

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 93000154
83004348

Date Listed: 3/29/93

McCall Street Hist. Dist. (Boundary Increase), Waukesha Co., WI
McCall Street Hist. Dist. (Add. Documentation), " "
Property Name County State

Waukesha Multiple Resource Area
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Boh Boland

Signature of the Keeper

10/18/93

Date of Action

=====

Amended Items in Nomination:

The number of contributing and noncontributing resources was inconsistent in different parts of the nomination; also, despite the statement on p. 2 of Section 7, the carriage houses apparently were not included in the resource count (they do show as contributing on the map and in the inventory). The correct resource count is: 100 Contributing Buildings, 13 Noncontributing Buildings, and 49 Previously Listed Properties (previously listed as contributing resources within the district. This information was confirmed by Jim Draeger of the WI SHPO staff.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

NPS Form 10-900
(Rev. 8/86)
Wisconsin Word Processor Format (1331D)
(Approved 3/87)

OMB No. 1024-0018

United State Department of the Interior
National Park Service

FEB 19 1987

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

NATIONAL
REGISTER

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 form (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 McCall Street Historic District (amendment)

other names/site number N/A

2. Location

street & number various, see inventory N/A not for publication

city, town Waukesha N/A vicinity

state Wisconsin code WI county Waukesha code 133 zip code 53186

3. Classification

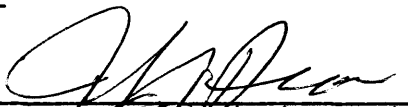
Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>83</u>	<u>9</u> buildings
<input 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>83</u>	<u>9</u> Total
Name of related multiple property listing:		No. of contributing resources previously listed in the National Register <u>49</u>	

N/A

49

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this x nomination 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 x meets does not meet the National Register criteria. See continuation sheet.


Signature of certifying official
Historic Preservation Officer-WI

2/8/93
Date

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

I, hereby, certify that this property is:

✓ entered in the National Register.
 See continuation sheet

 determined eligible for the National Register. See continuation sheet

 determined not eligible for the National Register.

 removed from the National Register.

 other, (explain):



3/29/93

Signature of the Keeper

Date

6. Functions or Use

Historic Functions

(enter categories from instructions)

DOMESTIC/single dwelling

COMMERCE/TRADE/specialty store

Current Functions

(enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/specialty store

7. Description	
Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
Queen Anne	foundation limestone
Bungalow	walls clapboard
Tudor Revival	limestone
	roof asphalt
	other fieldstone
	cobblestone

Describe present and historic physical appearance.

The purpose of this nomination is to increase the boundaries of the original McCall Street Historic District. The original district contained about 40 percent of the potentially eligible historic neighborhood lying just southeast of downtown Waukesha, Wisconsin. This district amendment nomination includes all of the historic McCall Street neighborhood, making the McCall Street Historic District a more complete portrayal of this historic section of Waukesha. Throughout the nomination, the term "McCall Street Historic District" or "district" means the entire amended district, not just the areas that have been added to the original district, unless specifically stated otherwise.

The McCall Street Historic District is a large, primarily turn-of-the-century, residential neighborhood lying several blocks southeast of downtown Waukesha, a medium-sized community in southeastern Wisconsin. The district contains a large number of single-family homes interspersed with houses that have been divided into apartments. The district sits directly west of Carroll College, a small, private liberal arts college.

The district sits on land that gradually rises from west to east. From a low-point at the northern and western boundaries of the district, the land slowly rises to a high point at the southeastern edge of the district. The streets have two lanes allowing for two-way traffic. About half of the streets allow parking on both sides of the street, while the other half only allow parking on one side of the street. The streets are improved with concrete curbs, gutters, and sidewalks.

The houses in this district, with some exceptions, sit on relatively small, urban lots with mature lawns, trees, and bushes. Setbacks are similar throughout the district. A few houses, such as the Alex and Marie Morton house (214 N. Hartwell Ave.), the Walter and Jessie Sleep house (308 McCall St.), and the Bowron-Randle house (403 McCall St.), sit on larger than normal lots. There are no other open spaces in the district, making this a fairly dense residential neighborhood.

There are a number of details that add to the architectural cohesiveness of this district. Most of the buildings are two-story frame houses sided with clapboards or veneered with brick. A few houses have aluminum, vinyl, or asbestos siding. Most of the buildings are decorated with details from late nineteenth and early twentieth century architectural styles. And, the dates of construction for buildings in the district are primarily from the late nineteenth and early twentieth centuries.

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Waukesha, Waukesha Co., WI

The styles of architecture in the district range from Greek Revival to Tudor Revival, with a substantial group of vernacular forms also in the district. The most commonly seen style is the Queen Anne (42 buildings). There are 12 houses with Bungalow style details, eight houses with the American Foursquare style, and eight houses with Georgian or Tudor Revival style details. One house has the Greek Revival style, one house has the Italianate style, and 54 houses have a variety of vernacular forms, such as the Gabled Ell, Front Gable, and Side Gable.

The architectural styles seen in the district's buildings are reflected in their dates of construction. Just as late nineteenth and early twentieth century styles dominate the buildings in the district, most of the dates of construction are from this era, as well. There are only 12 (8%) buildings that have dates of construction earlier than 1880. There are 61 buildings constructed in the 1880s and 1890s, and 58 buildings were constructed between 1900 and 1930. Only 15 buildings in the district were constructed between 1930 and the present.

Another detail that adds to the cohesiveness of this district is the low number of non-contributing elements or intrusions. Only 12 buildings in this district are non-contributing either because they have been built after 1940, or have been so remodeled that they have completely lost their historic character completely.

There are several features that distinguish this historic district from the surrounding neighborhood. To the north of the district are small houses, apartment buildings, and business buildings that lead toward Waukesha's downtown. To the east of the district the buildings are more modern, their scale is much smaller, and the number of contemporary intrusions increases. To the south of the district is a large Catholic high school complex and a newer residential area. To the west of the district is the Carroll College campus. These factors effectively separate the McCall Street Historic District from other parts of Waukesha.

Almost all of the buildings in this district are in good condition. Some buildings have been extensively remodeled, while most have only small modifications from the late twentieth century. And, several houses have been or are currently being restored to their original appearance. Despite the conversion of many houses into apartments, and the influx of student fraternities into the neighborhood, the McCall Street Historic District has much of its historic appearance intact.

Of note are the many carriage houses that are still extant in this district. These frame buildings are primarily one and one-half story barn-like buildings with clapboard siding and asphalt roofs. Some have been converted into garages, while

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others are vacant. Other garages in the district are insignificant in size and scale and are not included in the building inventory, the resource count, or on the district map. Extant carriage houses, though, are an important architectural feature in this district. As such, they included in the building inventory, the resource count, and on the district map.

DESCRIPTION OF SELECTED BUILDINGS IN THE DISTRICT

210 McCall St.
Henry Carl George House
1867

This gabled ell house has the form and massing of the Greek Revival style, a popular style at the time of the home's construction in 1867. The house is constructed of cut limestone blocks in a coursed ashlar pattern. There is a two-story frame addition at the rear of the building. The windows are symmetrically placed and consists of modern double-hung sashes. Dressed stone lintels decorate each window unit. The main entrance is decorated with sidelights and a large stone lintel. A porch with plain posts covers the ell.

This house was built by Henry George, who was a local mason, in 1867. His daughter, Susan, moved into the house with her family when she was a child and remained there until her death at age 89 in 1950. It has been the home of Dr. James and Melinda Alston since 1955. (1)

403 McCall St.
Bowron-Randle House
c. 1855

This two-story Greek Revival house was built around 1855. It is constructed of quarried limestone blocks that are laid in a coursed ashlar pattern. The low-pitched gable roof is decorated with wide eaves, a wooden frieze, and returned eaves. A large lunette window with a dressed stone arch, sill, and keystone decorates the gable peak. Windows are either single-light or six-over-six light double-hung sashes decorated with dressed stone lintels and sills. The large entrance is decorated with sidelights and a similar lintel. Small one-story ells constructed of limestone rubble extend off of the south wall of the building.

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Deeds and tax rolls for this property indicate that it was probably built around 1855 by Henry Bowron, who lived there only briefly. The second owner was Samuel A. Randle, an attorney and local judge who died in 1882. After Randle, the home was owned by numerous families. Even though the house has had many residents, its integrity remains high. (2)

415 McCall St.
Lorenzo Riblett House
1898

This one and one-half story Queen Anne house was built in 1898: Sitting on a cut limestone foundation, the house has a steeply-pitched gable roof, a conical tower, and long sloping side gables. The first story is covered with narrow clapboards, while the large side gables are covered with square wood shingles. A large, two-story circular tower projects from the northwest corner of the house. Windows are irregular in size and type, but most are single-light double-hung sashes. Gothic-arched windows decorated with wooden label moldings sit in the side gable peaks. A large hipped roofed dormer projects from the front of the roof. The two-story square bay on the side elevation is decorated with an entablature, single-light sash windows, and brackets. The front porch is enclosed with multiple-light windows and transoms and is supported by large wooden corner posts. Decorative panels with a cut-out design enclose the porch foundation.

Tax rolls indicate that this house was built in 1898, and owned briefly by Kate Riblett. City directories indicate that Lorenzo Riblett, a railroad station agent, lived here until 1901. Two other families occupied the house between 1904 and 1921. It was owned for over 50 years (1923-1975) by Floyd and Hazel Smart. Floyd Smart was a dentist. (3)

245 N. Hartwell Ave.
Lee Ovitt House
1901
Architect: Van Ryn and DeGelleke

This one and one-half story Queen Anne house was designed by the Milwaukee architectural firm of Van Ryn and DeGelleke. It has a rectangular form with a steeply-pitched gable roof and a cut stone foundation. The first story of the building is covered with narrow clapboards. The second story and attic story are covered with square wood shingles. A large two-story, tan brick circular tower projects from the southwest corner of the house. Its windows are decorated with

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stone lintels and sills. A large gable-roofed dormer projects from the main roof slope and is covered with square wood shingles and has an oculus window. Other windows in the house vary in size and most are single-light double hung sashes. Some are decorated with cornice lintels.

Other decoration on this house includes returned eaves, projecting shallow bays supported with brackets, and a front porch constructed of tan brick. Large brick piers support the triple-arched openings of the porch. The porch balustrade and staircase are decorated with large stone blocks. A side entry is covered with a simple porch consisting of a flat roof, wooden frieze, round columns, and a balcony.

A matching carriage house sits at the rear of the lot. It has a gambrel roof with a large projecting gable-roofed dormer, a wood shingle and clapboard exterior, returned eaves, single light windows with transoms, and brackets.

This house was built for Lee Ovitt, a local realtor. Between 1906 and 1919, Samuel and Susie Harding occupied the house. Samuel Harding was a local boy who attended the University of Wisconsin in Madison. He began his engineering career as a draftsman in the Wisconsin Bridge and Iron Company of Milwaukee. Between 1890 and 1900 he was an engineer for this company. In 1900, he became president of the Modern Structural Steel Company. He also held directorships in two other companies. Between 1921 and 1945, Rossiter and Ethel Wilbur occupied this house. Wilbur was president of the Wilbur Lumber Company. (4)

301 McCall St.
Samuel Breese House
1900

This two-story Queen Anne house has a square form with a very steep combination hip and gable roof. Both the roof, the upper story of the house, and a large two-story circular tower located on the northwest corner are covered with wood shingles. The lower level of the house is covered with narrow clapboards and sits on a fieldstone foundation. A shallow two and one-half story bay projects from the east elevation of the house and it is surmounted by a gable dormer. Windows are largely medium-sized single-light double-hung sashes. The tower windows are grouped in fours and fives and set in the curved face of the tower. Most of the other windows irregularly punctuate the walls. The front porch has a flat roof that is supported by square posts grouped in twos. Its balustrade is also shingled.

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This house was built in 1900 for Samuel Breese, an executive of the Modern Structural Steel Company. He lived there until 1906. It was then the home of Guy Loomis, the superintendent of schools, between 1911 and 1921. Since that time, there have been several owners of the house.

123 McCall St.
Aaron Putney House
c.1890

This two-story frame Queen Anne house has an irregular plan, a combination hip and gable roof, and a cut stone foundation. The house is covered with clapboards and an abundance of wood trim, including elaborate bargeboards and cross pieces in the gable peaks of the house. Windows include several two-story octagonal bays, several single-light double-hung sashes, a small single-light square bay lighting the interior staircase, and a lunette. The front veranda features a flat roof with a gable peak supported by thin, round columns grouped together on stone piers, a spool and spindle balustrade, and lattice-like panels enclosed the porch foundation. A matching hipped roof porte-cochere extends over the driveway on the west side of the house. A carriage house is at the rear of the lot.

This house was built for Aaron Putney, a partner in the Putney Brothers general store in Waukesha. He lived there until 1913. Between 1917 and 1950, Roy and Charlotte Putney lived in the house. (5)

316 McCall St.
Francis & Mary Gault House
c. 1890

This two-story Queen Anne house has an irregular form, a combination hip and gable roof, and a cut stone foundation. The house is covered with clapboards and there are wood shingles in the gable peaks. Windows vary in size and include large single lights and single-light double-hung sashes. A veranda wraps around the southeast corner of the house. It is enclosed with large single lights topped with semi-circular fanlight transoms. At the corner of the veranda is an octagonal pavilion that is sheltered by a pavilion roof. On the roof of the veranda is a covered balcony supported by square posts and has a metal railing.

This house was built for Francis and Mary Gault. Francis Gault owned a flour and feed business. Between 1919 and 1955, Charles and Estelle Brown lived here. (6)

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251 N. Hartwell Ave.
James Darby House
1898

This compact Queen Anne house has a square form with a combination hip and gable roof, and a cut stone foundation. The house is covered with vinyl siding, and has a variety of window sizes and types. They include a palladian type window in the front gable peak, a semi-circular arched window in the north side gable peak with narrow muntins in a zig-zag design that is placed above a projecting square oriel in the center of the north wall, and a number of single-light double-hung sashes. A small, plain veranda covers the front entrance. It has a flat roof and reconstructed square posts. Above the entrance is an inset porch with an arched opening. There is a small gambrel-roofed carriage house at the rear of the lot.

This house was built for James Darby, an executive in a ball bearing and shade roller company. The Darbys only lived here until around 1902. Between 1904 and 1921, Jacob Johnson lived in the house. He was the owner of the Waukesha Granite and Marble Works. (7)

B.I. 124-26 Wright St.
Eva Warden House
1898

This two and one-half story Shingle Style house has a steeply-pitched sloping gable roof. The first story is covered with narrow clapboards, while the upper part of the house is covered with square shingles. A large gable-roofed dormer projects from the front of the roof. It features a broad shingled gable end supported by large brackets. The wall surfaces of the gable end curve inward toward two recessed double-hung windows. Under the broad gable end in the dormer are two large bow windows made up of three single-light, double-hung sash windows. Other windows of the house are largely single-light, double-hung sashes. The front porch has square piers and a solid balustrade sided with square shingles. A small enclosure covering a side entrance projects from the west elevation.

Built in 1898 for Eva Warden, this house was the home of Rex Warden, a city editor for the Waukesha Dispatch newspaper, and Allen Warden, the publisher of the paper. The Wardens lived here until around 1904. Since that time this house has had many occupants. (8)

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85 130 N. James St.
Frank & Hattie Smith House
c. 1890

This one and one-half story house has details that suggest the Shingle Style. The house has a steeply-pitched sloping gable roof and a large, broad gable-roofed dormer projecting from the front of the house. Both the dormer and the upper stories of the house are covered with square wood shingles. The lower story is covered with narrow clapboards. Most first-story windows are single-light double-hung sashes. Elliptically arched windows sit in the main gable peaks, while two narrow casement windows are deeply recessed into the gable peak of the dormer. The full-width front porch is supported by square tapered columns that are grouped in threes at the corners. These columns sit on paneled wood piers. The porch has a spool-and-spindle balustrade.

This house was probably built by Frank Smith, a carpenter. According to city directories, he and his wife, Hattie, lived here between 1894 and 1945. (9)

85 125 N. Charles St.
Lloyd & Elizabeth Dancey House
1912

This two-story American Foursquare house has a steeply-pitched hip roof with wide, flared eaves and hipped-roofed dormers. The house has a stucco wall covering. Windows are six-over-one light double-hung sashes, and there is a small square bay on the south wall. The main entrance has a multi-light and wood door. A front porch covers the entire main facade and has a very shallow-pitched hip roof with flared eaves, stucco-covered posts and balustrade, and a wide wooden frieze.

This house was built for Carroll College Professor Lloyd Dancey and his wife, Elizabeth in 1912. Dancey was also Dean and Acting President of the college during the 1920s. The Danceys lived in this house until at least 1965. (10) [a,b]

85 323 E. College Ave.
Howard Hubbell House
1914

This two-story American Foursquare house has a steeply-pitched hipped roof with flared eaves and matching dormers. The wall surfaces are covered with both narrow clapboards and wood shingles. Windows are wide double-hung sashes with a single

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lower light and an upper light that is divided by muntins in a lattice-work pattern. Single sash windows with lattice-work muntins are also set into the dormers and under the eaves on the front wall. A one-story porch that covers the entire main facade has a slightly hipped roof with flared eaves, a wooden frieze, square columns, and a painted brick balustrade.

This house was built in 1914 for Howard Hubbell who worked at the YMCA and lived here until 1915. It was then the home of Lincoln and Etta Smith until 1945. (11)

502 McCall St.
Arthur & Mary Nickell House
1914
Henry Hengels, architect

This one and one-half story Bungalow has a complex intersecting gable roof with very wide eaves supported by brackets. The walls are covered with stucco and sit on a concrete foundation. Windows are many and varied. Some are nine-over-one light double-hung sashes, punctuating the walls in groups. The gable ends contain triple window groups, each group of which has a broad elliptical arch head and windows whose upper sash have vertically divided lights.. A shallow octagonal one-story oriel projects from the east wall. The west wall sun room has groups of ten-light casement windows. The main entrance is topped with a decorative round arch entrance hood supported by paired brackets. At the back of the lot is a matching garage with a jerkin-head roof.

This house was built in 1914 for realtor Arthur Nickell and his wife, Mary. They lived in the house until around 1923. (12)

P.1 510 McCall St.
Samuel and Jennie Breese House
1918

This one and one-half story Arts and Crafts style house has similarities to its neighbor at 502 McCall St. It has an intersecting jerkin-head roof with wide eaves supported by brackets. A shed-roofed dormer projects from the ell roof. Windows are six-over-one light double-hung sashes, which are grouped under segmental arches on the main facade. The main entrance is in the ell and is sheltered by a recessed front porch that is also distinguished by segmental arched openings.

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This house was built for Samuel and Jennie Breese in 1918, and they lived in the house until around 1945. Breese was president of the I.B. Rowell Company, a farm implement company at the time he lived in this house. (13)

BT. 121 N. Hartwell Ave.
Residence
1918

This one-story Bungalow has a very low-pitched gable roof with wide, overhanging eaves and three low-pitched gable-roofed front-facing projections. There are large knee-brace brackets and exposed rafters under the wide roof eaves. The house is covered with stucco and the large posts and the balustrade of the front porch are also covered with stucco. There is a large single-pane window with flanking double-hung sashes on the main facade that is covered by the front porch. Other windows on the main facade consist of grouped six-over-one light double-hung sashes.

The original owner of the house could not be determined. City directories indicate that numerous families occupied the house from its construction date in 1918 until the mid-1930s when it became the home for Norman and Ruth Schley. Schley was a certified public accountant and his family lived in this house until around 1950. (14)

BT 301 E. College Ave.
Elmer & Maude Webb House
1920

This one and one-half story bungalow is a pre-fabricated Sears house of a type known as "The Westly." The house has a gable roof with wide eaves supported by knee-brace brackets. A large gable-roofed dormer projects from the roof and is decorated with knee-brace brackets, exposed rafters, and a balcony. The balcony's balustrade features panels with a distinctive cut-out pattern. The bungalow is now covered with vinyl siding on the first story and original wood shingles on the gable ends and the dormer. The full-width front porch roof is supported by grouped square wooden columns on red brick piers and the decorative paneled balustrade of the porch is identical to that of the balcony. The red bricks are repeated in the foundation.

This house was built in 1920 for Elmer and Maude Webb. Webb was the operator of a billiard hall and he and his wife lived here until the mid-1930s. Between 1938 and the present, the house has been the home of Edwin and Dorothy Ramaker. Ramaker was a postal carrier. (15)

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214 N. Hartwell Ave.
Alex & Marie Morton House
remodeled, 1930
Architect: Hugo Hauser, Milwaukee

This two-story rectilinear plan Period Revival house has both Mediterranean and Georgian Revival features. It was built in 1899 in the Queen Anne style, but now reflects a 1930 remodeling effort. The house has a hip roof covered with clay tile. Two-story gable-roofed bays project from both side walls of the house. A small, classical, gable-roofed dormer with a round-arched window projects from the front of the roof. The house is covered with brown brick and at the corners, the brickwork suggests quoins. Windows are varied and are single-light sashes, some with multiple upper lights. Lunette windows decorate the peaks of the projecting side bays.

A large, one-story sun room projects from the south wall and it features a semi-circular southern terminus. It features large multi-light casement windows each of which is topped with a semi-circular arched fanlight. The windows of the sun room are separated by pilasters and the frieze is decorated with patera. The flat roof of the sun room is edged by a wrought-iron balustrade.

The front entry porch is decorated like the sun room. Tall Tuscan columns support the flat porch roof that is topped with a wrought-iron balustrade. The raised porch floor is part of a larger concrete terrace that spans the entire front facade and part of the sun room. Wrought-iron forms the balustrade of the porch, as well.

Tax rolls indicate that this house was built in 1899 for Robert Townley, who occupied it until around 1906. It was owned by Foster Phelps and Rolla Heath between 1909 and 1925. Alex and Marie Morton remodeled the house in 1930. Alex Morton was the President of McCoy's and Enterprise Department Store. The Mortons lived in the house until around 1965. (16)

308 McCall St.
Walter & Jessie Sleep House
remodeled 1930

This two-story Georgian Revival house is constructed of cream bricks and features a low-pitched hip roof with a wooden frieze. The house has a prominent two-story central entry pavilion with returned eaves. The entrance is decorated by a frontispiece consisting of pilasters, an entablature, and a semi-circular arched pediment. Above the door is a transom.

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Windows of the main facade s first story are multiple-light round-arched sashes. The second story windows are six-over-six-light flat-arched sashes. The window above the frontispiece in the entry pavilion is a double-hung sash with multiple lights and a depressed three centered arch. There is a sun room off of the east wall and it features tall, multi-light windows and transoms. A play house built by the Sleep family still sits in the back yard of the house.

The original owner and construction date of this house is unknown, although it is possible it was built for railroad conductor Frank Lyman and his wife, who lived at this address between 1894 and 1915. The house was purchased around 1930 by Walter and Jessie Sleep and extensively remodeled at that time. Walter Sleep only briefly lived in the house, but Jessie Sleep occupied it until at least 1970. (17)

233 N. Hartwell Ave.
Harrie Randle House
1926
Architect: George Schley & Son

This two-story Colonial Revival house is constructed of variegated, light-colored brick. It has a gable roof with a narrow frieze. Fenestration is regular on the first story and consists of nine-over-nine-light sashes that are set into segmental arched openings decorated with limestone heads. The main entrance is a wood paneled door flanked by narrow sidelights. Small, irregular limestone blocks enframe the entrance which is slightly arched on top. A one-story sun room projects from the south wall. It features six-over-six light double-hung sash windows. Decorative shutters complete the colonial details of this house.

This house was built for the Harrie Randle family, who lived here between 1926 and around 1970. Randle was president of Randle's furniture store and funeral home. (18)

B1. 304 E. College Ave.
John & Lucille Hoff House
1928
Architect: Leenhouts and Guthrie

This two-story red brick Georgian Revival house has a gable roof, returned eaves, and a narrow wooden frieze. Two one and one-half story ells project from each side wall. These ells have gambrel roofs and shed-roofed dormers. Windows in this house are eight-over-eight light double-hung sashes on the second story and twelve-over-

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light sashes on the first story and they all feature decorative wooden shutters. The front entrance has a wooden frontispiece with pilasters and a broken semi-circular arched pediment cornice. The door is flanked by very narrow sidelights. A garage door with a fanlight sits in the east ell, or garage portion of the house.

This house was built for John and Lucille Hoff in 1928. It was designed by Leenhouts and Guthrie and George Ward was the local mason who worked on the project. The Hoff's lived in this house until around 1975. (19)

304-06 N. East Ave.
Thompson Building
1929
Architect: Sylvester A. Snyder

This two-story Tudor Revival commercial building has a steeply-pitched intersecting gable roof over the front portion the building and a flat roof over the long rear ell. The building is covered with tan bricks except on the front facing gable end, which is covered with stucco and boards applied in a half-timber manner. Upper story windows are almost all multiple light double-hung sashes. First story show windows on the main facade are large glass panels that flank the entrance doors. Two round-arched openings cover the staircases that lead to the upper floor. The openings are accented with tabbed stone surrounds. A stone post that is carved in a twisted design separates the staircases.

Little is known about the original owner of this building. The building permit lists Sam Thompson as the owner, but he was not listed as an occupant in the city directories. The first occupant was Goerke's Grocery. This building has been continuously used for commercial purposes and apartments since its construction date. (20)

B.I. 333 N. Hartwell Ave.
David and Ella Davies House
1930

This two and one-half story brown brick Tudor Revival house has a steeply-pitched intersecting gable roof. The windows are generally flat-arched six-over-one light double-hung sashes grouped in twos and threes. They are decorated with brick heads and limestone keystones. There are two small round-arched windows with tabbed surrounds accenting the enclosed front porch. Other porch windows consist of tall multi-light lead muntin casement windows.

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This house was built for David and Ella Davies in 1930. Davies owned Davies Brothers auto dealership, and he and his wife lived here until around 1955. (21)

61. 117 Wright St.
Fred and Dora Wolf House
1932

This two-story Tudor Revival house has a steeply-pitched gable roof and is covered with stone veneer. Windows are largely multi-light sashes with leaded muntins and have mostly jack arches. A large one and one-half story front entry pavilion projects from the east end of the front of the house. Centered on this pavilion is a round arch entrance door that is deeply recessed into the facade and accented by a round-arched opening with canted sides. A large round arch decorated with irregular limestone voussiors covers the recessed round-arched entrance. A matching hipped roof garage that is covered with limestone veneer, sits at the back of the property.

This house was built for Fred and Dora Wolf. Fred Wolf was an executive with the Waukesha Lime and Stone Company, which may explain the abundant use of limestone on the exterior of his house. The Wolfs lived here until around 1961. Their daughter, Estella, a former school principal, has lived in the house ever since. (22)

303 N. East Ave.
Walter and Mary Rankin House
c.1885

This two-story house has the form and massing of the Queen Anne style. It features a combination hip and gable roof with delicate gable decoration. The house is now covered with asbestos siding, which hides the original siding and decorative features. The windows are single-light double-hung sashes. The front porch is a modern replacement for the original.

This house is of historical interest because it was the late nineteenth century home of Professor and Carroll College President Walter (and Mary) Rankin. Rankin was born in India, in 1841, to a family of Presbyterian missionaries. In 1848 the family returned to Elizabeth, New Jersey where Rankin was educated. Rankin attended Princeton College (University), where he received both a B.A. and an M.A. degree. He taught school and practiced law for several years before accepting the presidency of Carroll College, which was, at that time, in disarray. Beginning in

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1866, Rankin oversaw the growth and development of Carroll College. And, while he left in both 1871 and 1879 to take other positions, he always quickly returned to Waukesha. (23)

After he came back for the second time in 1881, he made plans for the construction of this house. During the 1880s and 1890s and throughout Rankin's tenure as president of Carroll College, he was responsible for making the school a first-class liberal arts institution and he raised almost \$400,000 for the college. Rankin retired in 1903, but continued on as a professor for a few years. He died around 1910, but his wife continued to live on in this house until around 1931. (24)[a,h]

Notes:

(1) City Directories for the City of Waukesha, on file at the Waukesha Public Library, Waukesha, Wisconsin; Information from owner.

(2) City Directories; Tax Rolls for the City of Waukesha, on file at the Waukesha County Historical Society, Waukesha, Wisconsin; Information from building abstract, in possession of the owner.

(3) City Directories; Tax Rolls.

(4) City Directories; Waukesha Freeman, 17 October 1901, p. 2; Theron W. Height, ed., Memoirs of Waukesha County, Madison: Western Historical Association, 1907, p. 469.

(5) City Directories.

(6) Ibid.

(7) City Directories; Tax Rolls.

(8) Ibid.

(9) City Directories; Sanborn-Perris Fire Insurance Maps and Plat Maps for the City of Waukesha, on file in the Archives of the State Historical Society of Wisconsin, Madison, Wisconsin.

(10) Ibid.

(11) Ibid.

(12) City Directories; Building Permit, on file at the Building Inspection Office, City of Waukesha Municipal Building, Waukesha, Wisconsin.

(13) City Directories, Maps.

(14) Ibid.

(15) Ibid.

(16) City Directories; Building Permit.

(17) Ibid.

(18) Ibid.

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- (19) Ibid.
 (20) Ibid.
 (21) City Directories; Maps.
 (22) City Directories.
 (23) City Directories; Theron W. Haight, ed., Memoirs of Waukesha County,
 Madison: Western Historical Association, 1907, pp. 595-597.
 (24) Ibid.

BUILDING INVENTORY

(Note: all carriage buildings are contributing, but have not been included in the
 resource count due to their insubstantial size and scale)

Address	Name	Style	Construction	Status
109 N. Charles St.	Fred & Laura Kummrow House	Front Gable	1918 (1)	C*
110 N. Charles St.	Residence	Front Gable	c.1900 (2)	C
			altered: c.1920	
115 N. Charles St.	George & Magdalena Imig Hse.	Cross Gable	c.1885 (3)	C
116 N. Charles St.	Residence	Front Gable	c.1880 (4)	C
119 N. Charles St.	Residence	Bungalow	c.1915 (5)	C
120 N. Charles St.	Residence	One Story Cube	1951 (6)	NC*
125 N. Charles St.	Lloyd & Elizabeth Dancey House	American Foursquare	1912 (7)	C
131 N. Charles St.	Residence	Gabled Ell	c.1880 (8)	C
201 N. Charles St.	Charles House	Contemporary	c.1966 (9)	NC
204 N. Charles St.	Residence	Front Gable	c.1880 (10)	C
206-8 N. Charles St.	Residence	Queen Anne	c.1885 (11)	C
209 N. Charles St.	Residence	Gabled Ell	c.1880 (12)	C
212 N. Charles St.	Katherine Schley House	Queen Anne	c.1885 (13)	C
215 N. Charles St.	George & Anna Knipfel House	Queen Anne	1902 (14)	C
218 N. Charles St.	Eli Lyons House	Front Gable	1912 (15)	C
221 N. Charles St.	Residence	Cross Gable	c.1885 (16)	C
222 N. Charles St.	Agnes Gernon House	American Foursquare	c.1908 (17)	C
227 N. Charles St.	Perry Friz House	Queen Anne	1905 (18)	C
228 N. Charles St.	William and Mary McFarlane House	Queen Anne	c.1903 (19)	C
230 N. Charles St.	Apartment Building	Side Gable	c.1961 (20)	NC
230A N. Charles St.	Carriage House	Astylistic	c.1890 (21)	

*C=Contributing; NC=Non-Contributing

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<u>Address</u>	<u>Name</u>	<u>Style</u>	<u>Date of Construction</u>	<u>Status</u>
233 N. Charles St.	Ann Smeaton House	Gabled Ell	1878 (22)	C
235 N. Charles St.	F. E. & Katherine Kiehl Hse.	American Foursquare	1918 (23)	C
301 E. College Ave.	Elmer & Maude Webb House	Bungalow	1920 (24)	C
304 E. College Ave.	John & Lucille Hoff House	Georgian Rev.	1928 (25)	C
305 E. College Ave.	Thomas Breaw House	Front Gable	1920 (26)	C
309 E. College Ave.	William & Jessie Baird Hse.	Bungalow	1916 (27)	C
312 E. College Ave.	Irwin & Margaret Lubbers Hse.	Tudor Revival	1930 (28)	C
315 E. College Ave.	Lester & Ida Harkrider Hse.	Colonial Rev.	1925 (29)	C
320 E. College Ave.	Austin & Amy Baird House	Side Gable	1926 (30)	C
323 E. College Ave.	Howard Hubbell House	American Foursquare	1914 (31)	C
400 E. College Ave.	Residence	Bungalow	1920 (32)	C
402 E. College Ave.	Arthur & Miriam Kuranz Hse.	Front Gable	1922 (33)	C
410 E. College Ave.	Robert & Margaret Kimball Hse.	Prairie	1924 (34)	C
416 E. College Ave.	Gerald & Ingeborg Luebben Hse.	Craftsman	1924 (35)	C
422 E. College Ave.	Thomas & Anna Bloom House	Bungalow	1920 (36)	C
512 E. College Ave.	Florence Korn House	Gabled Ell	1922 (37)	C
239 N. East Ave.	Richard & Mary Wigginton House	Queen Anne	c.1892 (38)	C
246 N. East Ave.	Residence	Queen Anne	c.1885 (39)	C
246A N. East Ave.	Carriage House	Astylistic	c.1885 (40)	C
303 N. East Ave.	Walter & Mary Rankin House	Queen Anne	c.1885 (41)	C
304-06 East Ave.	Thompson Building	Tudor Revival	1929 (42)	C
309-11 N. East Ave.	Residence	Side Gable	c.1870 (43)	C
310 N. East Ave.	Residence	Front Gable	c.1875 (44)	C
315 N. East Ave.	Joseph & Lydia Monroe House	Queen Anne	c.1895 (45)	C
101 N. Hartwell Ave.	Residence	Cross Gable	c.1885 (46)	C
111 N. Hartwell Ave.	Wilbur & Edith Imig House	Side Gable	1928 (47)	C
114 N. Hartwell Ave.	Residence	Gabled Ell	c.1885 (48)	C
114A N. Hartwell Ave.	Carriage House	Astylistic	c.1885 (49)	C
115 N. Hartwell Ave.	Herbert & Mary Sydow House	Tudor Revival	1926 (50)	C
121 N. Hartwell Ave.	Residence	Bungalow	1918 (51)	C
122 N. Hartwell Ave.	Fred Pennenbecker House	Queen Anne	c.1895 (52)	C
202 N. Hartwell Ave.	George & Bertha Wolf House	Dutch Colonial Revival	1912 (53)	C
202A N. Hartwell Ave.	Carriage House	Astylistic	1912 (54)	C

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<u>Address</u>	<u>Name</u>	<u>Style</u>	<u>Date of Construction</u>	<u>Status</u>
203 N. Hartwell Ave.	William and Elsie McFarlane House	American Foursquare	1918 (55)	C
211 N. Hartwell Ave.	Charles Brasted House	Bungalow	1910 (56)	C
214 N. Hartwell Ave.	Townley-Morton House	Georgian Revival	1899 (57) altered:1930	C
215 N. Hartwell Ave.	John & Nellie Taylor House	Colonial Rev.	1935 (58)	C
224 N. Hartwell Ave.	Residence	Queen Anne	c.1885 (59)	C
228 N. Hartwell Ave.	Residence	Gabled Ell	c.1890 (60)	C
232 N. Hartwell Ave.	Orin Sommers House	Front Gable	1912 (61)	C
233 N. Hartwell Ave.	Harrie Randle House	Colonial Rev.	1926 (62)	C
236 N. Hartwell Ave.	William Stare House	Front Gable	1910 (63)	C
237-39 N. Hartwell	Carl Zuege House	Queen Anne	1894 (64)	C
237-39A N. Hartwell	Carriage House	Astylistic	1894 (65)	
242 N. Hartwell Ave.	Michael & Jane McCoy House	Two Story Cube	1919 (66)	C
245 N. Hartwell Ave.	Lee Ovitt House	Queen Anne	1901 (67)	C
245A N. Hartwell Ave.	Carriage House	Queen Anne	1901 (68)	
251 N. Hartwell Ave.	James Darby House	Queen Anne	1898 (69)	C
251A N. Hartwell Ave.	Carriage House	Astylistic	1898 (70)	
316 N. Hartwell Ave.	Clyde Brown House	American Foursquare	1910 (71)	C
316A N. Hartwell Ave.	Carriage House	Astylistic	1910 (72)	
317 N. Hartwell Ave.	Mary Billings House	Queen Anne	c.1888 (73)	C
318 N. Hartwell Ave.	Phillip & Elizabeth Imig House	Queen Anne	c.1885 (74)	C
322 N. Hartwell Ave.	George & Katherine Miller House	Craftsman	1914 (75)	C
323 N. Hartwell Ave.	Residence	Front Gable	c.1875 (76) altered c.1910	C
327 N. Hartwell Ave.	Alden Grover House	American Foursquare	c.1914 (77)	C
333 N. Hartwell Ave.	David & Ella Davies House	Tudor Revival	1930 (78)	C
106 N. James St.	Frank Boeck House	Dutch Colonial Revival	c.1900 (79)	C
112 N. James St.	William Zimmerman House	Cross Gable	c.1885 (80)	C
115 N. James St.	Henry & Mary Nickell House	Cross Gable	c.1885 (81)	C
116 N. James St.	Residence	Cross Gable	c.1885 (82)	C
119 N. James St.	Apartment Building	Two Story Cube	c.1963 (83)	NC

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<u>Address</u>	<u>Name</u>	<u>Style</u>	<u>Date of Construction</u>	<u>Status</u>
124 N. James St.	Residence	Side Gable	c.1950 (84)	NC
125 N. James St.	Residence	Gabled Ell	c.1870 (85)	NC
130 N. James St.	Frank & Hattie Smith House	Shingle	c.1890 (86)	C
133-35 N. James St.	Russell Palmer House	Queen Anne	c.1885 (87)	C
136 N. James St.	Reuben Strong House	Side Gable	c.1900 (88)	C
137 N. James St.	Rex & Henrietta Warden Hse.	Craftsman	1916 (89)	C
201 N. James St.	John & Mary Rodgers House	One Story Cube	1926 (90)	C
202 N. James St.	Residence	Queen Anne	c.1895 (91)	C
207 N. James St.	Residence	Colonial Revival	c.1880 (92)	C
			altered:c.1910	
210 N. James St.	Residence	Queen Anne	c.1895 (93)	C
215 N. James St.	Ernest Fritz House	Bungalow	1912 (94)	C
216 N. James St.	Residence	Side Gable	c.1880 (95)	NC
220 N. James St.	Joseph & Bridget Hughes Hse.	Queen Anne	c.1885 (96)	C
220A N. James St.	Carriage House	Astylistic	c.1885 (97)	
221 N. James St.	Residence	Queen Anne	c.1895 (98)	C
221A N. James St.	Carriage House	Astylistic	c.1895 (99)	
226 N. James St.	Residence	Cross Gable	c.1875 (100)	C
226A N. James St.	Carriage House	Astylistic	c.1875 (101)	
227 N. James St.	Mark & Janette Palmer House	Queen Anne	c.1893 (102)	C
232 N. James St.	Residence	Gabled Ell	c.1885 (103)	C
233 N. James St.	Frank Buchan House	Queen Anne	c.1903 (104)	C
233A N. James St.	Carriage House	Astylistic	c.1903 (105)	
236 N. James St.	Residence	Astylistic	1967 (106)	NC
109 McCall St.	James & Anna Glover House	Queen Anne	1892 (107)	C
109A McCall St.	Carriage House	Astylistic	1892 (108)	
115 McCall St.	Residence	Italianate	c.1875 (109)	C
116-118 McCall St.	George & Clara Hoag House	Cross Gable	c.1892 (110)	C
120 McCall St.	Beta Pi Epsilon House	Side Gable	c.1870 (111)	C
123 McCall St.	Aaron Putney House	Queen Anne	c.1890 (112)	C
123A McCall St.	Carriage House	Astylistic	c.1890 (113)	
124 McCall St.	Delta Rho Upsilon House	Astylistic	1926 (114)	NC
			altered:c.1970	
125-27 McCall St.	Ira & Jennie Kimball House	Queen Anne	c.1890 (115)	C
135 McCall St.	Tau Kappa Epsilon House	Astylistic	altered: c.1975 (116)	NC

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<u>Address</u>	<u>Name</u>	<u>Style</u>	<u>Date of Construction</u>	<u>Status</u>
201 McCall St.	Edward & Ella Wells House	Queen Anne	c.1890 (117)	C
205-09 McCall St.	Henry Korn House	Queen Anne	c.1890 (118)	C
210 McCall St.	Henry Carl George House	Gabled Ell	1867 (119)	C
301 McCall St.	Samuel Breese House	Queen Anne	1900 (120)	C
305 McCall St.	Isaac Cory House	Queen Anne	c.1895 (121)	C
308 McCall St.	Walter & Jessie Sleep House	Georgian Rev.	1930 (122)	C
309 McCall St.	Residence	Two Story Cube	1914 (123)	C
311 McCall St.	Charles Howard House	Front Gable	c.1890 (124)	C
315 McCall St.	Residence	Front Gable	c.1880 (125)	C
316 McCall St.	Francis & Mary Gault House	Queen Anne	c.1890 (126)	C
319 McCall St.	Residence	Front Gable	c.1880 (127)	C
322 McCall St.	William & Ada Daniel House	Queen Anne	1902 (128)	C
323 McCall St.	Residence	Queen Anne	c.1885 (129)	C
326 McCall St.	George Cable House	Bungalow	1916 (130)	C
402 McCall St.	Mary Chamberlain House	Gabled Ell	c.1870 (131)	C
403 McCall St.	Bowron-Randle House	Greek Revival	c.1855 (132)	C
404 McCall St.	Residence	Front Gable	1960 (133)	NC
408-10 McCall St.	Mary Keene House	Queen Anne	1895 (134)	C
411 McCall St.	John & Louise Lacher House	Craftsman	1910 (135)	C
412 McCall St.	Residence	Side Gable	1964 (136)	NC
414-16 McCall St.	John Lacher House	Queen Anne	c.1896 (137)	C
414-16A McCall St.	Carriage House	Astylistic	c.1896 (138)	C
415 McCall St.	Lorenzo Riblett House	Queen Anne	1898 (139)	C
418 McCall St.	Albert & Nellie Love House	American Foursquare	c.1920 (140)	C
418A McCall St.	Carriage House	Astylistic	c.1920 (141)	-
419 McCall St.	Morris & Dora Levin House	Craftsman	c.1903 (142)	C
424 McCall St.	Residence	Queen Anne	c.1895 (143)	C
502 McCall St.	Arthur & Mary Nickell Hse.	Bungalow	1914 (144)	C
510 McCall St.	Samuel & Jennie Breese Hse.	Arts & Crafts	1918 (145)	C
513 McCall St.	Henry Nickels House	Gabled Ell	c.1885 (146)	C
513A McCall St.	Carriage House	Astylistic	c.1885 (147)	-
517 McCall St.	Nicholas & Kate Imig House	Gabled Ell	c.1885 (148)	C
518 McCall St.	Maude Weaver House	Dutch Colonial Revival	1918 (149)	C

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<u>Address</u>	<u>Name</u>	<u>Style</u>	<u>Date of Construction</u>	<u>Status</u>
522 McCall St.	Stanton Clark House	Craftsman	1914 (150)	C
523 McCall St.	Residence	Cross Gable	c.1885 (151)	C
603 McCall St.	Daniel & Ella Nickels House	Queen Anne	c.1890 (152)	C
117 Wright St.	Fred & Dora Wolf House	Tudor Revival	1932 (153)	C
119-21 Wright St.	Residence	Two Story Cube	c.1875 (154)	C
120 Wright St.	John Wright House	Cross Gable	c.1892 (155)	C
124-26 Wright St.	Eva Warden House	Shingle	1898 (156)	C
125 Wright St.	Arthur & Lucille Libby House	Bungalow	1922 (157)	C
202 Wright St.	William & Alice Leadley Hse.	Cross Gable	c.1900 (158)	C
205 Wright St.	Residence	Queen Anne	c.1885 (159)	C
208 Wright St.	Residence	Side Gable	1951 (160)	NC
209 Wright St.	Morgan & Mary Holmes House	Queen Anne	1890 (161)	C
215 Wright St.	Jacob Ruby House	Queen Anne	1890 (162)	C

Notes:

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(1) City Directories for the City of Waukesha, on file at the Waukesha Public Library, Waukesha, Wisconsin; Sanborn-Perris Fire Insurance Maps and Plat Maps for the City of Waukesha, on file in the Archives of the State Historical Society of Wisconsin, Madison, Wisconsin.

(2) Field observation.

(3) Maps, field observation.

(4) Ibid.

(5) Field observation.

(6) City Directories.

(7) City Directories, Maps.

(8) Maps, field observation.

(9) City Directories.

(10) Maps, field observation.

(11) Ibid.

(12) Ibid.

(13) City Directories, Maps, field observation.

(14) City Directories, Maps.

(15) Ibid.

(16) City Directories, field observation.

(17) City Directories, Maps.

(18) Ibid.

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- (19) Ibid.
- (20) City Directories.
- (21) Field Observation.
- (22) Building Abstract, in possession of the owner.
- (23) City Directories, Maps.
- (24) Ibid.
- (25) City Directories, Maps; Building Permit, on file at the Building
Inspection Office, City of Waukesha Municipal Building, Waukesha, Wisconsin.
- (26) City Directories, Maps.
- (27) Ibid.
- (28) City Directories; Maps; Building Permit.
- (29) Building Permit.
- (30) City Directories, Maps.
- (31) Ibid.
- (32) Ibid.
- (33) Maps.
- (34) City Directories, Maps.
- (35) Ibid.
- (36) Ibid.
- (37) Ibid.
- (38) Ibid.
- (39) Ibid.
- (40) Field Observation.
- (41) Maps, field observation.
- (42) Building Permit.
- (43) Maps, field observation.
- (44) Ibid.
- (45) Ibid.
- (46) Ibid.
- (47) Building Permit.
- (48) City Directories, Maps.
- (49) Field Observation.
- (50) Building Permit.
- (51) City Directories, Maps.
- (52) Ibid.
- (53) Ibid.
- (54) Field Observation.
- (55) City Directories, Maps.
- (56) Ibid.

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(57) The original date of construction is indicated in the tax rolls. The building permit of the house indicates the date of the alteration that reflects the appearance of the house today.

(58) Building Permit.

(59) City Directories, Maps.

(60) Ibid.

(61) Ibid.

(62) Building Permit.

(63) City Directories, Maps.

(64) Maps, Tax Rolls for the City of Waukesha, on file at the Waukesha County Historical Society, Waukesha, Wisconsin.

(65) Waukesha Freeman, 17 October 1901, p. 2.

(66) City Directories, Tax Rolls.

(67) Building Permit; information from owner.

(68) Field Observation.

(69) City Directories, Maps.

(70) Field Observation.

(71) Ibid.

(72) Ibid.

(73) City Directories, Maps.

(74) Ibid.

(75) Ibid.

(76) Field observation.

(77) City Directories, field observation.

(78) City Directories, Maps.

(79) Ibid.

(80) Ibid.

(81) Ibid.

(82) Ibid.

(83) City Directories.

(84) Ibid.

(85) Maps, field observation.

(86) Ibid.

(87) City Directories, Maps.

(88) Maps, field observation.

(89) City Directories, Maps.

(90) Ibid.

(91) Maps; Building Abstract, in possession of the owner.

(92) Maps, field observation.

(93) Ibid.

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- (94) City Directories, Maps.
- (95) Field observation.
- (96) City Directories, Maps.
- (97) Field Observation.
- (98) City Directories, Maps.
- (99) Field Observation.
- (100) Maps, field observation.
- (101) Field Observation.
- (102) City Directories, Maps.
- (103) Ibid.
- (104) Ibid.
- (105) Field Observation.
- (106) City Directories.
- (107) Information from owner.
- (108) Field Observation.
- (109) Maps, field observation.
- (110) City Directories, Maps.
- (111) Field observation.
- (112) City Directories, Maps.
- (113) Field Observation.
- (114) City Directories, Maps, field observation.
- (115) County History.
- (116) City Directories.
- (117) City Directories, Maps.
- (118) Ibid.
- (119) Information from owner.
- (120) City Directories, Maps.
- (121) City Directories, Maps.
- (122) The original date of construction is unknown, the building permit indicates the date of the alteration that reflects the appearance of the house today.
- (123) Ibid.
- (124) Field observation.
- (125) Maps, field observation.
- (126) City Directories, Maps.
- (127) Maps, field observation.
- (128) City Directories, Maps, Tax Rolls.
- (129) Maps, field observation.
- (130) City Directories, Maps.

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- (131) Maps, field observation.
- (132) Tax Rolls, field observation.
- (133) City Directories indicate that this former carriage house was converted to a duplex in 1960.
- (134) City Directories, Tax Rolls.
- (135) City Directories, Maps.
- (136) City Directories indicate that this former carriage house was converted to a residence in 1964.
- (137) City Directories, Maps.
- (138) City Directories, Maps, Tax Rolls.
- (139) Maps, field observation.
- (140) City Directories, Maps.
- (141) Field Observation.
- (142) Maps, field observation.
- (143) City Directories, Maps.
- (144) Ibid.
- (145) Field Observation.
- (146) City Directories, Maps.
- (147) Field Observation.
- (148) City Directories, Maps.
- (149) Ibid.
- (150) Ibid.
- (151) Maps, field observation.
- (152) City Directories, Maps.
- (153) Ibid.
- (154) Ibid.
- (155) City Directories, Maps.
- (156) City Directories, Maps, Tax Rolls.
- (157) City Directories, Maps.
- (158) Maps, field observation.
- (159) Ibid.
- (160) City Directories.
- (161) City Directories, Maps, Tax Rolls.
- (162) Ibid.

Total building count including previously listed and amendment is:

132 contributing and 13 noncontributing

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

1855 - 1935 (1)

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Hauser, Hugo
Chris Holtz & Sons

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

The McCall Street Historic District (revised) is being nominated to the National Register of Historic Places under criterion C, architecture, because it contains fine locally-significant individual examples of late nineteenth and early twentieth century architectural styles. In particular, the district contains outstanding examples of the Queen Anne, Bungalow, and Georgian Revival styles. Also, the district, as a whole, is a fine example of a largely intact late nineteenth and early twentieth century residential neighborhood.

The original McCall Street Historic District was listed in the National Register of Historic Places in 1983, but it contained only the largest, most architecturally significant houses in the neighborhood that were located along McCall Street, East Avenue, and North Hartwell Avenue. This excluded the rest of the surrounding residential neighborhood that contained many fine, but more modest examples of the styles that typify the more elaborate houses listed in 1983. The revised district boundaries now include this larger group of contributing resources and the result is a district that more truly reflects the historic McCall Street neighborhood.

Historical Background

When the first white settlers arrived in what is now known as the city of Waukesha, they were said to have chosen the area because of the Fox River rapids, the rich soil, the natural springs, the good timber, and nearness to Lake Michigan, all elements these settlers hoped would attract others to the area, making their investment in land speculation profitable. Morris D. and Alonzo R. Cutler are credited with being the first settlers in Waukesha, making a claim of 160 acres of land in 1834. This land is now at the center of the city. (2)

 x See continuation sheet

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When the Cutlers built the crude shanties that secured their land claims, they and other early settlers found a large Pottawatomie Indian tribe occupying much of the area near their claims during the summer season. Their group of houses were dubbed "Prairie Village," and the name stuck to the pioneer community. The Pottawatomies continued to live in the area during the summer for several years, but eventually, growing white settlement moved them out of the area. (3)

The Cutler's 160 acre claim was called the "mill quarter," and shortly after their arrival, Alonzo Cutler exchanged his portion of the claim with his brother for some land in Illinois. In 1837, Morris Cutler sold the claim to a group of speculators, who defaulted on the mortgage Cutler had given them. Cutler then platted his claim into village lots. (4)

During the 1830s, "Prairie Village" was but a few log houses, a small log "hotel," and a trading post. But in 1839, things changed. In that year, a group of investors constructed a grist mill that was the largest in the area. It was also the only mill in the area to grind white flour, attracting farmers from a wide region into the fledgling community. These farmers also brought the city increased trade for commercial businesses. In 1839, Prairie Village became "Prairieville," because Prairie Village seemed too long. In 1846, when Waukesha County was established, Prairieville, being the county seat, was renamed Waukesha. In 1852, the Legislature approved the Waukesha Village charter. (5)

At the time Waukesha village was incorporated, it had grown to over 2,000 residents, and the large flouring mill continued to draw large numbers of farmers to the community. Supplementing the grist mill were small cottage industries that provided goods to the local populace that they could not make themselves. These included nine blacksmith shops, nine boot and shoe shops, a carriage and wagon shop, a cooper shop, three harness shops, two tin shops, and several machining shops. The village also had a considerable number of retail stores, such as general stores, drug stores, hardware stores, and dry goods stores. (6)

In 1868, railroad builder Richard Dunbar discovered a natural spring in Waukesha that he claimed gave him relief from illness. He purchased the property around the spring and dubbed it "Bethesda." Thus began Waukesha's resort era, as Dunbar's spring and others drew large numbers of people to the resorts that were established around these springs in the late nineteenth century. (7)

The growth of Waukesha as a summer resort town pushed the population to almost 3,000 by 1880. But, Waukesha was not incorporated as a city until 1896, because people in

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the springs industry in the city wanted to suggest that Waukesha was a small village to resort visitors. The springs, though, were not exploited for the summer resort business. Springs' owners also began bottling and shipping local mineral water as well. At the turn of the century, Waukesha had 18 springs, and the resorts and bottling of mineral water was the number one industry in the community. (8)

By 1907, the springs industry helped Waukesha's population mushroom to almost 7,000. By this time, there were other important industries in the city. These included the Modern Structural Steel Company, and the Waukesha Canning Company, the two largest employers at the time. There were many smaller industries in the community, as well, along with a thriving commercial district in the city's downtown, probably boosted by resort visitors. (9)

As the springs industry declined in the twentieth century, Waukesha's economy became more diversified. While Waukesha grew up independently from Milwaukee, the increased use of the private automobile and the good roads leading to the bigger city helped Waukesha grow as a "bedroom" or suburban community for commuters into Milwaukee. Today, many people are commuting to Waukesha, as the city and its surrounding area has seen a tremendous growth in new businesses. The City of Waukesha is in the center of a county that has seen phenomenal business and residential growth in the last two decades, a growth that shows no sign of abating.

The McCall Street Historic District consists of several land plats and replats, along with some land that was once part of Waukesha's "farming," or unplatted lands. Most of the district sits in Miner's Addition and the Walnut Heights Addition to the Original Plat. And, while the land in the district was platted by early settlers, there was little building activity in the district prior to the 1880s. An 1873 plat map shows only those houses at 309-11 N. East Ave. (c.1870), 125 N. James St. (c.1870), the Henry George house at 210 McCall St. (1867), the Mary Chamberlain House at 402 McCall St. (c.1870), and the Bowron-Randle House at 403 McCall St. (c.1855). The district, at that time, was still too far away from the central city to see rapid development.

But, that changed when 40 houses were built in the district between 1873 and 1890. An 1891 plat map shows that by that time, many of the lots in the district had been built on, and the district began to take on the look of an urban residential neighborhood. The growth of the springs industry and nearby Carroll College helped fuel the demand for buildable lots in the district, as the city expanded from its original core around the downtown business district. This growth would continue on into the early twentieth century, as all the lots in the district were built on and

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as some lots were further subdivided for new housing. Over 80 percent of all the houses in the district were built between 1880 and 1930. It was in this period that the neighborhood developed.

The McCall Street Historic District developed as an upper-middle class and middle class neighborhood. One of the first houses in the district, the Bowron-Randle House (403 McCall St., c. 1855) was owned by Samuel A. Randle, an attorney and judge. Another early house was the Henry George house (210 McCall St., 1867), built by a local mason. The occupants of these two houses are typical of the type of middle and upper-middle class families that lived in the district throughout its history. (10)

The most significant growth in the district occurred at the turn of the century. At that time, the district was filling up with families that included merchants, bankers, and business executives. These included Morris Levin (419 McCall St.), a clothing merchant; Albert Love (418 McCall St.), a grocery merchant; James Kimball (135 McCall St.), a jeweler; Aaron Putney (123 McCall St.), a merchant, and Jacob Johnson (251 N. Hartwell Ave.), the owner of a granite and marble works. Bankers who lived in the district included Walter Sawyer (119-21 Wright St.), president of the National Exchange Bank; John Rodgers (408-10 McCall St.), president of the Farmer's State Bank, and also Register of Deeds; Perry Friz (205-9 McCall St.), president of the Waukesha Savings Banks; and Richard Breese (115 McCall St.), cashier of the National Exchange Bank. (11)

Business executives who lived in the district at the turn of the century included Samuel Harding (245 N. Hartwell Ave.), president of the Modern Structural Steel Company, one of the two most successful non-springs businesses of turn of the century Waukesha; and Samuel Breese (301 McCall St.), an executive of that same firm. Also in the district was Richard Wigginton (239 N. East Ave.), a physician; and two prominent members of the nearby Carroll College faculty. Noted Carroll College President Walter Rankin lived in the district (303 N. East Ave.) at the height of his successful work to make the college a strong liberal arts institution. Lloyd Dancey, a professor at the College who also acted as dean and acting president, lived in this district at 221 N. James St. and at 125 N. Charles St. (12)

These were the most prominent residents in the district during the period of its most significant growth and development. Other residents of the district included carpenter-contractors or other building tradespeople, teachers, city and county employees, postal employees, and other "white collar" workers. This mix of families continued on well into the 20th century. The Great Depression of the 1930s and

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World War II limited residential construction significantly, and a number of the large houses in this district were split up into duplexes or apartments, or were home to families that simply "doubled up," because of the lack of adequate and affordable housing during this era. (13)

After World War II, some of the houses that had been divided into duplexes or apartments remained multi-family housing, but others were converted back to single-family homes. Some houses became student housing for nearby Carroll College students, including several houses that were converted to fraternity houses. Some of the single-family houses were converted into rental houses, as well. (14)

Today, like many older urban neighborhoods, some of the houses in the McCall Street Historic District are single-family rentals, some are apartment buildings, and others have been converted to a non-residential use, but surprisingly, the majority of the homes are still owner-occupied single-family houses. In fact almost 100 of the 146 houses in the district are owner-occupied single-family houses. And, they are occupied by upper-middle class and middle class families, just as they have been for the entire historic period of this district. (15)

Architecture

The McCall Street Historic District is locally significant for architecture because it contains both outstanding examples of nineteenth and early twentieth century architectural styles and numerous intact simpler versions of these styles. While the original McCall Street Historic District nominated only the most stylish houses in the neighborhood, this nomination expands the district and sets these houses into the larger context of the historic neighborhood that surrounds them. The result is a district that gives a much more complete architectural picture of this area of Waukesha.

The McCall-Street Historic District developed primarily at the turn of the century. Therefore, it contains few examples of architectural styles that were popular prior to the Queen Anne style. Two exceptions are the Bowron-Randle house (403 McCall St., c.1855) and the Henry George house (210 McCall St., 1867), both featuring details that suggest the Greek Revival style.

The Greek Revival style of architecture was the first national style commonly seen in Wisconsin. It was popular between 1830 and 1870 in the state. Greek Revival buildings are formal, orderly, and symmetrical. Although most Greek Revival houses

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were frame buildings, in Wisconsin, the style was used to adorn brick, fieldstone, and quarried stone buildings. While Wisconsin has a number of high-style Greek Revival buildings, the style is seen more commonly on vernacular houses in the form of symmetrical massing, regular fenestration, simple cornices and returned eaves, and entrances decorated with transom and/or sidelights. (16)

The Bowron-Randle house (403 McCall St., c.1855) is a particularly fine example of the Greek Revival style. Constructed of locally-quarried limestone ashlar, the house has a front gable form with the low-pitched gable roof, symmetrical form and massing, returned eaves, six-over-six light double-hung sash windows, and formal entrance typical of simple examples of the style. Its early twentieth century porch detracts only slightly from its high level of integrity. The house is also a fine example of quality nineteenth century stone construction using fine locally-produced stone.

The Henry George house (210 McCall St., 1867) has a gabled ell vernacular form, but the low-pitched gable roof, overall symmetrical massing and details, and the formal entrance all suggest the Greek Revival style. This house, too, is important for its fine stone construction. Henry George was a mason, and this house attests to his skill as a building tradesman. The similarity of this and the Bowron-Randle house suggests that perhaps George constructed the Bowron-Randle house as well.

Because this district developed around the turn of the century, the predominant style of architecture in the district is Queen Anne. Not only are there outstanding high-style Queen Anne houses in the district, but there are numerous houses that have the plan and massing and a few simple details of the style. The Queen Anne style was popular in Wisconsin between 1880 and 1910, and is seen in the state in large numbers. The style is characterized by asymmetry and irregularity of plan and massing and a variety of surface materials. Other common details of the style include steeply pitched multiple roof peaks, gable projections, bays with elaborate hoods, round or polygonal turrets, classical details, and a large, wrap-around veranda. Windows are irregular in size and placement. Later Queen Anne houses are often less picturesque and more symmetrical than their earlier counterparts, and have more classical details. (17)

Because many of the Queen Anne houses in this district were built on narrow, urban lots, they are not as large and rambling as some other local examples of the style. But the exuberant and asymmetrical details of the style are well represented on some of the outstanding Queen Anne houses in this district. For example, the well preserved Lee Ovitt house (245 N. Hartwell Ave., 1901) has a variety of surface

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materials including clapboards, wood shingles, and brick. Projecting dormers and a large tower are visually imposing, and along with other impressive details, they give this house an asymmetrical appearance typical of the style. The high level of integrity of this house and the well-preserved carriage house at the back of the lot add to the architectural significance of this building.

The Samuel Breese and Lorenzo Riblett houses (301 McCall St., 1900; 415 McCall St., 1898) are basically square buildings that have the asymmetrical details that suggest the hallmark of the Queen Anne style. Steeply pitched rooflines with many projections, bays, and a variety of surface materials give these houses the required exuberant details that make them Queen Anne. Their high level of integrity also adds to their significance.

These three houses were all built around 1900, during the late Queen Anne period. At this time, the style was becoming more symmetrical and classical than the Queen Anne houses of an earlier period. More typical of the Queen Anne style are the Aaron Putney and Francis Gault houses (123 McCall St., 316 McCall St.), both built around 1890. Their plans are more irregular, with more projections, more picturesque details, and more impressive verandas. These houses are good, typical examples of the style in Wisconsin. The intact porte cochere of the Putney house is an especially fine and unusual detail that is not often found on nineteenth century houses in the state.

There are many other Queen Anne houses in this district that add to its architectural significance. These houses are not as elaborate as the above examples, but, as a group, they illustrate how simple houses could be embellished to reflect a popular architectural style.

Houses in the district that reflect the more picturesque version of the Queen Anne style include the Perry Friz house (227 N. Charles St., 1905), the house at 246 N. East Ave. (c.1885), the Fred Pennebecker house (122 N. Hartwell Ave., c.1895), the Mary Billings house (317 N. Hartwell Ave., c.1888), the Phillip and Elizabeth Imig house (318 N. Hartwell Ave., c.1885), the Carl Zuege house (237-39 N. Hartwell Ave., 1894), the James and Anna Glover house (109 McCall St., 1882), the Ira and Jennie Kimball house (125-27 McCall St., c.1890), the Edward and Ella Wells house (201 McCall St., c.1890), and the Daniel Nickels house (603 McCall St., c.1890). Some of these houses have the decorative shingles, bargeboard, and decorated porches of the Queen Anne style (201 McCall St., 125-27 McCall St., 109 McCall St., 318 N. Hartwell Ave., 246 N. East Ave., 603 McCall St.). Others have primarily the form and massing of the style with only an occasional picturesque detail (227 N. Charles St., 122 N.

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Hartwell Ave., 317 N. Hartwell Ave., 237-39 N. Hartwell Ave.).

Several simple Queen Anne houses in the district have the more symmetrical, classically-derived, details of the later interpretations of the style. They include the James Darby house (251 N. Hartwell Ave., 1898), the Frank Buchan house (233 N. James St., c.1903), and the John Lacher house (414-16 McCall St., c.1896). In particular, the Buchan and Lacher house are transitional designs that reflect the emerging Colonial Revival and American Foursquare styles that would become popular in a few years.

After the turn of the century, the Queen Anne style declined in the district in favor of the new popular styles that included the Bungalow, Craftsman, American Foursquare, and period revival styles. The Bungalow style was popular in Wisconsin between 1910 and 1940, and thousands of bungalows were built across the state. Bungalows offered economical home ownership and were built of high quality materials in the Craftsman tradition. Bungalows are generally small, low houses with simple horizontal lines. Typical details include wide projecting eaves, large front porches, large brackets, and exposed rafters. (18)

Bungalows in this district include both typical and atypical examples. The atypical include the Arthur and Mary Nickell house (502 McCall St., 1914). This stucco-covered one and one-half story bungalow has a horizontal emphasis, wide overhanging eaves, brackets, and a variety of window sizes and shapes. These details, along with the sun room suggest a Mediterranean influence. The house next door, the Samuel and Jennie Breese house (510 McCall St., 1918), has some similarities to the Nickell house, but it is taller and plainer than its neighbor. Both houses are unusual examples of the style and add to the architectural variety found in this district.

A more typical bungalow is the house at 121 N. Hartwell Ave. (1918). With its strong horizontal lines and craftsman details, it is a fine example of the style. While a one and one-half or two-story bungalow detracts from the style's emphasis on low lines, these bungalows are found in great numbers in Wisconsin. Typical of these designs are the Elmer and Maude Webb house (301 E. College Ave., 1920) and the Thomas and Anna Bloom house (422 E. College Ave., 1920). They feature typical bungalow details such as wide overhanging roof eaves, brackets, and front porches. While not individually outstanding, these bungalows typically are representatives of this early twentieth century style.

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There are several other one and one-half to two story bungalows that add to the overall architectural significance of the district. These include the small bungalow at 211 N. Hartwell Ave. (1910), with its unusual cobblestone front porch and chimney; the Craftsman-influenced Gerald and Ingebord Luebben house (416 E. College Ave., 1924); and the typical bungalows at 309 E. College Ave. (1916), 326 McCall St. (1916), and 125 Wright St. (1922).

Between 1900 and 1940, a number of architectural styles commonly known as the period revival styles were popular in Wisconsin. These styles were based on older architectural styles, but were interpretations of these styles rather than exact copies of older buildings. Grouped under the period revival styles label are the Georgian Revival, Colonial Revival, Tudor Revival, Spanish Colonial, and Mediterranean Revival styles. (19)

Like their names suggest, these styles feature details from the historic styles on which they are based. The Georgian Revival style features formal, classical details and classically-decorated centrally placed entry pavilions. The Tudor Revival style emphasizes details such as half-timbering (usually decorative rather than structural), steeply-pitched gables, multi-gables, multi-pane casement windows with label moldings, and decorative stonework. There are a number of Georgian Revival and Tudor Revival buildings in this district. (20)

The best example of the Georgian Revival style in this district is the Walter and Jessie Sleep house (308 McCall St., altered 1930). This house is a remodeled older home whose original features have been totally obscured by Georgian Revival alterations. The classical details, shallow entry pavilion, multi-light windows with the round arches on the first floor, and the overall fine symmetry and proportion of the design make this an outstanding example of the style. The unusual details that suggest the Mediterranean Revival style are a pleasing complement to the classical elements of the house.

Just as elaborate as the Sleep house is the Alex and Marie Morton house (214 N. Hartwell Ave., altered 1930). This house is also an alteration of an older house, in this case a Queen Anne house. While this house is not as well-proportioned as the Sleep house, it has some outstanding details, like the oval sun room projecting off of the south wall. The house also has a massive, well-built quality that suggests the importance of the homeowner.

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There are two smaller, simpler interpretations of the Georgian Revival style in the district. the Randle house (233 N. Hartwell Ave., 1926) and the John and Lucille Hoff house (304 E. College Ave.) feature the symmetry and classical details of the Georgian Revival style, but lack the elaborate entry pavilion and other, more complex details. They are, though, both well-proportioned designs with details that suggest the formality of the style. The red brick Hoff house is especially of interest because of the two gambrel-roofed ells, an interesting and unusual detail.

The district contains a fine example of the Tudor Revival style as applied to a small commercial building. The grocery store at 304-6 N. East Ave. (1929), which features the half-timber work, the steeply-pitched roofline, and Tudor arches, is a fine example of the style. The building has a high degree of integrity, especially for a commercial building and it is an outstanding example of the style in this district.

The Tudor Revival-influenced houses in the district are less distinctive. The David and Ella Davies house (333 N. Hartwell Ave., 1930) is a simple brick structure that suggests the Tudor Revival style by its steeply-pitched roofline and limestone accents. The Fred and Dora Wolf house (117 Wright St., 1932) also suggests the style in its general form and massing, but it is the limestone veneer and accents that make this house stand out in the district. There are a few more vernacular examples of the style in the district. They are typified by the Herbert and Mary Sydow house (115 N. Hartwell Ave., 1926), a simple brown brick house that suggests the style only in its steeply-pitched roofline and the steeply-pitched gable-roofed entry pavilion.

The expanded McCall Street Historic District consists largely of houses that are fine examples of late nineteenth century and early twentieth century architectural styles. The stylistic variety of these houses, both large and small, their high overall level of preservation, and the many extant carriage houses all make this neighborhood a distinctive one in the city. The expanded boundaries of the original McCall Street Historic District now include all of the important historic resources of this area of Waukesha, resulting in a district that truly represents this historic Waukesha neighborhood.

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Architects and Builders

A number of houses in the McCall Street Historic District can be attributed to an architect or builder. The following is a list of these architects or builders and the houses they are associated with.

Peter Blair: Peter Blair was a local architect/builder in Waukesha in the nineteenth and early twentieth century. He was listed as a builder and architect in city directories in the 1890s and the first decade of the twentieth century. Blair was responsible for the design and construction of the Richard and Mary Wigginton House (239 N. East Ave., c.1892) and the Ira and Jennie Kimball House (125-27 McCall St., c. 1890). Blair designed both houses in the popular Queen Anne style, but they are not as distinguished as other Queen Anne houses in the district.

Henry Carl George: Henry Carl George was a local stone mason who built his own house at 210 McCall St. (1867). The similarity between this house and the Bowron-Randle house (403 McCall St., c. 1855) suggests that George may have also constructed that house. The quality of the stonework in the George house illustrates George's skill at his trade.

Hugo Hauser (Haeuser): Hugo Hauser was responsible for the design of the remodeling of the Alex & Marie Morton House (214 N. Hartwell Ave., 1930). Hauser was a Milwaukee architect who apprenticed in the office of noted Milwaukee architects Ferry and Clas, and later worked for noted architect Alexander C. Eschweiler. He began his solo practice in Wauwatosa in 1910. In 1917, he moved his office to Milwaukee. Not much is known about his residential designs, but he was noted for many churches designed in the Gothic Revival style. He designed several churches in Milwaukee and in the Milwaukee area, and was also responsible for the designs of churches in Neenah, Madison, and Minneapolis. His remodeling of the Morton house transformed a Queen Anne residence into an unusual adaptation of the Georgian Revival style. (21)

Henry Hengels: Henry Hengels was a Milwaukee architect who designed the unusual bungalow for Arthur and Mary Nickell (502 McCall St., 1914). Hengels was an early twentieth century architect who served as the "State Military Architect and Engineer," constructing a National Guard Armory at Camp Douglas. In his private practice he designed a theater in Milwaukee and a fraternal lodge in Michigan. (22) The bungalow he designed in the McCall Street historic district is a fine and unusual house.

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Chris Holtz (Chris Holtz & Sons): Chris Holtz was a popular early twentieth century builder in Waukesha, responsible for several homes in the McCall Street Historic District, and, according to building permits, responsible for many large and small alterations, as well. He is listed in the Waukesha city directories in the 1920s. His houses in the district include the fine Georgian Revival John & Lucille Hoff house (304 E. College Ave., 1928), the Colonial Revival Lester & Ida Harkrider House (315 E. College Ave., 1925), the Colonial Revival John & Nellie Taylor House (215 N. Hartwell Ave., 1935), and the alterations of the Townley-Morton House (214 N. Hartwell Ave., 1930) and the Walter and Jessie Sleep House (308 McCall St., 1930). Both of these latter houses were remodeled into variations of the Georgian Revival style. All of these houses are fine examples of early twentieth century period revival architecture.

Leenhouts & Guthrie: Leenhouts and Guthrie was a Milwaukee architectural firm responsible for the design of the fine Georgian Revival John & Lucille Hoff house (304 E. College Ave., 1928). Cornelius Leenhouts and Hugh Guthrie practiced in Milwaukee for many years. They designed a wide variety of buildings including residences, churches, and large institutional buildings such as the Milwaukee House of Correction. The Georgian Revival house they designed in the McCall Street Historic District is a fine, well-proportioned house with details typical of the style. (23)

George Schley & Sons: George Schley & Sons was an architectural firm that practiced in Milwaukee in the early twentieth century. They designed several residences in Wauwatosa during this period as well as the Harrie Randle house (233 N. Hartwell Ave., 1926), a fine Colonial Revival residence. (24)

S.A. Snyder: S. A. Snyder was a local Waukesha architect who designed a number of buildings in the city. Among them are the Thompson Building (304-06 N. East Ave., 1929) and the Harrie Randle house (233 N. Hartwell Ave., 1926), both fine period revival buildings in the McCall Street historic district. Snyder was born in 1895 and attended Boy's Tech in Milwaukee. He studied architecture and worked with several other architects between 1917 and 1925. These two buildings illustrate that Snyder was adept at the popular period revival styles of this era. (25)

Van Ryn and DeGelleke: This architectural firm, which worked out of Milwaukee, was one of the best and most prolific firms in southeastern Wisconsin. Henry J. Van Ryn and Gerrit J. DeGelleke became partners in 1897 after Van Ryn had practiced alone for over 15 years. Van Ryn, alone and with DeGelleke, designed a wide range of buildings all over the state including houses, commercial buildings, schools,

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hospitals, and churches. They designed several large buildings for campuses of the State Teachers Colleges. They designed the Lee Ovitt House (245 N. Hartwell Ave., 1901) in the McCall Street Historic District, a large and elaborate Queen Anne house that is an outstanding example of the style and one of the best residences in the district. (26)

Notes:

(1) The period of significance encompasses the years during which the contributing resources in the district were built.

(2) C. W. Butterfield, The History of Waukesha County, Wisconsin, Chicago: Western Historical Company, WI 1880, p. 633.

(3) Ibid.

(4) Ibid., p. 634.

(5) Ibid., pp. 634-635.

(6) Ibid., p. 681.

(7) Ibid., p. 640.

(8) Ibid., p. 687; Memoirs of Waukesha County, Theron W. Haight, ed., Madison: Western Historical Association, 1907, pp. 251-252.

(9) Memoirs, 251-256.

(10) City Directories for the City of Waukesha, on file at the Waukesha Public Library, Waukesha, Wisconsin.

(11) Ibid.

(12) Ibid.

(13) Ibid.

(14) Ibid.

(15) Ibid.

(16) Barbara Wyatt, ed., Cultural Resource Management in Wisconsin, Vol. II, Madison: State Historical Society of Wisconsin, 1986, Architecture, p. 2-3.

(17) Ibid., p. 2-15.

(18) Ibid., p. 2-26.

(19) Ibid., pp. 2-28--2-33.

(20) Ibid., pp. 2-28, 2-30.

(21) Architect's files at the State Historic Preservation Office, State Historical Society of Wisconsin, Madison, Wisconsin.

(22) Henry F. Withey and Elsie Rathburn Withey, Biographical Dictionary of American Architects (Deceased), Los Angeles: Hennessey & Ingalls, Inc., 1970, p. 279.

(23) Ibid., p. 368.

(24) Architect's files.

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- (25) Ibid.
(26) Ibid.

ARCHEOLOGICAL STATEMENT

Historic sources indicate that there was a large Pottawatomie Indian group that occupied land on the Waukesha site during summer months. However, no survey of potential archeological resources was done as a part of this nomination. Although there has been surface activity in this district for the last 140 years, there may be archeological resources that are still hidden under the surface of the district. A thorough study and excavation of the area may very well reveal heretofore unknown archeological resources in this district.

9. Major Bibliographical References

 x See continuation sheet

Previous documentation on file (NPS):

 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
 x Other

Specify repository:

City of Waukesha Municipal Bldg.

10. Geographical Data

Acreage of property 40 acres

UTM References

A 1/6	3/9/9/9/8/0	4/7/6/2/0/2/0	B 1/6	4/0/0/5/8/0	4/7/6/1/9/7/0
Zone	Easting	Northing	Zone	Easting	Northing
C 1/6	4/0/0/4/7/0	4/7/6/1/6/6/0	D 1/6	4/0/0/0/0/0	4/7/6/1/6/8/0

 See continuation sheet

Verbal Boundary Description

 x See continuation sheet

Boundary Justification

 x See continuation sheet

11. Form Prepared By

Name/title	Carol Lohry Cartwright, Consultant	date	7/15/91
organization	for the City of Waukesha	telephone	
street & number	Municipal Building	state	WI
city or town	Waukesha	zip code	53186

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MAJOR BIBLIOGRAPHIC REFERENCES

Architects Files. On file at the Historic Preservation Division of the State Historical Society of Wisconsin, Madison, Wisconsin.

Building Permits. On file at the Building Inspection Office, City of Waukesha Municipal Building, Waukesha, Wisconsin.

Butterfield, C.W. The History of Waukesha County, Wisconsin. Chicago: Western Historical Company, WI 1880.

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Sanborn-Perris Fire Insurance Maps for the City of Waukesha. On file in the Archives of the State Historical Society of Wisconsin, Madison, Wisconsin.

Tax Rolls for the City of Waukesha. On file at the Waukesha County Historical Society, Waukesha, Wisconsin

Waukesha Freeman, 17 October 1901, p. 2

Withey, Henry F. and Elsie Rathburn Withey. Biographical Dictionary of American Architects (Deceased), Los Angeles: Hennessey & Ingalls, Inc., 1970, p. 279.

Wyatt, Barbara, ed. Cultural Resource Management in Wisconsin, Vol. II. Madison: State Historical Society of Wisconsin, 1986, Architecture, p. 2-3.

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VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of the west curb line of Buchner Court and the south curb line of McCall St., then east along this line to the east lot line of 603 McCall St., then south along this line to the south lot lines of 517-603 McCall St., then west along this line to the east lot lines of 111-245 N. Hartwell Ave., then south along these lines to the north lot line of 512 E. College Ave., then east along this line to the east lot line of 512 E. College Ave., then south along this line to the north curb line of E. College Ave., then west along this line to the west curb line of N. James St., then south along this line to the rear lot lines of 301-323 E. College Ave., then west along these lines to the east curb line of N. Charles St., then north along this line to the south lot line of 110 N. Charles St., then west along this line to the west lot lines of 110-120 N. Charles St., then north along these lines to the south lot lines of 117-209 Wright St., then west along these lines to the west lot lines of 117 and 120 Wright St., then north along these lines to the south lot lines of 109-115 McCall St., then west along these lines to the east curb line of N. East Ave., then north along this line to an extension of the south lot line of 246 N. East Ave., then west along this line to the west lot lines of 246-310 N. East Ave., then north along these lines to the north lot lines of 310 and 315 N. East Ave., then east along these lines to the east lot line of 315 N. East Ave., then south along this line to the rear lot lines of 116-402 McCall St., then east along these lines to the east lot line of 404 McCall St., then north along this line to the north lot lines of 404-414-16 McCall St., then east along these lines to the east lot lines of 318-322 N. Hartwell Ave., then north along these lines to the north lot line of 333 N. Hartwell Ave., then east along this line to the east lot lines of 317-333 N. Hartwell Ave., then south along these lines to the north lot lines of 510-522 McCall St., then east along these lines to the west curb line of Buchner Court, then south along this line to the point of beginning.

BOUNDARY JUSTIFICATION

This boundary includes all of the historic McCall Street neighborhood. Specifically, the northern boundary was drawn along McCall Street, leaving out a large intrusive apartment complex, and a group of smaller houses that did not historically develop as part of this neighborhood. The eastern boundary took in the historic houses along N. East Ave., while drawing out the institutional buildings and parking lots of Carroll College. The southern boundary was drawn to include as much of the historic neighborhood as possible, while drawing out Carroll College buildings and parking lots, a large Catholic high school complex, as well as the neighborhood south of E. College Ave. that developed later than the historic

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district. The eastern boundary was drawn to include all of the historic McCall Street neighborhood, while drawing out the houses to the east. The houses outside of the eastern district boundary are largely smaller in scale, much less elaborate in style, and of more modern construction. There are also more intrusive elements in the streetscapes outside of the eastern boundary than within the district. The result is a compact urban historic district with clear delineations between what is part of the historic neighborhood and what is not. These boundaries recognize the additional significance of a larger area of the McCall Street Historic District that was not pursued in the original nomination.

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MCCALL STREET HISTORIC DISTRICT (AMENDED), Waukesha, Waukesha County, Wisconsin.
Photos by C. Cartwright, September, 1992. Negatives at the Historic Preservation
Division of the State Historical Society of Wisconsin, Madison, Wisconsin. Views:

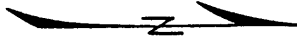
- 1 of 14: 316-322 N. Hartwell Ave., from the southeast.
- 2 of 14: 411-419 McCall St., from the northeast.
- 3 of 14: 418-502 McCall St., from the east.
- 4 of 14: 513-603 McCall St., from the northeast.
- 5 of 14: 130-202 N. James St., from the southeast.
- 6 of 14: 226-232 N. James St., from the northeast.
- 7 of 14: 410-422 E. College Ave., from the southwest.
- 8 of 14: 301-309 E. College Ave., from the northwest.
- 9 of 14: 115-125 N. Charles St., from the southwest.
- 10 of 14: 209-215 Wright St., from the northeast.
- 11 of 14: 117-205 Wright St., from the northeast.
- 12 of 14: 206-8-218 N. Charles St., from the southeast.
- 13 of 14: 109-115 McCall St., 238 N. East Ave., from the northeast.
- 14 of 14: 246-310 N. East Ave., from the east.

220 ADDRESS

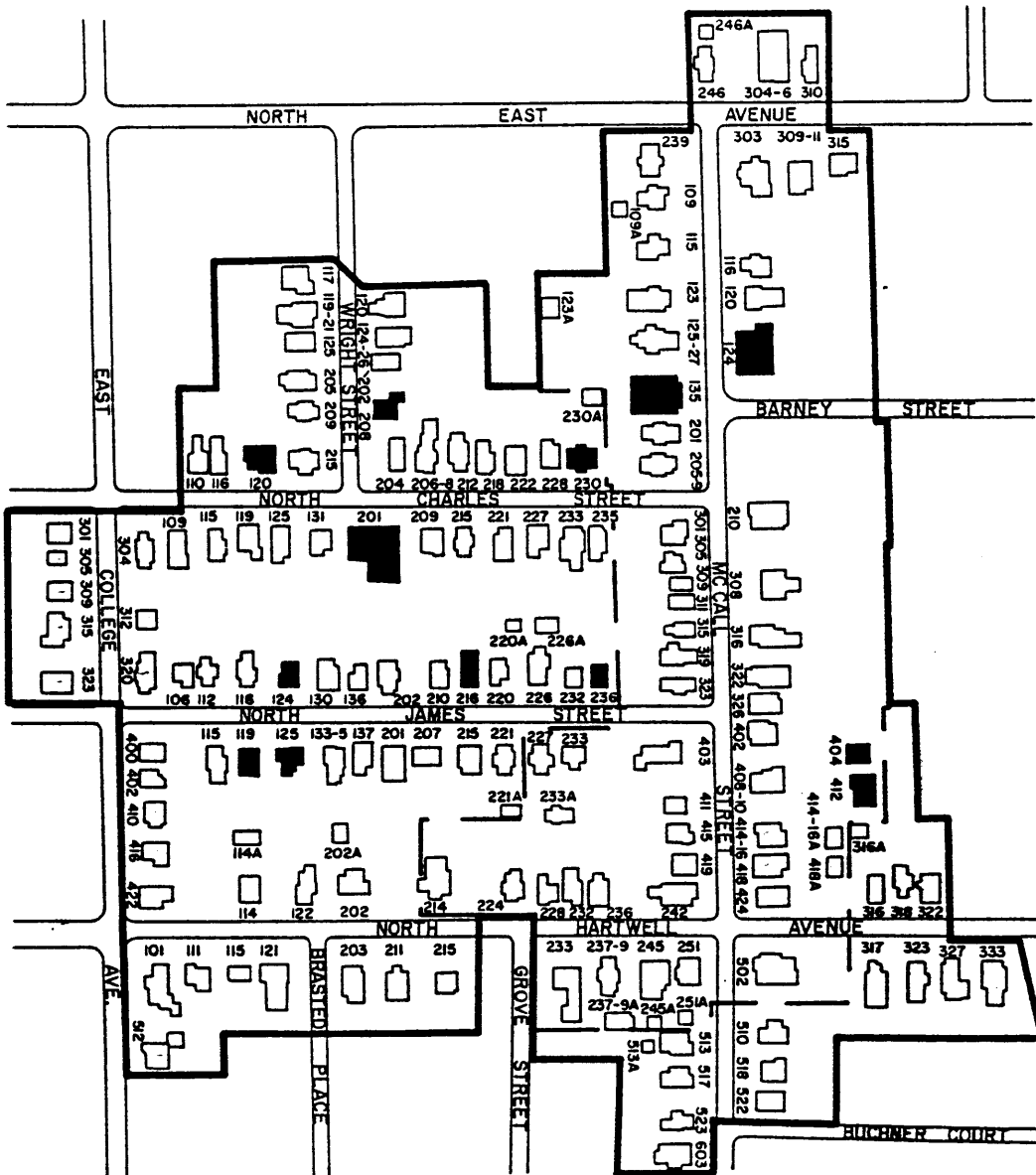
- CONTRIBUTING
- NON-CONTRIBUTING
- BOUNDARY (PROPOSED EXPANSION)

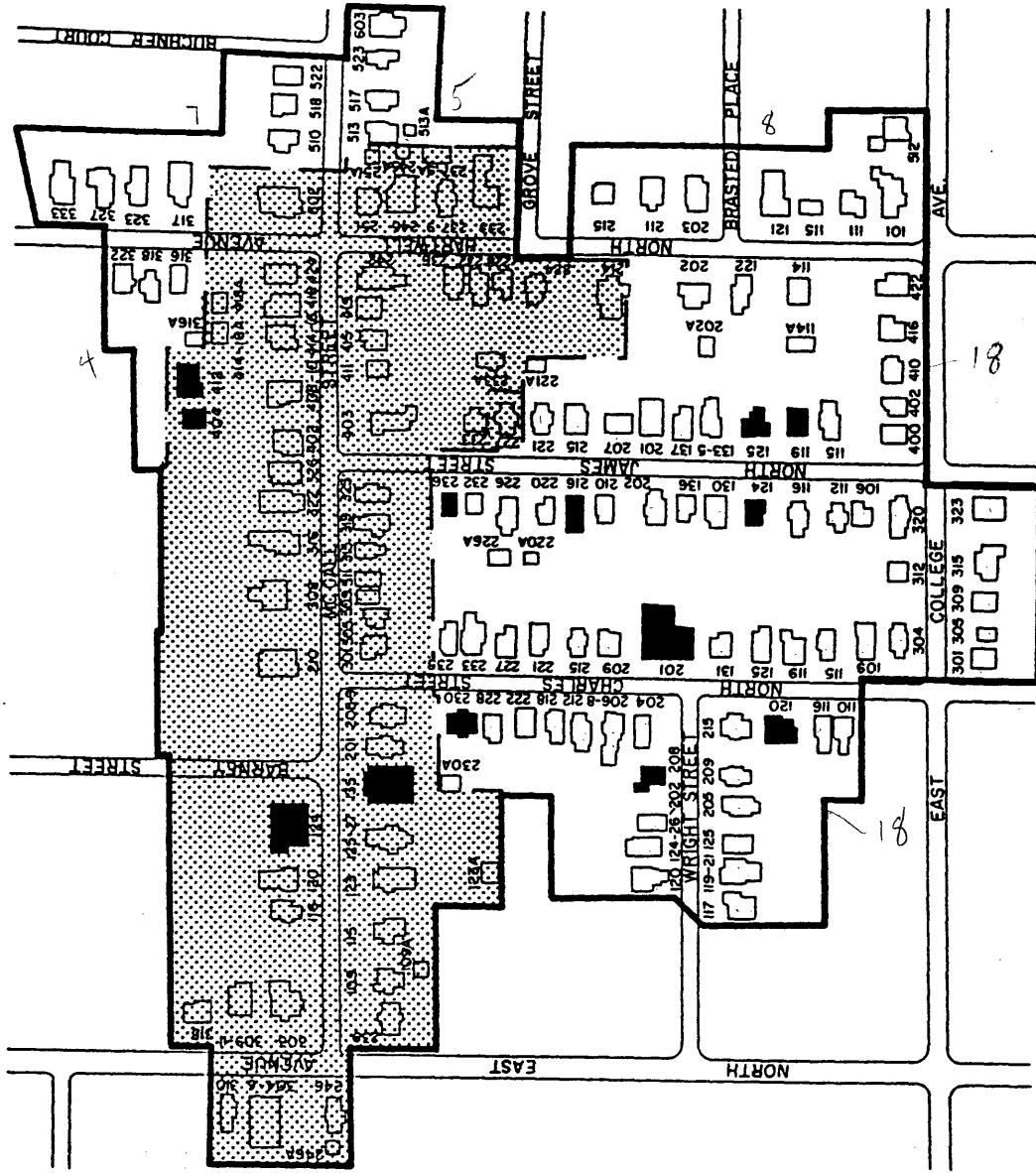
LEGEND :

SCALE : 1" = 200'



MC CALL STREET HISTORIC DISTRICT (AMENDED)
WAUKESHA, WAUKESHA CO. WI.





MC CALL STREET HISTORIC DISTRICT
WAUKESHA, WAUKESHA CO. WI.

SCALE: 1" = 200'

- LEGEND:
- CONTRIBUTING
 - NON-CONTRIBUTING
 - BOUNDARY (PROPOSED EXPANSION)
 - ▨ BOUNDARY (EXISTING DISTRICT)
 - 220 ADDRESS