

City, Village or Town: 1 WAUKESHA	County: WAUKESHA	Surveyor: HWTB Entered in the National Register	Date: 2/10/82
Street Address: 726 N. East Avenue		Legal Description: Addendum	Acreage: Less than one acre

Current Name & Use: The Spring City Building/Offices	Current Owner: Kenneth S. Pepper
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Film Roll No. WK-2		Current Owner's Address: 410 Westminster Drive
Negative No. 17		Special Features Not Visible In Photographs: UTM: Zone 16
Facade Orient. E		Easting: 399990 Northing: 4762510 USGS Waukesha Quadrangle/Scale: 1:24,000 Interior visited? <input type="radio"/> Yes <input checked="" type="radio"/> No

2	Original Name & Use: (preferred) Samuel D. James House	Source A	Previous Owners	Dates	Uses	Source
	Dates of Construction /Alteration 1871	Source B				
	Architect and/or Builder: Not known	Source				

3	<u>Architectural Significance</u> <input type="radio"/> Represents work of a master <input type="radio"/> Possesses high artistic values <input checked="" type="radio"/> Represents a type, period, or method of construction <input type="radio"/> Is a visual landmark in the area <input type="radio"/> Other: _____ <input type="radio"/> None	4	<u>Historical Significance</u> <input type="radio"/> Assoc. with lives of significant persons <input type="radio"/> Assoc. with significant historical events <input type="radio"/> Assoc. with development of a locality <input type="radio"/> Other: _____ <input checked="" type="radio"/> None
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Architectural Statement: See Continuation Sheet	Historical Statement: See Continuation Sheet
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5 Sources of Information (Reference to Above)	6 Representation in Previous Surveys
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A Zimmerman, R. , Heritage Guidebook 1976	<input type="radio"/> HABS <input type="radio"/> NAER <input checked="" type="radio"/> WIHP <input type="radio"/> NRHP <input type="radio"/> landmark <input type="radio"/> other:
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B Plaque over door	7 Condition <input checked="" type="radio"/> excellent <input type="radio"/> good <input type="radio"/> fair <input type="radio"/> poor <input type="radio"/> ruins
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C Loerke, Jean Penn, "Early Waukesha," 1973.	8 District: _____ <input type="radio"/> pivotal <input type="radio"/> contributing <input type="radio"/> non-contributing
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D Waukesha Landmarks Commission Nomination Form	initials: _____ date: _____
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E	9 Opinion of National Register Eligibility <input checked="" type="radio"/> eligible <input type="radio"/> not eligible <input type="radio"/> unknown
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F	<input type="radio"/> national <input type="radio"/> state <input checked="" type="radio"/> local initials: DS/CC
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District: N. East Avenue
 Number: 726
 Town: WAUKESHA
 Range: _____
 Section: _____
 Map Name: Waukesha City Map
 Map Code: 2/17

SAMUEL D. JAMES HOUSE (726 N. East Avenue)
Intensive Survey Forms - Continuation Sheet (1)

ARCHITECTURAL STATEMENT:

Description: The James house stands two stories above a cut stone foundation, and is of frame construction. A pedimented pavilion anchors the symmetrical facade and is preceded by porch composed of heavy bulbous posts. Incised detailing enlivens the porch posts as well as brackets, shaped window heads, and the bargeboards on the front pavilion. Windows are regularly disposed on the facade, appearing in pairs on either side of the central pavilion, which contains one window on the second story. Projecting to the south is a two story bay window, decorated with simple brackets. The James house is covered by a combination hip and gable roof, with the gable projecting to the south. This may be evidence of a major remodeling which apparently occurred between 1880 and 1887. According to birds-eye views available for those years, the building originally was covered by a gable roof and by 1887 had the present configuration.

Significance: The James house is a well preserved, nicely detailed example of Italianate design and is considered significant as an example of a period of construction. Few Italianate residential buildings remain in unaltered condition in the city. The James building is an important remnant of that era and one of the few frame Italianate structures retaining this degree of ornament. (See A. S. Putney house, a simple Italianate cottage design, 406 Wisconsin Ave. Wk 4/29)

HISTORICAL STATEMENT:

Samuel D. James was an early dry goods merchant in the firm of Jameson and James and later a founder, with Jameson, of the National Exchange Bank. (C) A 1979 Waukesha Landmarks Commission form states the house was actually built by Addison Cornwell Nickell but rented by the James family from its construction to 1912 (D). The house is presently used for offices.

ADDENDUM

Legal Description: Sec NE3 T6N R19E Gale Barstow & Lockwood's Plat
Blk 6 S 80' of Lots 8 & 9 & S 80' of E $\frac{1}{2}$ of Lot 7; also
E 15' of S 65' of W $\frac{1}{2}$ of Lot 7



83-4687

State Historical Society of Wisconsin

Division of Historic Preservation

816 State Street • Madison, Wisconsin 53706-1488
• (608) 264-6500 • FAX (608) 264-6404

Carol Shull, Keeper
National Park Service
National Register of Historic Places
P.O. Box 37127
Washington, DC 20013-7127

September 1996



Dear Carol:

The Samuel D. James House located in Waukesha County, Wisconsin was determined eligible for listing in the National Register, due to owner objection, as part of the Waukesha Multiple Resource Area on 10/28/85. The owners now wish to remove that objection and have the property formally listed. Attached is a notarized letter from the owners withdrawing their objection to listing. I have also enclosed several current slides of the property as well.

If you have any additional questions or need any additional information concerning this property. You may contact me at (608) 264-6511.

Sincerely,

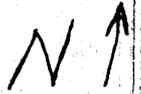
Jim Draeger
Architectural Historian

RONALD H. ZIMMERMAN
REGISTERED LAND SURVEYOR

PLAT OF SURVEY

FOR

FIRST STATE SAVINGS OF WISCONSIN

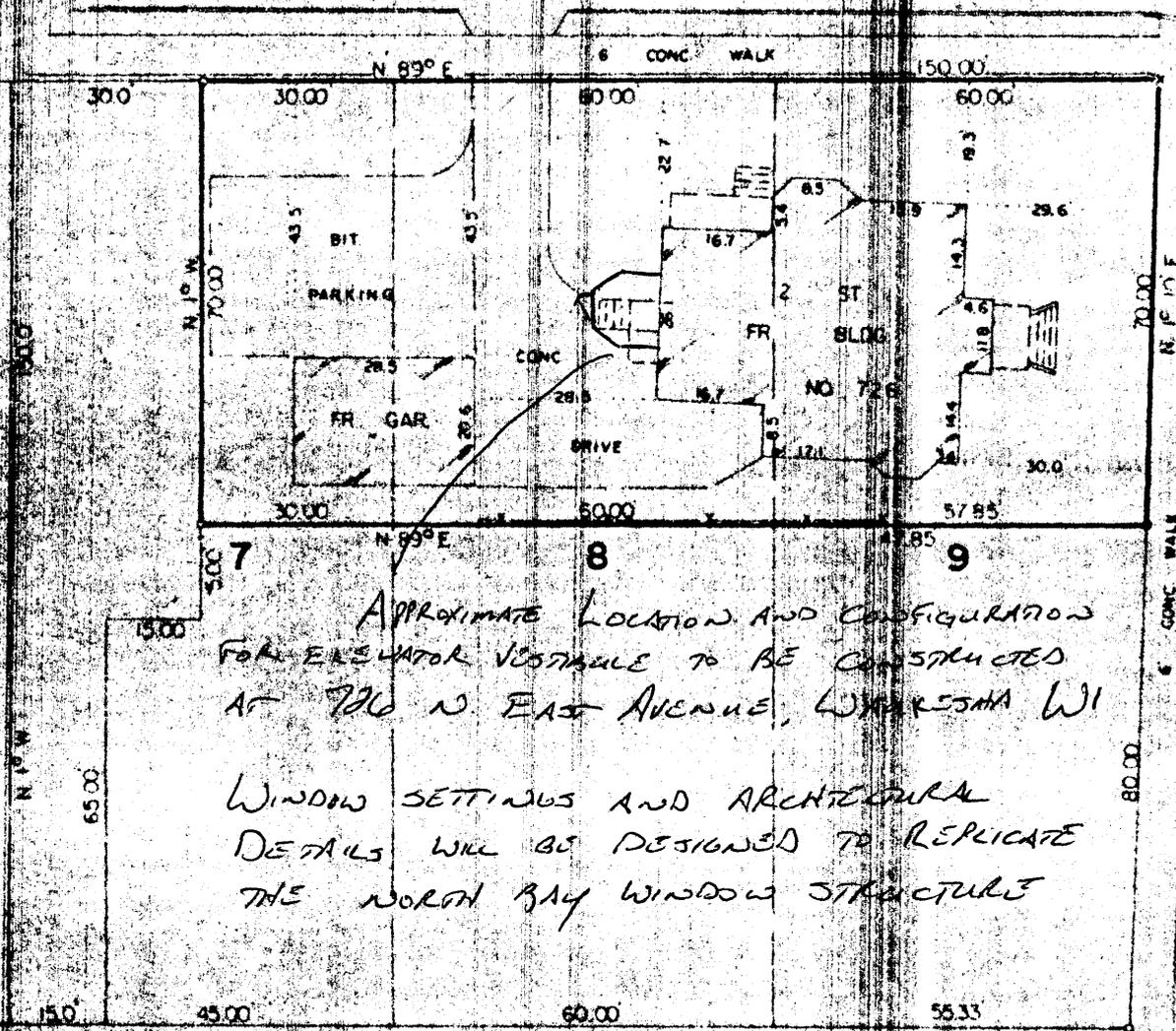


SOUTH STREET

EAST AVENUE

EAST AVENUE

N



APPROXIMATE LOCATION AND CONFIGURATION
 FOR ELEVATOR VESTIBULE TO BE CONSTRUCTED
 AT 706 N. EAST AVENUE, WAUKESHA WI

WINDOW SETTINGS AND ARCHITECTURAL
 DETAILS WILL BE DESIGNED TO REPLICATE
 THE NORTH BAY WINDOW STRUCTURE

The North 70 feet of Lots 8 and 9 and the North 70 feet of the East 1/2 of Lot 7, Block G, Gale, Barstow and Lockwoods Plat of Prairieville, Town of Waukesha, being a subdivision of a part of the North 1/4 of Section 14, Township 19 North, Range 19 East, City of Waukesha, Waukesha County, Wisconsin.

SCALE 1" = 30'

INDICATES IRON PIPE

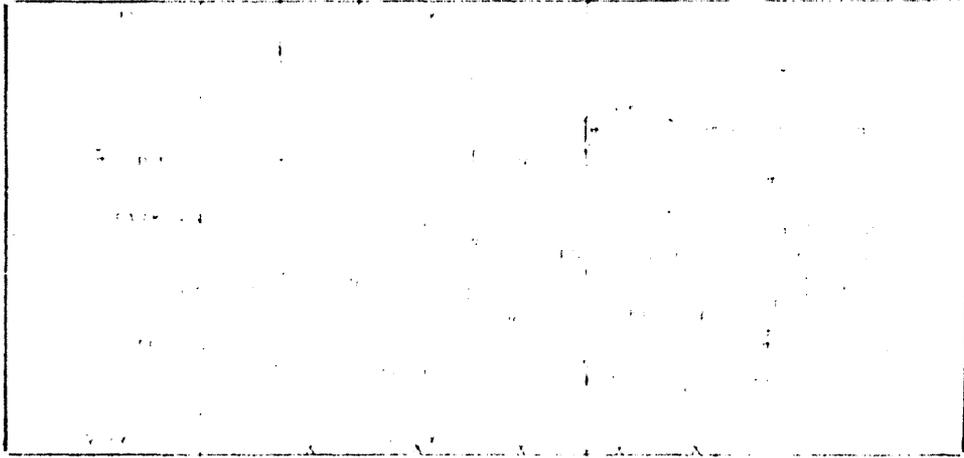
PLATE

STATE OF WISCONSIN
DEPARTMENT OF REVENUE

PLAT OF SURVEY

FIRST STATE SAVINGS OF WISCONSIN

SOUTH STREET



7

8

9

EAST AVENUE

EAST

N