

City: <b>WAUKESHA</b> ✓	County: <b>WAUKESHA</b> ✓	Surveyor: <b>HNTB</b>	Date: <b>November 1982</b>
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Film Neg. Overall Views  
 Rolls: Nos.:  
**See Continuation Sheet**

Describe Views:  
 UL  
 UR  
 LL  
 LR

**See attached sheet of contact sheets**

*Location:  
 W. Laflin and  
 Garfield Aves.*

Maps Used: ✓  
**Iaflin Avenue Historic District**

Streets Included	Numbers
<b>Iaflin</b>	<b>132, 136-225</b>

General Character (Building types, styles, environment; important natural and man-made features; qualities that make district distinct from surroundings; nature of intrusions):

**See Continuation Sheet**

Statement of Significance and Brief Historical Development:

**See Continuation Sheet**

No.	Sources of Information
<b>1</b>	<b>Birdseye Maps of Waukesha</b>
<b>2</b>	<b>Waukesha Freeman</b>
<b>3</b>	<b>Waukesha Tax Rolls</b>
<b>4</b>	<b>Waukesha City Directories</b>
<b>5</b>	<b>Zimmerman, H. Russell, Heritage Guidebook Heritage Publishing, 1976</b>

Boundary Justification:

**See Continuation Sheet**

Representation in Previous Surveys:  HABS  
 NRHP  WRL  Local Ordinance Desig.  
 Other: \_\_\_\_\_

Opinion of Eligibility for the National Register:  
 Eligible  Not Eligible  Unknown

Initials: *DS/CC* Date: *11/23/82*

Laflin Avenue Historic District

Film Rolls:	Negative Numbers:
37	10-13, 15
79	18-21
81	6, 17, 18
82	6

General Character:

The W. Laflin Avenue Historic District is a small group of residential buildings concentrated in the 100 block (west half) and the 200 block of W. Laflin Avenue. The houses are sited on spacious lots, and set back a uniform distance from the street. Large street trees form a canopy overhead.

The majority of houses in the district were erected in the 1890's to early 20th century, and exhibit the characteristic massing and detailing favored by local builders during this era. The buildings are frame construction, asymmetrically massed, stand two stories plus attic above cut stone foundations, and are distinguished by varying degrees of ornament. The simplest examples of this house type, such as 149 W. Laflin, 211 W. Laflin and 218 Laflin, have ornament carefully contained, generally above windows and on small front porches. More exuberant designs include patterns of imbrication, bargeboards, window canopies and intricate porches. Houses at 204 and 215 W. Laflin are the best examples of this type and are pivotal buildings within the district. Another pivotal building, constructed in approximately 1904 is the Patterson house, 210 W. Laflin Street which incorporates large scale ornament into the design.

The most imposing building in the district is the Wadsworth house. Originally constructed in the 1890's in a manner consistent with the picturesque designs in the neighborhood, this residence was remodeled in the early twentieth century into a Classical Revival design. Now dominated by a monumental, pedimented portico, the Wadsworth house offers an interesting contrast to surrounding buildings.

Three buildings in the district date from the 1920's and are considered contributing structures. These are 219 W. Laflin, 224 W. Laflin and 225 W. Laflin.

There are twenty buildings in the district with six evaluated as pivotal, 9 contributing and 5 non-contributing. The non-contributing buildings are of recent construction.

The district is distinguished from the surrounding area by scale and period of construction. West of the district are cubical apartment buildings erected on property formerly a part of the Fountain Spring Hotel. To the east the character of the housing stock is less distinctive and picturesque. The retention of large street trees further distinguishes the district from the surrounding area.

Laflin Avenue Historic District

Significance:

The Laflin Avenue Historic District is historically important because the area was on the grounds of the Fountain Springs House, once the largest resort hotel in the Midwest and a symbol of Waukesha's Springs Era. The Sinsel House has been nominated as a pivotal structure because of its association with Waukesha's springs industry. The other structures in the district have been nominated because of architectural significance.

Historical Background:

The W. Laflin Historic District is located on the southern edge of Waukesha which until the mid 1870's existed in a rural state. Mathew Laflin, a Chicago businessman and millionaire played a major role in the development of the area. Laflin purchased the land, then the Smart farm, in the early 1870's as a site for a large resort hotel. The Fountain Spring House opened in 1874 and attracted visitors from across the nation. Following a fire in 1878 the hotel was substantially enlarged to accomodate 800 guests. The Fountain House included extensive park lands. These grounds covered much of the present district. The hotel continued to operate profitably until 1900 when the Springs Era began to taper off. The hotel was sold to the Metropolitan Church Association in 1905 and razed in 1957.

Laflin Avenue originally ran from Grand Avenue to East Avenue, a three block stretch. This area was platted in the 1880's but was not extensively developed until the mid 1890's to early twentieth century. The buildings were the residences of local businessmen, however they are significant for architecture rather than for historical associations (with the exception of the aforementioned Sinsel house).

Period of Historical Significance: c. 1880 - 1915

Area of Significance - Associated with the Commercial Development of Waukesha

Apparently one of the first houses erected in the district was the Sinsel residence located at 149 W. Laflin Avenue. William A. Sinsel was hired by Laflin in 1886 as superintendent of the Fountain Spring House and was instrumental in its operation until 1905, the year of its closing. With the razing of the Fountain Spring House in 1957, the character to the west of the district changed. The Sinsel house remains as one of the few links to the large resort.

Area of Significance - Architecture:

The buildings within the district form a distinctive grouping and are important local examples of the Picturesque, Queen Anne, Classical Revival styles. Of particular importance to the district are the Sinsel House (149 W. Laflin Avenue), the Osborne house (201 W. Laflin Avenue), the Trainor house (204 W. Laflin Avenue), the Wadsworth house (214 W. Laflin Avenue), and a residence at 215 W. Laflin Avenue.

Boundary Justification:

The district boundaries separate the older homes within the district from newer homes to the east and new apartment buildings to the west.

Boundary Description:

The historic district extends along W. Laflin Avenue as follows:

Beginning at the southwest corner of 132 West Laflin Avenue, it proceeds east along the south property line of 132 W. Laflin until the east property line where it turns north until the north property line where it turns west. The boundary then runs west along the N. property lines of 132- 224 W. Laflin before turning south along the west property lines of 224 and 225 W. Laflin. The boundary then follows the south property lines of 225 - 139 W. Laflin until the east property line of 139 W. Laflin where it turns north and proceeds to the point of beginning.

Continuation Sheet No. 3

Laflin Avenue Historic District

Properties within the District:

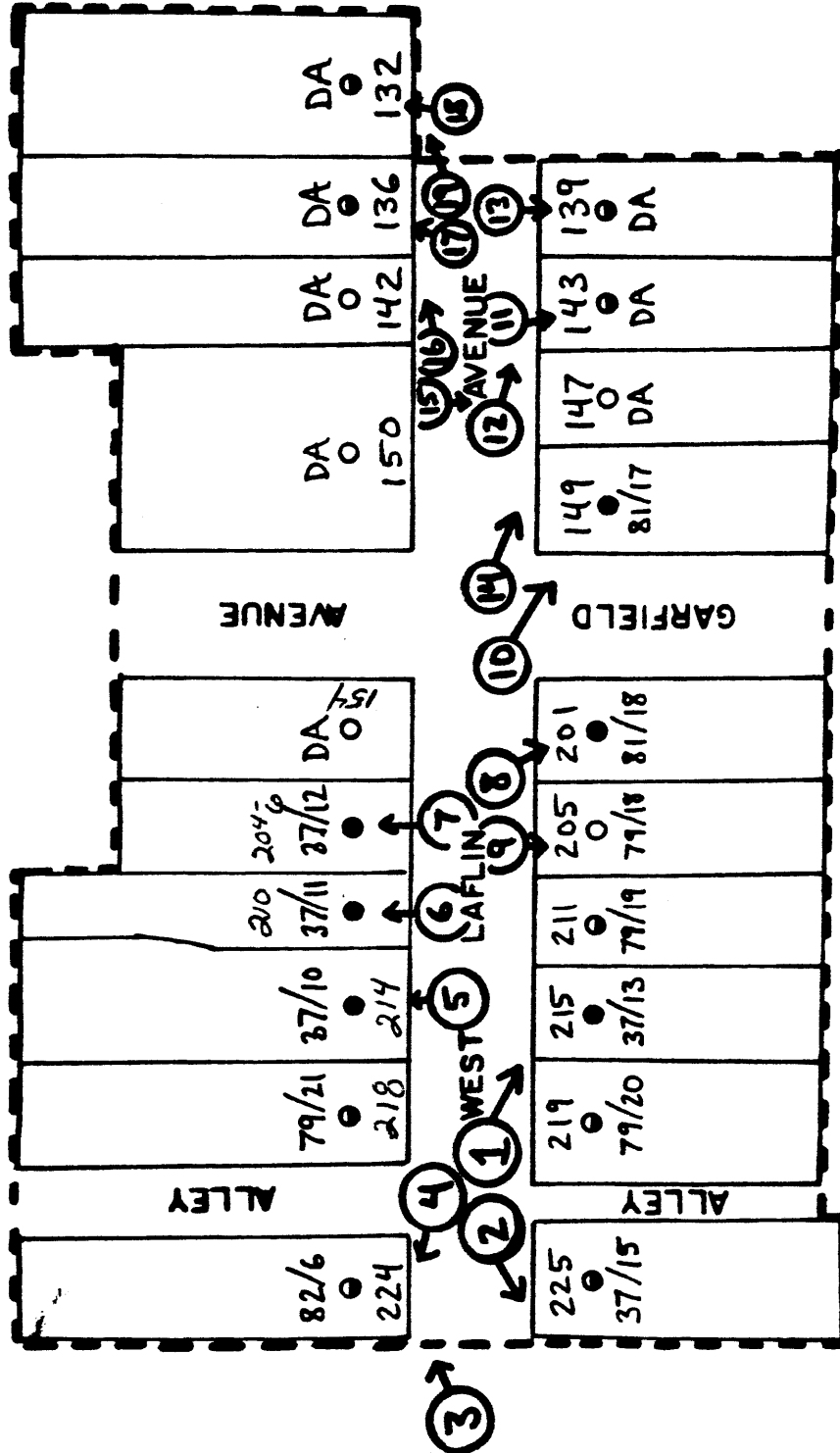
149 W. Laflin Avenue	William Sinsel House	81/17	P
201 W. Laflin Avenue	H. E. Osbourne House	81/18	P
205 W. Laflin Avenue		79/18	N
204-6 W. Laflin Avenue	J. Trainor House	37/12	P
210 W. Laflin Avenue	Frank Patterson House	37/11	P
211 W. Laflin Avenue		79/19	C
214 W. Laflin Avenue	Andrew Wadsworth House	37/10	P
215 W. Laflin Avenue	Residence	37/13	P
218 W. Laflin Avenue		79/21	C
219 W. Laflin Avenue		79/20	C
224 W. Laflin Avenue		82/6	C
225 W. Laflin Avenue		37/15	C
154 Garfield Avenue			NC
150 W. Laflin Avenue			NC
147 W. Laflin Avenue			NC
143 W. Laflin Avenue			C
142 W. Laflin Avenue			C
139 W. Laflin Avenue			C
136 W. Laflin Avenue			C
132 W. Laflin Avenue			C

Acreage: 5 acres

USGS quadrangle: Waukesha, Wi (7.5)

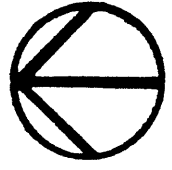
UTM References:

- a. 16/399660/4761480
- b. 16/399660/4761360
- c. 16/399880/4761360
- d. 16/399920/4761400
- e. 16/399920/4761480
- f. 16/399840/4761480



### LAFLIN AVENUE HISTORIC DISTRICT

- LEGEND**
- DISTRICT BOUNDARY.....
  - PHOTO CODE NUMBER..... 00/00
  - PIVOTAL STRUCTURES..... ●
  - CONTRIBUTING STRUCTURES..... ○
  - NON-CONTRIBUTING STRUCTURES..... ○
  - PHOTOGRAPHIC VIEW..... ↗




**1** City, Village or Town: **WAUKESHA** County: **WAUKESHA** Surveyor: **Howard, Needles, Tammen & Bergendoff** Date: **2/10/82**

Street Address: **149 W. Laflin Avenue** Legal Description: **Sec NE10 T6N R19E Laflin's Sub Plk B Lot 26 V1041 P' 4** Acreage:

Current Name & Use: **Residence** Current Owner: **of De-ede Jerome T and Sylvia C. Magnan**

Film Roll No. **WK-81** Negative No. **17** Facade Orient. **N**



Current Owner's Address: **149 W. Laflin Ave., Waukesha**

Special Features Not Visible In Photographs:

Interior visited?  Yes  No

W. Laflin Avenue  
149

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
<b>2</b> William A. Sinsel Home	A/B				
Dates of Construction /Alteration	Source				
C. 1886	A/B/C				
Architect and/or Builder:	Source				
Not known					

**3** Architectural Significance

Represents work of a master

Possesses high artistic values

Represents a type, period, or method of construction

Is a visual landmark in the area

Other: \_\_\_\_\_  None

**4** Historical Significance

Assoc. with lives of significant persons

Assoc. with significant historical events

Assoc. with development of a locality

Other: Commercial Development of Waukesha

None

Architectural Statement:

See Continuation Sheet

Historical Statement:

Period of historical sig: 1887 - 1905

See Continuation Sheet

Laflin Avenue Historic District

**5** Sources of Information (Reference to Above)

**A** Birds-eye Map of Waukesha 1880

**B** Birds-eye Map of Waukesha 1887

**C** Obituary, William A. Sinsel, Waukesha Freeman, October 20, 1934

**D**

**E**

**F**

**6** Representation in Previous Surveys

HABS  NAER  WIHP  NRHP  landmark

other:

**7** Condition

excellent  good  fair  poor  ruins

**8** District: Laflin Ave. Historic District

pivotal  contributing  non-contributing

initials: DS/CC date: 11/23/82

**9** Opinion of National Register Eligibility

eligible  not eligible  unknown

national  state  local initials: DS/CC

81/17

WILLIAM A. SINSEL HOME (149 W. Laflin Avenue)  
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

This tall frame building is asymmetrically composed, with sections covered by gable roofs. The two stories and attic level have been covered with asbestos shingles, but important decorative details, including original window surrounds have been retained. The windows are paired on the facade, and like the remainder of the windows, are capped by shaped lintels with incised details in the pediment. A distinctive front porch, composed of chamfered posts, a sawn frieze and a front gablet, remains on the facade.

This residence is of a similar period and style as the remainder of the buildings in the Laflin Avenue Historic District and contributes to that district.

HISTORICAL STATEMENT:

This home originally belonged to William A. Sinsel, Superintendent of the Fountain Spring House. It predates the rest of the buildings in the district and was probably constructed around 1886 when Sinsel was hired by Matthew Laflin. The home is on the 1887 birds-eye map but not that of 1880 (A/B/C).

Sinsel was Superintendent of the huge hotel from 1886 until it closed in 1905 and then worked for the Laflin estate until 1913. His home is significant as a remaining component of the once magnificent Fountain Spring House and grounds. The entire Laflin district was once part of that property, subdivided around 1890. Thus the Sinsel house predates the rest of the homes around it and is the sole surviving reminder of the earlier resort of which the district was part.

<b>1</b> City, Village or Town: WAUKESHA	County: WAUKESHA	Surveyor: HNTB	Date: 2/10/82	West Laflin Avenue  201
Street Address: 201 W. Laflin Avenue		Legal Description: Sec NE10 T6N R19E Laflins Sub Blk A Lot 11	Acreage:	
Current Name & Use: Residence		Current Owner: Cornelius B. & Alice J. Houk		
Film Roll No. WK-37;81	Current Owner's Address: 201 W. Laflin Avenue, Waukesha			
Negative No. 14; 18	Special Features Not Visible In Photographs:			201
Facade Orient. N	Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			



Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
<b>2</b> H. E. Osbourne House	A				
Dates of Construction /Alteration c. 1900	Source A/B				
Architect and/or Builder: Not known	Source				

<b>3</b> <u>Architectural Significance</u> <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None	<b>4</b> <u>Historical Significance</u> <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None
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Architectural Statement: See Continuation Sheet	Historical Statement: The Osbourne House was built around the year 1900 for H.E. Osbourne, City Librarian (B)	Laflin Avenue Historic District
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<b>5</b> Sources of Information (Reference to Above) <b>A</b> Waukesha Tax Rolls-1900 (UWM-ARC) <b>B</b> Waukesha City Directories 1899, 1904	<b>6</b> Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:	81/18
<b>C</b>	<b>7</b> Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins	
<b>D</b>	<b>8</b> District: <u>Laflin Ave. Historic District</u> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>DHC</u> date: <u>11/23/82</u>	
<b>E</b>	<b>9</b> Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: <u>DHC</u>	
<b>F</b>		




H. E. OSBOURNE HOUSE (201 W. Laflin Avenue)  
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description of H. E. Osburne House: This large frame residence is an example of a vernacular design, popular during the last decade of the nineteenth century. The massing is less complex than Queen Anne designs but has not become as cubical as the Colonial Revival buildings. The house stands two stories, plus attic, above a cut stone foundation. The rectangular plan is interrupted on the east and west elevations by gable roofed sections, which have bevelled corners on the first story to suggest a bay window. A gable also appears (off center) on the facade. A small porch, with pedimented gable, covers the front entrance and merges with a one story, semi detached pavilion at the northeast corner. This pavilion and the remainder of the porch (running along the east elevation) have been enclosed. Clapboards cover the main two stories, which are clearly demarcated by belt courses. Gable ends on the side elevation are shingled; however the front gable contains carved sunbursts and stick work.

Significance of H.E. Osbourne House: Although more restrained than a number of houses in the Laflin Avenue Historic District, this is a nicely articulated and well-preserved example of a popular house type. It is of a similar scale and period as the rest of the district and, because of its corner lot location, is a pivotal building in the district.

1 City, Village or Town: <b>WAUKESHA</b>		County: <b>WAUKESHA</b>	Surveyor: <b>Howard, Needles, Tammen &amp; Bergendoff</b>	Date: <b>2/10/82</b>	W. Laflin Avenue 204-206
Street Address: <b>204-206 W. Laflin Avenue</b>		Legal Description: <b>Addendum</b>		Acreage:	
Current Name & Use: <b>Residence</b>		Current Owner: <b>Mrs. Virginia Field</b>			
Film Roll No. <b>WK-37</b>			Current Owner's Address: <b>154 Garfield Avenue, Waukesha, WI</b>		
Negative No. <b>12</b>			Special Features Not Visible In Photographs:		
Facade Orient. <b>S</b>			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		

2 Original Name & Use: <b>J. Trainor House</b>	Source <b>A</b>	Previous Owners	Dates	Uses	Source
Dates of Construction /Alteration <b>C. 1897</b>	Source <b>A</b>				
Architect and/or Builder: <b>Not known</b>	Source				

3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None	4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None
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Architectural Statement:  <b>See Continuation Sheet</b>	Historical Statement:  <b>The house was constructed around 1897 by James Trainor. No information was discovered on who Trainor was or what he did (A/B).</b>	Laflin Avenue Historic District 37/12
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5 Sources of Information (Reference to Above) <b>A Waukesha City Directories</b>	6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____
<b>B Waukesha Tax Rolls-1896 (Waukesha County Historic Museum)</b>	7 Condition <input type="radio"/> excellent <input checked="" type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins
<b>C</b>	8 District: <b>Laflin Ave. Historic District</b> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <u>DS/CC</u> date: <u>11/23/82</u>
<b>D</b>	9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: <u>DS/CC</u>
<b>E</b>	
<b>F</b>	

J. TRAINOR HOUSE, (204-206 W. Laflin Avenue)  
Intensive Survey Form - Continuation Sheet (1)

LEGAL DESCRIPTION:


Section NE10 T6N R19E Laflin's Subdivision, Block D, S151.2' of Lot 16 and W3' of S151.2' Lot 17.

ARCHITECTURAL STATEMENT:

An example of the Late Picturesque style prevalent during the last quarter of the century in Waukesha, this frame house exhibits the characteristic asymmetrical massing and array of surfacing materials identified with the style. The body of the house, built on an L shaped plan, rises two stories plus attic above the cut stone foundation. The majority of the exterior is covered with clapboards; however, on the facade the clapboards are juxtaposed with shingles (at the attic level and beneath windows). The gable end of the facade features bevelled corners which terminate in frame canopies at the eave. A one story frame porch projects from the ell, and consists of turned posts, lattice work railing and a skirt of vertical slats with a punched design. The design of this house is almost identical to 215 W. Laflin Avenue (WK 37/13) but with ornament concentrated on the facade and appearing in less profusion. Together the buildings provide important examples of the style.

ARCHITECTURAL SIGNIFICANCE

The Trainor House is architecturally significant as an example of the Late Picturesque style in Waukesha and is considered to be a pivotal building in the Laflin Avenue Historic District.

1 City, Village or Town: <b>WAUKESHA</b>		County: <b>WAUKESHA</b>	Surveyor: <b>Howard, Needles, Tammen &amp; Bergendoff</b>	Date: <b>2/10/82</b>	W. Laflin Street  210
Street Address: <b>210 W. Laflin Avenue</b>		Legal Description: <b>Addendum</b>		Acreeage:	
Current Name & Use: <b>Residence</b>		Current Owner: <b>Mrs. Mary Elizabeth Koch</b>			
Film Roll No. <b>WK-37</b>		Current Owner's Address: <b>Rt. 3, Box 56 Ladysmith, Wi. 54848</b>			
Negative No. <b>11</b>		Special Features Not Visible In Photographs:			
Facade Orient. <b>S</b>		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No			

2	Original Name & Use: <b>Frank Patterson Home</b>	Source <b>A/B</b>	Previous Owners	Dates	Uses	Source
	Dates of Construction/Alteration <b>C. 1904</b>	Source <b>A/B</b>				
	Architect and/or Builder: <b>Not known</b>	Source				

3	<u>Architectural Significance</u> <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None	4	<u>Historical Significance</u> <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None
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Architectural Statement:  <b>See Continuation Sheet</b>	Historical Statement:  <b>This was the Frank J. Patterson home in 1904. No home is indicated on this site prior to that time. There is no further information on Patterson (A/B).</b>	Laflin Avenue Historic District
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5 Sources of Information (Reference to Above)	6 Representation in Previous Surveys
<b>A</b> Tax Assessor's Cards - Waukesha	<input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:
<b>B</b> Waukesha City Directories 1903, 1904	7 Condition
<b>C</b>	<input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins
<b>D</b>	8 District: <b>Laflin Ave. Historic District</b>
<b>E</b>	<input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing
<b>F</b>	initials: <u>DS/CC</u> date: <u>11/23/82</u>
	9 Opinion of National Register Eligibility
	<input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown
	<input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: <u>DS/CC</u>

**LEGAL DESCRIPTION:**

Pt Lot 15 Blk D Laflin's Sub Pt NE 1/4 Sec 10 T 6 N R19 E; Com SE cor; N 89° 30' W on S li 41'; N 2° E 97.2'; N7° 58' E 48.6'; N2° E 56.2' to N li. S89° 30' E 36' to NE cor; S2° W on E li 201.3' to beg VIII18 Deeds P 468 and R223/614.

FRANK PATTERSON HOME (210 W. Laflin Avenue)  
Intensive Survey Form - Continuation Sheet (1)


**ARCHITECTURAL STATEMENT:**

This eclectic, and imaginative design incorporates and manipulates classical motifs. Dominating the main gable end is a Palladian inspired window composition. The three windows are simple rectangles, extended by enlarged window heads (and a blind arch) into a Palladian form. The arch form introduced in that composition is repeated on the first story of the facade, first as the porch entrance and secondly, as a semicircular window centered above the entrance and a hall window. The steep gable of the porch frames these arch motifs. The remainder of the ornamentation is also somewhat stylized, as is apparent in eave brackets (at main gable and the porch) and in groups of slender posts which grace the porch.

Decoration is concentrated on the facade of the building; plain clapboards are employed on the two story walls.

**ARCHITECTURAL SIGNIFICANCE**

A pivotal building in the Laflin Avenue Historic District, this residence is an important example of Picturesque/Queen Anne design. The ornamentation of this building is stylized and fairly solid, providing an interesting contrast to the somewhat ethereal designs located at 204-206 W. Laflin Avenue (WK 37/12) and 215 W. Laflin Avenue (WK 37/13).

1 City, Village or Town: <b>WAUKESHA</b>		County: <b>WAUKESHA</b>	Surveyor: <b>HNTB</b>	Date: <b>2/10/82</b>	W. Laflin Avenue  214
Street Address: <b>214 W. Laflin Avenue</b>		Legal Description: <b>Laflin's Sub Blk D Lot 14 &amp; Pt Lot 15</b>		Acreeage:	
Current Name & Use: <b>residence</b>		Current Owner: <b>Robert F. &amp; Shirley Patzke</b>			
Film Roll No. <b>WK-37</b>			Current Owner's Address: <b>214 W. Laflin Avenue, Waukesha</b>		
Negative No. <b>10</b>			Special Features Not Visible In Photographs:		
Facade Orient. <b>S</b>			Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No		

2 Original Name & Use: <b>Andrew Wadsworth House</b>	Source <b>A</b>	Previous Owners <b>Moses Weeks</b>	Dates <b>1920's-</b>	Uses	Source
Dates of Construction /Alteration <b>1890's/1906</b>	Source <b>A/B</b>				
Architect and/or Builder: <b>Not known</b>	Source				

3 Architectural Significance <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None	4 Historical Significance <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None	Laflin Avenue Historic District  37/10
Architectural Statement:  <b>See Continuation Sheet</b>	Historical Statement: <b>Andrew Wadsworth built the house in the mid 1890's in a style similar to others in the neighborhood. Businessman Moses Weeks purchased the house in 1906 and remodeled the house to its present configuration. (A/B)</b>	


5 Sources of Information (Reference to Above) <b>A</b> Waukesha City Directories 1892, 1896, 1898, 1907 <b>B</b> Zimmerman, H. Russell, <u>Heritage Guidebook</u> , Heritage Publishing, 1976, p. 336	6 Representation in Previous Surveys <input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other: _____	37/10
<b>C</b>	7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins	
<b>D</b>	8 District: <b>Laflin Ave. Historic District</b> <input checked="" type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing initials: <b>DS/LL</b> date: <b>11/23/82</b>	
<b>E</b>	9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown <input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: <b>DS/LL</b>	
<b>F</b>		

ANDREW WADSWORTH HOUSE (214 W. Laflin Avenue )  
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description of Andrew Wadsworth House: This Victorian house was remodeled c. 1906 and given an impressive Classical Revival portico. Five monumental Tuscan columns rise the full two stories of the house to support the projecting pediment. A large lunette occupies the tympanum area. The main entrance of the Wadsworth house also reflects a classical influence and is framed by simple pilasters supporting an entablature. Although the Wadsworth house is dominated by a classical portico, the remainder of the building reflects the original design. Truncated gable roof wings project on either side of the building. A section of the facade also projects slightly, but this is concealed by a column.

Significance of Andrew Wadsworth House: The Wadsworth house, a fine example of Classical Revival design, is architecturally significant as a representative example of a period of construction. This style was not extensively employed in Waukesha for either commercial or residential buildings; this remains the best example of a residential building in this style in the city. The simple lines and monumental scale of the Wadsworth house provides an interesting contrast to the remainder of the Laflin Avenue Historic District.

<b>1</b> City, Village or Town: <b>WAUKESHA</b>	County: <b>WAUKESHA</b>	Surveyor: <b>Howard, Needles, Tammen &amp; Bergendoff</b>	Date: <b>2/10/82</b>
Street Address: <b>215 W. Laflin Avenue</b>		Legal Description: <b>Sec. NE10 T6N R19E Laflin's Sub. Blk. A Lot 8</b>	Acreage:
Current Name & Use: <b>Residence</b>		Current Owner: <b>Richard C. &amp; Andrea D. Semrad</b>	
Film Roll No. <b>WK-37</b>		Current Owner's Address: <b>215 W. Laflin Avenue, Waukesha</b>	
Negative No. <b>13</b>		Special Features Not Visible In Photographs:	
Facade Orient. <b>N</b>		Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No	

W. Laflin Avenue  
215

<b>2</b> Original Name & Use: <b>Residence</b>	Source	Previous Owners	Dates	Uses	Source
Dates of Construction /Alteration <b>C. 1895-1904</b>	Source <b>A/B</b>				
Architect and/or Builder: <b>Not known</b>	Source				

**3** Architectural Significance

Represents work of a master

Possesses high artistic values

Represents a type, period, or method of construction

Is a visual landmark in the area

Other: \_\_\_\_\_  None

**4** Historical Significance

Assoc. with lives of significant persons

Assoc. with significant historical events

Assoc. with development of a locality

Other: \_\_\_\_\_

None

Architectural Statement:  
  
**See Continuation Sheet**

Historical Statement:  
  
According to records in the office of the City Tax Assessor, the property was owned in 1895 by a Mrs. M. Tardy. City Directories first show a resident at this address in 1904 as one William M. Barnum, salesman (A/B).

Laflin Avenue Historic District

- 5** Sources of Information (Reference to Above)
- A** Tax Assessor's Cards-Waukesha
- B** Waukesha City Directories, 1896, 1898, 1902, 1904
- C**
- D**
- E**
- F**

**6** Representation in Previous Surveys

HABS  NAER  WIHP  NRHP  landmark

other:

**7** Condition

excellent  good  fair  poor  ruins

**8** District: Laflin Ave. Historic District

pivotal  contributing  non-contributing

initials: DS/CC date: 11/23/82

**9** Opinion of National Register Eligibility

eligible  not eligible  unknown

national  state  local initials: DS/CC

37/13



215 W. Laflin Avenue

Intensive Survey Form - Continuation Sheet (1)

**ARCHITECTURAL STATEMENT:**

An asymmetrically massed design, this house is distinguished by an array of details and is a fine example of the Late Picturesque style. The house itself is two stories, with an attic, and consists of intersecting gable roofed sections. The corners of the gable ends are bevelled and contain single rectangular windows, which are covered by frame canopies at the eave line. Encircling the building between the first and second story is an imbricated band. Shingles also cover the attic level of the house, clapboards cover the remainder of the building. Delicate, tracery bargeboards appear in the gables. Further ornamentation is provided by the front porch; directly in the variegated shapes and patterns and indirectly in the resultant play of light and shadow across the facade. The porch adjoins the front gable and turns south along the side of the building. It includes a second story aligned with the main entrance. Turned posts, spindlework, a lattice-like railing and a perforated skirt adorn the porch and enhance the entire composition. The building is well preserved, the only apparent alteration has been the addition of aluminum shutters to four windows.

**ARCHITECTURAL SIGNIFICANCE**

Architecturally significant as a representative example of a period of construction, the last decade of the nineteenth century, this house is one of the finest examples of the Late Picturesque mode of design in Waukesha. Buildings within the area share the scale and picturesque quality of this residence, resulting in a cohesive district.