byers 10/28/83
Attest _____
19. Downtown Historic District **Substantive Review** Keeper Beth Grosvenor - 10/28/83
Attest _____
20. Mann, William G., House **Entered in the National Register** *for* Keeper Delores Byers 10/28/83
Attest _____

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National Park Service

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Multiple Resource Area
Thematic Group

Name Waukesha Multiple Resource Area
State Waukesha County, WISCONSIN

Nomination/Type of Review

Date/Signature

21. Moore, Dr. Volney L., House Substantive Review Keeper Beth Groves 10/28/83

Attest _____

22. National Hotel

Entered in the
National Register

for Keeper

Delores Byers 10/28/83

Attest _____

23. Nickell, William A., House

Entered in the
National Register

for Keeper

Delores Byers 10/28/83

Attest _____

24. Pratt, Hannah, House

Entered in the
National Register

for Keeper

Delores Byers 10/28/83

Attest _____

25. Pokrandt Blacksmith Shop

Entered in the
National Register

for Keeper

Delores Byers 10/28/83

Attest _____

26. Putney, Frank H., House

Entered in the
National Register

for Keeper

Delores Byers 10/28/83

Attest _____

27. Resthaven Hotel

Entered in the
National Register

for Keeper

Delores Byers 10/28/83

Attest _____

28. Sanger, Caspar M., House

Entered in the
National Register

for Keeper

Delores Byers 10/28/83

Attest _____

29. Silurian Mineral Springhouse

Entered in the
National Register

for Keeper

Delores Byers 1/31/84

Attest _____

30. Sloan, William P., House

Entered in the
National Register

for Keeper

Delores Byers 10/28/83

Attest _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received

9/29/83

date entered

Continuation sheet

Item number

Page 4 of 4

Multiple Resource Area
Thematic Group

Name Waukesha Multiple Resource Area
State Waukesha County, WISCONSIN

Nomination/Type of Review

Date/Signature

- | | | | |
|--|----------------------------------|------------|------------------------------------|
| 31. Smith, Camilla, House | Substantive Review | Keeper | Beth Grosvenor - 10/28/83 |
| | | Attest | |
| 32. St. Joseph's Catholic Church Complex | Entered in the National Register | for Keeper | Delores Byers 10/28/83 |
| | | Attest | |
| 33. St. Matthias Episcopal Church | Entered in the National Register | for Keeper | Delores Byers 10/28/83 |
| | | Attest | |
| 34. Totten-Butterfield House | Entered in the National Register | for Keeper | Delores Byers 1/31/84 |
| | | Attest | |
| 35. Waukesha Post Office | Entered in the National Register | for Keeper | Delores Byers 10/28/83 |
| | | Attest | |
| 36. Waukesha Pure Food Company | Entered in the National Register | for Keeper | Delores Byers 10/28/83 |
| | | Attest | |
| 37. Welch, C. A., House | Entered in the National Register | for Keeper | Delores Byers 10/28/83 |
| | | Attest | |
| 38. White Rock Mineral Spring Company | Substantive Review | Keeper | Eligible - Beth Grosvenor 10/28/83 |
| | DOE/OWNER OBJECTION | Attest | |
| 39. Wisconsin Avenue Historic District | Entered in the National Register | for Keeper | Delores Byers 10/28/83 |
| | | Attest | |
| 40. Yanke, Louis, Saloon | Entered in the National Register | for Keeper | Delores Byers 10/28/83 |
| | | Attest | |

National Register of Historic Places Inventory—Nomination Form

date entered

Page

Name Waukesha Multiple Resource Area
State Waukesha County, WISCONSIN

Date/Signature

- Keeper Bob Givens 12/1/83

42. Hemlock, David J., House Entered in the
National Register

Keeper Melrose Byers 12/1/83

43. First Methodist Church
Entered in the
National Register

Keeper Melrose Byers 12/1/83

★ 44. Chandler-Blair House **Substantive Review**
DOE/OWNER OBJECTION

Keeper

45. Wisconsin Industrial School ~~for Boys~~ *for Girls*

Keeper Beth Groover 1/21/87

46. Arlington Apartments

Keeper Beth Grosvenor 1/21/87

47. Caples' Park Historic District ~~entered in the~~
~~National Register.~~

Keeper Helena Byers 3/7/88

48. Keeper

49. Keeper

50. Keeper

Attest