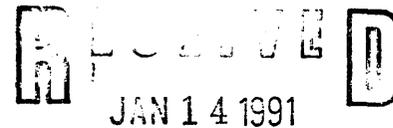


United States Department of the Interior
National Park Service



NATIONAL REGISTER

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only archival paper (20 pound, acid free paper with a 2% alkaline reserve).

1. Name of Property

historic name Buckley, Patrick J., House

other names/site number N/A

2. Location

street & number 1101 Buckley Street N/A not for publication

city, town Waukesha N/A vicinity

state Wisconsin code WI county Waukesha code 133 zip code 53186

3. Classification

| Ownership of Property | Category of Property | No. of Resources within Property | |
|---|---|----------------------------------|------------------------|
| | | contributing | noncontributing |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) | | |
| <input type="checkbox"/> public-local | <input type="checkbox"/> district | <u>1</u> | <u>1</u> buildings |
| <input type="checkbox"/> public-State | <input type="checkbox"/> site | <u> </u> | <u> </u> sites |
| <input type="checkbox"/> public-Federal | <input type="checkbox"/> structure | <u> </u> | <u> </u> structures |
| | <input type="checkbox"/> object | <u> </u> | <u> </u> objects |
| | | <u>1</u> | <u>1</u> Total |

Name of related multiple property listing:

N/A

No. of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this Xnomination ___request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property Xmeets ___does not meet the National Register criteria. ___See continuation sheet.

Jeff Dean

JAN. 9, 1991
Date

Signature of certifying official
State Historic Preservation Officer-WI

State or Federal agency and bureau

In my opinion, the property ___meets ___does not meet the National Register criteria. ___See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

Entered in the
National Register

I, hereby, certify that this property is:

entered in the National Register.
___ See continuation sheet

Melores Byer 2/28/91

___ determined eligible for the National Register. ___See continuation sheet

___ determined not eligible for the National Register.

___ removed from the National Register.

___ other, (explain:)

for Signature of the Keeper Date

6. Functions or Use

Historic Functions
(enter categories from instructions)

Current Functions
(enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

Queen Anne

foundation STONE

walls Weatherboard

Shingle

roof ASPHALT

other Wood

Describe present and historic physical appearance.

The Patrick J. Buckley house is a large two-story-tall Queen Anne style dwelling that was built for Buckley in 1894 as the second house in a subdivision Buckley had platted the year before known as P. J. Buckley's Subdivision No. 2. This house is located in the heart of this subdivision and is placed on a prominent corner lot located at the juncture of Buckley and Baxter Streets. This corner lot is shaded by a number of mature trees and the shape of the lot gives the house two principal facades, the shorter of which faces southeast on to Baxter Street and the longer of which faces southwest on to Buckley Street. The original hitching post of the house is also still in place on the curbside. The corner placement is emphasized by a one-story-tall wraparound veranda that encircles the south-facing corner of the house. The house is cruciform in plan and is approximately forty-four-and-a-half-feet-long and thirty-two-feet-wide. The exterior walls rest on a tall cut stone foundation and these walls are sided in clapboard and rise up to the combination gable and hip roof which covers the house. All four of the gable ends of this roof are sided in wood shingles and they still retain their elaborate and original wooden trim.

At the time this house was built Waukesha enjoyed a national reputation as a summer resort due to its assiduous promotion of the health-giving properties of the local spring waters. This promotion began in 1868 and its success caused the local population to increase from 2500 in 1870 to 8740 by 1910. By the turn-of-the-century, however, the economic importance of the city's resort trade began to decline and numerous manufacturing concerns were created to take their place, transforming the city's economic base. This transformation, coupled with Waukesha's close proximity to Milwaukee, greatly increased Waukesha's population which by 1980 numbered 53,941, making it Wisconsin's eighth-largest city.

Buckley was just beginning his career as a real estate dealer and land developer when he built this house and he and his descendents continued to occupy it until 1985 when the current owners took possession. Because of this long tenure, the house is in virtually original condition today. The present owners are in the process of totally restoring the house, resulting in the preservation of a very fine example of a house design frequently chosen by members of the rapidly growing middle class of this period. This restoration is also significant because many of the similar examples of this style in Waukesha have suffered major alterations due to demographic changes which have turned many 1890s era subdivisions like this one into inner city neighborhoods.

Buckley's irregularly-shaped subdivision is bounded by the Fox River to the northwest, by White Rock Avenue to the southeast, and by Main Street--one of the principal thoroughfares of the city of Waukesha--on the southwest. The land which forms the subdivision is part of a flood plain along the southeastern shore of the Fox River and this land is essentially flat until it nears Main Street at which point it rises up sharply to higher ground. Even though the location of this plat

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is adjacent to the downtown commercial district of Waukesha its proximity to the river kept it from being developed until Buckley platted it on November 23, 1893.¹

By that date the housing needs in the downtown area had grown to the point where the development of this parcel had become desirable, and in fact, the location of Buckley's house is only one block away from the Waukesha County Courthouse (NRHP-1983) located at 101 W. Main Street, which was built in 1893. The lot Buckley chose for himself is 50-foot-wide by 158-foot-long, has an elongated pentagonal shape, and forms the northeasterly corner of the intersection created by the juncture of Baxter and Buckley Streets. Most of the other lots in the subdivision also contain single family dwellings dating from the 1890s to the 1920s although some of these were later converted into multiple-unit buildings while others are now rental properties. This trend away from single family ownership and occupancy has resulted in a somewhat deteriorated building stock in the area and the Buckley house is now one of the few to retain both its original use and original appearance.

The Buckley house is asymmetrical in appearance, cruciform in plan, is two-stories-tall, and its design is an excellent example of the "hipped roof with lower cross gables" subtype of the Queen Anne style identified by Virginia and Lee McAlester.² In this instance the design consists of a hipped roof 22-foot-wide by 32-foot-deep rectilinear plan main block which has a 16-foot-wide by 6-foot-deep polygonal-shaped gabled ell on its southwest-facing elevation and a similar 16-foot-wide by 4.5-foot-deep rectilinear ell on its northeast-facing elevation. The fourth arm of the cruciform plan is formed by a large gable-roofed 16-foot-long by 18-foot-wide rectilinear plan ell on the rear or northwest-facing elevation of the main block. The entire house rests on tall, cut stone foundation walls made out of the almost ubiquitous local limestone whose quarrying was one of Waukesha's principal industries in the nineteenth century.³ The foundation walls enclose the full, concrete-floored basement which underlies the whole house. The original clapboard siding covers all the exterior walls of the house up to the eaves and each wall's surface area is enframed by corner boards, a wide frieze board located immediately below the eaves, and a water table which encircles the house just above the limestone foundation. These walls then rise up to the steeply pitched, asphalt shingle-covered combination gable and hip roof which covers the attic floor of the house. Wide overhanging eaves help to shelter the walls, and the ridge of the hipped roof main block runs front-to-back on a northwest-southeast axis and is parallel to the side elevations of the house.

¹ Waukesha County Register of Deeds, Waukesha, Wisconsin. Plat Book No. 4, p. 72.

² McAlester, Virginia and Lee. A Field Guide to American Houses. Alfred A. Knopf, Inc., New York, New York, 1984. Pgs. 263-265.

³ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982. Pgs. 15-16.

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The principal facade of the house faces southeast onto Baxter Street. It is asymmetrical in composition and is two-bays-wide, and its design is dominated by a broad gabled wall dormer which covers much of the right-hand portion of the front-facing slope of the roof, and by a canted main entrance vestibule which projects outward at a 45° angle from the south (or left-hand) corner of the facade. With the exception of the entrance vestibule, the wall surface of this facade is uniformly flat and forms a continuous planar surface. This results in a rather plain design which is relieved by running a wooden framing strip down from the left-hand corner of the base of the dormer in imitation of the corner board which descends from the right-hand corner. This simple device gives this facade the appearance of having a very shallow gable-rooted ell across much of its width and this device is made more successful by making the design of the gable end of the wall dormer identical with the gable ends of the two genuine cross-gabled ells on the side elevations. The result is a successful imitation of the other cross-gabled ells and it helped create a more elaborate appearance with a minimum of expenditure.

This false ell forms the right-hand bay of the main facade and covers approximately 60% of this facade's width. It is surmounted by the already mentioned gable-rooted wall dormer and by a tall brick chimney that is placed to the rear of its right-hand slope. This dormer has the same wide, overhanging eaves as the rest of the house and its gable end is entrained by plain rake boards below the slopes of the roof and by the main frieze board of the house, which serves as the base of the frame. A single small, one-light, rectilinear window opening is placed in the center of the gable end, the surface of which is covered with three courses of octagonal pattern wood shingles below the window sill and with diamond pattern wood shingles above. The principle decoration of the gable end is the elaborate wooden gable ornament which covers its upper half. This ornament was either purchased ready-made from a sawmill or was constructed by the builder of the house and it consists of a king post truss, and the four spaces between the truss members are each filled with wood decorated with perforated designs. Below the lower chord of the truss is an open frieze band which is similar in appearance to the more common spindlework friezes which decorate the porches found on many similar houses, only in this instance the small pieces of wood used to connect the top and bottom moldings are made up on a jigsaw, not on a lathe. The lowest portion of this ornament consists of a thin wooden strip whose lower edge is serrated, and this strip is attached to the bottom molding of the frieze.

A paired group of one-over-one light double hung windows is then centered in the second floor of this bay and its cornice abuts the main frieze board of the house. A large single-light window equal in size to the second floor pair is then placed directly below in the first floor of this bay and two three-light rectilinear basement windows then pierce the foundation wall directly below the first floor window.

The second (or left-hand) bay of the main facade contains an asymmetrically placed one-over-one light window on its second floor while the first floor is without

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openings and features a canted, one-story-tall, flat-roofed entrance vestibule which projects outward in a southerly direction and at a 45° angle from the main walls of the house. This vestibule bisects the first floor of the south-facing corner formed by the juncture of the two principal facades of the house and it is rectilinear in plan and is 9-foot-wide by 4-foot-deep and each of the three walls of the vestibule is enframed with cornerboards. Centered in the south-facing wall of the vestibule is an excellent pair of half-glass and panelled double doors, each of which has two rectilinear floating raised panels in its lower half and a single light in its upper half. Both of these single lights consist of a tall rectilinear panel of etched glass which has a decorative geometric border that enframes a design featuring a hanging basket filled with plants, and each light is then enframed with elaborate wood moldings which form a cornice above and a denticulated sill below.

The entire vestibule is sheltered by a wraparound wooden veranda which encircles the south corner of the house before terminating against the side of the southwest-facing polygonal-shaped ell. This veranda is divided into two distinct and unequal-sized sections, and because the principal section respects the canted orientation of the entrance vestibule while the shorter, shallower side section parallels the southwest-facing side elevation of the house, the resulting veranda has a V-shaped plan. The principal section of the veranda covers the entrance vestibule and it is rectilinear in plan and its roof is supported by six tall, thin turned posts, each of which rests on a tall, turned plinth. A spindlework frieze then encircles the upper portion of the veranda just below the eaves of the veranda roof, which is flat, and has a pent roof encircling its outward-facing edges. The smaller second section of the veranda is also rectilinear in plan and is 10.5-foot-long by 4-foot-deep and its roof is identical in design to that of the principal section and it is upheld by two identical turned posts. The entire veranda was in deteriorated condition when the current owners purchased the house in 1985, but it is being gradually rebuilt using the original porch elements when possible and modern reproductions when necessary.

The southwest-facing side elevation of the Buckley house faces onto Buckley Street and it is bisected by a large polygonally shaped ell which is surmounted by a large, gable dormer. This elevation is made up of three separate elements. The right-hand element is a mirror image of the left-hand one on the main facade and has an asymmetrically placed one-over-one light window on its second floor while its first floor is without openings and features the canted entrance vestibule already described. The two-story ell forms the middle element of this elevation and gets its polygonal shape from two full height cutaway corners whose uppermost portions are each embellished by a pair of decorative wooden spindlework corner friezes. The plan of this ell is that of a pentagon with unequal length sides. The rear or inward-facing side is 16-foot-wide, the perpendicular left-hand side is 5-foot-deep, the perpendicular right-hand side is 3-foot-deep, the front-facing side is 9-foot-wide, and each of the cutaway sides is 3-foot-wide. Both the perpendicular sides of the ell are without openings of any kind. The left-hand cutaway side of this ell

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has a single one-over-one-light window on each of its two floors, while the right-hand side has an identical window on its second floor and a single side entrance door which is sheltered by the veranda roof on its first floor (this door may be a later alteration or an earlier window opening). The first floor of the southwest-facing side of this ell has a single large one-light rectilinear window centered on its face which is identical to the one found on the main facade. Centered on the second floor just above is a narrower one-over-one-light window.

The left-hand portion of the elevation forms the southwest-facing side wall of the two-story-tall rear ell. This wall is two-bays-wide and is asymmetrical in composition. The first floor of the right-hand bay contains a side entrance door which opens into the kitchen of the house, and there is a one-over-one-light double hung window above this door in the second floor above. The left-hand bay has a one-over-one-light double hung window on its first floor and a smaller one-over-one-light double hung window on its second floor. Both this side entrance door and the first floor window in the left-hand bay are sheltered by a raised, shed-roofed, one-story-tall open porch. The porch roof is supported by two turned posts which are identical in size and design with those used on the wraparound veranda, and a single portion of the spindlework frieze which was originally placed just below the porch eaves still survives under the porch's northwest-facing eave.

The northwest-facing rear elevation of the Buckley house is comprised of the rear wall of the gable-roofed two-story-tall rear ell and the blank side walls of the two cross-gables. This elevation is thus much less elaborate than the other elevations. The rear wall of the northwest-facing ell is two-bays-wide and asymmetrical in composition. The right-hand of the two bay has a single one-over-one-light double hung window on its first floor and no openings above, while the left-hand bay has no openings on its first floor but has a single one-over-one-light double hung window on its second floor. The gable end above the second floor is sided in the same clapboard that is used to side the rest of this elevation and contains no openings of any kind. The roof above the gable end has the stump of a once taller brick chimney emerging from its ridge.

The fourth and final elevation of the house faces northeast and its less public aspect resulted in a less elaborate design than the otherwise very similar southwest-facing facade. This elevation is also bisected by a two-story ell which is surmounted by a large gable, and the composition of this elevation is also comprised of three separate elements. The right-hand element is two-bays-wide and two-stories-tall and it forms the northeast-facing side wall of the rear ell. This wall's right-hand bay contains no openings while the basement and first floor portions of the left-hand bay are covered by a small 4.5-foot-wide by 6.5-foot-long rectilinear plan shed roofed entrance vestibule which has a five-panelled door on its rear wall and a small, single light window on its northeast-facing wall. This vestibule is sided in clapboard and is positioned in the space formed by the perpendicular juncture of the side wall of the rear ell and the side wall of the cross-gable ell. Above this

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vestibule, in the second floor of the bay, is a one-over-one-light double hung window. The cross-gable ell that forms the middle element of this elevation has a rectilinear plan and is 16-feet-wide by 4.5-feet-deep. Both of the perpendicular sides of this ell are without openings of any kind while the first floor of the front-facing side of the ell has a single one-over-one-light rectilinear-shaped double hung window centered on its face which is identical to the one centered on the second floor just above it. This ell is then surmounted by a large gable identical to the one on the main facade. The left-hand portion of this elevation is one-bay-wide and it also has a single one-over-one-light double hung window centered on its first floor and an identical one centered on the second floor just above it.

The asymmetrical design of the exterior of the house is reflected in the plan of the excellent and extremely well-preserved interior. Entrance to the interior is gained by passing through the outside entrance doors into the vestibule, which opens directly into a stairhall which occupies the southwest third of the front portion of the first floor. To the right of the stairs a pair of double doors open into a front parlor which occupies the rest of the front portion of the floor while a door at the rear of the stairhall opens into a back parlor which occupies the southwest half of the houses' midsection. The rest of the midsection is occupied by a dining room while the rear of the first floor is occupied by the kitchen, and the rear stairhall. The second floor contains four bedrooms and a bathroom. Fortunately, almost all of the original woodwork and decorative features of the house have survived intact and the first floor is especially notable for the high quality of the varnished woodwork that is found in each of its rooms.

The stairhall is approximately 16-feet-long by 6-feet-wide and an open flight of stairs runs up the the southwest (outside) wall of the hall to a landing and a second--and shorter--closed flight then makes a right turn and runs up the rear (northwest) wall to the second floor. This staircase is notable for its fine starting newel and landing newel, each of which has a tall square base, a square shaft decorated with small corner columns, and a tall, fluted, solid wood cap. The design of each newel is similar but the starting newel is more massive and richly decorated, the four faces of its shaft each being both fluted and surmounted with carving, while the design of the landing newel is simpler and somewhat more exuberant in form and its cap is topped with an urn-shaped finial. The hand rail assembly that connects the newels is supported by thin center-turned square-top balusters, all of which are also varnished as are the risers, treads, and wall stringers. The outer ends of the risers are then finished by open stringers. The corner of the triangular-shaped spandrel that is formed by the intersection of the open string with the wide baseboard that encircles the base of the stairhall is filled by a varnished wood panel whose surface is completely covered by a deeply carved radiating sunburst design. The vertical casing that completes the frame of this triangular panel is a shortened, but otherwise identical portion of the casings that surrounds the doors and windows in the principal rooms on this floor. This casing is enriched with a fluted and beaded design and has a plinth block at its

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base and is surmounted by a corner block decorated with a patera design. In the stairhall this casing enframes the outside entrance doors, the varnished four panel door of the coat closet that is framed into the enclosed space beneath the stairs, an identical door that opens into the back parlor and that is placed on the rear (northwest) wall of the hall, and the large double doors on the northeast wall of the hall that open into the front parlor. The hall is lit by an early and probably original hanging lamp whose metal framework is decorated with four orange-colored glass pendants, and its single downward oriented light socket is set in the center of a stylized metal flower.

The large varnished four panel double doors that open into the 12-foot-wide by 16-foot-deep front parlor are pocket doors and both still retain their original cast metal door pulls covered in elaborate designs showing flowers growing under the sun. The dominant feature of the front parlor is the elaborate and totally original mantelpiece on the northwest wall. Both the outer hearth and the fireplace surround of this fireplace are covered in small, rectilinear-shaped, glazed ceramic tiles surfaced in a mottled brown and cream colored pattern, and the fireplace opening itself is enframed by a cast iron insert decorated with a raised garland pattern. The fine wood mantelpiece has a turned colonette at each end that helps support the mantle shelf and the whole is then surmounted by an elaborate wood overmantel having a large bevelled mirror in its center that is flanked by two smaller side mirrors. Each of the side mirrors has a shelf placed just below it supported by carved brackets and a second shelf placed above it supported by a pair of thin, turned colonettes whose bases rest on the lower shelves. A third shelf is then placed over the center mirror and the shelf is supported by intricately carved legs that rest on the two upper shelves.

A single door to the left of this fireplace opens into the back parlor. This room occupies the first floor of the polygonal ell and its windows look out onto Buckley Street. The walls of this approximately 16-foot-wide by 18-foot-deep room--like the front parlor and the entrance hall--are still covered in older wallpaper dating from the Buckley family's tenure. A fine brass chandelier hangs from an elaborate plaster rosette in the center of the ceiling and its long, curved arms alternate between having downward and upward pointing light sockets, each of which has a glass shade whose scalloped edges are rose colored and whose body is cream colored.

A single door placed in the northwest wall of the back parlor opens into the kitchen while a double-width opening in the northeast-facing wall of the back parlor opens into the 16-foot-wide by approximately 12-foot-deep dining room that occupies the first floor of the northeast-facing ell. The 16-foot-long by 12-foot-wide kitchen has been partially remodeled by the present owners who have retained much of the original wood trim even as they have added more modern appliances and cabinetry. A second side entrance door exits from the kitchen onto the side porch and another door on the northeast wall opens into the rear hall.

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Both the rear stairs and the main stairs lead up to the second floor which has four bedrooms opening off a center hall. The position of these rooms corresponds to the position of the principal rooms of the floor below and the wood casing that frames all the doors and windows on the second floor is identical in pattern to that used on the first floor except that there are also transom lights above all the second floor doors and all the woodwork on this floor has been painted.

The present owners of the Buckley house are fortunate to have acquired a house which had been in the possession of the same family for so long. More than anything else this single fact explains why not only the most important features of the house are still intact, but also why so much of the original hardware--such as that belonging to the doors and windows--is still extant. Especially notable for having survived is the complete collection of fine metal grills that cover the outlets of the central heating ducts set into the baseboards of the rooms on the first floor. Other equally fine grills are also set into the floors of the second floor rooms to facilitate the gravitational flow of heat from the first floor. The retention of these grills and all the other original features makes the Buckley house one of Waukesha's most complete examples of the Queen Anne style.

The only other associated building on the property is a small gable-roofed, rectilinear plan, one-car garage that was built on the southeasterly 1/2 of Lot 11, which lies adjacent to the northwestern end of the lot the house sits on. This garage is of frame construction and is sided in clapboard, and it has an asphalt shingle-covered roof whose ridge runs southwest-northeast and its principal opening faces southwest on to Buckley Street. A vertical line on the siding of the two side walls of the garage reaches from the eaves to the concrete floor pad and indicates where two different sections of clapboard siding butt together. As the only windows on these sides are small six light windows that are positioned in the exact center of the longer of the two sections of siding, it seems likely that the length of the garage was extended at some point. The date of construction of the original portion is uncertain but the garage does not appear on the 1922 Sanborn-Perris fire insurance map and does appear on the 1927 map so a date between these two is probable.* This garage is in just fair condition today and it is considered to be a non-contributing resource because of its condition and because of its having been substantially altered.

* Sanborn-Perris Fire Insurance Maps of Waukesha, Wisconsin. Sanborn-Perris Map Company, New York, New York, 1922 and 1927.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: _____ nationally _____ statewide X locally

Applicable National Register Criteria A B X C D

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

Areas of Significance

(enter categories from instructions)

Architecture

Period of Significance

1894

Significant Dates

1894²

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

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

Significance

The Patrick J. Buckley house is being nominated to the National Register of Historic Places (NRHP) for its local significance under National Register (NR) criterion C. More specifically, the Buckley house is being nominated because of its association with the area of Architecture; a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). Research was undertaken to assess the NRHP potential of the Buckley house utilizing the Queen Anne style subsection of the Architectural Styles study unit of the CRMP and the Queen Anne subsection of the Architecture Theme section of the final report of the Waukesha Intensive Resources Survey. The results of this research is detailed below and confirms that the Buckley house is locally significant under NR criterion C as a fine and highly intact example of a middle-sized residence designed in the Queen Anne style.

The house was built for Patrick J. Buckley, who began his working career in Waukesha as a blacksmith and gradually built up a second career as a local real estate developer. This house was the second to be built in Buckley's just-platted Patrick J. Buckley Subdivision No. 2, located between the Fox River and Main Street, and Buckley sited his house in the center of this subdivision on the northeast corner of Baxter and Buckley Streets (which he also named for himself). Thus, Buckley's new house served both as an advertisement for his new plat and as a symbol of his own newly won success besides providing a home for himself, his wife and their children. After Buckley's death, the house was lived in by his son, John F. Buckley, until his death in 1965, and then by a niece, Eileen Roach, until her death in 1985. These successive generations of the family maintained the house in an unchanged state throughout their ownership. As a result, the present owners were able to purchase it in virtually original condition and they are now in the midst of

² The Waukesha Freeman. June 23, 1894, Pg. 8; July 26, 1894, Pg. 8; August 9, 1894, Pg. 8.

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an extensive restoration program which has been scrupulous in its adherence to the original design. Consequently, both the interior and exterior of the Buckley house are significant today as fine and highly intact examples of Queen Anne style residential design. The fact that this house is located in an area which is increasingly threatened by shifting demographic patterns and where nearly all the houses of the same vintage have been significantly altered, makes this restoration project all the more important for the neighborhood.

Historic Context

A general history of the city of Waukesha is contained in both the final report of the Waukesha Intensive Survey⁶ and in the text of the Historic Resources of Waukesha Multiple Resource Nomination form.⁷ Consequently, the following historical background deals mostly with Patrick J. Buckley and his family and with the area surrounding the house.

The low lying polygonally shaped parcel of land that Patrick Buckley acquired for his subdivision in 1892 was located on the southeasterly shore of the Fox River and had long been owned by men associated with the beginnings of Waukesha. In 1873 this land was owned by Alexander F. Pratt, one of Waukesha's pioneer settlers and one of the four Waukesha commissioners on the original 1847 nine-member board of the Milwaukee and Waukesha Railroad--Wisconsin's first.⁸ Pratt subsequently became the proprietor of the Waukesha County Democrat in 1865, which was renamed the Waukesha Plain Dealer after an earlier newspaper he had owned in Waukesha, and he continued to edit this paper until his death in 1874.⁹ Pratt's riverfront property was originally bounded by Bridge Street (now Barstow Street) on the southwest, Main Street on the south southeast, Vermont Street (now White Rock Avenue) on the southeast, and by Dousman's Addition to the northeast, and during the period of Pratt's ownership this land was unplatted and no structures were built on it due to its location along the Fox River, which at this point acted as the storage pond for the dam associated with the grist mill (non-extant) located a few hundred yards downstream. The close proximity of this area to the downtown commercial district of Waukesha, however, meant that others platted and developed the higher, more valuable ground which encircled the perimeter of Pratt's property. The edge of this higher ground was an earlier river bank and that portion that lay adjacent to Pratt's land

⁶ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982.

⁷ Ibid. Historic Resources of Waukesha Multiple Resource Nomination form.

September, 1982. On file at the State Historical Society of Wisconsin Historic Preservation Division in Madison, Wisconsin.

⁸ Plat Book of Waukesha County. 1873, Pg. 23.

⁹ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey, Pg. 18.

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along the northwest side of Main Street constituted a strip of land that faced the 1849 Waukesha County Courthouse (non-extant) and the St. Matthias Episcopal Church (NRHP-1983) built in 1851. This strip was platted as part of the much larger Gale Barstow and Lockwood's Plat while a similar strip of land along Vermont Street was platted as a part of the much larger Dousman's Addition and by 1873 a number of houses had been built along both sides of these streets. Pratt himself was also involved in the ownership and development of other land nearby which centered on the eponymously named Pratt Street (now Arcadian Avenue) and on Caroline Street.

Following Pratt's death, his riverfront property was acquired by Morris D. Cutler (1810-1897), Waukesha's first settler and a major landowner in the city. During the period of Cutler's ownership the old dam (located near today's 390 W. Main Street) was demolished and a new dam (extant) was built across the river just upstream (east) from Bridge (now Barstow) Street and this dam's eastern end was rounded on Cutler's property. This was the only structure built on this land during Cutler's ownership and Cutler deeded the land surrounding his end of the dam as the Mill Reserve and it remained as such even after Patrick J. Buckley acquired the rest of Cutler's property in 1892.

Patrick J. Buckley (1857-1941) was born in Roxbury, Massachusetts and was the son of Timothy Buckley and Anna Keogh Buckley, both of whom had emigrated from Ireland.¹⁰ At the age of nine, Buckley came to Waukesha and he resided in that city for the rest of his life. He began his working career in Waukesha as a blacksmith and his shop (non-extant) was located between Main Street and Broadway on a site that was later occupied by the Avalon Hotel. Buckley later married Katherine Gannon and they lived in a house on 218 Barnard Street (now 400 Randall Street) and had three sons-- Timothy, Patrick H., and John F.. Blacksmithing remained Buckley's occupation until 1891, when a special edition of the Waukesha Dispatch published a wood engraving of Buckley with the caption "Detective Patrick Buckley."¹¹ The following year Buckley began the career in real estate that he would follow until his retirement in 1920.

One of Buckley's earliest projects involved the acquisition of the land along the Fox River owned by Morris D. Cutler. Small portions of the adjacent plats were also added to this land and the resulting four block plat was surveyed and recorded on November 23, 1893 as P. J. Buckley's Subdivision No. 2. Buckley's partner in this venture was T. Edward Ryan (1859-1911), a local attorney who had moved with his parents to nearby Pewaukee from Washington County, N.Y. in 1872 and was already well on his way to becoming a successful and popular Waukesha citizen. Ryan graduated

¹⁰ Death Certificate of Patrick J. Buckley. Death Records. Waukesha County Register of Deeds, Waukesha County Courthouse, Waukesha, Wisconsin. Vol. 31, Pg. 556.

¹¹ The Waukesha Dispatch. April 2, 1891. The Waukesha City Directory for 1890-1891 lists Buckley's occupation as a horseshoer while the 1892 City Directory lists him as a "special agent."

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from the University of Wisconsin Law School in 1885 and entered into practice in Waukesha with Judge P. H. Carney in the firm of Carney and Ryan. After four years, Ryan formed a partnership with Ernst Merton and the firm of Ryan and Merton (later Ryan, Merton, Newberry, and Jacobson) soon became one of the top law firms in southeastern Wisconsin. Ryan was also active in Democratic Party politics and this led to his being nominated for the positions of Attorney General of Wisconsin in 1888, U. S. Congressman in 1892, and Governor of Wisconsin in 1898. In recognition of his party service, Ryan was appointed the Postmaster of Waukesha by President Cleveland in 1895 and he served in that position until 1899.¹²

The full extent of Buckley's association with Ryan is unknown. Surviving tax records continued to list unsold lots in Buckley's subdivision as being jointly owned by Buckley and Ryan until at least 1896, but by 1899 the ownership of these lots had been divided between them and it is not known whether or not the two men had further dealings of this kind. Never-the-less, Buckley's first experience as a real estate developer led him to pursue real estate as a career and he established an office on the corner of Main and Broadway before moving it into his new home when that building was finished c.1894. This new career put Buckley on a solid footing in Waukesha and he later served two terms as alderman from the Third ward of that city (the ward surrounding his Buckley Street home) in the 1910s and he was one of the founders of the Waukesha lodge of the Brotherhood of Elks fraternal organization. After Buckley retired from active work in 1920, he continued to live in his house at 1101 Buckley Street, and after his wife's death, his sons and numerous other relatives lived in the house with him until his death in 1941.¹³

Seven years before his death, Buckley deeded over a share of his house to his son, John. John F. Buckley (1892-1965) had been born in the family's previous house on Barnard Street just before the family built its new house on the other side of the river. He was educated in the Waukesha schools and graduated first from Carroll College and then from the University of Wisconsin Law School in 1915. He subsequently practiced law in Waukesha and was elected to the state assembly from that city in 1916 and 1918. Buckley never married and since the location of the family house one block away from the county courthouse was convenient for him, he chose to live there with his father and other relatives from at least 1927 until his own death. Buckley gradually became a well-known and respected figure in Waukesha and was later elected to a term as the president of the Waukesha County Bar Association. In his later years he practiced law in association with Albert F. Beck Jr. as the senior partner in the firm of Beck and Buckley, and for a time their associate was future Waukesha City Attorney John P. Buckley, a son of Buckley's brother, Patrick. During the period of John F. Buckley's ownership the family house remained unaltered and was maintained in its original condition. In 1957, Buckley continued the earlier practice of his father by deeding shares in the house to his

¹² The Waukesha Dispatch. July 20, 1911. Pg. 1. Obituary of Timothy E. Ryan.

¹³ Waukesha Daily Freeman. August 1, 1941. Pg. 1. Obituary of Patrick J. Buckley.

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brother Patrick H. Buckley and his wife Gertrude, and to his cousin Eileen F. Roach, who lived in the house with him until his death in 1965.¹⁴

Eileen Buckley Roach (1892-1985) was a lifelong Waukesha resident who, as Eileen Buckley, had lived in the family house once before, in 1919, at which time she was employed as a milliner. Subsequently, she operated a hat shop in the Enterprise Department store in Waukesha for many years. Eventually she moved back into the family house and after John F. Buckley died she continued to live there until her own death in 1985 at which time the house was sold to its present owners.¹⁵

Architecture

The architectural significance of the Patrick F. Buckley house lies in its being an excellent representative example of the middle-sized Queen Anne style residences that formed a major portion of the middle class building stock of the city of Waukesha and other Wisconsin cities between 1880 and 1900, and this significance is considerably enhanced by the high degree of integrity which is still present in the fabric of the Buckley house today. The designer and the builder of this house may well have been one and the same, and while their name(s) are unknown the design makes good use of the "irregularity of plan and massing" and the "asymmetrical facade" compositions which are hallmarks of the Queen Anne style that are specifically mentioned in the Queen Anne style subsection of the Architectural Styles study unit of the CRMP.¹⁶ The design of the Buckley house also makes sparing use of such typically Queen Anne style elements as variegated exterior surface materials, "wall projections," "steeply pitched roofs," "cutaway bay windows," a "dominant front-facing gable," and a "wrap-around veranda"; all of which are also mentioned as specific attributes of the Queen Anne style in the CRMP.

The Waukesha Intensive Survey Report identified buildings designed in the Queen Anne style as important components of the nineteenth century building stock in Waukesha and the report enumerated numerous examples of the style which are mostly concentrated in residential neighborhoods located close to the downtown commercial district.¹⁷ Many of these buildings were subsequently incorporated into the first four historic residential districts which the survey identified and ultimately placed on the NRHP late in 1983.¹⁸ These districts were the first areas of Waukesha

¹⁴ Waukesha Daily Freeman. November 18, 1965. Obituary of John F. Buckley.

¹⁵ Ibid. February 28, 1985. Obituary of Eileen F. Roach.

¹⁶ Wyatt, Barbara (Ed.). Cultural Resource Management in Wisconsin. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986. Vol. 2, 2-15 (Architecture).

¹⁷ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982. Pgs. 106 and 111.

¹⁸ These districts are: The College Avenue Historic District; the Latin Avenue Historic District; the McCall Street Historic District; and the Wisconsin Avenue Historic District.

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to be distinguished in this manner, but the Intensive Survey also found other groups of similar buildings and a number of individual examples which it considered to be potentially eligible for future designation. A number of these individual buildings were incorporated into the Historic Resources of Waukesha Multiple Resource Nomination in October of 1983 and were subsequently placed on the NRHP. Among these buildings were several good examples of middle-sized Queen Anne style residences similar in size and elaboration to the Buckley house including: the Perry Grace house, 307 N. West Ave., built c. 1885; the Camillia Smith house, 603 N. West Ave., built in 1883; the Dwinell house, 442 W. College Ave., built between 1885-1890; and the Robert O. Jones house, 501 W. College Ave., built c. 1898.

The choice of the Patrick J. Buckley house as one of the first of the second group of Waukesha buildings to be added to the original 1983 Waukesha MRA nomination is principally due to its high degree of integrity; the legacy of its ninety years of ownership by members of the Buckley family. This high degree of integrity is of importance because, while similar houses were once fairly widespread in Waukesha's older neighborhoods, most of them are now threatened by changes in occupancy and usage and examples with the same degree of intactness are becoming very rare. Thus, the Buckley house is significant today as an excellent example of a house type associated with the middle class of its day, a type that was and is important in Waukesha. Its intact survival is especially important because it is hoped to use the house as a model for other restoration activities in its neighborhood.

Whether any archeological remains are extant on this site is unknown at the present time. No information was discovered during the course of this research that suggests that any previous buildings ever occupied this site and early maps (1873, 1891) of the city that depict buildings on surrounding plats show nothing on this one. Neither was any information discovered during this research that suggested the possibility of extant remains dating from pre-European cultures or from prehistoric periods being uncovered from this site. Given that this lot and this plat are located on a flood plain which is immediately adjacent to the Fox River, however, it is unlikely that many early remains would have survived the periodic inundations the site must have sustained before the river was dammed.

9. Major Bibliographical References

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Previous documentation on file (NPS): X See continuation sheet
 ___ preliminary determination of individual listing (36 CFR 67) has been requested
 ___ previously listed in the National Register
 ___ previously determined eligible by the National Register
 ___ designated a National Historic Landmark
 ___ recorded by Historic American Buildings Survey # _____
 ___ recorded by Historic American Engineering Record # _____

Primary location of additional data:
X State historic preservation office
 ___ Other State agency
 ___ Federal agency
 ___ Local government
 ___ University
 ___ Other

Specify repository:

10. Geographical Data

Acreage of property Less than 1.0 acres

UTM References

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|---|------------|--------------------|----------------------|---|----------|------------------|----------------------|
| A | <u>1/6</u> | <u>4/0/0/0/3/5</u> | <u>4/1/6/2/9/0/0</u> | B | <u>/</u> | <u>/ / / / /</u> | <u>/ / / / / / /</u> |
| | Zone | Easting | Northing | | Zone | Easting | Northing |
| C | <u>/</u> | <u>/ / / / /</u> | <u>/ / / / / / /</u> | D | <u>/</u> | <u>/ / / / /</u> | <u>/ / / / / / /</u> |

___ See continuation sheet

Verbal Boundary Description

Lot 12, Block A, P. J. Buckley's Subdivision No. 2 in the Village (now City) of Waukesha, Waukesha County, Wisconsin. In Section NE3 T6N R19E.

___ See continuation sheet

Boundary Justification

The boundaries enclose all the land that has been historically associated with the Buckley house.

___ See continuation sheet

11. Form Prepared By

name/title Timothy F. Hegglund/Consultant
 for: City Plan Commission, City of Waukesha
 organization 201 Delatfield St. Waukesha, WI date September 1, 1989

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