DISTRICT SURVEY FORM — Historic Preservation Division — State Historical Society of Wisconsin

City:	County:	Surveyor:	Date:
WAUKESHA ✓	WAUKESHA ✓	HNTB	November 1982

Film Rolls:	Neg. Nos.:
See Continuation Sheet	

Overall Views

See attached sheet of contact sheets

Maps Used: ✓

Downtown Historic District

Streets Included	Numbers
Broadway	308-357
Clinton	805-920
Grand	726-816
Main	294-344
South	305-332

Describe Views:

UL

UR

LL

LR

Location: Roughly bounded by Broadway, Grand Ave., Clinton and South Sts.

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
1	Waukesha Freeman
2	Sanborn Perris Maps of Waukesha
3	Waukesha City Directories
4	Waukesha County Democrat
5	Portrait and Biographical Record of Waukesha County, Wisconsin 1894

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

Continuation Sheet No. 1

Downtown Historic District

Film Rolls:	Negative Numbers:
6	17, 20, 22, 23, 25-29, 31, 36
48	14-19
50	17, 19, 20, 27, 29
77	6, 8-10, 12, 19, 20, 22, 23, 30-32
78	8

General Character:
The Downtown Historic District is located west of the Five Points, which is formed by the intersection of Main Street, W. Broadway, and Grand Avenue. Although this area originally formed the nucleus of the downtown, the area east of Grand Avenue has been extensively altered. In addition, infill buildings dating from the 1910's to 1920's create a change in materials, scale and style. Consequently, the historic district is located to the west of Grand Avenue to include an assemblage of buildings, dating primarily from the 1850's to 1900, which are significant architecturally and historically.

Beginning in 1857 with the construction of the Robinson Block, the character of the downtown district began to change from small scale, free standing frame structures to more substantial limestone buildings. The architectural significance of the district stems in part from the use of the local limestone which creates cohesive, finely crafted buildings and streetscapes.

Italianate detailing, substantial hood molds, strongly profiled cornices, are particularly evident in the commercial district. The buildings on the south side of Main Street reflect the influence of this style: 321, 329-333, 335 and 337 W. Main.

A number of brick Italianate downtown buildings also appear in the district, on W. Broadway and at 920 Clinton Street.

The Orient Block at 816 N. Grand Avenue is another fine example of the Italianate style. Adjoining the Orient Block is the Putney Block at 301 W. Main Street, an important High Victorian design.

Queen Anne downtown buildings are interspersed throughout the district, and in most instances, prominently located on corner sites, suited to the typical corner turret. The Nickell Building 338-340 W. Main Street, the New Putney Building 802 Grand Avenue, the Schlitz Hotel 294 W. Main Street, and the building at 332 South Street are examples of this design. An outstanding brick Queen Anne building remains at 912 Clinton, and although located in the center of the block is given an almost sculptural facade.

The South Street area of the district remained residential into the late 1880's. Consequently, the streetscape presents an eclectic mix of styles and materials. The Columbia Building, 321 South Street, the classical Masonic Temple, 317 South Street, and the exotic Roberts Block, 727 N. Grand Avenue, are notable buildings in this area.

Continuation Sheet No. 2

Downtown Historic District

General Character (Continued):

The buildings in the Downtown Historic District are generally from two to three stories in height. In the older parts of the district, on Clinton, Main and Broadway, lots tend to have frontages of from 20 to 50 feet. Frontages tend to be larger on Grand Avenue and South Street, which was developed during a later period. However, the largest lot in the district occupies the corner of Broadway and Main, with frontage on Broadway of over 200 feet.

Four non-contributing buildings are located within the district, one of which is a new building. But the other non-contributing structures are older buildings which have suffered from inappropriate facade alterations. In addition, inappropriate changes have occured in storefronts on the first level of several of the buildings in the District; however, these alterations generally have not permanently destroyed the character of these buildings and the original appearance of these storefronts could be easily restored.

Period of Historical Significance: 1857 - 1930

Significance:
The Downtown Historic District includes those portions of the commercial district which have remained relatively unchanged since development in the era beginning in the pre Civil War period and continuing through the turn of the century. One building, the Robinson Block, is nominated because it is associated with the development of Waukesha. Eighteen other pivotal buildings and fourteen contributing buildings are nominated because of architectural significance. The entire district is significant for its association with the commercial growth of the city. The period of significance is from 1857- 1930.

Historical Background:
The commercial center of Waukesha arose on the east side of the Fox River at a crossing which later became the route of a territorial road between Milwaukee and Dubuque. In 1839, a large flour mill was built just south of the road and numerous stores sprung up nearby to serve the growing population. In 1845, a machine shop and then a foundry were built across the road from the mill. And in 1846, Waukesha County was formed and Waukesha was named county seat. The courthouse was built on the eastern edge of the downtown area and further served to attract economic activity. The first permanent general store in Waukesha was opened in 1839 and by 1860, the downtown included a wide range of business establishments, in particular, general stores, blacksmith shops and saloons. Eventually, the original industries (mills and machine shops) left the downtown, making the area entirely commercial. During its first two decades, most commercial establishments in the downtown were small free-standing frame stores. However, with the construction of the three-story, limestone Robinson Block in 1857, the character of the downtown began to change to larger, adjoining buildings of two or three stories in height and primarily constructed of the native limestone which continues to give the district its distinctive character.

Area of Significance: Social/Humanitarian

The Robinson Block (1857) is nominated for its historical significance both because it set the tone for future architecture in the downtown and because its third floor hall was, for many years, the center of social, cultural and political activities

Downtown Historic District

Area of Significance: (Continued):
in Waukesha. Most of the recruiting rallies, including the original call to arms for the Civil War were held here. It remained the best hall in town for cultural events until the Opera House opened in 1875.

Area of Significance: Architecture:
The eighteen pivotal buildings provide excellent examples of several commercial building styles popular in the 19th and early 20th Century. As mentioned above, the Robinson Block (1857) was the first, large-scale limestone commercial building in Waukesha; however, its restrained Federal-style design contrasts with the florid Italianate buildings which followed.

The Barnes Block (1858) and Jackson Block (1858-9) are two pivotal Italianate commercial buildings from the pre-Civil War period and exhibit the characteristic elongated windows capped by heavy hood molds. Three post-Civil War Italianate limestone buildings, Jameson and James (1868), Angrave-Waite (1878) and Orient (1870), exhibit round-headed windows and (in two cases) stone arcades which echo the arch motif.

The High Victorian style in Waukesha is best seen in the J. J. Clarke Building (1888), with a large expanse of window area, and the Putney Block (1882) which is not only an outstanding example of the High Victorian design but also an important visual landmark at the southwest corner of the Five Points, one of the most prominent locations in Waukesha.

Two pivotal Queen Anne buildings in the district, the New Putney Block (1891) and the Nickell Building (1901), occupy corner locations which provide excellent opportunities to display the style's characteristic turret. Another Queen Anne design, W. T. Lyles (c. 1890) does not occupy a corner location but includes oriel windows and other details for a lively facade. The Columbia Block (1890-5) and the Dieman Block (1903) are eclectic designs which incorporate some Queen Anne details such as corner bartizans.

The Masonic Temple (1904) and the Post Office (1913) are two well-preserved examples of the Classical Revival, a style that is relatively rare. A remodeling of the First State Bank in the 1920's gave Waukesha one of its few buildings exhibiting a Moderne influence. In addition, the most important eclectic commercial design is within the district, the Dr. Roberts building (1927), with terra cotta ornamentation of a Mediterranean flavor.

Boundary Justification:
The boundaries separate the older buildings within the district from more recently constructed buildings or drastically altered buildings to the east, south and west. Outside the boundaries to the north is a parking lot and the Fox River.

Boundary Description:
The eastern boundary of the district proceeds along the west side of Grand Avenue from the s. lot line of 726 N. Grand to the northwest corner of the intersection of Broadway, Main Street, and Grand Avenue; then proceeds easterly along the north edge of Main Street to the eastern property line of 294 West Main Street; then

Continuation Sheet #4

Downtown Historic District

Boundary Description (continued):

northerly to the rear property line of 294 West Main; then westerly along the north property lines of 294 through 340 West Main Street, then turns southerly along the west property line of 340 West Main Street, crossing Broadway until reaching the southern edge of Broadway and turning northwesterly along the edge of Broadway until the southeastern corner of the intersection of Broadway and Clinton Street. At this point, the boundary turns southward along the western property line of 353-357 Broadway seventy-five feet, then turns southwesterly and crosses Clinton Street along the northern property line of 920 Clinton Street. The boundary proceeds along the northern property line of 920 Clinton Street until it reaches the rear property line of the property, where it turns southeasterly until it reaches the northern edge of West Main Street. At this point, the boundary proceeds along the northern edge of West Main Street to the northeast corner of the intersection of West Main Street and Clinton Street where it turns southerly and proceeds across West Main Street and along the east side of Clinton Street until the southern property line of 321-27 South Street. At this point the boundary turns easterly along the southern property line of 321-327 South Street, 317 South Street and 726 Grand Avenue until the point of beginning.

Addendum:

Area of Significance: Commerce

The Downtown Historic District has been the commercial center of Waukesha since the mid-19th century, and its buildings have housed a wide range of stores, shops, offices, and hotels. Nearly every type of retail establishment found in the city was located in the District during the 19th century, and its large commercial "blocks" provided space for professional offices, newspaper offices, public halls, and other businesses as well. In the late 19th and 20th centuries, several of the city's banks constructed buildings in the district, as did several hotels. Today, the district is the most significant and best preserved group of buildings which reflect the 19th century commercial development of the city.

Acreage: 5 acres

USGS quadrangle: Waukesha, WI (7.5)

UTM References:

a. 16/399580/4762460
b. 16/399640/4762460
c. 16/399660/4762670
d. 16/399530/4762660
e. 16/339510/4762560
f. 16/399540/4762580

Continuation Sheet No. 5

Downtown Historic District

Properties within the District:

308 W. Broadway		6/29	C
312 W. Broadway		77/33	C
316 W. Broadway		77/32	C
318 W. Broadway		77/31	N
320-328 W. Broadway		77/30	C
332 W. Broadway		50/29	C
357 W. Broadway		6/31	N
805 Clinton		77/23	N
807-813 Clinton		48/17	C
912 Clinton	W. T. Lyles Building	48/18	P
918 Clinton		48/19	C
920 Clinton	R. C. Beggs Hardware Store	48/19	P
726 N. Grand	Dr. David Roberts Building	50/17	P
736 N. Grand		77/6	C
740 N. Grand		77/8	N
744 N. Grand	First State Bank	50/19	P
802 N. Grand	The New Putney Block	77/9	P
816-840 N. Grand	New Exchange Hotel	77/10	P
300 W. Main		78/8	C
294 W. Main	Schiltz Hotel	50/27	P
301 W. Main	Putney Block	50/20	P
309-311 W. Main		6/28	C
314 W. Main		77/20	C
321 W. Main	Jackson Block	6/27	P
323-325 W. Main	J. J. Clarke Store	6/26	P
327 W. Main		6/25	C
329-333 W. Main	Barnes Block	6/23	P
335 W. Main	Jameson and James Block	6/22	P
337 W. Main	Angrave-Waite Block	6/20	P
338-340 W. Main	Nickell Building	77/22	P
342-344 W. Main	Robinson Block	6/36	P
305-309 South Street		77/12	C
314 South Street		48/15	C
317 South Street	Masonic Temple	48/14	P
320 South Street		48/16	C
321 South Street	Columbia Block	6/17	P
332 South Street	Dieman Building	77/19	P

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town: Waukesha

County: Waukesha

Surveyor: HNTB

Date: 2/10/82

Street Address: 912 Clinton Street

Legal Description: Addendum

Acreage:

Current Name & Use: W.T. Lyles Delicatessen

Current Owner: Robert & Germaine Uchner

Film Roll No. WK 48

Negative No. 18

Facade Orient. E

Current Owner's Address: 921 Clinton Street

Special Features Not Visible In Photographs:

Interior visited? (XX) Yes ( ) No

Clinton Street

912

2

Original Name & Use: W.T. Lyles Building

Source

Dates of Construction/Alteration: C. 1890 / 1910

Source: A

Architect and/or Builder: Not known

Source

Previous Owners	Dates	Uses	Source

3 Architectural Significance

( ) Represents work of a master
( ) Possesses high artistic values
(XX) 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: ____
(X) None

Architectural Statement:

This very fine Queen Anne commercial building was apparently constructed in two phases. By 1890, a two story building occupied this site. According to the 1910 Sanborn Perris Map, the third floor and the oriel windows were added in the early twentieth century. The facade is intricately detailed, with carved brownstone details and decorative brick work accenting the deep red tones of the face brick. The facade is symmetrically arranged, but this aspect of the design is secondary to the

Historical Statement:

W.T. Lyle, an undertaker, built this double storefront commercial building in 1890. It was expanded and the facade made more elaborate in 1910. It has had a series of commercial uses over the years. (B)

Downtown Historic District

5 Sources of Information (Reference to Above)

A Sanborn Perris Maps of Waukesha 1890, 1901, 1910

B Waukesha City Directories 1890 to 1934

C

D

E

F

6 Representation in Previous Surveys

( ) HABS ( ) NAER (X) WIHP ( ) NRHP ( ) landmark
( ) other:

7 Condition

(XX) excellent ( ) good ( ) fair ( ) poor ( ) ruins

8 District: Downtown Historic Dist.

(XX) pivotal ( ) contributing ( ) non-contributing

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

9 Opinion of National Register Eligibility

(XX) eligible ( ) not eligible ( ) unknown

( ) national ( ) state (XX) local initials: DS/CC

48/18

Architectural Statement:

variety of ornamentation. Two shallow oriels project on the second story and are capped by pediments. Third story windows rise above this and are framed by broken pediments supported by consoles. Visually, the second and third stories flow into each other, creating a strong vertical expression. String courses and entablatures provide a counterpoint to this vertical emphasis.

Architectural Significance:
The W.T. Lyles building provides, within Waukesha, an excellent example of the Queen Anne Style and is architecturally significant as a representative example of a period of construction. The juxtaposition of materials and a variety of details are characteristic of the style; in the Lyles building shapes and materials are skillfully manipulated to create a lively facade which contrasts nicely with the simplicity of adjoining buildings. The majority of the Queen Anne designs in the commercial district are sited on corner lots, rather than in the center of a block. Consequently, those designs depend primarily on volumetric shapes (turrets, bartizans) and active silhouettes rather than complex facade treatment, for effect.

See the New Putney Block, 802 Grand Ave (WK 77/9), the Nickell Building 338-340 W. Main Street (WK 77/22), the Yanke Building 200 Madison Street, the Columbia Block, 321 South Street (WK 6/17) and a building located at 332 South Street (WK 77/19).

Legal Description:

N pt 28' 4" on Clinton St. and 28' on W lot li
of Lot 4 Blk 5 Northwest Add
Also 58' of Lot 6 Kimball's Plat of
Sub of pt of Mill Reserve
Pt NE 1/4 and NW 1/4 sec 3 T6N R19E

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town: Waukesha

County: Waukesha

Surveyor: HNTB

Date: 2/10/82

Street Address: 920 Clinton Street

Legal Description: Lots 5 & 6 except 58' of Lot 6 Kimball's Plat of Sub of Pt of Mill Reserve Pt NE 1/4 Sec 3 T6N R19E

Current Name & Use: Vacant

Current Owner: Ernst & Suzanne Schaefer

Film Roll No. Wk 48

Negative No. 19

Facade Orient. E

Current Owner's Address: 718 Lynne Drive

Special Features Not Visible In Photographs:

Interior visited? ○ Yes ⊗ No

2

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
R. C. Beggs Hardware Store	A	H. Horning		Hardware	B
Dates of Construction/Alteration	**Source**				
Pre 1880	A				
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

Architectural Statement:

The Beggs store is a three story structure constructed of brick and stone. Stone was employed for the first story on the north elevation and for the entire west elevation. Smooth stone arches cap windows on these elevations. The remainder of the building is composed of brick, which on the facade was painted a gray color.

The Beggs building is noteworthy because it retains much of the original ornament. Cast iron pilasters frame

4 Historical Significance

- ○ Assoc. with lives of significant persons
- ○ Assoc. with significant historical events
- ○ Assoc. with development of a locality
- ○ Other: _____
- ⊗ None

Historical Statement:

This building was constructed before 1880 on the R. C. Beggs Hardware Store. It has had a variety of commercial uses since that time. (A/B) It is currently vacant and owned by the City.

5 Sources of Information (Reference to Above)

A Birds Eye View of Waukesha J.J. Stoner Co.)

B Photograph. Business Books. Waukesha Co. Historical Museum.

C

D

E

F

6 Representation in Previous Surveys

○ HABS ○ NAER ⊗ WIHP ○ NRHP ○ landmark ○ other:

7 Condition

○ excellent ○ good ⊗ fair ○ poor ○ ruins

8 District: Downtown Historic Dist.

⊗ pivotal ○ contributing ○ non-contributing

initials: _____ date: _____

9 Opinion of National Register Eligibility

⊗ eligible ○ not eligible ○ unknown

○ national ○ state ⊗ local initials: LS.

Architectural Statement:
the storefront of the building and terminate at an entablature which demarcates the first from the second story. Three segmentally arched windows, trimmed with stone hood molds, rest on stone sills above the entablature. Floral motifs are incised in the hood molds. A sill string course provides a base for the three third story windows which are covered by round headed arches. Carved keystones decorate these arches.

A pedimented metal cornice completes the design of the facade. Four simple brackets support the cornice and alternate with embossed panels.

The Beggs building retains original windows, (with the exception of the storefront display area) as well as decorative detail.

Architectural Significance:
The majority of the Italianate style commercial buildings which remain in Waukesha are of stone construction. Brick buildings located on W. Broadway Ave. (320-328 W. Broadway WK 77/30) more closely resemble the Beggs Block. However, this building has not undergone the remodelings of the Boardway buildings. The Beggs building remains as an important local example of the styl and is distinguished by the fine ornamentation of windows and cornice.

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town:	County:	Surveyor:	Date:
Waukesha	Waukesha	HNTB	2/10/82

Street Address:	Legal Description:	Acreage:
726 N. Grand Avenue	Addendum	

Current Name & Use: White House of Music

Current Owner: Gerald & Ellen White

Film Roll No.: WK 50

Negative No.: 17

Facade Orient.: E

Affix Photo

Current Owner's Address: 726 North Grand Avenue

Special Features Not Visible In Photographs:

Interior visited? ○ Yes ⊗ No

N. Grand Ave. 726

2

Original Name & Use:	Source
Dr. David Roberts Building	A
Dates of Construction /Alteration	**Source**
1927	A
Architect and/or Builder:	**Source**
Not known	

Previous Owners	Dates	Uses	Source

3 Architectural Significance
- ○ Represents work of a master
- ○ Possesses high artistic values
- XX Represents a type, period, or method of construction
- ○ Is a visual landmark in the area
- ○ Other: _____ ⊗ None

Architectural Statement:
This three story brick structure was erected in 1927 by Dr. David Roberts for use as his veterinary office and laboratory as well as a rental property. The facade is divided into three sections each containing three rows of windows. Unifying each section are terra cotta columns which rise between the windows. The shafts of these engaged columns are formed of a spiral pattern. Similar cabling springs from each column and decorates the round headed arches located above the third story windows.

4 Historical Significance
- ○ Assoc. with lives of significant persons
- ○ Assoc. with significant historical events
- ○ Assoc. with development of a locality
- ○ Other: _____
- XX None

Historical Statement:
Dr. David Roberts was a noted veterinarian who had a national reputation in caring for cattle. From 1906 to 1909 he was the State veterinarian. He is credited with ridding state cattle of tuberculosis during his term. However most residents of Waukesha will remember Dr. Roberts for his involvement in several scandals and a notorious murder case where his lover shot his wife. Roberts was a colorful character who died

5 Sources of Information (Reference to Above)
- **A** Roberts, David. The Life Story of Dr. David Roberts. Waukesha, Wi. 1949 p. 22
- **B** Waukesha Freemen, Dec. 26, 1979
- **C**
- **D**
- **E**

6 Representation in Previous Surveys
○ HABS ○ NAER XX WIHP ○ NRHP ○ landmark ○ other:

7 Condition
XX excellent ○ good ○ fair ○ poor ○ ruins

8 District: Downtown Historic Dist.
XX pivotal ○ contributing ○ non-contributing
initials: DS/CC date: 11/23/82

9 Opinion of National Register Eligibility
XX eligible ○ not eligible ○ unknown
○ national ○ state XX local initials: DS/CC

5 of 17

Architectural Statement:
The tympanum area created above each third story window is decorated with a terra cotta medallion, similar designs grace the spandrel areas between second and third story windows. Originally reliefs of animal heads appeared in some of the spandrels; these have since been removed as have the metal cornice and original storefront.

Historical Statement:
in 1951 at the age of 86 while married to his fourth wife. (A/B)

Architectural Significance:
The Roberts Building is a fine example of a period of construction and stylistically, combined practical references to the buildings function with a more exotic decorative scheme. The ornament imparts afMediterranean tone which was apparently very popular in Waukesha during the 1920's. The Roberts building is the best example of this trend in the downtown area and is pivotal in the Commercial District.

Legal Description:

Pt Lot 3 1, 2, 7 & 8 Blk 2 Cutler's Add pt. E 1/2, Sec 3
T 6 N R 19 E: Com SE cor Lt 1; N on E 1, 50.6';
W 50 ft' N 38'; E 50 to E li; N 11.4'; W to W li
Lot 2; S 100' to SW cor; E 34' mli; 50° 5' E8';
N88° 30' E 65.79'; N1° 26' E8 to beg.

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town:	County:	Surveyor:	Date:
WAUKESHA	WAUKESHA	HNTB	2/10/82

Street Address: 744 N. Grand Avenue

Legal Description: N25' of Lots 1 & 2 Blk2 Cutlers Add. Pt SE¼ & NE¼ Sec 3 T6N R19E

Acreage:

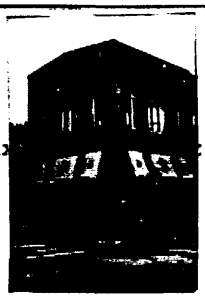
Current Name & Use: Mae's Flowers

Current Owner: Sandra L. Hager c/o Mae's Flower Shop

Film Roll No. WK-50

Negative No. 19

Facade Orient. E



Current Owner's Address: 744 N. Grand Avenue

Special Features Not Visible In Photographs:

Interior visited? ○ Yes ⊗ No

N. Grand Avenue

744

2

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
First State Bank	A				
Dates of Construction /Alteration	**Source**				
between 1890 and 1895/1920's	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: ____
- ⊗ None

Architectural Statement:

See Continuation Sheet

Historical Statement:

See Continuation Sheet

Downtown Historic District

5 Sources of Information (Reference to Above)

A Name on Building

B Sanborn Perris Map of Waukesha 1890, 1895, 1917

C Visual Estimate

D Waukesha City Directories 1913-1942

E

F

6 Representation in Previous Surveys
○ HABS ○ NAER ⊗ WIHP ○ NRHP ○ landmark
○ other:

7 Condition
○ excellent ⊗ good ○ fair ○ poor ○ ruins

8 District: Downtown 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

50/19

FIRST STATE BANK (744 N. Grand Avenue)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The First State Bank building was originally constructed between 1890 and 1895 (B), and was a brick building with rubble stone on the north side. Prior to 1917 the building was operated as a saloon (B). The present appearance of the facade resulted from a major remodeling in the late 1920's. The exterior of the facade and north elevation is now veneered with stone. The smooth stone corner piers frame the window area which is divided into three vertical sections by fluted pilasters. Stylized, flat capitols top the pilasters, and suggest Corinthian capitols. Similar motifs appear in panels at the top of the corner piers. Stylized paterae are placed in the spandrels between first and second story windows. The smooth stone surfaces, stylized ornament and large scale windows emphasize the mass of the building, creating a monumental design.

Significance: The First State Bank is important in the Downtown Historic District, and within the city, as one of the few buildings exhibiting a Moderne influence.

HISTORICAL STATEMENT:

The First State Bank Building is first listed at this address in the 1913-14 City Directory. The 1911-12 Directory lists a saloon at this address. The bank became the Waukesha Savings & Loan in 1937-8 and in recent years turned to other commercial activities. (D)

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

City, Village or Town:	County:	Surveyor:	Date:
WAUKESHA	WAUKESHA	HNTB	2/10/82

Street Address:	Legal Description:	Acreage:
802 N. Grand Avenue	Addendum	

Current Name & Use: The Style Shop/Commerical

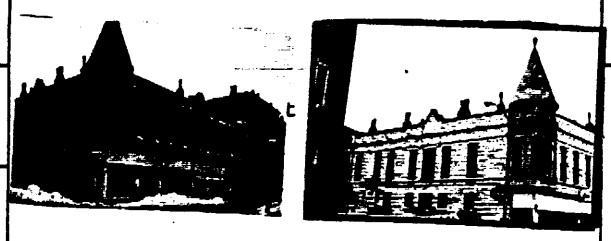
Current Owner: Putney Associates

Current Owner's Address: 315 W. Gorham St., Madison

Film Roll No. WK-50;77

Negative No. 20; 9

Facade Orient. E



Special Features Not Visible In Photographs:

Interior visited? ○ Yes ⊗ No

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
The New Putney Block	A				
Dates of Construction /Alteration	**Source**				
1891	A				
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: _____
- ⊗ None

Architectural Statement: The New Putney Block stands o stories in height and is constructed of random ursed ashlar, with a corner bartizan of sheet tal. Embossed panels decorate the turret which liminates in a conical slate roof. Rectangular ndows are disposed on the main elevations; oriel was removed from the east side. gnificance: The New Putney Block is chitecturally significant as a fine local ample of Queen Anne commercial design.

Historical Statement: The historical background of all three portions of the Putney Block can be found on the NRHP nomination form for the property. (B)

5 Sources of Information (Reference to Above)

A Inscription on building

B NRHP nomination form K.H. Rankin 1982

C

D

E

F

6 Representation in Previous Surveys

○ HABS ○ NAER ⊗ WIHP ⊗ NRHP (1982) ○ landmark ○ other:

7 Condition

○ excellent ○ good ⊗ fair ○ poor ○ ruins

8 District: Downtown 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

N. Grand Avenue

802

Downtown Historic District

77/9

THE NEW PUTNEY BLOCK (802 N. Grand Avenue)
Intensive Survey Form - Continuation Sheet (1)

ADDENDUM

Legal Description: Lots 1 & 7, Lot 2 except SW 38'7" of NW 70', & lot 3 except NW 70'
Blk 1 Cutler's Add. Pt SE$\frac{1}{4}$ & NE$\frac{1}{4}$ Sec 3 T6N R19E

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town:	County:	Surveyor:	Date:
WAUKESHA	WAUKESHA	HNTB	11/22/82

Street Address:	Legal Description:	Acreage:
816-840 N. Grand Avenue	Same as 301 W. Main	

Current Name & Use:	Current Owner:
Putney Block (Life Sport)	Putney Associates

Film Roll No. WK-77

Negative No. 10

Facade Orient.

t Prints

Current Owner's Address: 315 W. Gorham Street, Madison

Special Features Not Visible In Photographs:

Interior visited? ○ Yes ⊗ No

2

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
New Exchange Hotel	A				
Dates of Construction/Alteration	**Source**				
1870	A				
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

Architectural Statement: The New Exchange Hotel is a three story structure faced with small blocks of regularly coursed limestone. Dominating the facade are tiers of round arches, including six round headed window openings on the second and third stories, topped by a small decorative arcade pattern. The storefront has recently been remodeled.

4 Historical Significance

- ○ Assoc. with lives of significant persons
- ○ Assoc. with significant historical events
- ○ Assoc. with development of a locality
- ○ Other: _____
- ⊗ None

Historical Statement: This was the first structure of the three-building complex now known as the Putney Block. It was built by Capt. Foskett Putney, a farmer who took part in the "Patriot War" and the border contests in Michigan during the 1830's under a captain's commission. In 1839, Putney moved to Wisconsin and in 1845, was engaged in the shoe and leather business in Milwaukee and in farming and stage hotel-keeping in New Berlin. In 1850, he moved to Waukesha and became the manager and eventually owner of the Exchange Hotel on the southwest corner of Main and Grand. (over)

5 Sources of Information (Reference to Above)

A Waukesha Landmarks Nomination

B

C

D

E

F

6 Representation in Previous Surveys

○ HABS ○ NAER ⊗ WIHP ⊗ NRHP (1982) ○ landmark ○ other:

7 Condition

○ excellent ○ good ⊗ fair ○ poor ○ ruins

8 District: _____

⊗ pivotal ○ contributing ○ non-contributing

initials: _____ date: _____

9 Opinion of National Register Eligibility

⊗ eligible ○ not eligible ○ unknown

○ national ○ state ⊗ local initials: _____

Grand Avenue

Cut-to N.

Downtown Historic District

11/10

HISTORICAL STATEMENT (Continued);

In response to the increased demand for tourist rooms created by the development of Bethesda Springs, Putney built the "New Exchange Hotel" behind the old hotel and operated it until his retirement in 1879. (For more information, see the NRHP nomination form).

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town:	County:	Surveyor:	Date:
WAUKESHA	WAUKESHA	HNTB	2/10/82

Street Address: 294 W. Main Street

Legal Description: Sec NE3 T6N R19E J.J. Hadfield Sub of American House Property Lot 3

Acreage:

Current Name & Use: Restaurant

Current Owner: Richard & Fern Berentsen

Current Owner's Address: 1110 Sweetbriar Drive

Film Roll No. WK-50

Negative No. 27

Facade Orient. S

Af ints

Special Features Not Visible In Photographs:

Interior visited? ○ Yes ⊗ No

W. Main Street

294

2

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
Schlitz Hotel	B				
Dates of Construction /Alteration	**Source**				
c. 1901	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: _____
- ⊗ None

Architectural Statement:

See continuation sheet

Historical Statement:

See continuation sheet

Downtown Historic District

5 Sources of Information (Reference to Above)

A doesn't appear on Sanborn Perris Map of 1895

B appears on Sanborn Perris Map of Waukesha 1901

C Waukesha City Directory 1901-2

D Griswold, Willard S., "Early Waukesha Travelers Stayed in These Hotels", Freeman Centennial Sec. A, p. 14, 1959

E

F

6 Representation in Previous Surveys
○ HABS ○ NAER ⊗ WIHP ○ NRHP ○ landmark
○ other:

7 Condition
○ excellent ○ good ○ fair ○ poor ○ ruins

8 District: Downtown 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

50/27

SCHLITZ HOTEL (294 W. Main Street)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Schlitz Hotel is a three story cream brick building. The exterior is simply detailed with bricks forming jack arches and keystones over the windows, and a decorative band at the cornice. A corner bartizan, covered with pressed metal, rises two stories on the facade. Two story oriels are situated on the west elevation of the building. Classical swags and laurel wreaths decorate the frieze of the bartizan and oriels. A heavy cornice completes the composition.

Significance: The Schlitz Hotel is a nicely detailed example of Queen Anne design. Although less intricate or sculptural than many of the Queen Anne designs in the commercial district, the Schlitz Hotel remains an important component of the district. Sited on a prominent site on Waukesha's Five Points, the hotel marks the boundary between nineteenth and early twentieth century buildings to the west and the more recent facade designs to the east. In addition, scale of buildings shift to primarily one or two story buildings to the east.

HISTORICAL STATEMENT:

The Schlitz Hotel was built on this site approximately ten years after its predecessor on the site, the American House, burned down. (C, D)

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town: Waukesha

County: Waukesha

Surveyor: HNTB

Date: 2/10/82

Street Address: 301 West Main Street

Legal Description: Addendum

Acreage:

Current Name & Use: Jewelry Store

Current Owner: Putney Associates

Film Roll No. WK 50

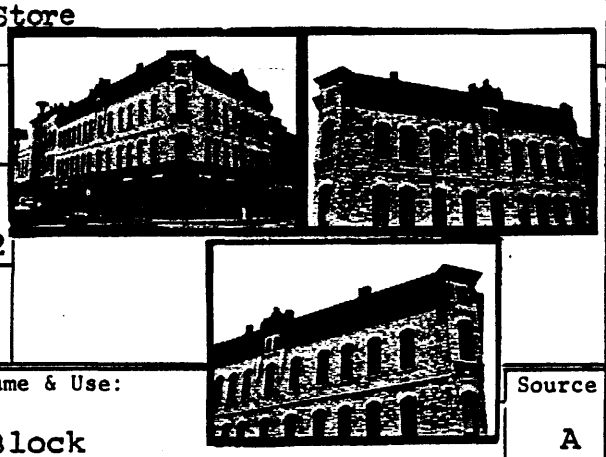
Current Owner's Address: 315 N. Gorham St., Madison

Negative No. 20, 21, 22

Special Features Not Visible In Photographs:

Facade Orient. SE

Interior visited? ○ Yes ⊗ No



2

Original Name & Use: Putney Block

Dates of Construction/Alteration: 1882

Architect and/or Builder: Stephen V. Shipman

Source	Previous Owners	Dates	Uses	Source
A				
Source				
A				
Source				
B				

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:

See Continuation Sheet

5 Sources of Information (Reference to Above)

A Date and name on stone

B Waukesha Freeman, Jan. 4, 1883 (dated 1882 in error)

C NRHP nomination form K.H. Rankin 1982

D

E

F

6 Representation in Previous Surveys

○ HABS ○ NAER ⊗ WIHP ⊗ NRHP (1982) ○ landmark
○ other:

7 Condition

○ excellent ○ good ⊗ fair ○ poor ○ ruins

8 District: Downtown Historic Dist.

⊗ pivotal ○ contributing ○ non-contributing

initials: _____ date: _____

9 Opinion of National Register Eligibility

⊗ eligible ○ not eligible ○ unknown

○ national ○ state ⊗ local initials: _____

W. Main 301 Downtown Historic District 50/20

PUTNEY BLOCK (301 W. Main Street)
Intensive Survey Form - Continuation Sheet(1)

Legal Description:
Lots 1 & 7, Lot 2 except SW 38' 7" of NW 70; & Lot 3 except NW 70' Blk 1 Cutler's Add Pt SE 1/4 and NE 1/4 Sec 3 T6N R19E

ARCHITECTURAL STATEMENT:

Significance: The Putney Block, constructed in 1882 is a fine example of Victorian commercial design. The building stands three stories, and is constructed of random coursed limestone. Fenestration on the second ~~and third~~ stories ~~is covered~~ by smooth stone, pointed arches. Capping the building is a pressed metal mansard roof decorated with brackets. Decorative pediments break the eave line on the side elevations. The storefront has been remodeled; more sympathetic storefronts are being installed on the first story. The Putney Block is architecturally significant as a representative exampl of a period of construction. The building exhibits the finely crafted stone work associated with Waukesha's downtown, in addition the location and scale of the building results in its becoming a major focal point in the district.

HISTORICAL STATEMENT:

The second addition to the three-building Putney Block was constructed in 1882 by Colonel Frank Putney. Frank Putney was the son of Foskett Putney, the owner of the Exchange Hotel (on the southwest corner of Grand and Main) and the New Exchange Hotel which he built immediately to the south of the original structure. Frank Putney became a lawyer and one of Waukesha's most prominent businessmen and civic leaders. He served in many town and county offices, and became Asst. Secretary of State in 1878. In 1882, he razed the old wood-frame Exchange which he had inherited from his father and replaced it with the existing building. The buildikng was leased to retail establishments on the first floor, offices on the second, and meeting halls on the third.

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town:	County:	Surveyor:	Date:
WAUKESHA	WAUKESHA	HNTB	2/10/82

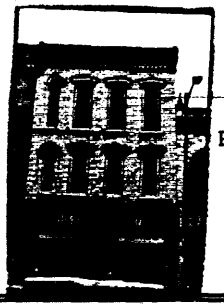
Street Address:	Legal Description:	Acreage:
321 W. Main Street	Addendum	

Current Name & Use:	Current Owner:
Laing's Mens Wear	William Laing

Film Roll No.: WK-6

Negative No.: 27

Facade Orient.: N



Prints

Current Owner's Address: 401 Oxford Road

Special Features Not Visible In Photographs:

Interior visited? ○ Yes ⊗ No

2

Original Name & Use:	Source
Jackson Block	A

Dates of Construction /Alteration	Source
1858-59	A

Architect and/or Builder:	Source
Not known	

Previous Owners	Dates	Uses	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

Architectural Statement:

See Continuation Sheet

4 Historical Significance

- ○ Assoc. with lives of significant persons
- ○ Assoc. with significant historical events
- ○ Assoc. with development of a locality
- ○ Other: _____
- ⊗ None

Historical Statement:

See Continuation Sheet

5 Sources of Information (Reference to Above)

A Waukesha County Democrat, March 2, May 23, 1858; Feb. 9, 1859

B Portrait and Biographical Record of Waukesha County, Wisconsin, 1894, p. 782

C

D

E

F

6 Representation in Previous Surveys

○ HABS ○ NAER ⊗ WIHP ○ NRHP ○ landmark ○ other:

7 Condition

○ excellent ⊗ good ○ fair ○ poor ○ ruins

8 District: Downtown 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

W. Main Street

321

Downtown Historic District

6/27

JACKSON BLOCK (321 W. Main Street)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Jackson Block was constructed in 1858-59 to replace an earlier drugstore which had been destroyed by a fire. The facade displays the local stone, dressed as small blocks and laid in regular courses. The fenestration of the second and third stories is asymmetrically arranged with the rows of rectangular windows terminating (to the east) in narrow round headed units. All windows are capped by carved hood molds which, in some instances retain carved pendants and pediments. The third story windows also rest on lug sills. A metal cornice completes the composition of the Jackson Block, and consists of simple brackets alternating with rosettes. The storefront has been altered; however transom glass is visible beneath the green panels which conceal the facade. The fenestration of the upper stories suggests a stair door was originally located off center in the storefront; this has been removed.

Significance: The Jackson Block, significant as a representative example of a period of construction, is one of the fine examples of Italianate style commercial buildings remaining in Waukesha, and was constructed of the attractive local stone. The Barnes Block (329-333 W. Main Street WK 6/23) is somewhat similar, and was also constructed in 1858-59.

HISTORICAL STATEMENT:

Calvin Jackson opened his drug store on this site in 1854. After a fire destroyed the original frame building, Jackson built the present structure. He remained a druggist at this location until his retirement in 1882. Numerous other commercial ventures have occupied the building since. (B)

Addendum

Legal Description: NW 70' of Lot 3 Blk 1 Cutler's Add Pt SE$\frac{1}{4}$ & NE$\frac{1}{4}$ Sec 3 T6N R19E
Except: Com NE cor; S on E li 70'; W at ri ang 23'; N at ri ang 70'; E at ri ang & on N li 23' to beg.

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town:	County:	Surveyor:	Date:
WAUKESHA	WAUKESHA	HNTB	2/10/82

Street Address:	Legal Description:	Acreage:
323-325 W. Main Street	Addendum	

Current Name & Use: Estberg's Holiday House

Current Owner: Edwin & Nina Mae Vickers

Film Roll No.: WK-J6

Current Owner's Address: 5675 N. Lake Road, Oconomowoc

Negative No.: 26

Facade Orient.: N

Special Features Not Visible In Photographs:

Interior visited? ◯ Yes ⊗ No

W. Main Street

323-325

2

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
J. J. Clarke Store	B				
Dates of Construction /Alteration	**Source**				
1888	A				
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: _____
- ⊗ None

Architectural Statement:

See Continuation Sheet

Historical Statement:

See Continuation Sheet

Downtown Historic District

5 Sources of Information (Reference to Above)

A Date stone-cornice

B Waukesha Freeman, September 29, 1888

C

D

E

6 Representation in Previous Surveys
◯ HABS ◯ NAER ⊗ WIHP ◯ NRHP ◯ landmark
◯ other:

7 Condition
◯ excellent ◯ good ⊗ fair ◯ poor ◯ ruins

8 District: Downtown 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

6/26

J. J. CLARKE STORE (323-325 W. Main Street)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Clarke building stands two stories in height and is veneered with ashlar laid in random courses. The storefront has been remodeled and is now faced with exposed aggregate panels. Despite this alter ation, the Clarke building is considered a pivotal structure, due to the fine detailing of the second story. Two large arched windows dominate the second story, appearing on either side of a narrow rectangular window. Stone voussoirs and keystones highlight the windows; an iron balcony extends across the facade, tying the windows together.

Significance: Constructed of the native stone, the Clarke Block is a significant local example of Victorian commercial design. The use of larger blocks of stone, randomly coursed, and expansion of window area is characteristic of this phase of commercial design in the city, and provides an interesting contrast with earlier Italianate style buildings located on W. Main Street.

HISTORICAL STATEMENT:

John J. Clarke built this building for use as a dry goods store in 1888. (B)

ADDENDUM

Legal Description: Sec NE 3 T6N R19E
Cutler's Add. Blk 1 Pt Lot 4; Com NE
cor; SE on E li 100'; SW para N li
26'; NW para W li 100' to N li; E on N li 26' to beg.

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town:	County:	Surveyor:	Date:
WAUKESHA	WAUKESHA	HMTB	2/10/82

Street Address: 329-331-333 W. Main Street

Legal Description: ADDENDUM

Acreage:

Current Name & Use: Billard Country/Van James Portraits

Current Owner: M.L.M. Corp.

Film Roll No. WK-6

Current Owner's Address: S106 W20503 North Shore Drive., Muskego

Negative No. 23

Facade Orient. N

Special Features Not Visible In Photographs:

Interior visited? ○ Yes ⊗ No

2

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
Barnes Block	A				
Dates of Construction /Alteration: 1858	A/B				
Architect and/or Builder: C. C. Barnes, builder	A				

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:

See Continuation Sheet

5 Sources of Information (Reference to Above)

A Waukesha County Democrat April 27, 1858 p. 3

B Waukesha County Democrat November 16, 1858

C Loerke, Jean Penn, Waukesha Limestone; The Quarries, the Kilns, and the Buildings, WCHM 1978, p.11

D Pioneer Notebooks, Waukesha County Historical Museum

E Physicians and Surgeons Notebooks, Waukesha County Historical Museum

6 Representation in Previous Surveys
○ HABS ○ NAER ⊗ WIHP ○ NRHP ○ landmark
○ other:

7 Condition
○ excellent ○ good ⊗ fair ○ poor ○ ruins

8 District: Downtown 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

W. Main Street

329-333

Downtown Historic District

6/23

BARNES BLOCK (329-333 W. Main Street)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Barnes Block was constructed as two separate buildings by C. C. Barnes, one of the owners of the Waukesha Stone Co. Both buildings are constructed of the local Niagara dolomite, laid in regular courses, and detailed in an identical manner. The first section of the building is located at 329 W. Main Street. This is an Italianate structure which rises three stories to the elaborate, bracketted cornice. The storefront of this building has been altered, but corner piers which support a bracketted entablature above the first story remain. Above this are three window openings capped by stone hood molds. The central unit consists of a pair of narrow windows and is further highlighted by a pedimented hood mold. The third story window arrangement is similar but round headed arches cover the center pair of windows; stilted segmental arches appear at either side. Smooth faced stone forms the hood molds, and keystones appear on the third story. Although a construction joint demarcates the two sections of the Barnes Block, the building was constructed to read as one unit. The second Barnes Block repeats the detailing of the first; however, the cornice has been partially removed.

Significance: The Barnes Block is an early example of the stone commercial buildings which contribute to the distinctive quality of the commercial district. The Barnes Block provides within Waukesha a fine example of the Italianate style, and is one of the few examples remaining which exhibits this variety of ornamentation. See: Jackson Block (321 W. Main Street Wk 6/27), constructed also in 1858-9.

HISTORICAL STATEMENT:

Dr. Calvin Cole Barnes, an early Waukesha surgeon, built the Barnes Block in 1858 using ston from the quarry he had purchased from Morris Cutler and Charles R. Dakin in 1856. Barnes was originally from New York State and settled in Waukesha in the early 1850's. He was quite prosperous, being one of the original incorporators of the Waukesha County Bank and serving as its first Cashier from 1855 to 1861; a partner in the Cook and Barnes quarry; and owner of this large commercial block on Main Street. Barnes served as a surgeon in the Union army in the Civil War but did not return to Waukesha, moving instead to Manitowoc where he died in 1893. From its construction until 1882, the building's third floor also served as home to the Masonic Temple. (C, D, E)

ADDENDUM

Legal Description: 331-3 Main Sec NE3 T6N R19E Cutler's Add Blk 1 W 25' of N 82' of Lot 5

329 W. Main Sec NE3 T6N R19E Cutler's Add Blk 1 E 25' of N 82' of Lot 5

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town:	County:	Surveyor:	Date:
WAUKESHA	WAUKESHA	HNTB	2/10/82

Street Address:	Legal Description:	Acreage:
335 W. Main Street	Addendum	

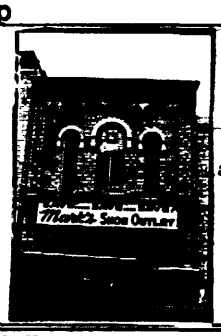
Current Name & Use: Glitter Shop

Current Owner: M.L.M. Corp.

Film Roll No.: WK-6

Current Owner's Address: S106 W20503 North Shore Dr., Muskego

Negative No.: 22



act Prints

Special Features Not Visible In Photographs:

Facade Orient.: N

Interior visited? ○ Yes ⊗ No

2

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
Jameson and James Block	A				

Dates of Construction /Alteration	Source
1868	A

Architect and/or Builder:	Source
Gleason & Dickman, masons C. S. Hartwell, carpenter	B

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: See Continuation Sheet

5 Sources of Information (Reference to Above)

A. Waukesha Freeman, Vol. 10 No. 12 June 4, 1868 p. 3

B. Waukesha Freeman, Vol. 11 No. 52 March 10, 1870 p. 3

C. History of Waukesha County, Wisconsin 1880, p. 818

D. Waukesha City Directories 1890-1, 1897-8

E.

6 Representation in Previous Surveys
○ HABS ○ NAER ⊗ WIHP ○ NRHP ○ landmark
○ other:

7 Condition
○ excellent ○ good ⊗ fair ○ poor ○ ruins

8 District: Downtown 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

W. Main Street 335

Downtown Historic District

6/22

JAMESON AND JAMES BLOCK (335 W. Main Street)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Jameson and James Block is a two story stone structure with the facade composed of cut ashlar, regularly coursed. Stone piers define the facade of the building. Extending between these piers near the cornice is an arcuated pattern executed in smoothly dressed stone. Hood molds over the second story windows echo the arcade in material and shape. The window composition consists of a large round headed window (now remodeled) flanked by narrow arched windows. The sills of these three windows terminate above a metal entablature which extends across the facade. A similar bracketted cornice marks the roof line of the building.

Significance: The Jameson and James Block is an important example of Italianate commercial design in Waukesha, as well as a fine example of the use of the distinctive local limestone (Niagara dolomite). The Jameson and James Block is adjacent to the Angrave Block (337 W. Main Street WK 6/20) and the Barnes Block (329-333 W. Main 6/23).

HISTORICAL STATEMENT:

Reuben M. Jameson and Samuel D. James began their dry goods store in Waukesha in 1865 contin a partnership they had originally started in Ohio. The present building was constructed in 1868. In 1872, Jameson retired from active participation in the business and, in 1882, founded the Exchange National Bank, serving as its first President. Samuel James continued in the dry goods business after Jameson retired and was also an early investor in the Exchan Bank. James turned the business over to his son David in 1891 who continued to operate it until the mid 1890's. In 1897, the building was occupied by the Mills and Minor general store. (C/D)

ADDENDUM

Legal Description: Sec NE3 T6N R19E Cutler's Add. Blk 1
Pt Lot 6: Com W1; 45'3" N 7 SW cor;
E para S li to E li; N to NE cor; W 27'3"
S 59'2"; W para N li 9'; S 20' m/l; W to W
li' S13'6" m/l to beg.

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town:	County:	Surveyor:	Date:
WAUKESHA	WAUKESHA	HNTB	2/10/82

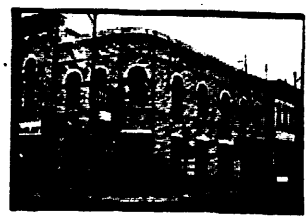
Street Address:	Legal Description:	Acreage:
337 W. Main Street	Addendum	

Current Name & Use:	Current Owner:
Law Office	Colleen Lowry

Film Roll No.: WK-6

Negative No.: 20

Facade Orient.: NW



Current Owner's Address: 337 W. Main Street

Special Features Not Visible In Photographs:

Interior visited? ○ Yes ⊗ No

2

Original Name & Use:	Source
Angrave-Waite Block	A

Dates of Construction /Alteration	Source
1868	A

Architect and/or Builder:	Source
T. D. Cook, Mason Samuel Dodd, Carpenter	A

Previous Owners	Dates	Uses	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:

See Continuation Sheet

5 Sources of Information (Reference to Above)

A Waukesha Freeman, Vol. 10 No. 30 October 8, 1868 p. 3

B Waukesha City Directories 1901-1916

C

D

E

6 Representation in Previous Surveys
○ HABS ○ NAER ⊗ WIHP ○ NRHP ○ landmark
○ other:

7 Condition
⊗ excellent ○ good ○ fair ○ poor ○ ruins

8 District: Downtown 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

W. Main Street

337

Downtown Historic District

6/20

ANGRAVE-WAITE BLOCK (337 W. Main Street)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Angrave-Waite Block replaced a frame store building, also operated by Jane Angrave and her son-in-law John A. Waite. Apparently Angrave was encouraged by the construction of the adjacent Jameson Block (June 1868) to modernize her business building. As was typical of the period, the Angrave Block was constructed of ashlar, cut as small blocks and laid in regular courses. Windows on the first story are rectangular and capped by stone lintels. The present window units are modern replacements which in some instances necessitated enlarging the opening (the front window originally matched those on second floor). Second story windows rest on a smooth stone stringcourse and are capped by smooth stone round arches. These windows are the original round headed type. A stone string course extends across the facade above the third floor windows. Above this runs a stone cornice, punctuated by dentils. The Angrave block is located on a corner site; consequently the corner of the building was curved to respond to the street, and the main entrance was set in to this corner area, which is recessed slightly on the first and second stories.

Significance: The Angrave-Waite Block is one of the fine nineteenth century stone buildings remaining in Waukesha's commercial district. The material of construction, as well as the design, harmonizes with adjacent buildings and creates a significant, unified streetscape. See: Jameson and James Block (335 W. Main St. Wk 6/22), Barnes Block (329 W. Main WK 6/23), Jackson Block (321 W. Main WK 6/27)

HISTORICAL STATEMENT:

The Angrave-Waite building was built as a butcher shop in 1868 and continued in that use through successive owners until 1912-13 when it became a saloon operated by one William C. Ferguson.(B)

ADDENDUM

Legal Description: Pt Lot 6 Blk 1 Cutler's Add. Pt SE$\frac{1}{4}$ & NE$\frac{1}{4}$ Sec 3 T6N R19E: Beg NW Cor; E on N li lot & S li Main St. 19'5"; SE 59'2"; SW to E li Clinton St; N on E li Clinton 60.25' m/l to beg.

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town:	County:	Surveyor:	Date:
WAUKESHA	WAUKESHA	HNTB	2/10/82

Street Address:	Legal Description:	Acreage:
338-340 W. Main Street	Addendum	

Current Name & Use: Suburpia Restaurant

Current Owner: Benjamin Chase, Jr.

Film Roll No. WK-6;77

Current Owner's Address: P.O. Box 1139

Negative No. 34;22

Special Features Not Visible In Photographs:

Facade Orient. S

Interior visited? ○ Yes ⊗ No

W. Main Street

338-340

2

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
Nickell Building	A				
Dates of Construction/Alteration	**Source**				
1901	A				
Architect and/or Builder:	**Source**				
C. C. Anderson	B				

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:

See Continuation Sheet

Downtown Historic District

5 Sources of Information (Reference to Above)

A Date and Name on Building

B Waukesha Freeman, August 8, 1901, p. 1

C Moertl, Frank, "Postal History of Waukesha County," Mss, WCHM.

D

E

F

6 Representation in Previous Surveys
○ HABS ○ NAER ⊗ WIHP ○ NRHP ○ landmark
○ other:

7 Condition
○ excellent ⊗ good ○ fair ○ poor ○ ruins

8 District: Downtown Historic District
⊗ pivotal ○ contributing ○ non-contributing
initials: DS/CC date: 11/23/82

77/22

9 Opinion of National Register Eligibility
⊗ eligible ○ not eligible ○ unknown
○ national ○ state ⊗ local initials: DS/CC

NICKELL BUILDING (338-340 W. Main Street)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Nickell building was erected in 1901, from plans provided by a Waukesha architect, C. C. Anderson. It is two stories in height and composed of random coursed, rock faced ashlar. Arched entrances on the first story are surrounded by large blocks of stone dressed with a pecked finish and chiselled margins. The main entrance is located on the bevelled corner of the building and surmounted by a corner turret, capped by a domed roof. Shallow oriel windows also project from the wall plane and, like the turret, are covered with pressed metal. String courses, which extend across the two faces of the building, tend to unify the projecting components with the main wall surface. An entablature functions similarly and also emphasizes the roof treatment which creates an interesting silhouette of tower and shaped parapets.

Significance: The Nickell Building was designed by an architect from Waukesha, C. C. Anderson, who provided plans for a number of buildings erected at the turn of the century. The Nickell building is a distinctive structure, significant as an example of Queen Anne commercial design within Waukesha. The carefully crafted stone, produced by local quarries, contributes to the significance of the building, as does the prominent corner location. Other important, stone Queen Anne buildings include the New Putney Block (802 Grand Ave WK 77/9) and the Yanke Saloon, 200 Madison Street 43/33)

Addendum

Legal Description: Lot 3 except E 25' Blk J North West Add Pt NE$\frac{1}{4}$ & NW$\frac{1}{4}$ Sec 3 T6N R19E

HISTORICAL STATEMENT:

The building was built by Addison C. Nickell, Jr., a local businessman and jeweler. From 1902 to 1914 the firt floor of the building was used as the United States Post Office. It has had numerous commercial uses since that time. (C)

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town:	County:	Surveyor:	Date:
Waukesha	Waukesha	HNTB	2/10/82

Street Address:	Legal Description:	Acreage:
342-344 W. Main St.	see Addendum	

Current Name & Use: Cohn's Shoes

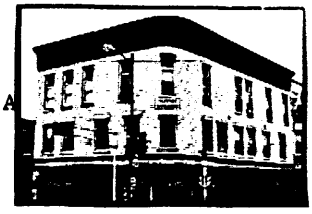
Current Owner: I & L Associates

Film Roll No.: WK 6

Current Owner's Address: 235 W. Main St., Waukesha, Wi.

Negative No.: 36

Facade Orient.: S



Special Features Not Visible In Photographs:

Interior visited? ○ Yes ⊗ No

2

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
Robinson Block	A				
Dates of Construction /Alteration	**Source**				
1857	A				
Architect and/or Builder:	**Source**				
Andrew Gill, Mason	B				

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

Architectural Statement:
The construction of the Robinson Block in 1857 ushered in a new era in the development of Waukesha's commercial district. Previously this area of Waukesha was covered with small scale frame buildings. The Robinson block was a significant change both in scale and materials. The building stands three stories and is constructed of the local Niagara dolomite. The corner site is acknowledged by the curve of the facade and entablature. The south and east elevations form

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

Historical Statement:
Charles L. Robinson began construction on this building in 1856 at the urging of several local businessmen. Robinson and his partner Martin Brown used the first floor for their Harness making and repair business, the second was rented out and the third was a large public hall. (A)

This period of significance for the Robinson Block is from 1857 to 1900 when its importance as a hall was reduced.

5 Sources of Information (Reference to Above)
- A Loerke, Jean Penn, "Early Waukesha" Waukesha Co. Historical Museum, 1973
- B Butterfield, C.W. The History of Waukesha Co., Wisconsin, Chicago 1880 p. 662
- C
- D
- E
- F

6 Representation in Previous Surveys
○ HABS ○ NAER ⊗ WHP ○ NRHP ○ landmark
○ other:

7 Condition
⊗ excellent ○ good ○ fair ○ poor ○ ruins

8 District: Downtown 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

W. Main St.

342-344

Architectural Statement: continued

the facade and are finished with small blocks of ashlar laid in a running bond. The remaining elevations reveal the rubble stone construction. Rectangular windows pierce the stone walls and are set beneath smooth stone lintels. A simple metal entablature runs above the storefront of the Robinson Block. A heavier curved cornice dominates the roof line and reinforces the horizontal emphasis of the design.

The storefront was remodeled in the 1930's-40's, but is well preserved and nicely detailed and contributes to the significance of the original building.

Architectural significance:

The Robinson Block is architecturally significant as a representative example of a period of construction, and as a visual landmark. This was the first commercial building to be constructed of stone and in that sense set the tone for buildings erected in the business district. Stylistically, the Robinson Block reflects the retention of Greek Revival tenets; the simple, massive horizontals of entablature and lintels contrast with the more florid Italianate character of much of the district.

Historical Significance: Continued

For many years, Robinson's Hall was the center of social, cultural and political activities in Waukesha. Most of the recruiting rallies including the original call to arms for the Civil War were held here. It remained the best hall in town for cultural events until the Opera House opened in 1875. Robinson's Hall continued to be used for dances and other social gatherings, but other halls and theatres took the lead. The third floor currently houses/and apartments. (A/B)
offices

Addendum: Legal description

Sec NE 3 T6N R19E Gale Barstow and Lockwood's Plat Blk D LOts 4 & 5

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town:	County:	Surveyor:	Date:
WAUKESHA	WAUKESHA	HNTB	2/10/82

Street Address: 317 South Street

Legal Description: Sec NE3 T6N R19E Cutler's Add. Blk 2 Lot 3

Acreage:

Current Name & Use: Masonic Temple

Current Owner: Trs.; Waukesha Lodge Accepted & Free Masons

Film Roll No. WK-48

Negative No. 14

Facade Orient. N

Current Owner's Address: 317 South Street

Special Features Not Visible In Photographs:

Interior visited? ○ Yes ⊗ No

South Street

317

2

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
Masonic Temple	A				
Dates of Construction /Alteration	**Source**				
1904	A				
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: _____
- ⊗ None

Architectural Statement:

See Continuation Sheet

Historical Statement:

See Continuation Sheet

Downtown Historic District

5 Sources of Information (Reference to Above)

A On Building

B "All Masonic Bodies in Waukesha Work Together As One," Masonic Tidings, November 1935

C

D

E

6 Representation in Previous Surveys
○ HABS ○ NAER ⊗ WIHP ○ NRHP ○ landmark
○ other:

7 Condition
○ excellent ⊗ good ○ fair ○ poor ○ ruins

8 District: Downtown 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

48/14

MASONIC TEMPLE (317 South Street)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Masonic Temple is a nicely detailed Classical Revival building. The facade of the building is veneered with rockfaced ashlar, regularly coursed. The smooth stone employed for the shafts of columns and pilasters contrast with the more textural wall surface. The two composite columns and pilasters are incorporated into an engaged portico which projects slightly from the central pavilion of the facade. The columns rise from the raised basement, two stories to the entablature. Overall, the Masonic Temple is a monumental building, composed of carefully crafted stone and high quality ornament. The local limestone (Niagara dolomite) dominated commercial construction during the nineteenth century in the downtown area of Waukesha. Comparison of the Masonic Temple with earlier commercial blocks (concentrated on W. Main St.) provides an interesting contrast in technique as well as taste.

Significance: The Masonic Temple, architecturally significant as a representative example of a period of construction, is one of Waukesha's finest examples of Classical Revival design. A comparable building remaining in the city is the Post Office (235 W. Broadway Wk 6/1). Other major buildings which were designed with reference to this style have been significantly altered: Public Library (321 Wisconsin Ave., Wk 48/27) the National Exchange Bank (309-11 W. Main Street Wk 6/29) and the Waukesha National Bank (831 N. Grand Ave., Wk 50/28).

HISTORICAL STATEMENT:

This building has been home to the Masonic orders in Waukesha since its construction in 1904. The Masonic Lodge was founded in 1852. It was housed in the Barnes Block at 329-333 W. Main from 1858 to 1882 and in the Putney Block at 301 W. Main from that time until the present building was completed. (B)

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town:	County:	Surveyor:	Date:
WAUKESHA	WAUKESHA	HNTB	2/10/82

Street Address:	Legal Description:	Acreage:
321-325-327 South Street	Addendum	

Current Name & Use:	Current Owner:
Columbia Block	John B. & Sylvia Trenhaile, Jr.

Film Roll No.: WK-J6

Negative No.: 17

Facade Orient.: N

Current Owner's Address: S23 W26257 Centerbury Lane

Special Features Not Visible In Photographs:

Interior visited? ○ Yes ⊗ No

South Street

321

2

Original Name & Use:	Source	Previous Owners	Dates	Uses	Source
Columbia Block	B/C				
Dates of Construction /Alteration	**Source**				
between 1890 and 1895	A/B				
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: _____
- ⊗ None

Architectural Statement:

See Continuation Sheet

Historical Statement:

See Continuation Sheet

Downtown Historic District

5 Sources of Information (Reference to Above)

A doesn't appear on Sanborn Perris Map of 1890

B appears on Sanborn Perris Map of Waukesha 1895

C Name above entrance

D City Records

E "A Brief History of the Waukesha Public Library" Waukesha Daily Freeman 75th Anniv. Ed. 1934 p. 81

F

6 Representation in Previous Surveys
○ HABS ○ NAER ⊗ WIHP ○ NRHP ○ landmark
○ other:

7 Condition
○ excellent ⊗ good ○ fair ○ poor ○ ruins

8 District: Downtown 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

6/17

COLUMBIA BLOCK (321-327 South Street)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Columbia Block is a two story structure, composed of stone on the first story, brick on the second. Five storefronts are accommodated by the building and are defined by cut stone piers on the first floor which are expressed as brick pilasters on the second story and shaped parapets at the roof line. An intermediate pilaster further divides the second story bay into two sections, each filled by pairs of rectangular windows. Stone sills and iron lintels, punctuated by paterae and topped by brick dentils, enhance each window opening. A band of brick corbelling marks the cornice, beneath the pattern of parapets. A diminuitive bartizan accents the corner. The majority of the storefronts display original transoms and kick panels and enhance the overall design.

Significance: The Columbia Block is a well preserved example of late nineteenth century commercial design. The rhythmic cornice line, restrained detail and repetition of motifs unifies the large scale building, which dominates the western segment of South Street. The Columbia Block is an important example of Waukesha's late nineteenth century commerical styles and a pivotal building in the district.

ADDENDUM

Legal Description: Sec NW3 T6N R19E & Plt of West Waukesha Blk A Pt Lot 14: Beg SW cor; N 75°30' E78.31'; N14°30' W 47.93'; N 58°5' E 112.56'; N31° 55' W 15'; S 74° 23'51" W 116.16'; N 14° 26'30" W5'; S 74° 23'51" W 65'; S14° 26'30" E97.45' to beg.

INTENSIVE SURVEY FORM Historic Preservation Division State Historical Society of Wisconsin

1

City, Village or Town:	County:	Surveyor:	Date:
Waukesha	Waukesha	HNTB	2/10/82

Street Address:	Legal Description:	Acreage:
332 South Street	Addendum	

Current Name & Use: Pet Emporium

Current Owner: Anthony DeQuardo

Current Owner's Address: 1218 The Strand

Film Roll No. WK 77

Negative No. 19

Facade Orient. Sw

Special Features Not Visible In Photographs:

Interior visited? ○ Yes ⊗ No

2

Original Name & Use:	Source
Dieman Building	A
Dates of Construction/Alteration	**Source**
1903	A
Architect and/or Builder:	**Source**
Not known	

Previous Owners	Dates	Uses	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:

This two story building is a fairly restrained example of Queen Anne design. The first story is constructed of stone which is randomly coursed with the exception of stone piers which frame the entrances and storefronts. The size of the display areas has been reduced in the storefronts, lannon stone was employed for infill panels.
The second story walls are cream brick, punctuated by simple pilasters which terminate in brackets (some retain acanthus motifs) at the denticulated

Historical Statement:

According to City Directories, the Dieman Tailor shop was at this site in 1903. The Freeman article cited confirms this. (A/B)

5 Sources of Information (Reference to Above)

A Waukesha Freeman, March 12, 1903. P 1.

B Waukesha City Directories 1902-4

C

D

E

F

6 Representation in Previous Surveys

○ HABS ○ NAER ⊗ WIHP ○ NRHP ○ landmark
○ other:

7 Condition

○ excellent ⊗ good ○ fair ○ poor ○ ruins

8 District: Downtown 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

South Street 332 Downtown Historic District 7/1/19

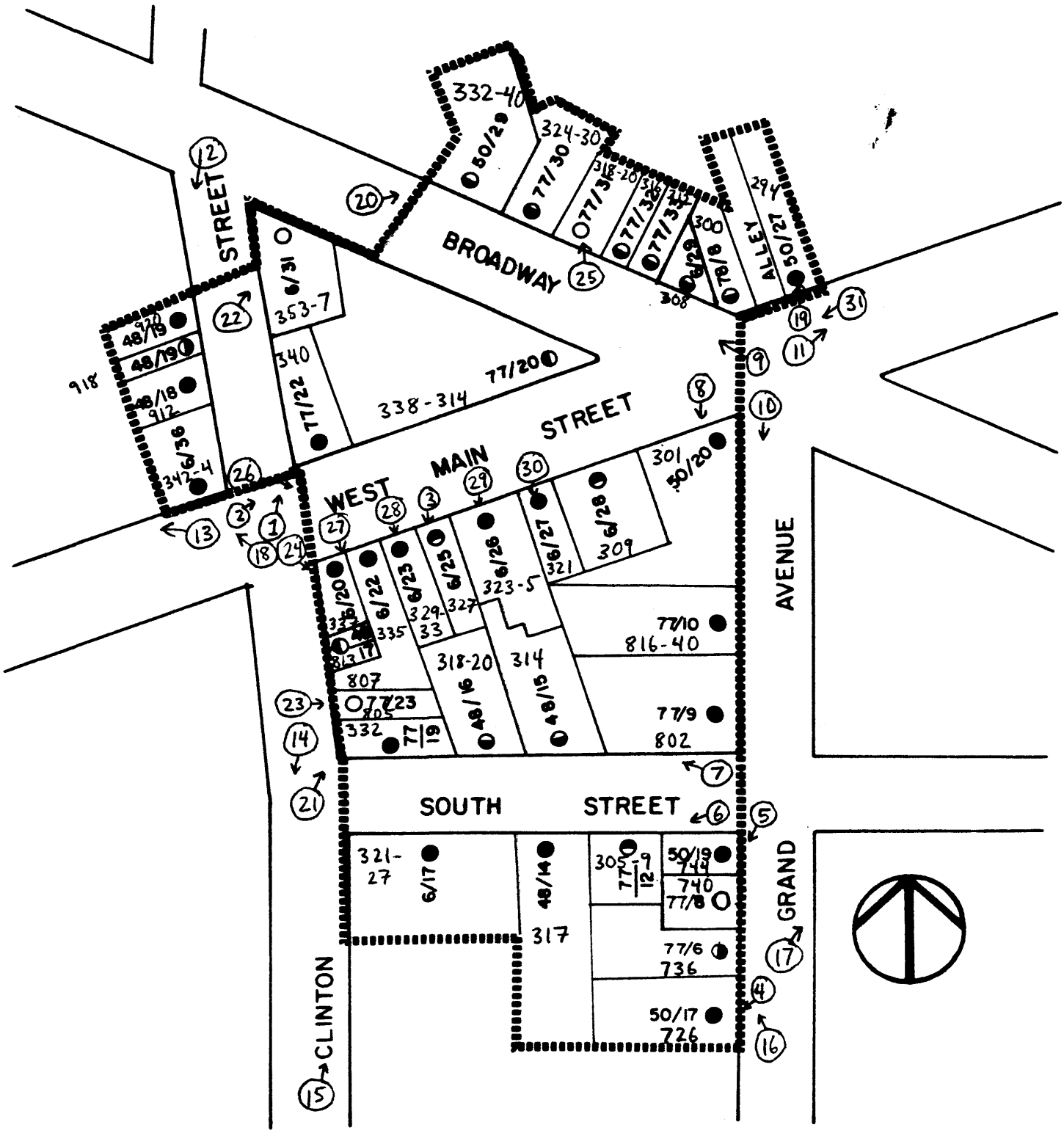
Architectural Significance:
cornice. Simple rectangular windows with stone lintels and sills fill the space between pilasters. A brick corbel table is placed above each of these sections. Two frame oriels are placed on the south elevation; a similar oriel accents the corner of the building.

Architectural Significance:
Architecturally significant as a representative example of a period of construction, the Dieman building is characteristic of late Queen Anne commercial design in Waukesha.
The building is located on a prominent corner site and is a pivotal structure within the Downtown Historic District.

Other fine examples of the style remain in Waukesha, and as in the Dieman building, are located on corner sites, well suited to designs which incorporate oriels and turrets. The new Putney Block, 802 Grand Avenue (WK 77/9), the Nickell Building, 338-340 West Main Street (WK 77/22), the Columbia Block, 321 South Street (WK 6/17) are all located within the Downtown District, as is the W.T. Lyles building, 912 Clinton Street (WK 48/18). The Yanke building, 200 Madison is considered individually eligible.

Legal Description:

Sec NE3 T6N R19E
Cutlers Add Blk 1 Pt Lot 6; Com SW
cor; N9° 18' W on E li Clinton St 25';
N 89° E71.4' to E li lt; S19° 49' E on E li
26.14; to SE cor; S 89° W 76.2' to beg.



LEGEND

DISTRICT BOUNDARY.....

PHOTO CODE NUMBER.....00/00

PIVOTAL STRUCTURES.....●

CONTRIBUTING STRUCTURES.....◑

NON-CONTRIBUTING STRUCTURES.....○

PHOTOGRAPHIC VIEW.....

EXHIBIT IV - 1

DOWNTOWN HISTORIC DISTRICT