


1 City, Village or Town: <input checked="" type="checkbox"/> Waukesha	County: <input checked="" type="checkbox"/> Waukesha	Surveyor: HNTB	Date: 2/10/82
Street Address: 507 E. College Ave.		Legal Description: see Addendum	Acreage: Less than one acre

Current Name & Use: Franciscan Sisters of Manitowoc Convent		Current Owner: Catholic Memorial High School of Waukesha, Inc.	
Film Roll No. WK 36		Current Owner's Address: 601 E. College Ave., Waukesha, Wi.	
Negative No. 7, 8		Special Features Not Visible In Photographs: UTM: Zone 16 Easting: 400420 Northing: 4761620 USGS Waukesha Quadrangle/Scale: 1:24,000	
Facade Orient. N		Interior visited? <input checked="" type="radio"/> Yes <input type="radio"/> No	

2	Original Name & Use: (preferred)	Source	Previous Owners	Dates	Uses	Source
	Caspar M. Sanger House	A	Casper Sanger	1886-1893	Farm	A
	Dates of Construction/Alteration: 1886	A	Byron Caples	1898-1944	Sanitarium	A
	Architect and/or Builder: Not known	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: Commerce (Spas, sanitariums)

None Period of sig: 1893 - 1941

Architectural Statement:
The Sanger house is a fine cream brick building which stands two stories plus attic. The design is quite eclectic and richly decorated with massing and roof treatment recalling Victorian Gothic designs. (See Hemlock house 234 Carroll St., WK 39/32). The building is basically a rectangular mass with tower and truncated wings projecting to the east and west. A hip roof covers the main mass of the building; steep gable roofs with flared eaves project on the facade and east elevation. A

Historical Statement: (See back page)
The Sanger house was built in 1886 by Casper Sanger, a wealthy tanner, farmer and Milwaukee Co. sheriff, as his county gentleman's farm. He named the estate the Hickory Park Stock Farm. In 1893 Sanger had financial problems and deeded the farm to the Sanger Land Company which subdivided some of it and in 1898 leased the house and several surrounding acres to Dr. Byron M. Caples, who established the Waukesha Springs Sanitarium

5 Sources of Information (Reference to Above)

A Nilson, Caroline, "Old Homes and their Owners, Landmark, Vol III No. 2, Ap. 1960 p. 3

6 Representation in Previous Surveys

HABS NAER WIHP NRHP landmark

other:

B Hights Memoirs of Waukesha Co. 1 166-7 Waukesha Springs Sanitarium, Waukesha

7 Condition

excellent good fair poor ruins

C Freeman Centennial Edition, Sec. R, p. 6 1959

8 District: _____

pivotal contributing non-contributing

initials: _____ date: _____

D

9 Opinion of National Register Eligibility

eligible not eligible unknown

national state local initials: DS/CC

E

F

Street: E. College Ave
 Number: 507
 Town: Waukesha
 Range:
 Section:
 Map Name: Waukesha City Map
 Map Code: 36/7

*Historical Statement: The Casper M. Sanger residence is significant for its association with its second owner, Dr. Byron M. Caples and its use as the Waukesha Springs Sanitarium. The period of significance is from 1893-1941, the years Dr. Caples operated the sanitarium.

Architectural Statement: continued

side wing, with chamfered corners, is defined as a tower above the eave line on the west elevation. A rectangular stair tower, which was once similarly roofed adjoins the main gable on the facade. Both segmentally arched windows and plain rectangular units appear on the building. Stone caps are applied above the arched units. A frame porch composed of massive turned posts and a variety of chiselled and sawn ornament completes the composition.

The interior of the Sanger house repeats the motifs introduced on the porch, which suggest derivation from Eastlake designs. The original room configuration has been maintained, as have fireplaces and woodwork. Window and door surrounds are fluted and feature corner blocks and pediments filled with incised details. One of the most impressive areas of the interior is the stair hall, complete with carved newel, turned balusters, wainscoting and stained glass windows. The second floor bedrooms are less elaborately decorated, but also retain original woodwork.

Historical Statement: continued

for the treatment of nervous disorders. In 1903, Caples opened a much larger building for the sanitarium but continued to use the Sanger house for "special cases". Caples finally purchased the house in 1912. (A/B)

Dr. Caples was considered a talented psychologist and neurologist and served as President of the State Medical Society in 1910. He was a graduate of the Rush Medical College of Chicago and had served as assistant director of the Milwaukee Sanitarium in Wauwatosa. (B)

Caples attracted patients from around the State. The sanitarium was successful. However, he closed the institution in 1941 on his retirement. In 1944 the sanitarium was sold to Carroll College as a men's dorm and the house to St. Joseph's parish. The sanitarium was demolished in 1958. The property is now covered with 1970's townhouses.

The Sanger house became a convent in the 1940's. Rather than remodeling the interior as the convent expanded, a low one story, with basement wing was constructed to the rear of the house. This area, and the second floor of the original house continue to serve as living quarters; the parlor, living room and dining rooms are on occasion used for conferences.

Architectural Significance:

The Sanger house is prominently located on a large lot sited on the crest of a hill east of Carroll College. In addition to being an important visual landmark, the Sanger house is significant as a representative example of a period of construction. The house design is distinguished by elaborate detailing, both on the exterior and interior.

Addendum: Legal description

Pt. NW 1/4 Sec 11 T6N R19E Com SE cor Hartwell & College; E 120'; S300'; W 120'; N 300' to point of beginning. (This is a legal description of the nominated property only, which lies within a larger parcel owned by the Catholic High School of Waukesha.