

United States Department of the Interior
 National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
 REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only archival paper (20 pound, acid free paper with a 2% alkaline reserve).

1. Name of Property

historic name Badacker, Joseph, House
 other names/site number Edwards, Thomas, House

2. Location

street & number 341 Northwest Barstow Street N/A not for publication
 city, town Waukesha N/A vicinity
 state Wisconsin code WI county Waukesha code 133 zip code 53186

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		<u> </u> structures
	<input type="checkbox"/> object		<u> </u> objects
		<u>1</u>	<u>1</u> Total

Name of related multiple property listing:
N/A

No. of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ___ does not meet the National Register criteria. ___ See continuation sheet.

[Signature]
Signature of certifying official
State Historic Preservation Officer-WI
State or Federal agency and bureau

4/17/95
Date

In my opinion, the property ___ meets ___ does not meet the National Register criteria. ___ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
___ See continuation sheet

[Signature: Elson H. Beall]

2/24/95

___ determined eligible for the National Register. ___ See continuation sheet

___ determined not eligible for the National Register.

___ removed from the National Register.

___ other, (explain:)

Entered in the National Register

[Signature] Signature of the Keeper

Date

6. Functions or Use

Historic Functions
(enter categories from instructions)

Current Functions
(enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

1. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

Queen Anne	foundation	Limestone
	walls	Weatherboard Shingle
	roof	Asphalt
	other	Wood Cast Iron

Describe present and historic physical appearance.

The Joseph Fabacker house is a fine two-story Queen Anne style dwelling that was built for Fabacker ca.1894-1896. This house sits on a prominent corner lot that is located at the top of a steep hill at the juncture of Barstow and Buena Vista streets. The house was actually built some years before Buena Vista Street was completed, however, so its corner orientation is actually a fortunate accident. This corner location now gives the house two principal facades, the shorter of which faces southwest onto Barstow Street and the longer of which faces southeast onto Buena Vista Street. The house is cruciform in plan, measures approximately 30.5-foot-wide and 44.5-foot-long, and its exterior walls rest on a tall cut stone foundation. These walls are sided in a mixture of clapboard and wood shingles and they are surmounted by the asphalt shingle-covered combination gable and hip roof that covers the house. Three of the four gable ends of this roof are also sided with clapboard and wood shingles and these gable ends still retain their decorative bargeboards. The Fabacker house is a representative example of a type of Queen Anne style residential design that was frequently employed by members of Waukesha's rapidly growing middle class in the 1890s. Most of Waukesha's other examples have been substantially altered over the course of time, however, so the Fabacker house's high degree of exterior and interior integrity makes it especially notable today.

At the time this house was built the city of Waukesha enjoyed a national reputation as a summer resort due to its assiduous promotion of the health-giving properties of the local spring waters. This promotion began in 1868 and its success caused the local population to increase from 2500 in 1870 to 8740 by 1910. By the turn-of-the-century, however, the economic importance of the city's resort trade began to decline and numerous manufacturing concerns were created to take their place, transforming the city's economic base. This transformation, coupled with Waukesha's close proximity to Milwaukee, Wisconsin's largest city, greatly increased Waukesha's population which by 1980 numbered 53,941, making it Wisconsin's eighth-largest city.

Joseph Fabacker was a resident of New Orleans when he built his Waukesha house and he does not appear to have ever been a year-round resident of Waukesha. Consequently, it is not known if this house was built as an investment property, an income property, or as a house that the Fabacker family used on a seasonal basis. Fabacker's heirs sold the house to retired Waukesha area farmer Thomas Edwards in 1902, and Edwards and his descendents owned and occupied the house until 1960. It is largely because of the long tenure of this family that the house is still in such highly original condition today.

The 75-foot-wide by 110-foot-deep rectangular lot of the Fabacker house is located in a residential neighborhood that is placed along the top of a steep bluff that overlooks the Fox River and the historic downtown portion of the city of Waukesha, which is three blocks to the southeast on the floor of the river valley. The front of the lot faces onto the northwest/southeast-running Barstow Street (whose name was changed from Bridge Street about 1891), a major thoroughfare that bridges the Fox

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: _____ nationally _____ statewide X locally

Applicable National Register Criteria A B X C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance

(enter categories from instructions)

Areas of Significance	Period of Significance	Significant Dates
Architecture	ca.1894-1896 ³	1894

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Significance

The Joseph Fabacker house is being nominated to the National Register of Historic Places (NRHP) for its local significance under National Register (NR) criterion C. More specifically, the Fabacker house is being nominated because of its association with the area of Architecture; a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). Research was undertaken to assess the NRHP potential of the Fabacker house utilizing the Queen Anne style subsection of the Architectural Styles study unit of the CRMP and the Queen Anne subsection of the Architecture Theme section of the final report of the Waukesha Intensive Resources Survey. The results of this research is detailed below and confirms that the Fabacker house is locally significant under NR criterion C as a fine and highly intact example of a middle-sized residence designed in the Queen Anne style.

This house was built for Joseph Fabacker, a resident of New Orleans, in 1894-96. Whether Fabacker actually lived in the house cannot be determined but it appears that the house was never his permanent residence. Fabacker died in 1901, and the house was willed to his wife, Magdalena, and his nine children. The following year, Fabacker's heirs sold the house to retired Waukesha area farmer Thomas Edwards Jr., who lived here with his wife, Mary, until his death ca.1915. In 1921, the Edward's eldest daughter, Lydia Edwards Larson, bought or was given the property. Lydia Larson and her husband, Ole Larson, later moved into the house in 1931, and Mrs. Larson continued to live there following her husband's death in 1938. After her own death in 1960, her heirs sold the house in 1968 to the first of a series of owners who have since owned the property. Fortunately, the Fabacker house remained in a largely unchanged state throughout the 58-year period of the Edwards-Larson family ownership. As a result, the present owners were able to purchase it in virtually original condition.

³ Abstract of Title for 341 NW Barstow Street. In the possession of the owners.

9. Major Bibliographical References

Abstract of Title for 341 NW Barstow Street. In the possession of the owners.

Butterfield, Consul W. The History of Waukesha County, Wisconsin. Chicago: Western Historical Company, 1880.

Previous documentation on file (NPS): X See continuation sheet

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey #

recorded by Historic American Engineering Record #

Primary location of additional data:
 X State Historic preservation office
 Other State agency
 Federal agency
 Local government
 University
 Other
Specify repository:

10. Geographical Data

Acreege of property Less than 1 acre

UTM References

A 1/6 3/9/9/4/5/0 4/1/6/3/1/9/0 B / / / / / / / / / / / /
Zone Easting Northing Zone Easting Northing

C / / / / / / / / / / / / D / / / / / / / / / / / /

See continuation sheet

Verbal Boundary Description

Lot 4 in Larson's Subdivision or Kimball's 1st Subdivision of part of the Northwest Addition to Prairieville, being a subdivision in the Northeast Quarter of Section 3, T6N R19E.

See continuation sheet

Boundary Justification

The boundaries enclose all the land that has been historically associated with the Fabacker house.

See continuation sheet

11. Form Prepared By

name/title Timothy F. Heggland/Consultant

for: City Plan Commission, City of Waukesha

organization 201 Delafield St. Waukesha, WI date August 18, 1992

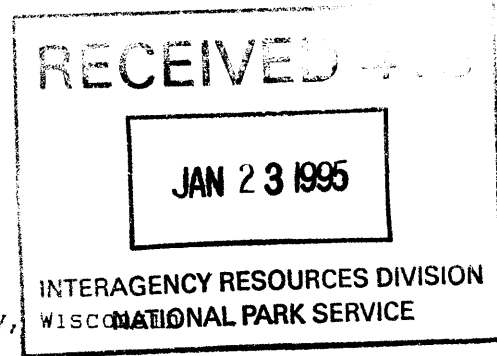
street & number 1311 Morrison Street telephone (608) 251-9450

city or town Madison state WI zip code 53703

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River at the base of this bluff. The side elevation of the house faces southeast onto the northeast/southwest-running Buena Vista Street, which runs along the rim of the bluff above the river. The lot is landscaped with shrubs, mature trees and lawn and it slopes gently to the southwest and is edged with concrete sidewalks and gutters. Most of the other lots in the surrounding area also contain single family dwellings dating from the 1880s to the 1930s, although some of these buildings were later converted into multiple-unit buildings and others are now rental properties.

The Fabacker house is asymmetrical in appearance, cruciform in plan, is two-stories-tall, and its design is an excellent example of the "hipped roof with lower cross gables" subtype of the Queen Anne style identified by Virginia and Lee McAlester.¹ In this instance the design consists of a hipped roof 30.5-foot-wide by 28.5-foot-deep "T"-plan main block which has a 11-foot-wide by 4-foot-deep polygonal-shaped two-story gabled ell on its southeast-facing side elevation and a similar 14-foot-wide by 4-foot-deep rectilinear two-story gabled ell on its northwest-facing side elevation. The fourth arm of the cruciform plan is formed by a two-story gable-roofed 16-foot-square ell that is centered on the rear or northeast-facing elevation of the main block. The entire house rests on tall, cut stone foundation walls made out of the almost ubiquitous local limestone whose quarrying was one of Waukesha's principal industries in the nineteenth century.² The foundation walls enclose the full basement that underlies the house. The original clapboard siding covers all the exterior walls of the house up to the eaves with the exception of a broad band sided in octagonal pattern wood shingles that encircles the main block of the house between the first story window heads and the second story window sills. The rear ell is sided completely in clapboards and each wall's surface area is entrained by corner boards, a frieze board located immediately below the eaves, and a water table that encircles the house just above the limestone foundation. These walls then rise up to the steeply pitched, asphalt shingle-covered combination gable and hip roof that covers the attic story of the house. Wide overhanging eaves help to shelter the walls, and the very short ridge of the hipped roof main block runs front-to-back on a northeast-southwest axis that is parallel to the side elevations of the house.

The principal facade of the house faces southwest onto Barstow Street. It is asymmetrical in composition and is two-bays-wide, and its design is dominated by a broad gable-rooted wall dormer that covers much of the right-hand portion of the front-facing slope of the roof. The wall surface of this facade is uniformly flat and forms a continuous planar surface. This results in a rather plain design which is relieved by running a wooden framing strip down from the left-hand corner of the base of the dormer in imitation of the corner board which descends from the right-

¹ McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred A. Knopf, Inc., New York, New York, 1984. Pgs. 263-265.

² Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982. Pgs. 15-16.

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hand corner. This simple device gives this facade the appearance of having a very shallow gable-rooted ell across much of its width and this device is made more successful by making the design of the gable end of the wall dormer identical with the gable ends of the two genuine cross-gabled ells on the side elevations. The result is a successful imitation of the other cross-gabled ells and it helped create a more elaborate appearance with a minimum of expenditure.

This false ell forms the right-hand bay of the main facade and covers approximately 60% of this facade's width. It is surmounted by the already mentioned gable-rooted wall dormer. This dormer has the same wide, overhanging eaves as the rest of the house and its gable end is enframed by plain rake boards below the slopes of the roof and by the main frieze board of the house, which serves as the base of the frame. A single small, one-light, rectilinear window opening is placed in the center of the gable end, the surface of which is covered with five courses of clapboard below the window sill and with octagonal pattern wood shingles above. The principal ornaments of the gable end are the decorative wooden bargeboards that edge the slopes of the roof. These boards have shaped ends and are ornamented with incised squares that also have paterae centered on them. Identical bargeboards are also found on the house's other gable ends as well.

A single large one light flat-arched window is centered in the second story of this bay and its cornice abuts the main frieze board of the house. An identical window is placed directly below in the first story of this bay and a basement window pierces the foundation wall directly below the first story window.

The second (or left-hand) bay of the main facade contains a one-over-one light flat-arched window on its second story while the first story contains an asymmetrically placed flat-arched entrance door opening that contains a six-light over three panel wooden door that is of a later date than the house but within the period of significance. This door is protected by a twelve-light storm door and the entire first story of the left-hand bay is sheltered by a wraparound wooden veranda which encircles the west corner of the house before terminating against the side of the northwest-facing rectilinear-plan ell. This flat-roofed veranda is divided into two unequal-length five-foot-deep sections. The shorter fourteen-foot-long section covers the first story of the left-hand bay of the main facade. The nineteen-foot-long side section shelters the right-hand bay of the northwest-facing side elevation of the house; the resulting veranda has an L-shaped plan. The ceiling of the veranda and its floor are both fashioned from tongue-and-groove boards and the veranda is edged by a simple wooden balustrade that is probably of later date than the house and which has rectangular balusters. The veranda roof is flat, and has an asphalt shingle-covered pent roof encircling its outward-facing edges. The roof of the veranda is supported by five chamfered posts, each of which rests on a tall pilinth and has a bracketed capital. A broad flight of six wooden steps lead up to the entrance door and a gablet that is centered on the portion of the veranda roof over the entrance is decorated with a crescent moon and stars.

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The less visible aspect of the northwest-facing side elevation of the house resulted in a slightly less elaborate design than the otherwise very similar southeast-facing side elevation. This elevation is bisected by a two-story rectilinear plan ell which is surmounted by a large gable, and the composition of this elevation is comprised of three separate elements. The right-hand element of this elevation is one-bay-wide and it has a single square one-light window centered on its first story and a flat-arched one-over-one light double hung window on the second story that is placed to the left of center. The cross-gable ell that forms the middle element of this elevation has a rectilinear plan and is 14-feet-wide by 5-feet-deep. Both the first and second stories of the 5-foot-deep front-facing southwest side of this ell each have flat-arched window openings that contain single one-over-one light double hung sash, while the rear-facing northeast side has no openings of any kind. Both the first and second stories of the main northwest-facing side of this ell have a single one-over-one light rectilinear-shaped double hung windows centered on them. This ell is surmounted by a large gable identical to the one on the main facade.

The left-hand element of this elevation is two-bays-wide and two-stories-tall and it forms the northwest-facing side wall of the rear ell. The right-hand bay consists of a two-story flat-roofed clapboard-sided 6.5-foot-square ell that is a later addition to the house. This ell is positioned in the space formed by the perpendicular juncture of the side wall of the rear ell and the side wall of the cross-gable ell and each of its two front-facing stories features a single flat-arched window opening that contains a single one-over-one light rectilinear-shaped double hung window. The first story of the left-hand bay is covered by a 4-foot-wide by 10-foot-long rectilinear plan flat-roofed rear porch that is upheld by a single bracketed and chamfered post. This porch shelters a rear entrance door and another door is located in the second story above and opens onto the roof of the porch. Steps lead down from the porch floor to a small modern wooden deck that occupies much of the north corner of the lot.

The 16.5-foot-wide northeast-facing rear elevation of the Fabacker house is comprised of the rear wall of the gable-rooted two-story rear ell. This elevation is sided solely in clapboard, is one-bay-wide and asymmetrical in composition, and is much less elaborate than the other elevations. A single one-over-one-light double hung window is placed at the extreme right-hand edge of each story. Centered in the gable end above is a single one-light flat-arched fixed window that is identical to the ones found in the other three gable ends, but the gable end is otherwise unornamented and does not feature the decorative bargeboards found on the other gable ends. The gable end is crowned by a brick chimney stack that is placed on its ridge.

The southeast-facing side elevation of the Fabacker house faces onto Buena Vista Street and it is bisected by a large polygonally shaped ell which is surmounted by a large, gable-rooted dormer. This elevation is made up of three separate elements.

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The left-hand element of this elevation is one-bay in width and a single one-over-one light double hung flat-arched window is centered on each of its two stories. The right-hand element is the side wall of the rear ell and it is asymmetrical in composition and originally had a rear entrance door placed towards the left of the wall and a one-over-one light double hung flat-arched window was placed directly above it in the second story. Recently, however, the door opening was moved to the right and into its present position and the original opening was filled with a pair of modern single light casement windows. The original opening is still sheltered by the original flat-roofed one-story rear porch. This "L" plan porch also covers a part of the center ell, it measures 11-feet-wide by 7-feet-deep, and it is identical in design to the front veranda excepting only that the deck portion of its roof is edged by wrought iron cresting, which may be original to the house.

A two-story gable-rooted ell forms the middle element of this elevation and it gets its polygonal shape from two full-height cutaway corners whose uppermost portions are each embellished by a pair of decorative wooden scrollwork brackets. The plan of this ell is pentagonal and it has sides of unequal depth. The southeast-facing main side of the ell has a total width of 11-feet and its first story has a single large one-over-one light flat-arched window centered on its face and a second one directly above in the second story. Both the perpendicular sides of the ell are without openings of any kind while each of the stories of the cutaway sides contain a single one-over-one-light window. This ell is surmounted by a gable end that is identical to the one on the main facade and there is a small chimney stack located on the ridge of the main roof above it.

The asymmetrical design of the exterior of the house is reflected in the plan of the excellent and very well-preserved interior. Entrance to the interior is gained by passing through the outside entrance door into a stairhall that occupies the southwest third of the front portion of the first story. To the right of the stairs a pair of double doors open into a front parlor that occupies the rest of the front portion of this story while a door at the rear of the stairhall opens into a dining room that occupies the northwest half of the houses' midsection. The rest of the midsection is occupied by a back parlor while the rear ell is occupied by the kitchen and by a rear stairhall. The second floor contains three bedrooms, a rear hall, and a bathroom. Fortunately, most of the original woodwork and the decorative features of the house have survived intact, as have the original hardwood floors and the plaster walls and ceilings.

The rectilinear plan stairhall is mostly open up to the second story ceiling. It contains an open flight of ten steps that runs up the northwest (outside) wall of the hall to a landing, and a second flight of five steps then makes a right turn and runs up the rear (northwest) wall to the second story. This quarter-turn staircase now has a modern starting newel and a modern balustrade that features turned balusters, both of which are in keeping with the house. The vertical and horizontal wooden casing that enframes the windows and doors in all the rooms on this story is enriched with a reeded and fluted design, has a plinth block at its base, and is

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surmounted by corner blocks decorated with a patera design. In the stairhall this casing entrames the outside entrance doors, the short four-panel door of the coat closet that is framed into the space beneath the upper flight of stairs, a five-panel door that opens into the dining room and that is placed on the rear (northeast) wall of the hall, and the large pair of five-panel pocket doors on the southeast wall of the hall that open into the front parlor. The hall is lit by an early and probably original electric chain shower type hanging light fixture whose design is of Greek inspiration. Four glass shades hang down from its flattened center bowl and other metal fixtures of identical design are found in the rear parlor and in one of the second story bedrooms.

The large varnished five-panel double doors that open into the rectangular-plan front parlor are pocket doors and they both still retain their original cast metal door pulls covered in elaborate designs. A large window on the southwest wall of this room is now filled with just a single fixed light. This window and the identical one in the second story above may not be original, but the openings and their casings are, and the changes appear to have been made early in the history of the house. The ceiling of this room is edged in cavetto-shaped crown molding and the floor still retains its original hot air registers. A second pair of pocket doors that are centered on the northeast wall open into the back parlor.

The rear parlor occupies the first story of the polygonal ell and its windows look out onto Buena Vista Street. A modern chair rail now encircles the room, but the woodwork is otherwise all original and in good condition. A second original metal light fixture hangs from the center of the ceiling.

A single five-panel door placed in the northeast wall of the rear parlor opens into the kitchen while an identical door in the northwest-facing wall opens into the dining room that occupies the first story of the northwest-facing ell. The kitchen has been partially remodeled by the present owners who have retained much of the original wood trim even as they have added more modern appliances and cabinetry. A side entrance door exits from the kitchen onto the side porch. The dining room woodwork is identical to that found in the other rooms and it also has a cavetto-shaped crown molding like the front parlor. This room is lit by windows on its northwest and southwest sides and by an electric light shower that hangs from the center of its ceiling. The ceiling is the only altered surface in the room, having been divided into panels by a grid of wood strips sometime in the last twenty years.

The rear staircase (which ascends from the kitchen to the second story bathroom) and the main staircase both ascend to the second story, which has three bedrooms opening off a center hall that are positioned so as to correspond to the position of the principal rooms of the story below. In addition, a partially remodeled bathroom is located over the kitchen and here again, most of the original woodwork has been retained. The wood casing that entrames all the doors and windows of the second story is identical to that used on the first story and there are transom lights above all the second story doors.

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The present owners of the Fabacker house are fortunate to have acquired a house which had been in the possession of one family for so long. More than anything else this single fact explains why not only the most important features of the house are still intact, but also why so much of the original hardware--such as that belonging to the doors and windows--is still extant. The retention of these original features makes the Fabacker house one of Waukesha's most complete examples of a Queen Anne style residence.

In addition to the house there is now a rectilinear plan one-story modern clapboard-clad frame garage on the Buena Vista side of the lot off the kitchen that was constructed by the current owners in 1993. While this garage is too new to be a contributing element in the National Register sense of the word, its design is sensitive to the house and it features details such as decorative shingle work in the gable ends that are compatible with the house.

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Historic Context

A general history of the city of Waukesha is contained in both the final report of the Waukesha Intensive Survey* and in the text of the Historic Resources of Waukesha Multiple Resource Nomination form.² Consequently, the following historical background deals mostly with Joseph Fabacker and the subsequent owners, and with the area surrounding the house.

The much larger parcel of land that the Fabacker house lot was divided from occupies the high ground on a bluff that is located above the west bank of the Fox River. This bluff parallels the river that created it and the portion of the river's floodplain at the base of this bluff was developed early in Waukesha's history due largely to the fact that the tracks of Waukesha's first railroad were constructed upon it in 1851. Proximity to the railroad and to the waterpower created by the harnessing of the river made this floodplain the favored area for Waukesha's industrial development in the years bracketing the Civil War. Most of the commercial and residential development of the city, however, centered on the much larger and more accessible area of flat land located on that portion of the floodplain east of the river. As a consequence, the development of the land on top of the western bluff occurred much later than in the areas to the east.

The Fabacker house fronts on Barstow Street. On the east side of the river, Barstow Street cuts a north-south route across the downtown section of the city before crossing a bridge that spans the river.³ The street then intersects with River Street and with North Street before ascending a steep block-long hill. At the top of the hill Barstow Street levels out, and it is here, at the top of the bluff, that Barstow intersects with Buena Vista Street.

Much of the land that originally made up the north corner of this intersection (the Fabacker house's lot is the southernmost tip of this land) was originally a farm that was probably first operated by Russell N. Kimball (1817-1879). Kimball was one of Waukesha's pioneer settlers, having arrived there in 1843. Kimball was born in Bath, New Hampshire, in 1817.

As he advanced in years, his genius partook of a mechanical turn, and he turned his attention to the business of mill building, and operating the same; after

* Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982.

² Ibid. Historic Resources of Waukesha Multiple Resource Nomination form. September, 1982. On file at the State Historical Society of Wisconsin Historic Preservation Division in Madison, Wisconsin.

³ The historic predecessor of today's bridge gave Barstow Street its original name - Bridge Street. The name was changed around 1891.

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Following this business for a few years, and hearing of the glowing prospects offered by the "Far West," in the year 1841 he started for Wisconsin, traveling by rail to Buffalo, and from there by stage and boat, reaching Milwaukee in the spring of the same year, being four weeks in the making of the journey; and having little or no capital to engage in business, he hired himself to Hon. E. D. Holton, for whom he worked faithfully, until 1843 and then commenced himself in the grocery business on West Water Street, near Spring Street, which business he prosecuted with success, until 1847, when he purchased a farm at the west extremity of Spring Street; on the outskirts of the city, on which there was a waterpower which he improved by erecting a sawmill, and operating the same until the year 1854; then he sold the sawmill and purchased the grist and sawmill at Waukesha, and engaged in the business of flouring and sawing lumber, until 1876 (sic) when he died. Mr. Kimball was an indefatigable worker, and handled an immense amount of money during his lifetime. In 1874 he listed property to the value of \$61,802.81, above all liabilities. It consisted of the mill property (non-extant) and a waterpower, a farm of 87 acres, the old railroad shops, warehouse and various personal property.'

Kimball died on September 13, 1879, at the age of 62. The year before, however, he had a portion of his farm land platted and surveyed as "Kimball's First Subdivision of part of the Northwest Addition to Prairieville." This subdivision was located in the south corner of his farm, Bridge Street (later Barstow Street) formed the southwest boundary of the property, and the future Fabacker lot was included within the new subdivision. After Kimball's death, his property was inherited by his wife, Nancy H. Kimball and several others. Nancy Keene Kimball was born in Pompey, New York, in 1822, and she married Kimball in 1865. Kimball brought his new wife (she was his second) home to the farm property mentioned above.

Mr. Kimball came west in 1841; he was several years a farmer; he bought 90 acres of land in the northwest part of the Waukesha, charmingly located on a bluff overlooking the city. He was for twenty-five years proprietor of the "Forest City Flouring Mills" at Waukesha ... The farm is well known as "Oak Hill," and lies partly in Waukesha and in Pewaukee, but the residence is only a quarter of a mile from the courthouse. The farm has substantial improvements and a rare location. The home (in 1880) is shared by Mrs. Kimball and her sister, Miss Mary A. Keene.⁸

By 1880, however, the property had been already been sold by Kimball's executors.

On the 21st of October, 1879, approximately 5 weeks after R. N. Kimball died, the executors of the R. N. Kimball estate (Ora Kimball and M. S. Griswald) and Nancy Kimball sold the property to Hiram Keene. (Hiram Keene was a brother of Nancy H. Kimball and Mary A. Keene; he was married to a woman who was also named Mary A.)

⁷ Butterfield, Consul W. The History of Waukesha County, Wisconsin. Chicago: Western Historical Company, 1880, pg. 673.

⁸ Ibid.

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Hiram Keene enjoyed ownership of the property for about 3 years before his death. In his will, he stipulated that he was leaving "to Ettie M. Keene and Grace L. Keene (his daughters), my farm of about 78 acres of land situated in the Village of Waukesha and adjoining said farm subject to the following conditions, viz. that said farm house and lots shall be a home for my said wife (Mary A. Keene), my sisters Mary A. Keene and Nancy H. Kimball, and said daughters while they respectively remain unmarried. That said five persons shall live together as one family upon said farm, house and lots to be supported as far as possible from the proceeds and income thereof." If any of the women were to get married, they would forfeit their interest in the property, and the remaining women would be the sole owners.

About 1890 or 1891, the street that runs northwesterly along the southwesterly boundary of the property was renamed from "Bridge Street" to Barstow Street." The 1892 Waukesha Directory lists Mrs. Mary A. Keene at 412 Barstow Street (A large now-altered Queen Anne style house that is now located two houses northwest of the Fabacker house).

On May 5, 1893, Mary A. Keene, widow and "relier of" Mr. Keene sold her interest in the property to Mary Keene and Nancy Kimball. They held this property over the summer. In September and October, 1893, Mary A. Keene, Nancy Kimball, and Ettie M. Keene split out a 100' x 200' parcel which contains the present-day 341 NW Barstow Street house (then known as 414), and sold it to a gentleman from New Orleans named Joseph Fabacker. It appears that this parcel was sold for \$650.00. of which \$450.00 was assigned to "the infant" Grace L. Keene.

The 1895 (Waukesha) directory lists Miss Mary A. Keene and Nancy Kimball at 412 Barstow. (By March 31, 1896, Hiram's widow had also died. In the spring of 1896, both Grace L. Keene and Ettie May Keene were over 18 years of age (born prior to 3/78). County judge J. S. W. Button released the women from Hiram Keen's conditions on sale of the remaining property.) By 1897, both Nancy Kimball and Mary Keene had moved to 302 McCall Street.²

Virtually nothing is known about Joseph Fabacker and his reasons for building a house in Waukesha are also unknown. That he built the house at 341, however, is certain. The 1896 tax rolls for the city of Waukesha show that Fabacker owned the 100' by 200' SW part of Lot 1, Block 2, Kimball's Subdivision (the original legal description), and the property was then valued at \$2000.00. Fabacker's name, however, never appeared in the Waukesha city directories, so it is possible that the house was built as an investment. It is also possible, although this is entirely speculation, that the Fabacker family occupied the house in the summer seasons.

² Fulton, Thomas B. "History of the Property at 341 NW Barstow Street." An unpublished, undated and unpaginated manuscript history written a previous owner of the house.

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Joseph Fabacker House, Waukesha, Waukesha County, Wisconsin

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Mr. Fabacker apparently was never able to capitalize on his investment in the "Spring City," as Waukesha was now advertised. He died in early 1901, leaving the property to his wife and their nine children. In October, 1902, Aloysius J. Fabacker, a son of Joseph and Magdalena Fabacker, sold his interest to Max W. Griffith for \$250.00. Within two months, Magdalena and her other eight children had sold their 9/10 interest in the property to Thomas Edwards, and Mr. Edwards had obtained the 1/10 interest which had been sold to Mr. Griffith. In the quit claim deed issued by Mrs. Fabacker to Thomas Edwards, the description of the property includes the statement "Also all furniture, carpets, and household effects now in said building on above describes premises."¹⁰

Thomas Edwards (1838-ca.1915), was born in Montgomeryshire, Wales, and he came to this country in 1842, with his father (Thomas Edwards, Sr.), his mother, and three siblings. The family settled in Waukesha County and Thomas Edwards Jr. was educated in the district schools. He served with distinction in the Civil War and after his return was married to Mary Jones on June 21, 1867. The couple farmed for a living and had five children, of whom the eldest was Lydia M. Edwards, who was educated in the Union School of Waukesha and became a school teacher. A biographical note on Thomas Edwards in 1893 stated that: "The Edwards estate comprise two hundred and fifty-four and a-half acres of fine land within three miles of Waukesha. Their home is a cozy farm residence, and all its surroundings indicate the thrift and enterprise of its owner. Mr. Edwards carries on general farming, but makes a specialty of dairy products."¹¹

In 1902, at the age of 64, Edwards purchased the Fabacker house in Waukesha and he ~~and he~~ lived there in retirement until his death. His widow, Mary Edwards (1841-?), continued to live in the house until at least 1921, when she either sold or gave the property to her eldest child, Lydia Edwards Larson. Lydia Larson (1870-1960), was born in 1870, when the family still resided on their farm. "After graduation from high school, she taught in the county for ten years until her marriage to (O. O.) Larson in 1904, when they came to 341 NW Barstow st., atop the hill, to live."¹² Her husband, O. O. (Ole) Larson (1861-1938) was born on a farm in Green County, Wisconsin in 1861. When he turned 18 he moved to Morrisonville, Wisconsin, where he ran a general store. "He attended State Normal School at Oshkosh and the old Minnesota State Normal School at Red Wing, Minnesota. Later, he moved to DeForest, Wis., where he ran a clothing store. His next move was to Waukesha. He has operated the (men's) clothing store at its present site, 333 W. Main st., for the last 41 years."¹³ Upon their marriage in 1904, the Larsons resided in the Barstow

¹⁰ Fulton, Thomas B. Op. Cit.

¹¹ Portrait and Biographical Record of Waukesha County. Excelsior Publishing Company, Chicago, 1893, pgs. 241-242.

¹² Williams, Vivian L. "Mrs. Ole Larson Starts Last Decade in Century." Waukesha Freeman. November 8, 1960.

¹³ Waukesha Freeman. Sept. 29, 1938. Obituary of O. O. Larson.

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street house for a short period with Mrs. Larson's parents. They then moved to 444 Dundar Avenue and lived there until 1931, when they returned to Barstow street. The Larsons subdivided the lot and had the residence converted into a two-flat building during the years before Mr. Larson's death in 1938, and it appears to have continued in this configuration throughout the remainder of Mrs. Larson's lifetime. After her death in 1960, the property was inherited by her three sons who eventually sold it to new owners, one of whom converted the house back into a single-family residence, which it has remained.¹¹

Architecture

The architectural significance of the Joseph Fabacker house lies in its being an excellent representative example of the middle-sized Queen Anne style residences that formed a major portion of the middle class building stock of the city of Waukesha and other Wisconsin cities between 1880 and 1900, and this significance is considerably enhanced by the high degree of integrity which is still present in the fabric of the Fabacker house today. The designer and the builder of this house may well have been one and the same, and while their name(s) are unknown the design makes good use of the "irregularity of plan and massing" and the "asymmetrical facade" compositions which are hallmarks of the Queen Anne style that are specifically mentioned in the Queen Anne style subsection of the Architectural Styles study unit of the CRMP.¹² The design of the Fabacker house also makes sparing use of such typically Queen Anne style elements as variegated exterior surface materials, "wall projections," "steeply pitched roofs," "cutaway bay windows," a "dominant front-facing gable," and a "wrap-around veranda"; all of which are also mentioned as specific attributes of the Queen Anne style in the CRMP.

The Waukesha Intensive Survey Report identified buildings designed in the Queen Anne style as important components of the nineteenth century building stock in Waukesha and the report enumerated numerous examples of the style which are mostly concentrated in residential neighborhoods located close to the downtown commercial district.¹³ Many of these buildings were subsequently incorporated into the first four historic residential districts which the survey identified and ultimately placed on the NRHP late in 1983.¹⁴ These districts were the first areas of Waukesha

¹¹ Waukesha Freeman. November 18, 1960. Obituary of Lydia Larson.

¹² Wyatt, Barbara (Ed.). Cultural Resource Management in Wisconsin. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986. Vol. 2, 2-15 (Architecture).

¹³ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982. Pgs. 106 and 111.

¹⁴ These districts are: The College Avenue Historic District; the Larlin Avenue Historic District; the McCall Street Historic District; and the Wisconsin Avenue Historic District.

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to be distinguished in this manner, but the intensive Survey also found other groups of similar buildings and a number of individual examples which it considered to be potentially eligible for future designation. A number of these individual buildings were incorporated into the Historic Resources of Waukesha Multiple Resource Nomination in October of 1983 and were subsequently placed on the NRHP. Among these buildings were several good examples of middle-sized Queen Anne style residences similar in size and elaboration to the Fabacker house including: the Perry Grace house, 307 N. West Ave., built c. 1885; the Camillia Smith house, 603 N. West Ave., built in 1883; the Dwinnei house, 442 W. College Ave., built between 1885-1890; and the Robert O. Jones house, 501 W. College Ave., built c. 1898.

The choice of the Joseph Fabacker house as one of the second group of Waukesha buildings to be nominated to the NRHP following the first group that was listed in 1983 is principally due to its high degree of integrity, which is primarily the legacy of its nearly sixty years of ownership by members of the Edwards family. This high degree of integrity is of importance because, while similar houses were once fairly widespread in Waukesha's older neighborhoods, most of them are now threatened by changes in occupancy and usage and examples with the same degree of intactness are becoming very rare.

The Fabacker house is thus locally significant under National Register Criterion C in the area of Architecture as an excellent, highly intact, and representative example of the type of Queen Anne style house that was especially associated with the middle class of its day, a type that was and is important to Waukesha's architectural heritage. The building has all the typical features of a Queen Anne style house of its time such as an irregular plan, a mix of siding materials such as clapboard and decorative wood shingles, cutaway bay windows, and a wraparound veranda decorated with large turned posts and other features. In addition, the house also has a largely original and quite intact interior that adds considerably to the overall significance of the house.

Archeology

Whether any archeological remains are extant on this site is unknown at the present time. No information was discovered during the course of this research that suggests that any previous buildings ever occupied this site and early maps (1873, 1891) of the city that depict buildings on surrounding lots show nothing on this one. Neither was any information discovered during this research that suggested the possibility of extant remains dating from pre-European cultures or from prehistoric periods being uncovered from this site.

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#4 Joseph Fabacker House Waukesha, Waukesha Co., WI View from SW



5 Joseph Fabacker House Waukesha, Waukesha Co., WI View from SE



#6 Joseph Fabacker House Waukesha, Waukesha Co., WI View from NE



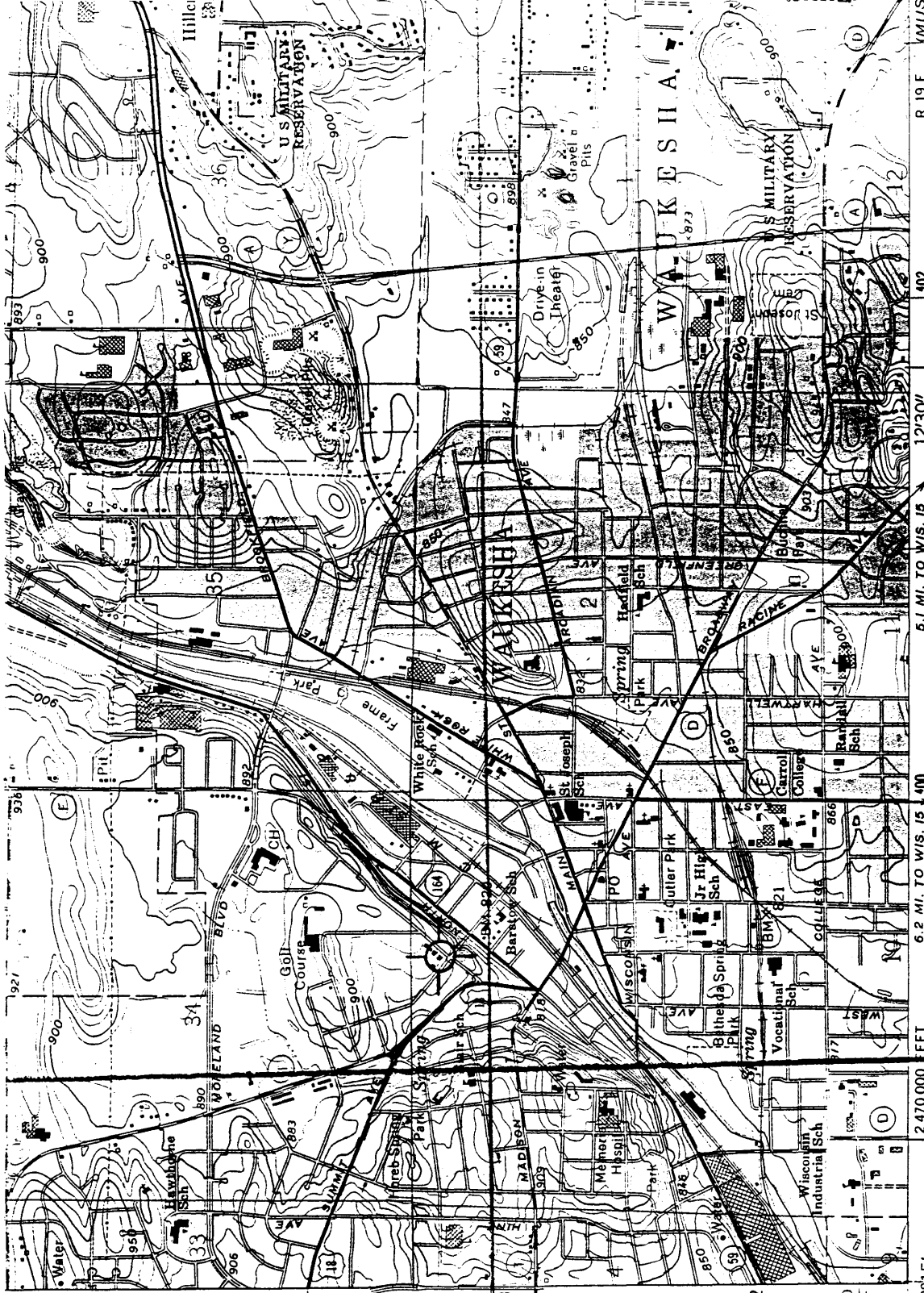
7 Joseph Fabacker House Waukesha, Waukesha Co., WI View from N



#2 Joseph Fabacker House

Waukesha, Waukesha Co., WI

View from SW



Joseph Fabrication House
 Waukesha, Wisconsin
 County, Wisconsin

UTM Coordinates
 Zone 18
 Easting 4763190
 Northing 4300000

370,000 FEET
 43°00' 88°15'
 2,470,000 FEET
 6.2 MI. TO WIS. 15
 BIG BEND 8.6 MI.
 5.1 MI. TO WIS. 15
 MUSKEGO 8.6 MI.

Mapped, edited, and published by the Geological Survey
 Control by USGS and USC&GS

Topography from aerial photographs by photogrammetric methods
 and in part by the City of Brookfield. Aerial photographs
 taken 1954-1955. Field check 1958-1959

Polyconic projection. 1927 North American datum
 10,000-foot grid based on Wisconsin coordinate system, south zone
 1000-meter Universal Transverse Mercator grid ticks,
 zone 16, shown in blue

Red tint indicates areas in which only landmark buildings are shown
 Revisions shown in purple compiled from aerial photographs
 taken 1971. This information not field checked
 Purple tint indicates extension of urban areas

Map photoinspected 1976
 No major culture or drainage changes observed

UTM GRID AND 1971 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET

THIS MAP COMPLIES WITH NATI
 ONAL GEODETTIC VE
 CONTOUR INTI
 NATIONAL GEODETTIC VE

FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER
 AND WISCONSIN GEOLOGICAL AND NATURAL
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS

SCALE
 1" = 18 MILS
 0.49" = 14 MILS