

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


Street Address: 900 N. Hartwell Ave. Legal Description: See Addendum Acreage: Less than one acre

Current Name & Use: Arcadian Springs Apts. Current Owner: Arcadian Springs Associates

Film Roll No. WK-42 Current Owner's Address: c/o B. A. Binkowski, 315 W. Gorham Madison, WI 53703

Negative No. 26 Special Features Not Visible In Photographs: UTM: Zone 16 Easting: 400400 Northing: 4762670

Facade Orient. E USGS Waukesha Quadrangle/Scale: 1:24,000 Interior visited? Yes No



Street
N. Hartwell Avenue

Number
900

Town

Range

Section

Map Name
Waukesha City Map

Map Code
42/26

Original Name & Use: (Preferred)	Source	Previous Owners	Dates	Uses	Source
2 Arcadian Bottling Works <u>(WAUKESHA MCA)</u>	A				
Dates of Construction/Alteration	Source				
c. 1885/c. 1891/1977	A/B				
Architect and/or Builder:	Source				
Co., Stephen V. Shipman	D				

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: Industry

None

Architectural Statement:

See Continuation Sheet

Historical Statement:

Period of significance: 1885-1907

See Continuation Sheet

5 Sources of Information (Reference to Above)

A 1895 Sanborn Ferris Map

B Waukesha Freeman, Nov. 4, 1888

C Waukesha Freeman, March 1, 1977

D The Arcadian Mineral Spring, Waukesha Wisc. (Chicago; Knight & Leonard 1885)

E 1933 Sanborn Map

6 Representation in Previous Surveys

HABS NAER WIHP NRHP 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: DS/CC

F

ARCADIAN BOTTLING WORKS (900 N. Hartwell)
Intensive Survey Form - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The Arcadian Bottling Works Complex consisted of bottling house, spring house, and warehouse structures, constructed of randomly coursed ashlar. The bottling house, designed by Stephen Shipman, is two stories in height, plus attic. A steeply pitched gable roof, originally ornamented with decorative shingles and cresting covers the building. A three-story tower adjoins the structure and contains rectangular windows on the first two stories (set beneath stone lintels) and semicircular openings (with stone voussoirs), which contain three part windows, on the third story. Rectangular windows with stone lintels and sills are also included on the main two stories of the bottling house.

A warehouse building, located south of the bottling house was originally two stories in height, with a flat roof.

The Arcadian Bottling Works has been converted to apartment units, and substantially altered to accommodate the change in function. An attic level and gable roof as well as stairtower has been added to the warehouse structure. In addition fenestration has been altered.

HISTORICAL STATEMENT:

The Arcadian Springs apartments were created in 1977 by rehabilitating the old Arcadian Bottling works, one of the last remaining plants from the Springs Era and the earliest.

The Arcadian Spring was opened across Hartwell Avenue from the bottling works in 1885 by J.R. Anderson, who with his brother, had been involved in the development of the Silurian Springs Park. It was Anderson who built the original portion of the bottling works shortly after the springhouse. (B/C).

In 1891, Henry W. Phelps purchased the spring and bottling works forming the Waukesha Arcadian Company. Prior to 1895, Phelps expanded the plant and began manufacturing soda pop. In 1907, Albert O. Trostel, a Milwaukee tanner, and a group of Milwaukee businessmen purchased the works renaming it the Roxo Beverage Company. The 1933 Sanborn map indicates that the south wing of the complex was added in 1930. In 1967 this company was purchased by the Bon Ton Company across town, successor to the Bethesda Works. The old Arcadian works were abandoned at that time. In 1977, the building was rehabilitated for apartments. Despite the exterior modifications mentioned above, the historical integrity of the complex remains unchanged. The period of significance represented by the Arcadian Works is the late 19th century, Waukesha's Springs Era. (A, B, C, E) The Arcadian Bottling Works has suffered some alterations which preclude its nomination as an architecturally significant property. Nevertheless, the buildings are historically significant and remain as the only bottling works building in the City dating from the height of the Springs Era.

ADDENDUM

Legal Description: Pt Lots 1, 2, 3, 4, 5 & 6 Blk B Bowron's Add Pt NW $\frac{1}{4}$ Sec 2 T6N R19E
Com SE cor lot 3; N89° 54' 51" W 181.97' to E li Soo Line RR R/W; NE on
arc 287.24'; S89° 54' 51" E 88.62' to W li Hartwell; S5° 4' 24" E 280' to
beg.

Arcadian Springs Apartments

