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NATIONAL REGISTER

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.

1. Name of Property

historic name Caples' Park Historic District
other names/site number N/A

2. Location

street & number see continuation sheet n/a not for publication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	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>35</u>	<u>7</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>35</u>	<u>7</u> Total

Name of related multiple property listing: Historic Resources of Waukesha
Number 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 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 meets does not meet the National Register criteria. See continuation sheet.

[Signature] 2/18/88
Signature of certifying official Date
State Historic Preservation Office - Wisconsin
State or Federal agency and bureau

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.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC / Single Dwelling

Current Functions (enter categories from instructions)

DOMESTIC / Single Dwelling

7. Description

Architectural Classification
(enter categories from instructions)Tudor Revival

Spanish Colonial Revival

Colonial Revival

Materials (enter categories from instructions)

foundation stone

walls brick

stone

roof asphalt (shingles)

other wood

stone

Describe present and historic physical appearance.

The Caples' Park Historic District is composed of forty-two houses located in the Caples' Park and Caples' Park No. 2 subdivision which is platted on the near south side of Waukesha.

The vast majority of these houses (35) were built during the period of construction that mirrored Waukesha's industrial and commercial expansion. This era spanned the years 1926-38. The remaining seven houses are modern intrusions and do not contribute to the district.

The houses within the district are good examples of the textbook revival styles of the 1920s and 1930s. The majority of the homes were built in the Tudor Revival style. Other styles represented are: Colonial Revival, Mediterranean Revival, and Vernacular forms.

The Caples' Park Historic District is located in a quiet, shaded residential area of Waukesha. The lots are large and the homes are set back from the street. All houses have garages and most are attached. A number of the garages are not original structures and are so noted on the district map.

A prominent feature in the district is the landscaping done by individual home owners. A number of homes have stone or brick walks leading to the entry. Some of these walkways are bordered with flowers. Border plantings, flower gardens and well-manicured shrubs add to the sense of pride one feels in the neighborhood.

A landscape feature that contributes strongly to the quality of the district is the "rotary" which is planted at the intersection of Windsor Drive and South Charles Street.

An original feature of the subdivision, the "rotary" was maintained by the City of Waukesha until after World War II. Then it was removed until 1984 when it was reconstructed and planted by neighborhood residents.¹

The original King Street lamps are still extant although some of the frosted globes have been replaced by clear ones.

Alleys are another feature of this district. Each street has an alley on which the detached garages are placed.

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**National Register of Historic Places
Continuation Sheet**

Section number 2 Page 1 CAPLES' PARK HISTORIC DISTRICT, Waukesha Co., WI

LOCATION:

South East Avenue : 321, 406

S. Charles Street : 315, 316

S. Hartwell Ave. : 314, 315, 321, 329, 335

East Newhall Ave. : 105, 115, 119, 123, 127,
205, 325, 401, 407, 411

Oxford Drive : 208

Windsor Drive : 104, 118, 120, 124, 200
204, 208, 300, 301, 308
311, 314, 316, 320, 326
328, 329, 400, 406, 412
420, 423.

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Section number 7 Page 1 Caples' Park Historic District
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The houses in the district are generally two story and clad in brick or stone. A number of the smaller houses have clapboard siding. The brick is cream or red and the stone is fieldstone, flagstone, Lannon-stone or rough-set.

A variety of roof types are represented: gable, multi-gabled, hip, gambrel and jerkinhead. Generally these roofs are steeply pitched to reflect the English tradition. Half-timbering is a quite popular Tudor architectural element that is found on many houses in the district.

The scale of the buildings in the Caples' Park Historic District is that of larger residential dwellings. A number can be classed in the mansion or manor house category. There exists in the district a number of buildings which cannot be classified within the revival styles so prevalent in the district. These are labeled vernacular, and although their detailing is not so grand as the major buildings, they do make a contribution to the district.

The identifying characteristics of the revival styles mirrored the original style: the symmetry of Colonial and Georgian and the steeply pitched roofs of the Tudor and the Mediterranean Revival's tile roof.

The Colonial Revival house was capped by a gable roof whose ridgeline paralleled the street. An exception to this was the Dutch Colonial which is identified by its gambrel roof. Shutters were another feature as was the central entry.

The Georgian Revival house was generally a brick structure. Again the central entrance predominates. Here it takes the portico form with side and fanlights around the door. The gable end roof is another predominant characteristic.

The Mediterranean Revival house has the ubiquitous red tile roof, gable facing the street and round-headed windows. A small porch within adjoining terrace is another feature as is the appearance of ironwork.

The Tudor Revival house has a steeply pitched roof. Often these roofs are intersecting. Half-timbering is another characteristic feature. Leaded windows, rounded entrances, flagstone quoins and the Norman feature of a small tower are other identification marks.

Vernacular is a title given to structures which do not fall into any of the "high style" classifications. This type of building was designed by a local craftsman with no formal training, or it simply grew from the contractor and owner collaboration.²

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Caples' Park Historic District
Waukesha, Waukesha County, WI

INVENTORY OF DISTRICT HOUSES

MAP CODE	HISTORIC NAME/ADDRESS	DESCRIPTION	DATE	CON/NON
1.	(Henry A. Youmans) 105 East Newhall	2 story cream brick Georgian Revival	1932	contributing
2.	(G. Willard Meyer) 115 Newhall	2 story clapboard Vernacular	1929	contributing
3.	(Richard H. Smelter) 119 Newhall	2 story clapboard Vernacular	1929	contributing
4.	(Oliver J. Freckman) 123 Newhall	1 1/2 story clapboard Vernacular/Tudor	1929	contributing
5.	(Wm. E. Weber) 127 Newhall	2 story clapboard Vernacular/Tudor	1929	contributing
6.	(NA) 205 East Newhall	1 1/2 story stone cottage	c.1950	non-contributing
7.	(Clarence Anderson) 316 South Charles	2 story brick Tudor Revival	1928	contributing
8.	(Herbert G. Ritter) 315 South Charles	2 story brick Tudor Revival	1929	contributing
9.	(Lloyd L. Bower) 325 East Newhall	2 story brick/timber Tudor Revival	1928	contributing
10.	(NA) 401 East Newhall	1 story ranch	c.1960	non-contributing
11.	(NA) 407 East Newhall	1 story ranch	c.1960	non-contributing
12.	(Morris Teplinsky) 411 East Newhall	2 story stone Tudor Revival	1935	contributing

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MAP	HISTORIC NAME/ADDRESS	DESCRIPTION	DATE	CON/NON
13.	(NA) 314 South Hartwell	Clapboard tri-level	c.1960	non-contributing
14.	(H. Lee Uhlenhopf) 315 South Hartwell	1 1/2 story Vernacular	1937	contributing
15.	(Virginia Frame) 321 South Hartwell	2 story stone Colonial Revival	1938	contributing
16.	(Richard S. Hippenmayer) 329 South Hartwell	2 story brick Tudor Revival	1936	contributing
17.	(Theo. C. Thompson) 335 South Hartwell	2 story brick Tudor Revival	1930	contributing
18.	(Harry D. Hopkins) 423 Windsor Drive	2 story brick Georgian Revival	1928	contributing
19.	(NA) 420 Windsor Drive	2 story brick	c.1960	non-contributing
20.	(Floyd H. Christoph) 412 Windsor Drive	2 story stone/stucco Tudor Revival	1929	contributing
21.	(Clarence M. Eason) 406 Windsor Drive	2 story frame/masonry Colonial Revival	1938	contributing
22.	(Christian Helker) 400 Windsor Drive	2 story frame Colonial Revival	1928	contributing
23.	(Harry H. Cramer) 328 Windsor Drive	2 story frame Colonial Revival	1929	contributing
24.	(Jesse M. Boorse) 329 Windsor Drive	2 story brick/stone Tudor Revival	1934	contributing
25.	(Ralph E. Carr) 326 Windsor Drive	1 1/2 brick vernacular	1931	contributing

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MAP	HISTORIC NAME/ADDRESS	DESCRIPTION	DATE	CON/NON
26.	NA 320 Windsor Drive	1 1/2 story frame	1950	non-contributing
27.	NA 316 Windsor Drive	1 1/2 story frame	1950	non-contributing
28.	(John L. Davies) 314 Windsor Drive	2 story brick Colonial Revival	1927	contributing
29.	(Reuben V. Pfeiler) 311 Windsor Drive	2 story clapboard Vernacular	1926	contributing
30.	(Edw. D. Eichelberger) 308 Windsor Drive	2 story brick Tudor Revival	1928	contributing
31.	(Mark E. Cahill) 301 Windsor Drive	2 story brick/stucco Tudor Revival	1928	contributing
32.	(Rudolph F. Thomann) 300 Windsor Drive	2 story brick/stucco Tudor Revival	1926	contributing
33.	(Adolph E. Winzenreid) 208 Oxford Drive	2 story Lannon stone Tudor Revival	1930	contributing
34.	(John E. Extberg) 208 Windsor Drive	2 story brick/stucco Tudor Revival	1928	contributing
35.	(Oscar G. Lehnbeuter) 204 Windsor Drive	2 story stucco/wood Vernacular/Tudor	1928	contributing
36.	(Andrew S. Cronk) 200 Windsor Drive	2 story stone/stucco Tudor Revival	1928	contributing
37.	(Edward J. Burns) 124 Windsor Drive	2 story clapboard Vernacular	1928	contributing
38.	(J. Herbert Herold) 120 Windsor Drive	2 story frame Dutch Colonial	1928	contributing

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MAP	HISTORIC NAME/ADDRESS	DESCRIPTION	DATE	CON/NON
39.	(Curtis G. Callow) 118 Windsor Drive	2 story brick/stucco Tudor Revival	1928	contributing
40.	(Gothard D. Hein) 104 Windsor Drive	2 story brick Mediterranean Revival	1931	contributing
41.	(James E. DeLong) 406 South East Avenue	2 story brick Tudor Revival	1930	contributing
42.	(Roy L. Benjamin) 321 South East Avenue	2 story brick Georgian Revival	1930	contributing

SELECTED BUILDINGS THAT CONTRIBUTE TO THE CHARACTER OF THE DISTRICT

The houses in the Caples' Park Historic District will be discussed according to their styles of architecture: Tudor Revival (17), Georgian Revival (3), Colonial Revival (6), Mediterranean Revival (1), and Vernacular (4).

TUDOR REVIVAL

5. 127 East Newhall, Wm. E. Weber, 1929³
Green shutters with an unusual panel and quatrefoil design grace this clapboard residence with Tudor elements. The front-facing gable entrance extends to cover the side garden entrance. Nine-over-nine double-hung windows and the original garage complete the property. Mr. Weber was a carpenter/contractor who built his residence.⁴
7. 316 South Charles, Clarence Anderson, 1928
An unusual corrugated tile roof covers the gable, shed and pent roofs on this house. The windows feature leaded and stained glass and a round-headed window echoes the stone surround of the entrance. Of brick cladding, the Tudor Revival is a good example of the country cottage genre. Mr. Anderson was the proprietor of Anderson Fuel Oil Co.
8. 315 South Charles Street, Herbert G. Ritter, 1929
This brick/stucco ell features characteristic half-timbering on the front and side gables. A small rounded attic window caps the front-facing gable which also features a triple window. Mr. Ritter was Superintendent at Hein-Werner Motor Parts.

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9. 325 East Newhall, Lloyd L. Bower, 1928
Stone quoins are a noted feature on this two-story house of brick/stucco. Wood timbering on the prominent front-facing gable also merits attention. The elongated eave which covers the garden entrance is yet another British throw-back. Again, the steep roofline is typical of this style. Mr. Bower was installation Engineer for the Waukesha Motor Company.
12. 411 East Newhall, Morris Teplinsky, 1935
The rounded windows on this two-story stone house match the rounded entrance. A false buttress is noticeable on the front facade. Leaded glass is a feature of all the windows. Rooflines consist of hip and gable combination. Mr. Teplinsky was the Secretary-Treasurer of the Bellview Dye Works.
16. 329 South Hartwell, Richard S. Hippenmayer, 1936
Architect Martin White designed this two-story brick/stucco house with stone/wood trim. A combination hip/gable roof tops this structure with the two front-facing bays. The ubiquitous rounded entrance is asymmetrically placed. Above it is found the ever-popular half-timbering trim. Leaded glass is also a window component. Mr. Hippenmayer was a lawyer associated with Jacobson & Malone.
- 20 412 Windsor, Floyd H. Christoph, 1929
The rounded windows and door both contain leaded glass. The steep cross-gable roofline again outlines the structure. Designed by Sylvester A. Snyder, the contrasting stone surrounds delineate the windows and entrance. Half-timbering clads the shed dormer. Ribbon windows are also in evidence. Mr. Christoph was associated with J.B. Christoph and Sons.
30. 308 Windsor, Edward P. Eichelberger, 1928
Hugo Logemann of Milwaukee was the architect who designed this two-story brick house with wood and terra cotta trim. The tile work appears over the rounded, protruding gable entrance and in the lintels. The clapboarded half gable is another architectural element. Mr. Eichelberger was the president-treasurer of Master Craft Leather Goods.
31. 301 Windsor Drive, Mark E. Cahill, 1928
See Architectural Significance for description.
32. 300 Windsor Drive, Rudolph F. Thomann, 1926
One of the most arresting features of this two-story irregular brick/stucco house is the dominating half-timbered, front-facing gable. Its extended eave covers the entrance porch. Rounded and ribbon windows of leaded glass provide more English accents. Mr. Thomann was a principal in the Benjamin-Thomann Insurance Agency.

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33. 208 Oxford Drive, Adolph E. Winzenreid, 1930
See Architectural Significance for description.
24. 329 Windsor, Jesse M. Boorse, 1934
This multi-gabled Tudor Revival features a front-facing gable, half timbering in the second story and a flagstone surround entrance. Leaded windows and wooden slat shutters are another prominent characteristic. The original garage is still extant. Mr. Boorse was a salesman with the Waukesha Motor Company.
34. 208 Windsor Drive, John E. Estberg, 1928
A good example of the higher style of Tudor decorations found on this house of fieldstone quoins, chimney foundation and porch detail. Half-clapboard gable ends and side half-timbering on the entry porch are unusual features. The gabled wall dormers and the inset entrance dormer complement the steeply pitched gable roofs. Leaded windows complete the Tudor characteristics. Mr. Estberg was associated with the Waukesha State Bank.
35. 204 Windsor Drive, Oscar G. Lehnbeuter, 1928
On the front, this two-story stucco, ell-shaped residence features a gable roof and facing bay. It is mirrored in the pedimented entry porch and one story wing. All three feature returned eaves. Two modern intrusions: picture window with sidelights and easement windows on the wing do not seriously alter the historic character of this building, which is a simpler version of the English style being emulated in other district houses. Mr. Lehnbeuter was secretary of the Master Craft Leather Goods Company.
36. 200 Windsor, Andrew S. Cronk, 1928
Half-timbering is a prominent characteristic of this stone and stucco house. It decorates the stucco second story and helps point out the leaded windows. The protruding gable entrance with its Gothic arch is another English feature. Built by an employee of the Waukesha Motor Company as were many of the houses in the area, the original detached garage is still an important element.
39. 118 Windsor, Curtis G. Callow, 1928
This two-story brick/stucco house displays the Tudor characteristic of steeply pitched roofs in its front-facing gable. This gable is clad with wood as is the dormer which is located in the second story timbering pediment gable dormer. A pent roof covers the triple window, and decorated wooden window and door lintels complete the articulation. Mr. Callow was secretary of the Manitowoc Church Furniture Company.

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41. 406 South East Avenue, James E. DeLong, 1930

This two-story rectangular, cream brick house features a distinctive copper canopy over the door on the protruding two-story entrance bay designed by architect William C. Keller. The first floor windows are transom-type and the second story ones are rounded wall dormers. Both contain leaded glass. Mr. DeLong was in charge of manufacturing for the Waukesha Motor Company.

COLONIAL REVIVAL

15. 321 South Hartwell, Virginia Frame, 1938

Martin White designed this Lannon stone and shuttered house. Triple-hung windows flank the entrance which features abbreviated sidelights. Double-hung mullioned windows define the second story. Its architect did a number of other homes in the district. Its association with the Frame family, whose prominence goes back to the founding of Waukesha, is another factor in its inclusion.

21. 406 Windsor Drive, Clarence M. Eason, 1938

This stone residence with the central two-story entrance is another building within the construction period. It is included within the district because of its contribution to the district architecturally and historically. Eight-over-eight, double-hung windows are a colonial feature, and a 1940 porch addition, now enclosed, does not weaken its integrity. The original garage still stands. Mr. Eason was the secretary for the Industrial Clutch Company.

22. 400 Windsor Drive, Christian Helker, 1928

This one-and-one-half story, wood clapboard house has a gable roof with a shed dormer. The original garage stands on the alley. A prominent entrance gable, black louvered shutters and a wooden freize are other architectural elements. Mr. Helker was a motor tester at the Waukesha Motor Company.

23. 328 Windsor Drive, Harry M. Cramer, 1929

Black shutters adorn this two-story frame house which features a one-story sunroom on the left of the entrance. An unusual canopy is on this entrance. The fenestration features six-over-six double-hung windows. Mr. Cramer was assistant chief inspector for the Waukesha Motor Company.

28. 314 Windsor Drive, John L. Davies, 1927

A returned eave entrance porch is the most prominent feature on this two-story brick house. Shutters flank the paired six-over-six windows on the first floor and the single and small paired double-hung windows on the second story. The side addition and detached garage are not original to the house. Mr. Davies was a principal in the Davies Brothers Automotive Company.

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38. 120 Windsor Drive, J. Herbert Herold, 1928
See Architectural Significance for description.

VERNACULAR

3. 119 East Newhall, Richard H. Smelter, 1929
This two-story, irregular plan, aluminum-sided dwelling features a multi-hip roof and a set-back side entry. This entry is covered by a canopy. The six-over-one, double-hung windows are decorated with black shutters. Art Dwinell was the builder. Mr. Smelter was a Manufacturer's Agent.
14. 315 South Hartwell, J. Lee Uhlenhopf, 1937
Martin White designed this one-and-one half story front-facing stone ell. A multi-gabled roof with dormer caps the arched door. The windows have fieldstone surrounds. The English cottage effect of the rough-set bricks make this house contribute to the integrity of the district. Mr. Uhlenhopf was associated with Novelty Cleaning and Tailoring Company.
29. 311 Windsor Drive, Reuben V. Pfeiler, 1926
This house was among the first to be built in the Caples' Park subdivision. It is an irregular wood gabled structure which features shutters and an entry porch. Another reason for inclusion in the district is the fact that Eschweiler and Eschweiler was the architectural firm responsible for the design. Mr. Pfeiler managed the West Side Drug Store.
37. 124 Windsor, Edward J. Burns, 1928
This two-story clapboard house features a front gable with extended eave. A wood stringcourse is echoed in the pediment return of the shed dormer and outlines the eyebrow hood over the entry. Ribbon windows and shutters complete the architectural detailing. A number of elements echo Tudor styling. This reason and the fact that Mr. Burns was secretary-treasurer of Waukesha Auto Sales deem it worthy of inclusion in the district.

GEORGIAN REVIVAL

1. 105 East Newhall, Henry A. Youmans, 1932
This two-story cream brick house features wood trim and louvered shutters. The six-over-nine windows provide a dominant architectural detail. The central entrance features a pedimented porch and fanlights plus sidelights surrounding the door. Keystone lintels also accentuate the fenestration. Attic lunettes are found on either side of the pentad chimney. Mr. Youmans was the president of the Freeman Printing Company.

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18. 423 Windsor Drive, Harry D. Hopkins, 1928

This two-story brick symmetrical facade was designed by William Keller of Milwaukee. It features a balconied entry portico which matches the balustrades beneath the paired second story windows. The ground floor windows are multi-paned fanlights and paired with rounded hoodmolds. The small rounded windows above the entry also are paired. Mr. Hopkins was the purchasing agent for the Waukesha Motor Company.

42. 321 South East Avenue, Roy L. Benjamin, 1930

See Architectural Significance for description.

MEDITERRANEAN REVIVAL

40. 104 Windsor Drive, Gothard G. Hein, 1931

See Architectural Significance for description.

Description Endnotes

¹Interview with Mrs. Edith R. Hofman, July 21, 1986

²Gottfried and Jennings, pp. 190-1, 205, 227

³City of Waukesha Building Permits supplied information on the original builder, date of construction and name of the architect.

⁴Wright's Directories for the City of Waukesha provided the occupation of the first homeowners.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

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

Areas of Significance (enter categories from instructions)

ARCHITECTURE

Period of Significance

1926-1938

Significant Dates

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Multiple

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

The Caples' Park Historic District is of architectural significance within the City of Waukesha representing an authoritative collection of period revival styles built between 1926 and 1938. These styles best exemplify the popular trends in architecture during this period.

The Caples' Park Historic District is a post-World War I addition to Waukesha's architectural heritage. It is comprised of forty-two houses. Thirty-five of these dwellings contribute to the integrity of the district. The period of construction of district houses closely parallels the commercial and industrial growth of Waukesha. A number of the builders of these houses were the "movers and shakers" in the town's economic development.

HISTORICAL DEVELOPMENT

The area of land comprising the 15 acres of the Caples' Park Historic District originally owned by F. Gove was not within the city limits on the earliest map available (1859). In 1891, it was part of the O.M. Sanger Hickory Stock Farm and the park belonging to Mrs. Daniel Newhall was outside the corporation line.

Dr. Byron M. Caples bought the Sanger farm of 62 acres in 1912 with the purpose of subdividing the land. Dr. Caples was a prominent neurologist and psychiatrist who came to Waukesha in 1898 and established the Waukesha Springs Sanitarium in the Sanger farmhouse. He organized the Waukesha County Medical Society and served as its first president. He also served as president of the State Medical Society.¹

In 1925 Caples' Park, Inc. was formed. Dr. Caples was no longer directly involved. R.L. Benjamin (321 South East Avenue) was one of the original officers. Eighty acres was purchased and Windsor Drive was the first street platted. A number of homes were erected the following year: 208,300,311 Windsor Drive.

The Oxford Road subdivision, or Caples Park no. 2, was added in 1929. This addition also included lots on South Hartwell Avenue. 208 Oxford Road was built the next year. The Depression slowed the sale of lots and 1938 was the last year of construction until after World War II.

See continuation sheet

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Caples' Park Historic District, Waukesha
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Caples' Park was the first really restricted subdivision in Waukesha. Improvements were made before the lots were offered for sale and price restrictions were put upon the houses to be erected by the purchaser.²

The people who built their homes in Caples' Park and Caples' Park No. 2 were the commercial and industrial leaders in Waukesha's era of tremendous growth. They included the president and superintendent of Hein-Werner Motor Parts, the president-treasurer and secretary of Master Craft Leather Goods, the proprietors of the West Side Drug Store, Anderson Fuel Company, Winzenreid's Market, Benjamin-Thomann Insurance, Davies' Brothers Automotive, Lawyer Hippenmayer, presidents of Freeman Printing and Bellview Dyeworks and the president-general manager, installation engineer, secretary-treasurer, purchasing agent, accountant and various employees of the Waukesha Motor Company.

ARCHITECTURAL SIGNIFICANCE

In an area where there is such a concentration of period revival architecture, the original style that is being patterned is suggested by appropriate massing, proportions, materials and a few well-chosen details. Period houses have an intimate relationship with the landscape. They seek to imitate English cottages and manors, Spanish haciendas and New England farmhouses and townhouses. The Caples' Park district contains the city's most cohesive collection of such distinctive and finely-crafted Period Revival homes.

Tudor Revival

The Tudor Revival style so prominent in the Caples' Park Historic District is characterized by steeply pitched roofs, half-timbering, leaded glass, rounded entrances, flagstone quoins, and intersecting rooflines. This style has been nicknamed "Stockbroker Tudor" because of its popularity with the men whose fortunes had been made quickly after the first World War.³

A prime example of the Tudor Revival style is the Theo. C. Thompson residence (335 South Hartwell Avenue). Built in 1930 by the sales manager of Thompson's Malted Milk Company, this ell-shaped brick house features a central tower entrance. This is reminiscent of Norman architecture contemporary with the original Tudor style. The door is rounded as is the fanlight window on the front-facing gable. This gable features a jerkinhead roof. Rough-set bricks surround the windows and the grill under the tower window reflecting the pattern of the walkway balustrade. The window sills are stone. S.A. Snyder, local Waukesha architect, designed this house as well as the sympathetically-styled original garage. The steeply pitched roofs in this case happen to be intersecting gable and the above-mentioned jerkinhead. Leaded glass is noted in the upper sash windows.

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Caples' Park Historic District, Waukesha
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A second excellent example of the Tudor Revival style is the Adolph E. Winzenreid residence (208 Oxford Road). This house also displays the Norman influence in its angled tower entrance. Built in 1930 by the proprietor of Winzenreid's Market, this house was designed by Hess & Kemnitz, Milwaukee architectural firm. Lannon stone is the wall material used. Roman arch windows are a first floor detail. A combination hip-gabled roof of diamond-shaped wood shingles crowns the structure. Wood timbering is the attic gable-end feature. A tall chimney pent is found on the street facade of the side gable. A garage of similar wall and roof materials is located on the alley.

The John E. Estberg residence (208 Windsor Drive) was designed by Velguth and Papenthen. Built in 1928 by a man associated with banking, this house is a fine example of a stone Tudor-ell which features an overhanging stucco second story. Fieldstone quoins and chimney base enhance the rough-plastered stucco. An extended eave forms the entry porch which has a half-timbered side gable. Gable wall dormers pierce the gable roofline. Leaded windows are another Tudor characteristic found on this house. The front of the side gable is also half-timbered.

The Mark E. Cahill residence (301 Windsor Drive), built in 1928 by the manager of the Wilber Lumber Company, has the half-timbering so characteristic of the Tudor Revival style. Unusual curved timbers point to the transom window on the first floor of the front-facing bay. The flagstone tabbed round entry is sheltered by an extended eave porch. Second story windows break the eaveline. Two stone posts with concrete urns mark the beginning of the flagstone entrance walk. The plans for this structure were provided by the Wilbur Lumbering Company.

Georgian Revival

The Georgian Revival style is exhibited in three houses in the Caples' Park Historic District. It is characterized by a central entrance, brick facade, gable roof, railed porch wings, side and fanlights and a paneled entry door.⁴

The most prominent example of this style is found in the Roy L. Benjamin residence (321 South East Avenue). Mr. Benjamin, a principal in the Benjamin-Thomann Insurance Agency, was also one of the founders of Caples' Park, Inc. Built in 1930, this red brick house has a gable roof whose ridgeline parallels the street. It also features a columned entrance portico with dentil trim that reflects the cornice trim. Attic lunettes, double hung windows with shutters and rounded French windows comprise the fenestration. The sunporch is balustraded.

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Caples' Park Historic District, Waukesha
Waukesha County, Wisconsin

Colonial Revival

The district contains six examples of Colonial Revival architecture. This style is characterized by clapboard wall cladding which can contain bevel siding, single light sash or multiple upper light sash in single light lower sash, a central entrance, a gable roof and louvered shutters.⁵

The J. Herbert Herold residence at 120 Windsor Drive is a good example of Colonial revival architecture. Built in 1928 by the secretary-treasurer of the Palmetier and Abel Lumber Company, this house features diamond cutout pattern on the shutters. The gambrel roof which denotes the Dutch colonial revival is present on this structure. A central entrance with sidelights, shed dormer with small double window which matches the first floor double windows, and attic lunette window complete the articulation on this house.

Mediterranean Revival

The Caples' Park Historic District contains a lone example of the Mediterranean Revival style of architecture. This style is characterized by red tile roofs, street-facing gable, small porch with adjoining terrace, ironwork and twisting Churrigueresque columns.⁶

The 1931 Gothard G. Hein residence (104 Windsor Drive) was designed by Milwaukee architect Walter Truttner. Four staggered, front-facing gables define the front facade. Wrought iron balconies frame the second story windows. Round arches are found in the stone-faced entry and window above the entry plus within the pent roof side bay. Diamond shaped brick marks the top of the gable ends. Terra cotta tiles cover the hip-gable roof. Wooden shutters and brick lintels complete the facade of this masonry dwelling. A modern garage was designed to repeat the roof tiles, brick work and round windows of the house.

ARCHITECTS OF THE CAPLES' PARK HISTORIC DISTRICT

The architects employed by the original residents of the Caples' Park Historic District were chosen for their familiarity with period revival designs. A list of architects follows that includes the historic name and address of the house designed for the district and other examples of their work. Those firms listed as builder/contractor are the final entries. This information is found in the City of Waukesha building permits.

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Caples' Park Historic District
Waukesha, Waukesha County, WI

Architects of the district (cont.)

William Adams

328 Windsor, Harry H. Cramer residence, 1929
400 Windsor, Christian Helker residence, 1928

Fremont R. Crabtree

124 Windsor, Edward J. Burns residence, 1928
2449 Grand Avenue, Milwaukee

Eschweiler & Eschweiler

311 Windsor, Reuben F. Pfeiler residence, 1926

Hess, Wesley L. and Kemnitz, George A.

208 Oxford Drive, Adolf E. Winzenreid residence, 1930
691 South 38th Street, Milwaukee

William L. Keller, Milwaukee

406 South East, James E. DeLong residence, 1930
200 Windsor, Andrew S. Cronk residence, 1928
423 Windsor, Harry D. Hopkins residence, 1928
210 West College, Waukesha

Hugo Logemann, Milwaukee

308 Windsor, Edward D. Eichelberger residence, 1928
St. John's Lutheran Church, Reedsburg

Henry P. Plunkett

329 Windsor, Jesse M. Boorse residence, 1934

S.A. Snyder, Waukesha

335 South Hartwell, Theo. C. Thompson residence, 1930
412 Windsor, Floyd H. Christoph residence, 1929

Walter Truttner, Milwaukee

104 Windsor, Gothard G. Hein residence, 1931
1200 Pabst Building, Milwaukee

L.H. Van Alstine

326 Windsor, Ralph E. Carr residence, 1931

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Section number 8 Page 5 Caples' Park Historic District, Waukesha
Waukesha County, WI

Architects of the district (cont.)

Velguth and Papenthen, Milwaukee
208 Windsor, John E. Estberg residence, 1926

Martin F. White, Milwaukee
315 South Hartwell, J. Lee Uhlenhopf residence, 1937
321 South Hartwell, Virginia Frame residence, 1938
329 South Hartwell, Richard S. Hippenmayer residence, 1936
219 West Laflin Street, Waukesha
115 South East Avenue, Waukesha

BUILDER/CONTRACTOR

A.J. Dwinell
115 East Newhall, G. Willard Meyer residence, 1929
119 East Newhall, Richard H. Smelter residence, 1929
123 East Newhall, Oliver J. Freckman residence, 1929

Chris Hotlz & Sons
118 Windsor, Curtis G. Callow residence, 1928
120 Windsor, J. Herbert Herold residence, 1928

Walter Meyer
325 East Newhall, Lloyd L. Bower residence, 1928

C.S. Reid
204 Windsor, Oscar G. Lehnbeuter residence, 1928

E.C. Reimer
406 Windsor, Clarence M. Eason residence, 1938

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Caples' Park Historic District
Waukesha, Waukesha County, WI

PERIOD OF SIGNIFICANCE

Construction of residences in Caples' Park began in earnest in 1926. 1938 was the last year of substantial construction activity in the district until a brief flourish in the post-World War II years. For this reason the period of significance runs from 1926-38. These buildings represent a recognizable design sequence and thus are included as an entity.

ARCHEOLOGICAL FINDINGS

No archeological sites have been identified in the Caples' Park Historic District. It is unlikely that further investigation will reveal any potential sites because of the district's distance from previously identified sites such as those in Cutler's Park. No work has been undertaken within the district area to date, however.

CONCLUSION

The Caples' Park Historic District covers 15 acres of what was originally known as Caples' Park subdivision and Caples' Park No. 2. It includes 42 houses. Thirty-five contribute to the integrity of the district. These houses reflect the period revival styles of construction and were built between 1926 and 1938 which was the period of significant growth for the subdivision. The remaining seven houses which are non-contributing to the district are modern intrusions which were built later than the period of most significant buildings in the district.

The Caples' Park Historic District is a unique area. A number of those men directly responsible for the direction of Waukesha's economic growth during the period of post-World War I prosperity chose to live in this subdivision. It was Waukesha's first restricted subdivision. The houses within the district represent not only a concentration of period revival styles but also exhibit a high standard as far as the quality of their designs are concerned. It is for these reasons that the Caples' Park Historic District occupies a singular place in the built environment of Waukesha.

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Waukesha, Waukesha County, WI

Significance Endnotes

¹Milwaukee Journal, January 19, 1944

²Sawyer, p. 7

³McAlester, p. 354

⁴Op, Cit., p. 320

⁵Foley, p. 214

⁶McAlester, p. 416

9. Major Bibliographical References

see continuation sheet

Previous documentation on file (NPS):

- 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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreeage of property 15 acres

UTM References

A 16 | 399990 | 4761150
Zone Easting Northing

B 16 | 400030 | 4761220
Zone Easting Northing

C 16 | 400430 | 4761240

D 16 | 400390 | 4761110

E 16 | 400140 | 4761020

See continuation sheet

Verbal Boundary Description

The CAPLES' PARK HISTORIC DISTRICT is a residential district located on the south side of the city of Waukesha. The district begins on the southeast corner of East and Newhall Avenues and continues east along Newhall crossing S. Charles Street until it comes to the end of Lot 13 (315 S. Charles) where it turns south along the lot line until the alley where

See continuation sheet

Boundary Justification

The CAPLES' PARK HISTORIC DISTRICT generally follows the boundaries established by Caples Park Inc. which sold lots in the Caples' Park addition to the city of Waukesha. The boundary deviates from that originally platted when there are two or more contiguous modern structures which do not contribute to the district because of their inappropriate style and recent construction date.

See continuation sheet

11. Form Prepared By

name/title Judith Eulberg
organization City of Waukesha date July 31, 1987
street & number 201 Delafield St. telephone 414-549-8085
city or town Waukesha state WI zip code 53188

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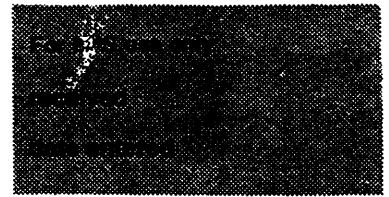
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CAPLES' PARK HISTORIC DISTRICT

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BIBLIOGRAPHY (cont'd)

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November 14, 1912 Dr. Caples buys Sanger farm
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January 18, 1948 death of Dr. Caples
January 19, 1948 editorial on Dr. Caples

Wright's City Directories: 1929, 1931, 1935, 1938

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Geographical Data

VERBAL BOUNDARY DESCRIPTION continued:

it continues east until it meets Lot #19 (325 E. Newhall) where it turns north along the lot line until East Newhall, where it proceeds east crossing S. Hartwell Avenue to the alley at the northeast corner of Caples' Park #2 addit. Lot #1 (315 S. Hartwell). The boundary turns south down the alleyway to the SE corner of Lot #6 (335 S. Hartwell) where it turns west along the southern lot line to S. Hartwell Avenue. It turns south to the alley and continues west along Lot #47 (423 Windsor) to 30' west of Lot #48 at which point it turns north to Windsor Dr. where it turns west to the boundary of Lot #53 where it proceeds south to the alley and then west and north along Lot #54 (329 Windsor) to Windsor Drive where the boundary continues west along Windsor until it reaches Lot # 57 (311 Windsor Drive) where it turns south to the alley and continues west until it reaches St. Charles Street at which point it turns south to Oxford Drive. Here it turns west until the western lot line of Caples' Park #2 Lot 8 (208 Oxford Dr.). The boundary line then proceeds north along the lot line and then east along the alley to St. Charles St. where it turns north to Windsor and west along Windsor across S. East Avenue where it encompasses Ridgewood Addition Lots #30-1 (406 South East Avenue) and then turns north on East Avenue to its intersection with East Newhall and the point of beginning.

VERBAL BOUNDARY JUSTIFICATION: continued

Plat maps and insurance maps from the 1920s and 30 were used to identify the extent of development and construction during the historic period. The northern boundary of the district is East Newhall Ave. The character of the district is determined by the construction period and the high quality of the architectural design and detailing found on the contributing structures. Vernacular buildings in this area were included because their construction date, historic occupants or designers matched that of the remainder of the district. The eastern boundary is that of Caples' Park #2. Houses south and west of the district do not fall within the period of significance. The southern boundary is defined by the age of the buildings, excluding concentrations of noncontributing buildings. The irregular jog to capture Bldg. #33 was done because of the significant architectural character of the building and its uniqueness within the local building stock. The western boundary is South East Avenue except once again to include a striking example compatible with the district and framing the view down Windsor Drive. The house is also associated to a person prominent in the development of the area.

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Section number PHOTOGRAPHS Page 1 CAPLES' PARK HISTORIC DISTRICT, Waukesha Co, WI

Caples' Park Historic District, City of Waukesha, Waukesha County, Wisconsin

Photograph by Dave Kopp

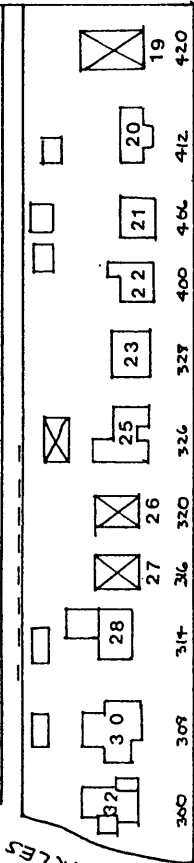
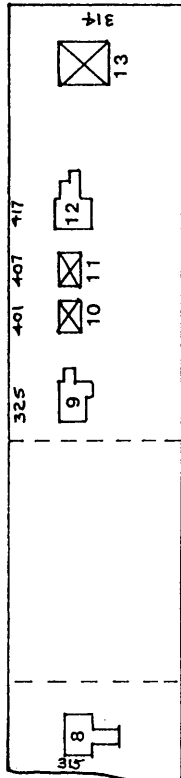
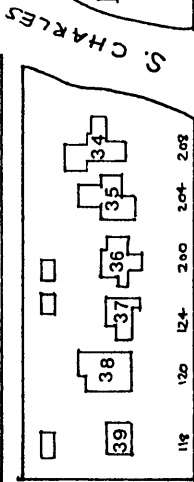
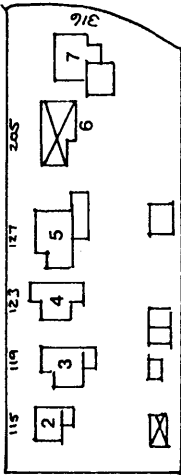
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Negative located at SHSW, 816 State Street, Madison, WI

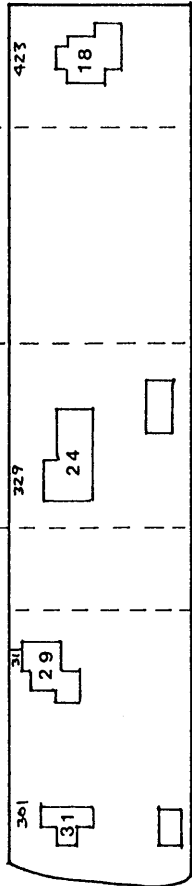
Photo #

- 1 View from southwest looking at 208 Oxford Drive
- 2 View from southeast looking at 208, 204 Windsor Drive
- 3 View from northwest looking at 301 Windsor Drive
- 4 View from southeast looking at 208 Windsor
- 5 View from southeast looking at 104 Windsor
- 6 View from southeast looking at 118 Windsor
- 7 View from west looking at 104 Windsor (garage)
- 8 View from southwest looking at 300 and 308 Windsor
- 9 View from southeast looking at 321 South East Avenue
- 10 View from west looking at 335 South Hartwell
- 11 View from northeast looking at 127, 123, 119 & 115 East Newhall
- 12 Typical noncontributing buildings.

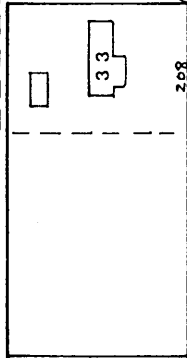
E. NEWHALL AV.



WINDSOR DR.



OXFORD ROAD



CAPLES' PARK
HISTORIC DISTRICT
WAUKESHA, WI

DISTRICT BOUNDARY - - - - -

CONTRIBUTING □

NON-CONTRIBUTING ☒



SOUTH EAST AV.

