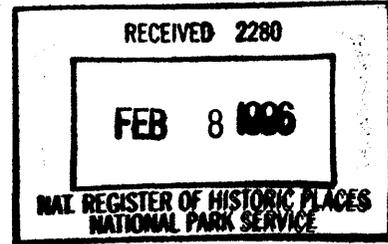


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United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



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

1. Name of Property

historic name East Broadway Historic District  
other names/site number N/A

2. Location

street & number (see continuation sheets) N/A not for publication  
city, town Waukesha; Town of Waukesha N/A vicinity  
state Wisconsin code WI county Waukesha code 133 zip code 53188

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>46</u>	<u>10</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	___	___ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	___	___ structures
	<input type="checkbox"/> object	___	___ objects
		<u>46</u>	<u>10</u> Total

Name of related multiple property listing: N/A  
No. of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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]  
Signature of certifying official  
State Historic Preservation Officer-WI  
State or Federal agency and bureau

1/29/96  
Date

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria. \_\_\_ See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official  
State or Federal agency and bureau

\_\_\_\_\_  
Date

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
\_\_\_ See continuation sheet

[Signature] 3/7/96

\_\_\_ determined eligible for the National Register. \_\_\_ See continuation sheet

\_\_\_ determined not eligible for the National Register.

\_\_\_ removed from the National Register.

\_\_\_ other, (explain:)

\_\_\_\_\_  
Signature of the Keeper Date

6. Functions or Use

Historic Functions  
(enter categories from instructions)

Current Functions  
(enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_

I. Description

Architectural Classification  
(enter categories from instructions)

Materials  
(enter categories from instructions)

Colonial Revival

Tudor Revival

Bungalow/Craftsman

(See Continuation Sheet 7.22)

foundation Concrete

walls Stucco

Brick

roof Asphalt

other Weatherboard

Limestone

Wood

Describe present and historic physical appearance.

Description

The East Broadway Historic District consists of an excellent group of thirty-two predominantly medium and larger-sized early twentieth century single family houses and their twenty-four associated outbuildings. For the most part these buildings were built between 1915 and 1939 for members of the city of Waukesha's professional and entrepreneurial elite and the great majority were designed in either the Bungalow and Craftsman styles, in the various manifestations of the Period Revival styles, or in combinations of both. Most of these houses sit well back on large, well treed lots which are distributed for approximately 2000 feet along both sides of East Broadway, one of Waukesha's most important thoroughfares. The oldest and the only nineteenth century building in the district is the brick Italianate style Edward Porter house (Map No. 8). This building was constructed Ca. 1870, a year during which Waukesha was just beginning to establish a national reputation as a summer resort community thanks to several medicinal springs that had just been discovered in the vicinity. In the years that followed, Waukesha's population grew from 2500 in 1870 to 8740 in 1910 and most of the land that now encompasses the district then lay just outside the city limits and was part of Edward Porter's Broadway Farm. Then, as the resort era waned, Waukesha's economy underwent a transformation and the city developed into a manufacturing and retail center. This transformation was accompanied by a great increase in the local population base, and the pressure this put on the existing housing stock of the city helped to create the demand for Waukesha's first modern automobile-served suburbs. One of the earlier areas affected by this suburban expansion was the land along that part of East Broadway that is now included in the district. Houses built along this part of East Broadway were constructed incrementally, however, rather than as part of a planned effort, and these houses generally predate the houses located in the platted suburbs that now surround them. In fact, because most of the platted suburbs that lie adjacent to the district were actually developed by groups of individual property owners who lived within the district, it can be said that the East Broadway Historic District acted as the core from which the surrounding suburbs grew.<sup>1</sup>

The combined thoroughfares known as East and West Broadway have historically been one of Waukesha's major transportation routes. West Broadway begins at the bank of the Fox River and it then cuts diagonally (in a southeast direction) across the downtown commercial sector of the city for a distance of five blocks until it intersects with the north-south running East Avenue. This intersection forms the southeast corner of the commercial sector of the city and from this point east, Broadway is known as East Broadway. The street then begins a gradual ascent as it proceeds in an east-southeast direction out of the city and on into the surrounding

<sup>1</sup> Today, thanks in part to its close proximity to the neighboring metropolis of Milwaukee, Waukesha has become the eighth largest city in Wisconsin with a 1990 population of 56,958.

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countryside where it becomes County Trunk Highway D as it travels towards the outskirts of the city of Milwaukee some five miles distant. West Broadway is lined with commercial buildings, but East Broadway is a residential street that is lined for the most part with single family homes. The point where the western end of the district begins can be readily detected by the change in the size of the lots that line the street at this point. The eight blocks between East Avenue and Fisk Avenue (the western end of the district) are lined for the most part with late Victorian style single family houses that are set close together on standard size city lots. These blocks have a crowded urban feel to them that is in marked contrast to the lots within the district, which, with their broad lawns and numerous trees, exude an air of spaciousness that is much more suburban in feeling.

The East Broadway Historic District contains 56 resources of which 32 are single family residences and 24 are associated outbuildings such as garages. Of this number, 3 of the residences and 6 of the outbuildings were built after 1940 and are thus considered to be non-contributing to the district. The earliest of the district's contributing houses, the brick Italianate style Edward Porter house, has already been mentioned and this building is important to the history of the district even though its presence in the district is something of a stylistic anomaly. The other 28 residences and 18 outbuildings that make up all the rest of the district's contributing buildings were built over a period of nearly three decades beginning in 1915. Many of these buildings are significant individually as excellent representative examples of their various styles and they are also significant collectively because they illustrate a stylistic progression that took place nationally during this period. The earliest group of these buildings was built between 1915 and 1922 and it consists of one of Waukesha's finest groups of Bungalow/Craftsman style houses. The second group was built between 1921 and 1939 and these houses were designed in the increasingly fashionable period revival styles that predominate between WWI and WWII. The district's excellent collection of these houses is the finest and most varied concentration of period revival style houses in Waukesha. The enduring appeal of these houses has been accompanied by a correspondingly high general standard of maintenance and both these factors have contributed to the high degree of integrity that characterizes the district today. This integrity also extends to the landscape of the district as well. Comparing the district of today with earlier maps shows that the integrity of the original relationship of the houses to the street is still intact.

The same stylistic progression that occurs in the district can be seen in other neighborhoods of the city as well and fine examples of both Bungalow/Craftsman style houses and period revival style houses exist in both the Carroll College/College Avenue Historic District and in the McCall Street Historic District.<sup>2</sup> In both of

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<sup>2</sup> The Carroll College/College Avenue Historic District and the McCall Street Historic District were placed on the NRHP on December 1, 1983 and October 28, 1983, respectively.

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these districts, though, the representatives of these styles were inserted into already established neighborhoods in which nineteenth century styles predominate. The houses within the East Broadway district, on the other hand, were designed to take advantage of much larger lots and, as a result, these houses are both larger in scale and they have a much more pronounced horizontal emphasis than do the older houses located nearby.

The gradual filling in of the lots along East Broadway eventually led to the creation of other plats adjacent to it. Almost all the houses in these later plats were designed in the Period Revival styles and some of these houses are equal in size and quality to those in the district. Even so, the houses within the East Broadway district are architecturally, historically and spatially distinct from those in these later areas. The lots in the newer plats were filled within a much shorter time period than were the larger lots in the East Broadway district, thus giving these plats a stylistic uniformity that is in marked contrast to more stylistically diverse appearance of the East Broadway District. The predominantly Period Revival style buildings in the newer plats are also of a later date than those within the district and this has resulted in buildings that represent a later stage in the evolution of the Period Revival styles.<sup>3</sup> The newer buildings outside the district also differ from the contributing buildings within the district in that there is a much higher incidence of buildings covered in wooden weatherboard outside the district. Only two of the contributing buildings within the district are wholly covered in weatherboard (Resources Nos. 12, 29); the rest being surfaced either wholly or partly in brick, cut stone, stucco or some combination of these materials.

The following inventory lists every resource in the district and includes the original owner's name, construction date, address, map number, and contributing or non-contributing status.

INVENTORY

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Status</u>
1	1008 East Broadway	Dr. Albert Hodgson house	1924	C
1a	as above	outbuilding	1927	C
2	1100 East Broadway	Walter R. Meier house	1928	C
2a	as above	garage	1928	C

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<sup>3</sup> Two of these plats are: the Missionary Ridge Subdivision, platted in 1938 and located south of the 1200 and part of the 1300 blocks of East Broadway; and the Broadway Heights Subdivision, platted in 1939 and located north of the 1200 block of East Broadway. Both of these subdivisions were developed by property owners then living within the district in houses that fronted on the blocks just listed.

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INVENTORY CONTINUED

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Status</u>
3	1110 East Broadway	Lewis W. Youker house	1949	NC
4	1114 East Broadway	Walter E. Scheel house	1926	C
4a	as above	garage	1929	C
5	1120 East Broadway	Dr. Martin Werra house	1925	C
5a	as above	garage	Ca.1925	C
6	1202 East Broadway	Charles J. Schuetze house	1921	C
6a	as above	garage	1932	C
7	1210 East Broadway	Salem Evangelical United Church Minister's house	1957	NC
8	1222 East Broadway	Edward Porter/George B. Harris house	Ca.1870	C
8a	as above	carriage house	Ca.1870	C
8b	as above	outbuilding	Ca.1950	NC
9	1230 East Broadway	William Beaumont house	1931	C
9a	as above	garage	1931	C
10	112 N. Porter Ave.	Leo F. Miller III house	1951	NC
11	1302 East Broadway	Charles H. Gittner house	1924	C
11a	as above	garage	1982	NC
12	1310 East Broadway	Edwin H. Nowak house	1923	C
12a	as above	garage	1923	C
13	1316 East Broadway	John F. Bauer house	Ca.1919	C
13a	as above	garage	1954	NC
14	1400 East Broadway	Samuel D. Thompson house	Ca.1925	C
15	1416 East Broadway	Ernest B. Glidden house	Ca.1932	C
15a	as above	garage	Ca.1932	C
16	1424 East Broadway	George G. Town house	Ca.1935	C
16a	as above	garage	Ca.1935	C
17	1500 East Broadway	Lewis A. Williams house	Ca.1922	C
17a	as above	garage	Ca.1960	NC
18	1501 East Broadway	William E. Runkle house	Ca.1919	C
18a	as above	outbuilding	Ca.1960	NC
19	1439 East Broadway	James B. Fisher house	Ca.1939	C
20	1435 East Broadway	Leo Federer house	Ca.1939	C
21	1431 East Broadway	Russell E. Hartley house	Ca.1928	C
22	1421 East Broadway	Dr. Cordelle A. Wood house	1935	C
23	1411 East Broadway	William S. Halladay house	Ca.1919	C
23a	as above	garage	Ca.1919	C
24	1401 East Broadway	George H. Butler house	Ca.1919	C
24a	as above	garage	Ca.1919	C
25	1315 East Broadway	Otto O. Bluhm house	1922	C
25a	as above	garage	Ca.1922	C
25b	as above	outbuilding	Ca.1980	NC

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INVENTORY CONTINUED

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Status</u>
26	1307 East Broadway	Stanley J. Christoph house	1937	C
26a	as above	outbuilding	1937	C
27	1239 East Broadway	William Weitzel house	Ca.1917	C
28	1233 East Broadway	Charles Harwood/John G. Kelly house	1919	C
28a	as above	garage	1919	C
29	1227 East Broadway	Charles Harwood/Raymond E. Huppert house	1919	C
29a	as above	garage	1919	C
30	1221 East Broadway	Charles H. Harwood house	Ca.1915	C
30a	as above	garage	Ca.1915	C
31	1125 East Broadway	Jonathan E. Haertel house	Ca.1918	C
31a	as above	garage	Ca.1918	C
32	1117 East Broadway	Caspar Reichl house	1922	NC

DESCRIPTION OF SELECTED INDIVIDUAL BUILDINGS WITHIN THE DISTRICT

Dr. Albert Hodgson House (Contributing) 1008 East Broadway Map No. 1

The Hodgson house is the only example of the Spanish Colonial Revival style in the district and it is sited on a prominent, sloping lot at the corner of East Broadway and Fisk Avenue. This large single family house is one story in height, is irregular in plan, and measures 39-feet-deep by 68.5-feet-wide. A partial basement underlies the house, the foundation walls throughout are constructed of concrete and these walls project out slightly beyond the main walls above. The exterior walls above the basement story are made of tile coated with stucco and their uppermost portion forms a shallow parapet that hides the flat composition-covered roof behind. This parapet is crowned by an edging or coping made of blue, brown and tan-colored barrel or mission style tiles.

The main southwest-facing facade of the house is decidedly asymmetrical in massing and it consists of three separate sections, each of which is progressively stepped back from the next beginning with the left-hand section. The left-hand section is 16-feet-wide by 38-feet-deep and contains the living room of the house. The front-facing elevation of this section is one-bay-wide and it contains a single pair of three-light wood sash casement windows; the window type used throughout the house. The northwest-facing side elevation of this section is three-bays-wide and its two outer bays contain paired casement windows while the center bay contains a single fixed three-light casement window. This section also features a small brick chimney mass that rises from within the house and its visible portion has battered sides.

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The center section is stepped back 10.5 feet from the left-hand section and it is slightly taller than the two flanking sections and is 30.5-feet-wide and 22.5-feet-deep. The main entrance of the house is centered on this section's three-bay-wide front-facing elevation and this door is topped by a blind semi-circular arched fanlight, faced with tiles. The door is sheltered by a gable roofed porch that is supported by two chamfered wood posts and the porch roof is also covered in tiles. The door is then flanked on either side by a pair of casement windows, each of which is also surmounted by a blind, recessed semi-circular arch surfaced in stucco. The right-hand section of the house is then set back one foot from the center section and this section is 22-feet-wide by 22-feet-deep and its front elevation is two-bays-wide. There is also an attached one-car garage placed across the rear of this section and its door faces onto Fisk Avenue and it is sheltered by a tile-covered pent roof. Located just adjacent to and north of this garage is a small flat-roofed stucco over concrete block shed (Map No. 1A) that measures 10-feet-wide by 17-feet-deep. Both the house and shed are in excellent original condition.

A large patio is also located behind the house in the space outlined by the three sections described above. A central path bisects this patio longitudinally and it leads to small fountain and to a semi-circular flight of stone steps that lead down into a lower garden.

This house was built in 1924<sup>4</sup> and the shed in 1927<sup>5</sup> for Dr. Albert J. Hodgson (1858-1943), one of Waukesha's most prominent medical practitioners and a nationally known specialist in the treatment of diabetes. Because of his well known dietary regimen, patients from all over the country came to see him in Waukesha and in 1910 he founded the spa at the White Rock Mineral Springs that was then moved into the former Park Hotel on East Broadway (non-extant) in 1913.<sup>6</sup> Hodgson continued the spa until 1920, after which he retired and built the Park Theater Building located at 717 N. Grand Avenue (extant).<sup>7</sup>

Walter R. Meier House (Contributing) 1100 East Broadway Map No. 2

The Meier house is one of the finest and most original of the several Tudor Revival style residences in the district and it is sited on a prominent, sloping corner lot across Fisk Avenue from the Hodgson house (Map No. 1). This large single family house is one story in height, is essentially rectilinear in plan, and measures 38-feet-wide by 60-feet-deep. A full basement story underlies the house and the foundation walls throughout are constructed of concrete. Where they are visible

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<sup>4</sup> Building Permit. City of Waukesha Inspection Unit files, City of Waukesha City Hall.

<sup>5</sup> *ibid.*

<sup>6</sup> A.J. Hodgson File, Physicians Biographies. Waukesha County Museum, Waukesha, Wisconsin. Contains extensive newspaper and other citations pertaining to Hodgson.

<sup>7</sup> Waukesha Freeman. October 6, 1943. Obituary of Dr. Hodgson.

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above grade the basement story's exterior walls and the exterior portions of the main walls above them are all sheathed in a beautifully crafted continuous veneer of coursed ashlar Lannon stone. These walls then terminate in plain close eaves (gable-roofed portions) and overhanging eaves (hip-roofed portions) or the combination gable/hip roof and the entire roof is then covered in very fine slate shingles.

Like the Hodgson house, the main southwest-facing East Broadway facade of the Meier house is also decidedly asymmetrical in massing and it consists of two principal sections. The front-facing elevation of the left-hand section is 18-feet-wide and it is terminated by a gable end above. The left-hand edge of its wall surface is also extended in such a way as to give the wall a battered appearance. This elevation is dominated by a centrally placed triple door group that consists of larger opening containing a pair of 12-light leaded glass French doors, and this opening is flanked on either side by smaller openings, each of which is filled by a single 18-light leaded glass French door. These three openings each have wrought iron balconets and Tudor style four-centered arch heads and they are separated from each other by thin mullions covered in stone. These mullions are then continued up and around the heads of each door opening and there is also a small four-centered arch window in the upper part of the gable end above that ventilates the attic.

The northwest-facing Fisk Avenue side elevation of this left-hand section is itself three-sections-wide. The right-hand section (which contains the living room) contains two pairs of French style doors, both of which are identical in design to those on the front, and these openings flank a massive, centrally placed stepped stone-covered chimney mass. The slope of the gable roof above this section also has two eyebrow dormers that are placed on either side of the chimney. The center section of this elevation consists of a projecting, gable roofed salient whose most prominent feature is an asymmetrically placed group of four window openings, each of which is filled with a single 12-light leaded glass casement window. The left-hand section of this elevation is sheltered by a hip roof and this section contains two separate differently sized paired two-window groups, both of which are also filled with casement windows filled with leaded glass.

The right-hand section of the main facade is sheltered by a hip roof and it is two-bays-wide and the right-hand bay contains another pair of leaded glass French doors placed under a four-centered arch that open onto a flagstone terrace. The left-hand bay consists of a projecting gable-roofed entrance vestibule with battered sides that is faced in stone and roofed in slate and it features a four-centered arch opening facing East Broadway. Finely crafted details abound on this house, one of the most notable being the copper gutters and downspouts used throughout.

The use of lannon stone veneer is continued on the detached hip-roofed two-car garage (Map No. 2A) built at the same time as the house and located at the rear and to the right of it and the same stone is used to form beautifully crafted retaining walls that line the perimeter of the lot. All the elements described above are in excellent original condition.

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Both the house and the garage were built in 1928<sup>a</sup> at a cost of \$28,000 for Walter R. Meier (?-1947), a respected Waukesha businessman who had purchased the Waukesha Ice Cream Company on Arcadian Avenue in 1926 and renamed the company after himself. He expanded the company before selling it to the Pet Milk Company in 1930.<sup>9</sup> Pet Milk added additional plants in Milwaukee and Beaver Dam and they continued to operate the firm in Meier's name until 1946. Meier's architects were the Milwaukee firm of Dick and Bauer.<sup>10</sup>

Walter B. Scheel House (Contributing) 1114 East Broadway Map No. 4

This house is a good example of a late side-gabled Bungalow style design and it is one-story in height, measures 26-feet-wide by 40-feet-deep and is rectilinear in plan. A full basement story underlies the house and the foundation walls throughout are constructed of concrete. Where they are visible above grade the basement story's exterior walls and the exterior portions of the main walls above them are uniformly sheathed in a dark brown brick and these walls are then sheltered by the broad, overhanging eaves and wooden soffits of the gable roof that covers the house. The main facade faces southwest onto East Broadway and its most prominent feature is a 14-foot-wide by 8-foot-deep, rectilinear plan, enclosed gable roofed sunporch salient that covers the left half of the facade. This salient is sided in the same brick as the house and it has two large paired window openings centered on its street elevation that are now each filled with a large sheet of plate glass.<sup>11</sup> To the right of the porch is a 5-foot-wide by 4-foot-deep brick walled entrance vestibule that contains a 4-light over two-panel oak entrance door and this vestibule is sheltered by a shed roof that is formed by a downward continuation of the slope of the main roof. A three-over-one-light double hung window is placed on the main wall surface to the right of the entrance vestibule and a raised terrace extends across the width of the facade to the right of the sunporch. This terrace is partially screened by a tall brick-sided parapet topped with a concrete coping.

The northwest-facing side elevation of the house has a shed-roofed bay placed in its center that contains a group of four three-over-one-light double hung windows and there is also a group of three of these windows to the right of the bay and a group of two windows to its left. The gable end above the bay has another pair of these windows centered in it as well and similar groups of windows are also used on the southeast-facing side elevation of the house.

<sup>a</sup> Building Permits. City of Waukesha Inspection Unit files, City of Waukesha City Hall.

<sup>9</sup> Waukesha Freeman. January 30, 1948. Also October 9, 1947, Obituary of W.R. Meier.

<sup>10</sup> Ibid, July 26, 1928, pg. 6.

<sup>11</sup> These openings may each have originally been filled with paired three-over-one-light double hung windows like those used elsewhere on the house.

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There is a one-car frame construction gable-roofed garage clad in wood clapboards (Map No. 4A) located to the right and to the rear of the house and a small modern metal shed has been placed just in front of this garage. Otherwise, both the house and garage are in very good and largely original condition.

This house was designed and built in 1926<sup>12</sup> by Paul F. Gierke for Walter E. Scheel (1892-1927), a partner in the Spring City Pattern Works then located at 361 W. Main Street. Scheel had joined H.B. Mueller in this firm just a few years before and after Scheel's untimely death in 1927 Mueller joined forces with Harry Arneson, who was still the president of the relocated firm (521 W. Wisconsin Ave.) in 1947.<sup>13</sup> The garage was built by Laura B. Scheel, Walter's widow, in 1929.<sup>14</sup>

Dr. Martin Werra House (Contributing) 1120 East Broadway Map No. 5

The Werra house is located on the corner of East Broadway and Frederick Street and it is a fine example of the Dutch Colonial Revival style that was built in three stages between 1925 and 1948. The original house was built in 1925<sup>15</sup> and it consists of the two-story main block whose principal facade still faces southwest onto East Broadway. When first built this house had a square plan that measured 28-feet by 28-feet and it was founded on a basement story whose walls are built of concrete block. The walls of the first story above the basement are clad in a dark brown brick and this story is sheltered by the asphalt shingle-covered gambrel roof above. The roof has overhanging eaves and a ridgeline that parallels East Broadway and both its front and rear-facing lower slopes have nearly full length shed roofed dormers that are sided in the same narrow clapboards that also side the gambrel ends.

The first floor of the main facade of this house is asymmetrical and two-bays-wide. The left-hand bay contains a triple window group filled with six-over-one-light double hung windows. The right-hand bay contains the main entrance door, which is sheltered by a pedimented entrance porch supported by two fluted Doric Order columns that are doubled by fluted pilasters placed on either side of the door. The dormer on the roof above contains two symmetrically placed pairs of six-over-one-light windows.

Originally, there was also a 10-foot-wide by 14-foot-deep porch on the southeast-facing side elevation of the house as well, but in 1933 this porch was demolished and a two-story, gambrel-roofed 8-foot-wide by 25-foot-deep addition designed by

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<sup>12</sup> Building Permit. City of Waukesha Inspection Unit files, City of Waukesha City Hall.

<sup>13</sup> Waukesha Freeman. November 14, 1947.

<sup>14</sup> Building Permit, Op. Cit.

<sup>15</sup> Ibid.

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architect Mark Praller was added across the width of this elevation.<sup>16</sup> The design of this addition (which lengthened the house by 8 feet) closely approximated that of the original and it replicated the siding of both the first and second floors of the original house and used the same six-over-one-light windows as well. Pfaller also designed another addition for Werra in 1948 that was placed on the rear elevation of the original house. This addition is also two-stories in height and it measures 13-feet-wide by 18-feet-deep and it too is sided in the same materials as the original house. Unlike the earlier addition, though, this one has a hip roof and it is placed so as to extend the northwest-facing side elevation of the house, thus giving the house an "L" shape plan. Other features of this addition include a two-story veranda on its southeast-facing elevation and somewhat more elaborate trim.

In addition, there is a two-car hip-roofed clapboard sided garage (Map No. 5) located just behind the last addition that is probably original to the house. Both the house and the garage are in excellent condition today and the two additions to the house were done so well that they enhance, rather than detract from the original design of the house.

Dr. Martin J. Werra (1896-1970) was a prominent Waukesha physician and one-time chief of staff of the Waukesha Memorial Hospital. He practiced in Waukesha for 45 years and was a member of the Waukesha School Board for 26 years.<sup>17</sup> Dr. Werra was the son of Conrad Werra, whose Werra Aluminum Foundry was long one of Waukesha's biggest industries.

Charles J. Schuetze House (Contributing) 1202 East Broadway Map No. 6

The Schuetze house is Waukesha's finest residential example of the Mediterranean Revival style and it is also one of the district's most imposing residences as well. The house sits well back on its oversized lot and it consists of a two-story rectilinear plan main block measuring 48-feet-wide by 28-feet-deep that rests on poured concrete foundation walls that enclose a full basement story. The exterior walls above this foundation are sided in a tan brick and these walls are sheltered by the broad, overhanging eaves of the tile-covered shallow-pitched hip roof that crowns the house.

The principal facade of the house faces southwest onto East Broadway and it is symmetrical in design and three-bays-wide. The center bay of the first floor contains the elaborate main entrance door of the house. This classically inspired design consists of a carved oak door that is flanked by six-light leaded glass sidelights and then surmounted by a small semi-circular arched fanlight divided by radiating lead cames. All these elements are enclosed in a wooden architrave that

<sup>16</sup> Building Permit. City of Waukesha Inspection Unit files, City of Waukesha City Hall.

<sup>17</sup> Waukesha Freeman. November 21, 1970. Obituary of Dr. Werra.

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has a curved wood-covered pediment motive placed above; its curve being flat enough to arch over both the door and its sidelights. This architrave is then itself enframed by an elaborate carved stone surround that features a pair of Tuscan Order columns placed on the outer side of each sidelight. A carved stone entablature then rests on top of these columns and this entablature is then extended above the curved pediment. The center bay is flanked by triple window groups placed in the bays on either side and the design of these groups is a somewhat simplified version of the center bay. Each of these two end bays contains a pair of 12-light leaded glass French doors that are flanked by six-light side lights and the doors are surmounted by a small leaded glass fanlight. The three elements are enclosed in a wooden architrave that is recessed slightly into the main wall surface under a broad, shallow arch. Both of these window groups are further decorated with wrought iron balconets.

The two end bays of the second floor of this facade each contain paired 6-over-6-light leaded glass windows and the center bay contains a triple window group of 4-over-4-light leaded glass windows ornamented with a wrought iron balconet placed on a cut stone slab supported by two brackets. Two symmetrically disposed hip-roofed dormers are placed on the slope of the roof above and both dormers are roofed in tile. The main facade is further extended by the placement of similar-sized porches on the two side elevations of the house. The porch on the southeast side measures 10-foot-wide by 17.5-foot-deep and it is a flat-roofed screened porch whose roof is supported by wooden columns and which has a wooden balustrade encircling its roof. The corresponding porch on the northwest elevation measures 10-foot-wide by 18-foot-deep and it is an enclosed sunporch sheltered by a hip roof covered in tiles. This porch is lit by groups of large floor-to-ceiling height triple window groups that each contain paired 12-light leaded glass windows that are flanked by 6-light sidelights.

A large 34-foot-wide by 22-foot-deep one-story three-car garage (Map No. 5A) is located some distance behind the house on Frederick Street. This building was constructed in 1932<sup>18</sup> and it too is sided in tan brick and has a shallow-pitched hip roof that is covered in asphalt shingles. Three paneled wooden garage doors face onto Frederick Street and the side elevations each contain three 12-light wooden sash windows. Both the house and garage are in excellent original condition today.

This house was constructed in 1921<sup>19</sup> for prominent Waukesha businessman Charles F. Schuetze (187-1958), the founder and owner of the Waukesha-based Manitowoc Church Furniture Company. Schuetze founded this company in Manitowoc in 1908 and moved the firm to Waukesha in 1913. From that time on Schuetze steadily expanded the company

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<sup>18</sup> Building Permit. City of Waukesha Inspection Unit files, City of Waukesha City Hall.

<sup>19</sup> Ibid.

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until by 1948 it was the largest of its kind in the country.<sup>20</sup> Schuetze was also active in civic affairs as well and was widely known as the "Father of Waukesha's Park System."<sup>21</sup>

Edward Porter/George B. Harris House (Contributing) 1222 East Broadway Map No. 8

This much altered house is both the oldest and one of the largest houses in the district and it sits well back on its very large lot. The original portion was built ca. 1870 for Edward Porter and it consists of a very large irregular plan two-story Italianate style house that is set on cut stone foundation walls that enclose a full basement story. This story supports the painted, brick-faced exterior walls of the two stories above. The 1870 house consists of three nearly identical-sized rectilinear plan gable-roofed sections, each section of which is placed parallel to the others, forming a complex whole that has a triple parallel gable roof. The symmetrical main facade of the first section faces southwest onto East Broadway and it measures 36.5-foot-wide by 19.5-foot-deep. This section is five-bays-wide and the main entrance to the house is placed in the center bay of the first floor. All the remaining bays on both floors on this facade each contains a single segmental arched window opening and these openings are each filled with a two-over-two-light double hung window. This section is sheltered by the very broad overhanging eaves of the gable roof above, a roof whose ridge line runs northwest-southeast parallel with East Broadway.

The second section is placed immediately behind the first, but it is three-feet longer and three-feet less wide and it is positioned so that its northwest side elevation is inset three-feet from the same elevation of the first section and its southeast side elevation projects six-feet beyond that of the corresponding elevation of the first section. Each of these elevations was originally two-bays-wide and the original second floor windows of these elevations have survived the subsequent remodelings and they are the same design as the ones on the main facade.

The third section is placed immediately behind the second and it too has side elevations that are two-bays-wide. The 18-foot-wide northwest-facing side elevation of the third section continues the same plane as the same elevation of the second section. The third section's southeast-facing side elevation, however, projects six-feet further to the southeast than that of the same elevation of the second section, and the result is that the combined southeast elevations of these three sections step back and out from the front of the house in a series of three nearly equal steps. The 39-foot-wide rear elevation of this third section appears to have originally been four-bays-wide and each of this elevation's four second floor bays survived the later remodelings and they each contain a window opening that is identical to the ones on the main facade described above. And, like the second

<sup>20</sup> Waukesha Freeman. January 30, 1948.

<sup>21</sup> Ibid. February 12, 1955.

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section, the third section is covered by a separate gable roof whose ridgeline parallels that of the first section.

The building permit file for this house indicates that this house was remodeled in 1908 and again in 1930, but the nature of these changes is not specified.<sup>22</sup>

Stylistic evidence, however, suggests that the 1908 remodeling consisted of the additions made to the main facade of the house. These additions include the construction of an 11-foot-deep enclosed American Craftsman style one-story veranda or sunporch across the width of the main facade and across the northwest-facing side elevation of the front section and the placing of a large gable-roofed one-bay-wide pavilion on top of the roof of the new veranda covering the original center bay of the second floor of the main facade. The veranda roof is supported by pillars constructed out of panel-faced concrete block and light is admitted to the veranda through pairs of 11-light windows, each pair of which is surmounted by an eight-light transom window. The entrance door to the veranda is placed in front of the main entrance door on the front of the house itself and this door has a segmental-arched head and a six-light transom above. The door is flanked by 11-light windows, both of which are also topped with similar transoms, and there is a group of four tall 8-light leaded glass windows placed in the front of the pavilion located above the entrance.

The 1930 remodeling was the work of Milwaukee architect Hugo C. Haeuser.<sup>23</sup> So far as can be determined, Haeuser's exterior work included covering all the existing gable ends with stucco and false half-timber work and covering the first floors of the southeast-facing side elevations of the second and third sections with a veneer of large ashlar stone work, both changes that gave the house a somewhat Tudor Revival style aspect.

There is also an early (ca. 1870) carriage house (Map No. 8A) located behind and to the rear of the house. This building is sided in stucco and it is rectilinear in plan and one-and-a-half stories in height and it is covered by a side-gabled roof with returned eaves whose rear-facing slope extends downward to the top of the first floor, giving the building a "catslide" or "saltbox" style side profile. The main facade faces onto East Broadway and it has two unequal-sized garage door openings that now contain modern doors and both openings are sheltered by a nearly full-width pent roof supported by carved brackets. A gable-roofed dormer is placed in the center of the front-facing slope of the roof and it features a single segmental arched opening that once facilitated the loading of hay into the attic story.

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<sup>22</sup> Building Permit. City of Waukesha Inspection Unit files, City of Waukesha City Hall.

<sup>23</sup> Ibid.

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Other buildings on the property include a later non-contributing frame construction, rectilinear plan, gable-roofed, clapboard-sided shed (Map No. 8B) and a modern flat-roofed two-car one-story garage that is attached to the rear of the house. All buildings on this lot are in very good condition today and there is also a tennis court located to the west of the shed.

The original house was built for a wealthy Waukesha farmer and occasional railroad contractor named Edward Porter (1819-1895), a native of England who came to Waukesha in 1850 and began work as a contractor for the Milwaukee and Mississippi Railroad (Wisconsin's first). Porter's success enabled him to buy a 400 acre farm in the township of Waukesha east of the village of Waukesha in 1857.<sup>24</sup> This property was named Broadway Farm and it contained much of the land that is now included within the East Broadway Historic District. Porter built his house on this land ca. 1870 and he continued to reside there until his death in 1895.<sup>25</sup> Around 1904 the now much smaller property and the house was purchased by George B. Harris (1861-1940), a prominent Waukesha businessman who had formed the Wisconsin Butter and Cheese Co. to consolidate the 15 area creameries and cheese factories he and his brother had operated as the Harris Brothers Company. The former firm was operated from 1891 to 1926, when it was dissolved and its holdings sold to the United Milk Products Corp. Harris was also a civic leader and an active worker in the movement to better conditions in prisons and reformatories.<sup>26</sup> He was also the principal developer of the Broadway Heights Subdivision, a plat he developed with his neighbors out of the rest of the land he acquired when he bought the Porter house and landholdings.

William Beaumont House (Contributing) 1230 East Broadway Map No. 9

The Beaumont house is a large and unusually late example of the American Foursquare style and it is two-stories in height, has a square plan, and measures 28-feet-wide by 29-feet-deep. A full basement underlies the house and the visible portions of the concrete block foundation walls are covered with the same Lannon stone random range work veneer that covers all the exterior walls above grade level. These walls rise to the wide overhanging eaves which support the asphalt shingle-covered hip roof that shelters the house. A large hip-roofed dormer is centered on both the southwest and northwest-facing slopes of this roof and the former dormer still retains its original triple window group featuring three six-over-one-light windows while the latter dormer has a paired group of the same windows.

The principal facade of the house faces southwest onto East Broadway and the main entrance is placed in the center bay on the first floor of this three-bay-wide symmetrical facade and it is flanked by eight-light sidelights. All the other bays

<sup>24</sup> Portrait and Biographical Record of Waukesha County, Wisconsin. Excelsior Publishing Company, Chicago, Illinois, 1894, pgs. 881-883.

<sup>25</sup> Waukesha Freeman. March 28, 1895. Obituary of Edward Porter.

<sup>26</sup> Ibid. July 5, 1940. Obituary of George B. Harris.

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on this and the other elevations of the house contain groups of six-over-one-light double hung windows and those on the main facade are all paired groups. The first floor of the main facade is sheltered by a full-width one-story hip-roofed open front porch that has a large gablet placed above its center. The roof of this porch is upheld by placing groups of three square posts at each corner and groups of four posts below the ends of the centrally placed gablet located above the entrance.

There is also a large 18-foot-wide by 21-foot-deep hip-roofed one-story garage building (Map No. 9A) located at the rear of the property. This garage is sided in the same fine random range work lannon stone veneer that covers the house and it was built at the same time.

Beaumont built this house and garage for himself and two sisters in 1931<sup>27</sup> and he continued to occupy it until he died in 1953.<sup>28</sup> The Beaumont siblings were all involved in the running of a large summer resort on Beaver Lake, Wisconsin that had been developed by their parents.<sup>29</sup> Their house and garage are still in excellent and near original condition today.

Leo F. Miller III House (Non-Contributing) 112 N. Porter Avenue Map No. 10

The one-story Miller house is an unusual example of Modern Movement design. This house sits on a prominent corner lot bounded by East Broadway and N. Porter Avenue and it has an irregular floor plan that can be described as a rectangular shape with a serrated corner that faces the corner of the lot where the two streets intersect. The building has concrete foundation walls that enclose a full basement story. The exterior walls above grade are constructed out of precast reinforced concrete panels that were raised in place and these walls have a layer of insulation board inside and their exteriors are veneered in a layer of split boulders laid in a random rubble fashion. The entire house is sheltered by a nearly flat shed roof that rises very slightly from the rear to the front and this roof has broad, overhanging flat eaves that are supported by long projecting beam ends. The house is also heated with radiant heating.

The northwest-facing side elevation of the house measures 65.5-feet-long and the perpendicularly placed northeast-facing rear elevation is 36-feet-long. Then, beginning at the rear (east) corner of the house, the southeast-facing side elevation runs parallel to the northwest side for a distance of 37.75-feet. At this point the wall turns 35° and runs for 14-feet, then turns 90° and runs for 11.25-feet, then turns 80° and runs 22.33-feet, and finally turns 20° and runs 10-feet to the point of intersection of the northwest and the southeast-facing elevations.

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<sup>27</sup> Building Permit. City of Waukesha Inspection Unit files, City of Waukesha City Hall.

<sup>28</sup> Waukesha Freeman. November 24, 1953. Obituary of William Beaumont.

<sup>29</sup> Ibid. March 25, 1938. Obituary of Edythe Beaumont.

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This results in the serrated corner mentioned above and has the affect of creating two short (14-foot and 22.33-foot) walls that face at an angle to the corner. Each of these walls has a large picture window inserted in it and the one on the longer wall is flanked by large floor-to-ceiling panels of vertical board and batten siding and by the main entrance door, which is located to the right of the picture window. In addition, the one-car garage is incorporated into the house and its door opening is located at the rear end of the southeast-facing elevation.

Leo Miller was the owner of the Miller Printing Company in Waukesha (afterwards the Miller-O'Connell Corporation) and his house was built in 1951 to the design of architect Edward Gray.<sup>30</sup> The house is in good, largely original condition today, but it has had a large battery of solar panels placed on its roof facing the street. Its awkward design and late date of construction make it a non-contributing resource in the district.

John F. Bauer House (Contributing) 1316 East Broadway Map No. 13

This very fine Arts and Crafts style-influenced Bungalow style house is an excellent example of the way in which these two styles complemented each other. The Bauer house is one-and-a-half-stories in height, and its main block has a rectilinear plan and measures 30-feet-wide by 26-feet-deep. A full basement story underlies the house and its concrete foundation walls are visible above grade level. The exterior of the main walls are uniformly covered in stained wood shingles and these walls rise up to the wide rolled and padded overhanging eaves which support the asphalt shingle-covered combination jerkinhead gable and deck roof that shelters the house.

The four-bay-wide asymmetrically designed principal facade of the house faces southwest onto East Broadway and the main entrance is placed in the center of the first floor the facade. The entrance door is placed in a 6-foot-wide by 5-foot-deep shingle-sided entrance vestibule that is surmounted by a hip roof that has rolled edges. The corners of the vestibule are decorated with battered shingle-covered setback buttresses and the entrance door in the vestibule consists of a nine-light upper half over two panels. Each of the two bays to the right of the entrance contains a pair of eight-light casement windows. The bay to the left of the entrance contains a projecting bay window that has a rolled edge pent roof above it that merges into the roof of the entrance vestibule. This bay window contains a group of four thin four-over-one-light double hung windows. The facade is terminated by a triple window group in the gable end that contains a six-over-six-light double hung window flanked by two four-over-four-light windows.

The first story of the northwest-facing side elevation of the house is then covered by a 9.5-foot-wide by 18-foot-deep one-story enclosed sun porch. This porch is

<sup>30</sup> Building Permit. City of Waukesha Inspection Unit files, City of Waukesha City Hall.

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sheltered by a deck roof whose edge is also rolled, creating a mansard style roof. The northwest elevation of the porch contains a triple window group adjacent to a four window group, all the windows being four-over-one-light in design.

Large dormers are centered on both the southeast and northwest-facing slopes of this roof. The dormer on the southeast slope is almost as long as the width of the roof and it has a combination hip and deck roof that also has rolled edges and its face contains two pairs of six-over-one-light windows. The smaller northwest-facing dormer has a similar type of roof, but it is actually a mansard roof with a flat deck and rolled edges. This dormer has a triple group of six-over-one-light windows facing northwest and the north end of the dormer wall and the roof above it merge into the corner of a two-story flat-roofed rectilinear plan 20-foot-wide by 16-foot-deep salient that is attached to the rear of the house. The edge of the roof of this salient has the same rolled edging as that of the dormer and it is fact a continuation of the dormer roof. Originally, this salient had a screen porch on its first floor and an enclosed sleeping porch on its second floor, but the porch was remodeled in 1940<sup>31</sup> and the space within was converted into four rooms. The only other change to the exterior of the house has been the addition of a small modern greenhouse attached to the southwest corner.

This house was built in 1920<sup>32</sup> for John F. Bauer, who was listed as a superintendent in the 1921 Waukesha City Directory. Bauer's tenancy was short-lived, however, and in 1923 the house was owned by Louis A. Williams, the manager of the Wisconsin division of the General Motors Corporation. Besides the very original and well maintained house there is also a 30-foot-wide by 20-foot-deep rectilinear plan frame construction gable roofed two-car garage (Map No. 13A) located at the rear of the property as well. This garage is sided in clapboard and it was built in 1954<sup>33</sup> and is considered to be non-contributing to the district for that reason.

Ernest B. Glidden House (Contributing) 1416 East Broadway Map No. 15

As East Broadway proceeds on its eastward course, the hill it ascends grows steeper and this change is reflected in the design solutions that the architects of houses in the east end of the district provided for their clients. A case in point is the very fine Mediterranean Revival style house created for Ernest B. Glidden by an unknown architect ca. 1931.<sup>34</sup> This large single-family house is two-stories in

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<sup>31</sup> Building Permit. City of Waukesha Inspection Unit files, City of Waukesha City Hall.

<sup>32</sup> City of Waukesha Inspection Unit files, City of Waukesha City Hall.

<sup>33</sup> Building Permit. Ibid.

<sup>34</sup> Waukesha City Directories. Wright Directory Company, 1931, 1934, 1936. This house is located in the Town of Waukesha, not the City, and only selected historic tax records for the Town have been preserved at the Area Record Center in Milwaukee. Thus, the copious documentation that exists for City of Waukesha properties is not available for the Town of Waukesha properties in the district.

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height and the main block of the house has a rectilinear-shaped plan. A full basement story underlies the house and its concrete foundation walls support the stucco-covered masonry construction exterior walls above. These walls rise up to the broad overhanging eaves that support the Spanish Style pattern tile-covered shallow-pitched hip roof that crowns the house.

The principal facade of the main block of this building faces southwest onto East Broadway and it is asymmetrical in design and three-bays-wide. The two-story right-hand-bay projects forward approximately two-feet from the main facade and this salient is surmounted by its own tile-covered hip roof. The first floor of this bay contains a floor-to-ceiling height triple window group that is flanked by a pair of decorative double batten wood shutters. The center window consists of a pair of four-light wood sash french doors and these are flanked by fixed equal height four-light sidelights. Two pairs of identical four-light french doors are positioned in the second story above and a shallow wooden window planter is placed just below them and it is supported by four heavy wood brackets. The left-hand bay of this facade is identical to the right-hand bay except for being placed on the main wall surface. A wooden balconet is placed in front of this bay's second floor windows and it is decorated with a full balustrade that has turned wooden balusters and turned finials terminating its corner posts.

The principal entrance to the house is placed in the center bay of the main facade. The oak and iron-bound entrance door has a semi-circular arched upper portion and it is flanked by two half-height semi-circular arched sidelights. Both the door and its sidelights are placed within a deeply inset flat-arched entrance vestibule that is decorated with a pair of Tuscan order wood columns that appear to support an elaborately carved wooden lintel. A pair of six-light casement windows is located in the second floor of the center bay above the doors and these windows are also flanked by a pair of wooden double batten shutters and they also have a small wooden balconet without a balustrade placed just below them.

The main facade is extended to the left by the end wall of a large rectilinear plan sun porch pavilion that covers most of the first story of the northwest-facing side elevation of the house. Like the main block, this porch is also sided in stucco and has a tile-covered hip roof. Both of the porch's end elevations are two-bays-wide and each bay contains a pair of four-light French doors. The three-bay-wide northwest-facing elevation of the porch pavilion contains three more pairs of these doors. Because the site slopes down steeply along the left-hand edge of this lot it was also possible to completely expose the northwest wall of the basement story of the porch pavilion as well. This allowed for the placement of a basement story entrance door in this wall.

A driveway runs along the west edge of this lot and it runs back to a detached flat-roofed square-plan one-story two-car garage (Map No. 15A) that is located behind the

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house and set into the slope of the lot. This garage was built at the same time and in the same style as the house and it is stucco-sided and has two large garage door openings facing northwest. The garage's flat roof is rimmed by a wood balustrade supported by stucco-sided piers.

Both house and garage are in excellent original condition and were built for businessman Ernest B. Glidden (1893-1958)<sup>35</sup>, then vice-president of the Waukesha firm of Otis Glidden & Co., manufacturers of pharmaceutical products. The firm was founded by Glidden's father, Otis E. Glidden, in the 1920s after his first firm, the Waukesha Pure Food Co., was sold to the manufacturer's of Jello in 1921. Ernest Glidden became president of his father's firm in 1936 and remained in that position until his retirement in 1951.<sup>36</sup>

William S. Halladay House (Contributing) 1411 East Broadway Map No. 23

The lots that line the east end of East Broadway in the 1400 block are much deeper and hillier than other lots in the district and they are more densely wooded as well, rendering some of these houses almost invisible from the street when the leaf cover is at its fullest. The very fine Bungalow style-influenced Craftsman style Halladay house is one of the earlier houses in the district and it is sited on a small hillock of its own along this stretch of East Broadway. The principal block of the house is one-story in height and rectilinear in plan and it rests on a partially raised basement story. The exterior walls are covered in stucco throughout and these walls rise up to broad, overhanging eaves, which, with their exposed rafter ends, support the asphalt shingle-covered front gable roof that crowns the house. The ridgeline of this roof runs north-south and the main gable end faces north onto East Broadway as does the principal facade of the house.

The principal facade is symmetrical in design and three-bays-wide and its first story consists of two pairs of one-over-one-light double hung windows that flank the six-light over two-panel centrally placed entrance door. All the rest of this facade is covered by a full-width and nearly full-height gable roofed-front porch salient that dominates the facade. This porch has a full-width front-facing gable end whose slopes are pitched at the same angle as the main roof but whose ridgeline is placed about two-feet lower. The gable end of the porch is sided in stucco decorated with vertical boards imitating half-timber work and this wall surface is then sheltered by broad, overhanging eaves supported by exposed beam ends. The porch roof is supported at each of its four corners by groups of short square wood posts (four each in the front, two each in the rear) that sit on top of tall stucco-sided piers. The two front piers also serve as the terminal elements of the stucco-sided solid balustrade of the porch. The decision to give the porch a solid balustrade and to extend the wall surface of the balustrade in an unbroken plane

<sup>35</sup> Waukesha Freeman. January 31, 1958. Obituary of Ernest B. Glidden.

<sup>36</sup> Ibid. April 29, 1960. History of Otis Glidden & Co.

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down to grade created a design element of considerable mass and one that appears even more impressive when viewed from the street below. This balustrade is decorated by having two broad one-foot high sections cut out of its length, sections that resemble upside down basket handle-shaped arches.

The west-facing side elevation of the house is dominated by a gable roofed sunporch ell that is placed perpendicular to the main block of the house. This porch utilizes the same design that is used on a larger scale for the front porch, the only difference being its smaller size and the fact that each of its three sides is enclosed by two pairs of single-light casement windows that are flanked by two smaller single-light fixed windows. Transom lights are placed above each window or window group (four-light transoms over the paired windows and three-light over the single ones) so as to form a continuous band across the tops of the windows on each side.

This house is an excellent example of a Sears & Roebuck design known as the "Osborn." The house and a small gable-roofed rectilinear plan stucco-sided one-car garage building (Map No. 23A) located in the rear of the lot were both built in 1919 by William S. Halladay, a traveling salesman and onetime secretary-treasurer of the Waukesha-based Wisconsin Limestone Co., who lived in the house until 1942.<sup>37</sup>

Stanley J. Christoph House (Contributing) 1307 East Broadway Map No. 26

The Christoph house is the newest and one of the finest of the six Tudor Revival style houses in the district. The house is sited on a prominent, corner lot bounded by East Broadway and Porter Avenue and it is one-and-a-half-stories in height, and it is irregular in plan, and its main block measures 47.5-feet-wide by 35-feet-deep. A full basement story underlies the house and the foundation walls throughout are constructed of concrete block. The exterior portions of the main walls above grade are all sheathed in a beautifully crafted continuous veneer of random range ashlar Lannon stone. These walls terminate beneath the overhanging eaves of the asphalt shingle-covered multi-gable roof.

The principal facade of the northeast-facing East Broadway facade is asymmetrical in massing and it consists of two principal sections, the main facade of the main block of the house and the 22-foot-wide side elevation of a two-car-garage that is attached to the right-hand side elevation of the main block. The facade of the main block is asymmetrical in design and three-bays-wide. The two-story right-hand-bay projects forward approximately two-feet from the main facade and this salient is surmounted by a gable roof of its own. The first floor of this bay contains two pairs of large, coupled casement windows separated by a thick wooden mullion. The

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<sup>37</sup> Waukesha City Directories. Wright Directory Company, 1919-1942. This house is located in the Town of Waukesha, not the City, and only selected historic tax records for the Town have been preserved at the Area Record Center in Milwaukee.

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lead comes of these windows are arranged in lattice fashion and each of these windows is topped by a transom light of identical design. A massive wooden lintel is placed above this window group. A small polygonal wood frame oriel window is positioned in the second story above. This oriel has two smaller windows flanking a larger window and all three have the same lattice-work lead comes as the windows below. The gable end above is sided with waved wooden clapboards.

The principal entrance to the house is placed in this facade's one-and-a-half-story center bay. The massive oak and iron-bound entrance door has a segmental-arched upper portion and it is surmounted by a six-light transom. Both the door and its transom are enframed with a massive simple wood surround and an elaborate wrought iron hanging lantern is placed above the door. A gable-roofed wall dormer that contains a pair of 12-light leaded glass casement windows is placed on the main roof slope above this door and it is surmounted by a stucco-sided gable end. An identical dormer is also located on the roof above the triple window group that fills the first floor of the one-and-a-half-story left-hand bay of this facade. This triple group has a brick sill and a massive dressed stone lintel and it consists of three eight-light leaded glass casement windows.

The wall surface of the right-hand bay of the main facade is extended approximately 10-feet to the right, where it forms one elevation of a one-story hyphen that connects the main block to the attached garage. The roof of this hyphen is formed by extending the lower half of the slope of the main roof to the right and there is a small single window opening filled with lattice-work lead comes located close to the top of the elevation.

The two-car garage itself is attached to the northwest corner of the house and it is rectangular in plan, has a gable roof and measures 22-feet-wide by 20-feet deep. This garage is identical in style and materials to the house, being sided in random coursed ashlar lannon stone as well. The East Broadway-facing side elevation of the garage projects 9-feet out from the main facade of the house. A single pair of six-light casement windows set into a segmental-arched opening and flanked by a pair of double batten wood shutters is centered on this elevation. The main facade of the garage faces northwest onto Porter Avenue and its first floor consists almost entirely of a broad panelled garage door. The gable end above the door is sided in waved clapboard and another pair of small six-light casement style windows is placed just below the apex of the gable and the apex itself is slightly bowed and is sided in wood shingles.

The southeast-facing side elevation of the main block is bisected by a massive stepped stone chimney mass and an equally large but slightly different chimney mass bisects the northwest-facing side elevation as well. A fine stone wing wall is attached to the southwest corner of the main block of the house. This six-foot-tall wall runs in a northwest direction parallel to the driveway for thirty feet until it terminates against the side of an 8-foot-square stone tool house (Map No. 26A) that is surmounted by a tall wood shingle-covered pyramidal roof.

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The Christoph house was built for Stanley J. Christoph (1899-1947) by local contractor Leonard H. VanAistine (1898-1975) to a design by architect F. Clare Hinckley.<sup>38</sup> Christoph was one of three sons of J.B. Christoph (1868-1943), a pioneer wholesaler and distributor of newspapers in Waukesha whose firm J.B. Christoph & Sons was one of Waukesha's successful business enterprises.<sup>39</sup>

Charles H. Harwood House (Contributing) 1221 East Broadway Map No. 30

The Harwood house is a fine example of Arts and Crafts style design that occupies a very large flat lot near the west end of the district. The house is one-and-a-half-stories in height, has a cruciform plan, and a full basement story underlies it. The exterior walls above grade are made of tile that is sheathed in stucco and these walls then terminate beneath the broad overhanging eaves of the asphalt shingle-covered multi-gable roof that crowns the house.

The principal facade of the northeast-facing East Broadway facade of the house is asymmetrical in massing and it consists of the side elevations of two unequal length side gable-roofed wings that flank a slightly taller front gabled center block. The 23-foot-wide facade of the main block is asymmetrical in design and three-bays-wide. The left-hand bay has a single one-light window on the first floor. The first floor of the center bay contains a triple window group that has two fixed 8-light windows flanking a larger single-light window. This window group is then sheltered by a pent roof that is an extension of the larger hip roof that covers the enclosed 15-foot-wide by 9-foot-deep entrance porch. This porch covers the right-hand bay of the center block and about half of the wall surface of the side elevation of the right-hand (west) wing of the house. Each of the three sides of this stucco-sided porch features a single large segmental-arched opening. The opening that faces the street contains five equal-width 13-light leaded glass casement windows while the two side-facing openings each contain a pair of 24-light leaded glass floor-to-ceiling French doors that are flanked by similar height fixed 24-light windows. Broad steps flanked by a stone balustrade lead up to these doors from both sides of the porch and both of these balustrades were resurfaced in a lannon stone veneer at a later date. The gable end of the center bay of the main facade of the main block contains a segmental-arched opening like those found on the porch. This opening is filled with a triple window group, each window being a 12-light leaded glass double hung type. The entire facade is sheltered by the broad overhanging eaves of the main roof, which are themselves supported both by exposed rafters whose ends are hidden by bargeboards and by large elaborate scroll sawn sandwich brackets.

The 10.5-foot-wide front-facing side elevation of the left-hand (eastern) wing of the house is one-bay-wide. A single leaded glass window sheltered by a small pent

<sup>38</sup> Building Permit. City of Waukesha Inspection Unit files, City of Waukesha City Hall.

<sup>39</sup> Waukesha Freeman. April 8, 1947. Obituary Of Stanley J. Christoph.

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roof supported by carved wood brackets is centered on this elevation. The corresponding 18-foot-wide front-facing side elevation of the right-hand (western) wing of the house is mostly covered by the already described front porch, its only other feature being a massive stepped brick chimney mass that is centered on it. The lower portion of this chimney is partially covered by the porch, while the broad snout pierces the eave above it.

The design of the 22-foot-wide northwest-facing main elevation of the western wing is virtually identical with the design of the center block on the main facade. This elevation also has a large leaded glass triple window group on its first floor that is then surmounted by a pent roof and there is also a leaded glass triple window group placed in a segmental-arched opening in the gable end above.

In addition, there is also a 20 x 22-foot garage (Map No. 30A) located in the rear of the lot. This heated garage is original to the house and it is stucco-sided and covered with an asphalt shingle-covered hip and deck roof that has broad overhanging eaves. Both the house and this garage are in excellent and largely unaltered condition today.

Not that much is known about Charles H. Harwood. The Waukesha City Directories first show him living at this address in 1915-1916 and he is listed as a salesman and in 1919 as a farmer.<sup>40</sup> Harwood's property was originally more extensive and he appears to have had a role in the building of the houses next door at 1227 and at 1233 East Broadway as well, both of which were constructed c.1919. In 1921 Harwood's own house was sold to John J. Staub, president and treasurer of the Staub, Richardson Co.

Architectural Classification Continued

Italianate

Spanish Colonial Revival

Modern Movement

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<sup>40</sup> Waukesha City Directories. Wright Directory Company, 1915-1916, 1917, 1919, 1921.

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)	Period of Significance	Significant Dates
<u> Architecture </u>	<u> ca.1870 - 1939 </u>	<u> N/A </u>
_____	_____	_____
_____	_____	_____
_____	Cultural Affiliation	_____
_____	<u> N/A </u>	_____
_____	_____	_____

Significant Person	Architect/Builder
<u> N/A </u>	<u> Architects: Dick &amp; Bauer, </u>
	<u> Haeuser, Hugo C. ** </u>

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

Significance

Portions of the East Broadway Historic District were identified by the City of Waukesha Intensive Survey in 1982 as being a potential historic district having local significance under National Register (NR) criterion C. Once the boundaries of this district were more clearly defined, research was undertaken to assess its potential for nomination to the National Register of Historic Places (NRHP) utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the resources within the district utilizing the Italianate, Arts and Crafts, American Craftsman, Bungalow, and Period Revival style subsections of the Architectural Styles study unit of the CRMP. The results of this research is detailed below and shows that the East Broadway Historic District is locally significant under NR criterion C as an architecturally significant grouping of mostly intact early twentieth century residential buildings whose size, integrity, and prominent location all serve to create an entity that is visually distinct from its surroundings. This district is comprised of fifty-six resources including thirty-two residential buildings (twenty-eight contributing and four non-contributing), and twenty-four associated garage and carriage house buildings (eighteen contributing and six non-contributing). Of the contributing residential buildings built during the district's period of significance, seven are fine, highly intact examples of the Tudor Revival style, three are equally fine examples of the Spanish Colonial/Mediterranean Revival style, five are good examples of the Colonial Revival styles, nine are excellent examples of the Bungalow/American Craftsman/Arts and Crafts group of styles, and one is an unusual example of the Italianate style built at the beginning of the district's period of significance. Individually, the early twentieth century buildings in the district are fine examples of architectural styles which are also important to the architectural character of the

\*\* Building Permits. City of Waukesha Inspection Unit files, City of Waukesha City Hall.

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neighborhoods surrounding the district and several of them also represent the best and/or most characteristic examples of these styles that were found by the Waukesha Intensive Survey as well. As a group, these buildings are significant because they represent the stylistic evolution of high style residential architecture in Waukesha between WWI and WWII. This significance is further enhanced by the high degree of integrity that characterizes almost all of the buildings within the district and by the general excellence of the design these buildings display.

#### Historic Context

A general history of the city of Waukesha is contained in both the final report of the Waukesha Intensive Survey<sup>\*2</sup> and in the text of the Historic Resources of Waukesha Multiple Resource Nomination form.<sup>\*3</sup> Consequently, the historical background that follows deals primarily with the history of the district itself and with the area lying to the southeast of the downtown commercial sector of Waukesha that contains the neighborhoods that include the East Broadway Historic District.

The early history of this area of the city of Waukesha was greatly influenced by its topography and by its proximity to the historic core of the city. This historic core is located on a floodplain in the valley of the Fox River at the point where the channel of the river is confined to the west and northwest by the tall bluffs. This floodplain originally consisted of a prairie which gradually rises in elevation to the east and southeast of the river and which was watered by numerous springs. The first plats and the earliest development in Waukesha were concentrated on this flat and readily accessible land and the new community was originally and appropriately named Prairie Village as a result.<sup>\*4</sup>

While this land was desirable in and of itself, the creation of a successful settlement in the 1830s was dependent on other factors as well, among the most important of which was the development of systems of transportation that could bring settlers and goods into the new community and take produce and manufactured goods out. Waukesha's earliest road amounting to more than just a trail across the prairie came just four years after the first settling of the village in 1834 and was authorized by the U.S. Congress in 1838. This highway was known as the United States Road and it ran from Milwaukee to the Mississippi River and its route took it

<sup>\*2</sup> Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982.

<sup>\*3</sup> Howard, Needles, Tammen, and Bergendoff. Historic Resources of Waukesha Multiple Resource Nomination form. September, 1982. On file with the State Historical Society of Wisconsin Preservation Division in Madison, Wisconsin.

<sup>\*4</sup> This area is roughly bounded by the Fox River on the north, College Avenue on the south, West Avenue to the west, and East Avenue to the east.

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through Prairie Village. "It followed the route of the present [1982] U.S. Highway 18 west of the village. This first highway ... was important to Prairie Village as it put it on the only transportation route between Milwaukee with its lake port and the interior of the Territory."<sup>45</sup> The route of this highway through Prairie Village crossed the Fox River at the foot of the Madison Street hill at the edge of the downtown and continued northwest up Madison Street for two blocks before turning right and following the original Spring Street (now known as Delafield Street) on its course up and over the bluffs and on westward out of town.

As the village of Waukesha (renamed in 1846) increased in size, more roads within the village were extended as connectors to other communities and as the nearby city of Milwaukee grew into a regional center more roads were also established connecting Waukesha with that city. One of the most important of these roads was Broadway (as this thoroughfare was known before being divided into east and west sections), which forms the southeasterly continuation of Madison Street. Broadway begins at the foot of the Madison Street hill mentioned above and it then continues diagonally in a southeast direction for five blocks across the downtown section of the village. At the southeast corner of this downtown section (formed by the intersection of Broadway, Wisconsin Avenue and East Avenue) Broadway then begins a gradual uphill ascent as it continues to travel in a southeast direction out of Waukesha and towards Milwaukee.<sup>46</sup>

Construction of buildings along Broadway was largely restricted to the five blocks in the downtown sector of the village, however, until Bethesda Springs, the first of the springs within the village to be developed as a spa, was opened in 1868. After that date the population of Waukesha increased quickly as new springs were developed in all parts of the village. Since these springs were randomly distributed throughout the village, development tended to concentrate around these spots first and the intervening areas filled in later. This trend created islands of growth in Waukesha rather than the more typical pattern of concentric rings radiating outward from a downtown core.

One of the earliest of these islands developed along East Broadway within a triangular-shaped area located two blocks southeast of the downtown.<sup>47</sup> This area was bounded by East Broadway, N. Hartwell Avenue, and the Chicago, Northwestern Railroad lines and growth centered around the development of a small group of

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<sup>45</sup> Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982, pg. 91.

<sup>46</sup> Once outside the city limits of Waukesha, Broadway is known as CTH D in Waukesha County its name then changes to Cleveland Avenue in eastern Waukesha County and in Milwaukee County.

<sup>47</sup> This is the north side of the 500 block of East Broadway. The Chicago, Northwestern Railroad's tracks are now owned by the Soo Line.

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springs located in this triangle that became known as the Silurian Springs after a group of local businessmen who called themselves the Waukesha Mineral Spring Company bought them and the land surrounding them in 1868.<sup>48</sup> Development of this property proceeded slowly and a map of Waukesha printed five years later in the first plat book of Waukesha County shows that the eastern boundary of the platted area of the city in 1873 still ended two blocks west of the springs along the east side of East Avenue.<sup>49</sup> As the springs began to be developed, however, the land surrounding the first few blocks of East Broadway began to be platted and houses and other buildings gradually sprang up on these newly created lots.

The growth of these springs affected only the first few blocks of East Broadway during the rest of the nineteenth century, however, and lands just several blocks further to the east that bordered on East Broadway remained mostly rural for many years to come. One man in particular who was closely associated with the early history of this outlying area was Edward Porter (1819-1895), a former railroad contractor, farmer, and a native of England who came to Waukesha from Canada in 1850.<sup>50</sup> Porter had worked primarily in agriculture up to this time but his first employment in Waukesha involved construction work with the Milwaukee & Mississippi Railroad, Wisconsin's first. He was soon placed in charge of collecting and delivering fuel for the railroad's entire Wisconsin operations and he continued in this work until 1862. He then rented a 160 acre farm near Waukesha owned by one of the railroad's directors and after three years had earned sufficient capital to purchase it. He added this property to the 400 acres located in the Town of Waukesha that he had already purchased in 1857 for an indebtedness of \$20,000 and upon which he was then raising horses. Fortunately for Porter, the demand for horses that resulted from the outbreak of the Civil War allowed him to sell his horses and retire a substantial portion of this debt in short order and he then switched to the raising of sheep imported from Canada. His success in this venture paid off the remaining debt and by 1870 he found himself the proprietor of hundreds of acres of valuable farm land located adjacent to the growing village of Waukesha.<sup>51</sup>

Most of Porter's land consisted of several interconnected parcels located on either side of East Broadway beginning where the current north-south running Columbia Avenue and Frederick Street are now located. This land then continued eastward

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<sup>48</sup> Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982, pg. 22.

<sup>49</sup> The same map also shows a row of large residences and rooming houses situated on large lots bordering on East Broadway along the block that was being developed for the springs.

<sup>50</sup> Waukesha Freeman. March 28, 1895. Obituary of Edward Porter.

<sup>51</sup> Portrait and Biographical Record of Waukesha County, Wisconsin. Excelsior Publishing Company, Chicago, Illinois, 1894, pgs. 881-883.

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beyond the current city limits and Porter named his property Broadway Farms after the thoroughfare that transected it. Porter celebrated his success by building a large Italianate style house on East Broadway (Map No. 8) in the early 1870s that is now the earliest house in the district. Porter's later years were spent in maintaining and upgrading his various farm properties. In addition, he served for many years as the chairman of the Town of Waukesha Board of Supervisors and as the president of the Waukesha County Agricultural Society and he was also a trustee for Carroll College in Waukesha.<sup>52</sup>

Porter continued to farm his land until his death in 1895, but the gradual movement of population eastward from the city was bringing change to land to the west of Porter's property even during his lifetime. By 1887 the land along East Broadway had been platted from the downtown east to the Porter property. This included the land immediately to the west of Broadway Farm owned by prominent Waukesha businessman James B. Lockney. Lockney's land was bounded on the south by East Broadway, on the north by the Chicago, Northwestern Railroad tracks, on the west by Greenfield Avenue and, after he platted this land in 1887 as Lockney's Addition, on the east by a new street Lockney named Frederick Street. The act of platting did not bring instantaneous growth to the area, however, and the 1891 plat map of Waukesha shows that by that date only a few of the lots in Lockney's subdivision had been occupied.<sup>53</sup> Indeed, four of the five houses within the East Broadway Historic District that occupy lots in this subdivision (1008, 1100, 1114 and 1120 East Broadway) were not built until the 1920s and the fifth (1110 East Broadway) was built in 1949. Even as late as 1915 the Porter House (Map No. 8) was still the only house within the district.

Change did not really begin to affect the area that now contains the district until Waukesha's transition from a summer resort to a manufacturing center began around 1910 and until the automobile became a fact of life in the city. Up until that time the growth of the population of Waukesha (from 2500 in 1870 to 8740 by 1910) had reflected the fact that its economy was dependent in large part on the seasonal nature of the tourist trade. With the coming of industry as a major economic force, however, Waukesha's population increased rapidly and this increase brought considerable pressure to bear on the housing stock located in the existing neighborhoods of the city. The result was a rapid growth in suburban development that consisted initially of the platting and developing of previously unplatted lands that lay adjacent to already developed areas. These new suburbs more often than not filled up with modest homes belonging to newly arrived factory workers looking for homes within walking distance of their places of work. The result was an increase in both the core size of the city and in the housing density in the core as well.

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<sup>52</sup> Butterfield, Consul W. The History of Waukesha County, Wisconsin. Western Publishing Company, Chicago, Illinois, 1880, pg. 824.

<sup>53</sup> Plat Book of Waukesha County. Waukesha, 1891.

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The rise of the automobile as a reliable means of personal transportation during this same period, however, made it possible for those who could afford them to look outside the traditional and increasingly congested central core of Waukesha. Among the first to be able to take advantage of this situation was the group of entrepreneurs whose new businesses were largely responsible for the increased growth of the city and it these persons who accounted for the construction of most of the houses built in the East Broadway Historic District.

It is not known why the land along East Broadway became the focus of the homebuilding activities of this group but the fact that it was still in a rural state despite being only eight blocks from the downtown was probably a factor as was the fact that East Broadway was a major thoroughfare that provided ready access to both the city and the surrounding countryside.

Very few of the houses that now comprise the district were built on platted lots. Most were built on lots that were split off from larger holdings when the owners of this land decided to dispose of their larger acreage. In the years since Edward Porter's death in 1895, much of the land he had owned on both sides of East Broadway had been broken up into smaller but still sizable parcels. Among these parcels was one on the south side of East Broadway that included most of the land stretching from the present Columbia Avenue on the west to just beyond the point where the thoroughfare called Porter Avenue is now located, on the east. This land was purchased by Charles H. Harwood who was listed in the Waukesha City Directories of 1915-1916, and 1917 as a salesman and in the 1919 directory as a farmer. Soon after buying the land (c.1915) Harwood built his own house facing onto East Broadway (Map No. 30) almost directly across the street from the former Porter House (Map No. 8). Harwood's house thus became the first house to be built in the district in this century. In 1917 William Weitzel, who was listed as a farmer in the city directory, built the district's next house at 1239 East Broadway (Map No. 27) a short distance east from Harwood, and in 1918 Jonathan Haertel (?-1920), the superintendent of the Waukesha Malleable Iron Co., owned by his father Conrad Haertel, built a house on the land just to the west of Harwood at 1125 East Broadway (Map No. 31).

In the following year Harwood took an active part in the construction of houses on two lots he created out of the land between his own house and that of William Weitzel's.<sup>54</sup> These houses are located at 1233 and 1227 East Broadway (Map Nos. 28 and 29) and their respective purchasers were Jonathan G. Kelly, a manufacturer of silo fillers, and Raymond E. Huppert (1892-1952), the secretary-treasurer of the Federal Steel Sash Co. 1919 also saw the construction of four other houses in the district as well: one on the north side of East Broadway at 1316 (Map No. 13) for John F. Bauer, listed in the city directory as a superintendent; one at 1501 (Map No. 18) on the south side of the street located at the far east end of the district

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<sup>54</sup> The original building permits for both these houses were taken out in Harwood's name.

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for William E. Runkle (1880-1964); another on the south side at 1411 East Broadway (Map No. 23) for William S. Halladay, a traveling salesman and the secretary and general manager of the Waukesha Limestone Co.; and still another located next door to Halladay at 1401 East Broadway (Map No. 24) for George H. Butler (1882-1951), president of the Butler Woodwork Co.

By the end of the 1910s buildings were well established on the south side of East Broadway and the 1920s saw this pattern intensified with many houses also being built on the north side of the street as well. By now the type of owner in this area had been established and the first person to build in the district in the 1920s was Charles J. Schuetze (?-1858), the president of the Manitowoc Church Furniture Co., whose large house at 1202 East Broadway (Map No. 6) was the first Period Revival style house in the district. Subsequent builders in that decade were such men as Caspar Reichl (?-1929), the founder and later the secretary and general manager of the Spring City Foundry Co. (1922, 1117 East Broadway, Map No. 32); Otto O. Bluhm, the president of Bluhm Plumbing and Heating Company (1922, 1315 East Broadway, Map No. 25); Lewis A. Williams, the manager of the Wisconsin Division of the General Motors Corporation (1922, 1500 East Broadway, Map No. 17); Edwin H. Nowak, an accountant with the Spring City Auto Sales Co. (1923, 1310 East Broadway, Map No. 12); Charles H. Gittner, the secretary-treasurer of the Gittner Coal and Supply Co. (1923, 1302 East Broadway, Map No. 11); Dr. Albert Hogdson (1858-1943), nationally known specialist in diabetes treatment and founder of the Still Rock Spa in Waukesha (1924, 1008 East Broadway, Map No. 1); Dr. Martin Werra (1896-1970), chief of staff at Waukesha Memorial Hospital (1925, 1120 East Broadway, Map No. 5); Samuel D. Thompson, vice-president of Thompson's Malted Milk Co. (1925, 1400 East Broadway, Map No. 14); Walter E. Scheel, president of the Spring City Pattern Works (1926, 1114 East Broadway, Map No. 4); and Walter R. Meier, president of the Meier Ice Cream Co. (1928, 1100 East Broadway, Map No. 2).

The 1930s saw the completion of the district and the houses built in that decade were also Period Revival style buildings that were built for the same kind of clientele. The first house in this decade was constructed for William Beaumont (1870-1953), co-owner of the Beaver Lake Resort (1931, 1230 East Broadway, Map No. 9). This was followed by houses for Ernest B. Glidden (1893-1958), president of the Otis A Glidden Pharmaceutical Co. and vice-president of SunLite Dessert Co. (1932, 1416 East Broadway, Map No. 15); George G. Town, professor of chemistry at the University of Wisconsin Extension (1935, 1424 East Broadway, Map No. 16); Dr. Cordelle A Wood (1899-1974), chief of staff at Waukesha Memorial Hospital (1935, 1421 East Broadway, Map No. 22); Stanley J. Christoph (1899-1947), partner in the wholesale distribution firm of J.B. Christoph & Sons (1937, 1307 East Broadway, Map No. 26); James B. Fisher (1884-1953), vice-president and chief engineer of the Waukesha Motor Co., Inc. (1939, 1439 East Broadway, Map No. 19); and Leo Federer (1895-1969), attorney and later president of the Waukesha Mutual Insurance Co. (1939, 1435 East Broadway, Map No. 20).<sup>55</sup>

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<sup>55</sup> Names and dates given above came from many sources including building permits, city directories, newspaper articles etc. Where a name is followed by a date, an obituary was found.

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The completion of the district and the informal history of its creation was followed by the normal platting of the areas surrounding the district. Two of these plats were created by property owners in the district who united to subdivide large land holdings still owned by two district residents. The first of these was the Missionary Ridge subdivision created by Charles H. Harwood in 1937 out of his remaining land and co-sponsored by several of his neighbors living in the 1200 and 1300 blocks on the south side of East Broadway. The second subdivision was the Broadway Heights subdivision created by George B. Harris, the purchaser of much of the Edward Porter farm property located north of East Broadway. Harris subdivided his land in conjunction with his neighbors in 1946 and together, the two new subdivisions succeeded in attracting a large number of persons of similar economic status to this area in the period before and just after WWII. Thus, the development of the East Broadway area served to set the tone for the suburbs that were to follow in this area and the street itself is still considered to be one of Waukesha's best known addresses today.

Architecture

The architectural significance of the contributing resources in the East Broadway Historic District lies partly in their ability to portray the stylistic evolution of single family houses in Waukesha during the period between ca. 1870 and 1939, but their greatest significance is in being excellent and often the best representatives of architectural styles that are important in the architectural history of Waukesha. The Waukesha Intensive Survey Report identified a number of styles that are important ones in this city and enumerated numerous examples concentrated mainly in residential neighborhoods close to the downtown commercial district. Many of these buildings were subsequently incorporated into the four historic residential districts which the survey identified and which were placed on the NRHP in October of 1983.<sup>56</sup> These districts represented the first areas of Waukesha to be distinguished in this manner, although the intensive survey also found a number of other areas in the city which were potentially eligible for future designation and mentioned several of the buildings within what is now being called the East Broadway Historic District as being outstanding examples of particular architectural styles. The survey, however, concentrated on those areas of the city that are closest to the historic core and it did not survey intensively the suburban areas that were developed later. As a consequence, these later areas and the proposed East Broadway Historic District represent a second stage in the development of the architecture of Waukesha, a stage that is still being evaluated at the present time. This nomination, then, is one of the first products of this ongoing process of evaluation.

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<sup>56</sup> These districts are: the College Avenue Historic District; the Latlin Avenue Historic District; the McCall Street Historic District, and the Wisconsin Avenue Historic District.

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The period of significance of the East Broadway Historic District spans the years between 1915-1939, during which years all but one (the Edward Porter House, Map No.6) of the district's contributing houses were built. This period also coincides with the development and maturation of two styles that are of major significance in American architecture as well; that of the Bungalow style and that of the Period Revival Styles. Resources within the district designed in these two styles account for all but one of the contributing houses built during the period of significance and it is noteworthy that their dates of construction divide them into two groups.<sup>57</sup> Bungalow style houses make up the first group and all but the Scheel house (Map No. 4) were built between 1915 and 1919. This group is then followed by the Period Revival Style houses that make up the second group, all of which were built between 1921 and 1939. This clear chronological demarcation between these two styles coincides with the end of WWI. Why the Bungalow style is supplanted by the Period Revival Styles at the end of the war is not known but this same pattern has also been observed in a number of other cities in Wisconsin that have suburbs developed within this period. A prime example, because it too was the home of socially prominent families, is the University Heights Historic District in Madison, a suburb that is notable for its exceptional Prairie School Style houses and its very fine Period Revival Style houses.<sup>58</sup> Here too, houses designed in the Bungalow style and in related styles end quite soon after the end of WWI and virtually all the subsequent homes are Period Revival examples. The reason for this is unclear but since architect-designed houses appear to predominate in both University Heights and in the East Broadway District and since the clientele in both districts were above average in income it is tempting to speculate that the change reflects the state of then current architectural fashions and that by the end of WWI the Bungalow style was seen as old fashioned by more sophisticated architects and clients.

#### The Bungalow Style

Even though there are probably several hundred thousand of these houses spread across the length and breadth of the United States the question of exactly what constitutes a Bungalow style house is still somewhat vague. The reason for this is that the Bungalow style is both a recognized architectural style and also a word that is used to describe houses of a certain age and a certain size. This duality has historic roots as well, since the word "Bungalow" was applied by contemporary commentators to everything from the elaborate Craftsman style mansion-sized houses of Greene and Greene in California to the Prairie School style houses of Frank Lloyd Wright. Adding to this confusion is the fact that bungalows can be found that exhibit a wide range of other stylistic influences and details. The Bungalow style subsection of the Architectural Styles study unit of the CRMP mentions that these

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<sup>57</sup> The single exception is the late American Foursquare style William Beaumont house (1230 East Broadway, Map No. 9) built in 1931.

<sup>58</sup> University Heights Historic District, Dane County, Madison, Wisconsin. Listed in the NRHP, 12/17/82.

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other styles include "Japanese, Swiss, or Colonial Revival influences but ... [the style] is most often identified with Gustav Stickley and the Craftsman Movement."<sup>59</sup>

The CRMP states that buildings designed in the Bungalow style are pervasive in Wisconsin and were built between 1910 and 1940. It further states that

From their inception in America, Bungalows were thought of as small, modest dwellings with simple horizontal lines, wide projecting roofs, one or two large porches, and plain woodwork. They were usually built with ordinary wood siding, either horizontal or vertical, but sometimes had a stucco, or, more rarely, a stone, log or brick veneer. The usual Bungalow has a massive chimney, and the living room was carried across the front of the house. If a second story was provided, it was subdued visually to give the house a one-story look. Protruding brackets frequently were utilized as decorative features."<sup>60</sup>

Such Bungalows are almost invariably one or one-and-a-half stories in height. In addition to the above, Bungalows of smaller size can be divided into two basic types, front-gabled and side-gabled, and these types hold true even when individual examples have hipped rather than gabled roofs. Bungalows of larger size, however, frequently exhibit both side and front gable (or hipped) combination roofs. These Bungalows are generally sited on larger lots such as those that typify the East Broadway District and, as a consequence, they are generally broader and more spacious in appearance and they are frequently extended by the addition of one or more ellis.

The Bungalow style houses within the East Broadway Historic District are almost all larger sized examples of the style and they are distinguished by their high degree of integrity and generally excellent condition. The closest thing to a routine Bungalow design in the district is the brick construction, side-gabled Walter E. Scheel house (1926, 1114 East Broadway, Map No. 4). This one-and-a-half-story building features a side-gabled main block that is extended in typical fashion by the placement of a front-gabled sunporch that covers the left half of the main facade and all the roofs feature the wide overhanging eaves that are a characteristic of the style. Another more-or-less typical side gable design is the Charles H. Harwood/Raymond E. Huppert house (1919, 1227 East Broadway, Map No. 29). This design also has the massive chimney and the wide, overhanging eaves that are both characteristics of the style, but its broad, uncomplicated side-gabled roof, clapboard siding and six-over-six-light windows seem to draw their inspiration from the Colonial Revival style.

The American Craftsman style heavily influenced the design of several of the

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<sup>59</sup> Wyatt, Barbara (Ed.). Cultural Resource Management in Wisconsin. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986. Vol. 2, 2-26 (Architecture).

<sup>60</sup> *Ibid.*

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Bungalows in the district including the brick construction front-gabled Caspar Reichl house (1922, 1117 East Broadway, Map No. 32). This recently altered non-contributing one-story house, besides having had most of the usual Bungalow style characteristics, also had projecting rafter ends and elaborately designed brackets supporting the eaves of the roofs and these were supplemented by the use of notched and shaped bargeboards as well. The front and side elevations were further elaborated by the placement of gable-roofed salients including an entrance porch and a sunporch. This elaboration of simple design elements is often a part of American Craftsman style designs and it can be seen in the design of the combination front and side-gabled Lewis A. Williams house (1922, 1500 East Broadway, Map No. 17). This one-and-a-half-story house has a brick-sided first floor and wood shingle-sided gable ends and it has triple front-facing gables covering the main block, a projecting salient and a front porch. The west-facing side elevation then features double side-facing gables that cover the side wing and a large bay. The result is an elaborate design achieved with simple means.

The most unusual and in some ways the most dramatic of the American Craftsman style-influenced Bungalows in the district is the elaborate front-gabled William S. Halladay house (1919, 1411 East Broadway, Map No. 23). This stucco-sided one-and-a-half-story house has a massive gable-roofed front porch placed across the full-width of the main facade and a smaller version of this porch is located on its west-facing side elevation. Both porch roofs are supported by groups of short posts and the general effect of the simple yet massive stucco-sided porch balustrades and of the large brick and stucco chimney mass that is placed between them gives the entire house a feeling of mass and weight. The design of this Sears & Roebuck catalogue house has a pronounced Japanese influence as well.

The most significant of the district's Bungalows are a group of four that are all heavily influenced by the Arts and Crafts style. The Arts and Crafts subsection of the CRMP describes buildings in Wisconsin that exhibit characteristics of this style as being "simple in form, with expansive stucco surfaces and little decoration aside from well placed (usually irregular) multi-paned windows. Shingle roofs are typical and, in certain instances, are padded at the edges to resemble thatch."<sup>61</sup> The four Bungalow style houses in the district whose design was heavily influenced by this style are also the largest of the district's Bungalows as well and all four take advantage of being situated on large lots. The earliest of these houses is the very fine Charles H. Harwood house (1915, 1221 East Broadway, Map No. 30).<sup>62</sup> This

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<sup>61</sup> Wyatt, Barbara (Ed.). Cultural Resource Management in Wisconsin. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986. Vol. 2, 2-23 (Architecture).

<sup>62</sup> The architect of this house is unknown but Charles H. Harwood signed the building permit and a newspaper article in the July 23, 1923 issue of the Waukesha Freeman refers to two new houses designed by "Architect C.H. Harwood." While Harwood is not listed as an architect or as a builder in the Waukesha City Directories, the possibility exists that he was in fact the designer of 1221 and also of 1233 and 1227 East Broadway as well.

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large house is one-and-a-half-stories in height and cruciform in plan and it exhibits the stucco siding and the small paned windows (leaded glass in this instance) that the CRMP describes as being characteristic of the style. In addition, the house has the broad, overhanging eaves supported by massive brackets and the massive chimney mass that are Bungalow style characteristics and its design also utilizes multiple window groups in the gable ends that are each placed under a single segmental arch in a manner that was popularized by the architect C.F.A. Voysey in England. A very similar house is located a bit further east along East Broadway. This is the George H. Butler House (1919, 1410 East Broadway, Map No. 24), a one-and-a-half-story "T" plan house that exhibits most of the same features as the Harwood house plus the very distinctive padded (or rolled) roof edges mentioned in the CRMP. A little further up the same side of East Broadway is the stucco-sided William E. Runkle house (1919, 1501 East Broadway, Map No. 18), a one-and-a-half-story stucco-sided side gabled house whose main gable ends and dormers all feature jerkinhead-style gables.

The last house in the district that exhibits features of the Bungalow and the Arts and Crafts styles is the exceptional John F. Bauer house (1919, 1316 East Broadway, Map No. 13). The Bauer house has an irregular plan consisting of a nearly square one-and-a-half-story front-gabled main block that has a two-story deck-roofed porch pavilion attached to the rear. Unlike the district's other houses in this style, the Bauer house is sided in wood shingles rather than in stucco, but this material produces a similar skin-like effect. The most distinctive feature of the house is its use of padded edges on every one of its numerous roofs. Since the house has several porches, two entrance vestibules, and a number of dormers in addition to its two main roofs, the cumulative affect is striking.

#### Period Revival Styles

The group of separate styles that are now known as Period Revival styles all had their beginnings in the historicism that was a feature of Victorian architecture. Never-the-less, use of historic styles during the nineteenth century was more eclectic than accurate, but as the practice of architecture became professionalized in the late nineteenth century, schools teaching architecture were established and increasingly accurate information regarding historic architectural designs began to be developed. This knowledge was then disseminated by the professional architects who were the products of these schools. The term "Period Revival" styles is now used to encompass the whole group of separate styles that were the product of this increase in knowledge. These styles were continuously refined as knowledge about them increased and by the beginning of the twentieth century many architects based their reputations on their ability to create "correct" and accurate designs utilizing historical precedent.

The Period Revival Styles subsection of the CRMP states that these styles occur in Wisconsin between 1900 and 1940, with the greatest number having been built after

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WWI during the 1920s.<sup>63</sup> This chronological framework holds true in the East Broadway Historic District as well, all the Period Revival Style houses there having been built between 1921 and 1939. Most of these houses are excellent, highly intact examples of three of these styles: the Dutch Colonial Revival; the Tudor and Elizabethan Revival; and the Spanish Colonial and Mediterranean Revival.

Dutch Colonial style houses account for a small portion of the district's Period Revival style houses. The essential characteristic of a Dutch Colonial style building is its gambrel roof. Examples may be either front or side gambreled with the great majority of later suburban designs being of the side gambreled variety. The East Broadway Historic District's three Dutch Colonial Revival style buildings all feature side gambreled roofs and the one-and-a-half story Dr. Martin Werra house (1925, 1120 East Broadway, Map No. 5) is both the largest and also the most representative of the district's examples. This house has a brick-sided first floor and clapboard-sided gambrel ends, a combination that is often found on larger examples of the style, and it also features a broad, nearly full-length shed roof dormer across the front-facing slope of its main roof that is also one of the hallmarks of the style. It also has a pedimented entrance porch and six-over-one-light double hung windows, both features that are also associated with many Colonial Revival style houses.

The one-and-a-half-story Edwin H. Nowak house (1923, 1310 East Broadway, Map No. 12) is another fine example of the Dutch Colonial Revival style. This house is sided in clapboard and it features a small one-story porch wing attached to its western end in the manner described in the Dutch Colonial Revival style portion of the Period Revival Style subsection of the Architectural Styles study unit of the CRMP. This house is further distinguished by having paired casement windows in all its window openings and by having clipped or jerkinhead gambrels, a feature that is found on only a very small percentage of houses designed in this style. The remaining example of this style in the district is the Charles H. Harwood/John G. Kelly house (1919, 1233 East Broadway, Map No. 28). The design of the house is an individualistic interpretation of the style that may be the work of Harwood himself (see footnote No. 62) and it is sided in stucco and has a main roof whose slopes are terminated in flared eaves. The use of twin gable-rooted wall dormers on the main slope of the roof that are joined together by a center section is also a distinctive feature.

Spanish Colonial and Mediterranean Revival style buildings are rare in Wisconsin and they are also rare in Waukesha as well. The Waukesha Intensive Survey identified a only a handful of these buildings in its look at the city's older neighborhoods and

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<sup>63</sup> Wyatt, Barbara (Ed.). Cultural Resource Management in Wisconsin. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986. Vol. 2, 2-28 (Architecture).

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the CRMP's Spanish Colonial and Mediterranean Revival Styles subsection begins by stating that:

These two revival styles are discussed together because in Wisconsin both are relatively rare and sometimes confused. ... Both Spanish Colonial and Mediterranean Revival buildings are characterized by flat wall surfaces, often plastered, broken by arcading and terra cotta, plaster, or tile ornamentation, sometimes drawing on classical motifs. Brick walls sometimes remain unplastered and red tile roofs with heavy brackets are preferred in both styles.<sup>54</sup>

The best Waukesha examples of both of these styles are found in the East Broadway district. The excellent Dr. Albert Hogdson house (1924, 1008 East Broadway, Map No. 1) is the district's only Spanish Colonial Revival style house and it is one of the best examples in Waukesha, as well as the largest. This fine building is one-story-in height and it is severe in appearance and has stucco walls that are terminated vertically by a coping made of multi-colored tiles. Ornamentation in the form of tile insets is sparingly applied to the exterior and the whole house is planned around a rear courtyard that extends out into the garden behind the house.

Another outstanding design and Waukesha's grandest example of the Mediterranean Revival style is the Charles J. Schuetze house (1921, 1202 East Broadway, Map No. 6). A common Italian Renaissance ancestry links buildings designed in the Colonial, Georgian, and Mediterranean Revival styles and the arrival of these styles in America's suburbs led to the creation of great multitudes of buildings having symmetrical two-story facades with centrally placed entrances that usually are decorated with some vestige of classically inspired ornament. At their simplest, buildings designed in these styles can be almost interchangeable, depending on the types of materials used in their construction. As these houses grow larger, however, they acquired clearly distinct stylistic details that set them apart from each other. The size and the symmetry of the main block of the Schuetze house results in a building of very formal appearance. The two-story main block of the house features tan brick walls, French doors rather than windows on the first floor, wrought iron balconets, and carved stone surrounds around the doors. The whole house is then sheltered by the broad, overhanging red tile-covered shallow-pitched hip roof that is a characteristic of the style.

The use of such materials as wrought iron and tile in association with either brick or stucco siding is commonly associated with the Mediterranean Revival style. Other materials were also used, however, and such features as balconies and columns that might be made out of wrought iron and stone in one design were made out of wood in another. This was done in the design of the excellent Mediterranean Revival style

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<sup>54</sup> Wyatt, Barbara (Ed.). Cultural Resource Management in Wisconsin. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986. Vol. 2, 2-32 (Architecture).

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Ernest B. Glidden house (1932, 1416 East Broadway, Map No. 15). The two-story Glidden house exhibits several of the same features found on the Schuetze house such as French style doors in stead of windows and a broad, overhanging red tile-covered shallow-pitched hip roof. Unlike the Schuetze house, though, the Glidden house is sided in stucco and has balconets made out of wood with turned wooden balusters and a centrally placed entrance door that is tramed by wood rather than stone columns. The overall affect is considerably more informal than the Schuetze house and it represents an alternate trend within the Mediterranean Revival style.

Tudor Revival style houses are the most numerous Period Revival Style houses in the district and their number includes a number of the finest later examples of the style. The designs of these seven houses range widely within the parameters of the style, but all share the asymmetrical appearance that is typically a function of the irregular plans that most of these houses possess. All the houses in the district are also sided in either stone, brick, stucco or combinations of these materials, and this too is in accordance with examples found elsewhere in the state. The Tudor and Elizabethan Revival styles subsection of the CRMP states that:

Tudor and Elizabethan Revival styles draw primarily upon English antecedents of the sixteenth century. Ornamental half-timbering applied over a conventional balloon frame structure and in-filled with stucco or brick is a hallmark of the Tudor Revival. ... Both styles are characterized by elaborate decorative chimneys, multi-gabled rooflines, and large window expanses subdivided by multitudes of mullions."<sup>65</sup>

All of these features can be found in examples within the district although not always on the same building. Half-timber work, for instance, which is often placed on the faces of the gable ends of these houses, is used sparingly in the district, the most notable use of this hallmark characteristic being found on the rear wing of the stone-sided George G. Town house (1935, 1424 East Broadway, Map No. 16) and on portions of the very fine, late brick-sided James B. Fisher house (1939, 1439 East Broadway, Map No. 19). An almost subliminal use of this characteristic appears in the gable end of a single dormer located on the main facade of the Arts and Crafts style-influenced stucco-sided Russell E. Hartley house (1928, 1431 East Broadway, Map No. 21).

Instead of half-timber work, several of the Tudor Revival style houses in the district contrast the cut stone that covers most of the house with gable ends that are sided in dark stained or painted clapboards. This motit is used on the Samuel D. Thompson house (1925, 1400 East Broadway, Map No. 14), the rambling Dr. Cordelle A. Wood house (1935, 1421 East Broadway, Map No. 22), and the superb Stanley J. Christoph house (1937, 1307 East Broadway, Map No. 26).

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<sup>65</sup> Wyatt, Barbara (Ed.). Cultural Resource Management in Wisconsin. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986. Vol. 2, 2-30 (Architecture).

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In the case of the unusual and beautifully executed one-story Walter R. Meier house (1927, 1100 East Broadway, Map No. 2) the entire house is covered in a beautifully wrought veneer of random range ashlar limestone and these walls rise up to a slate covered roof that is also a feature found on the finest examples of the style in other communities. In addition, the Meier house features leaded glass casement windows, a typical feature that is found on both the Thompson house (Map No. 14) and the Christoph house (Map No. 26), and most of its windows and doors are placed within openings having Tudor arched heads, a characteristic feature that is used on almost every Tudor Revival style house in the district.

Unfortunately, the identities of the designers of most of the buildings within the district are still unknown or conjectural at this time. Even though original building permits exist for most of the houses within the district that lie within the City of Waukesha limits, very few of these permits list an architect. One of the few exceptions is the Tudor Revival style Walter R. Meier house (Map No. 2), whose architect was the Milwaukee firm of Dick and Bauer.<sup>66</sup> Gustave A. Dick was the senior partner and he began the practice of architecture in Milwaukee in 1897. Alex H. Bauer joined Dick as a draftsman around 1907 and he became Dick's partner c.1915.<sup>67</sup> The partnership lasted until at least 1927 when the Meier house was designed and the quality of the work in evidence in this project indicates that their work must have been of a high caliber.

Another architect that was identified by the use of building permits is F. Clare Hinckley, listed as the architect of the very fine Tudor Revival style Stanley J. Christoph house (Map No. 26), but no information was found about this obviously talented designer. A third architect identified by using building permits is Hugo C. Haeuser (1882-1951), a noted Milwaukee architect of church buildings who was responsible for later additions on the Edward Porter house (Map No. 6) during the time the house was owned by George B. Harris.<sup>68</sup>

Because the houses within the district continue to appeal to the same type of people that built them, they have been the object of continuous high-quality maintenance throughout their existence. Consequently, all of these houses exist in an excellent state of repair today and they are also largely unaltered and exhibit a high degree of integrity.

The East Broadway Historic District is a locally significant assemblage of houses which reflect the prevailing architectural tastes of the period between 1915 and

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<sup>66</sup> Building Permits. City of Waukesha Inspection Unit files, City of Waukesha City Hall.

<sup>67</sup> Records of the Wisconsin Board of Examiners of Architects and Civil Engineers. License Application Forms. Wisconsin Series 1591, Box 7, Folder: Gustave Dick and Box 2, Folder: Alex Bauer.

<sup>68</sup> Waukesha Freeman. October 19, 1951. Obituary of Hugo C. Haeuser.

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1939. The district reflects the popularity of the progressive American styles in the 1910s and their gradual replacement by the post World War I popularity of the Period Revival styles.

Archeological Potential

The extent of any archeological remains in the district is conjectural at this time. Two earlier and now non-extant buildings are shown on the north side of East Broadway on the 1891 Plat Map of the City of Waukesha but their exact location cannot be ascertained from this source. Archeological remains from both of these earlier buildings may still be extant. No information about possible prehistoric remains in this area was found in the course of this research although the site of the city of Waukesha is well known for its associations with both the Mound Building culture and the Potawatomi Indian tribe.

9. Major Bibliographical References

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Previous documentation on file (NPS): X See continuation sheet

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

State Historic preservation office

Other State agency

Federal agency

Local government

University

Other

Specify repository: \_\_\_\_\_

10. Geographical Data

Acreege of property 18.8 acres

UTM References

A	<u>1/6</u>	<u>4/0/1/1/0/0</u>	<u>4/7/6/1/9/5/0</u>	B	<u>1/6</u>	<u>4/0/1/4/8/0</u>	<u>4/7/6/1/6/9/0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1/6</u>	<u>4/0/1/4/1/0</u>	<u>4/7/6/1/6/4/0</u>	D	<u>1/6</u>	<u>4/0/1/0/1/0</u>	<u>4/7/6/1/8/8/0</u>

\_\_\_\_ See continuation sheet

Verbal Boundary Description

The East Broadway Historic District is located in parts of the SE\* of Section 2, T6N, R19E, NE\* of Section 11, T6N, R19E and it is contained within the corporate boundaries of the City of Waukesha and the Town of Waukesha in Waukesha County, X See continuation sheet

Boundary Justification

The boundaries of the district enclose the lots that have been historically associated with the individual properties included in the district. With the exception of the now reduced size of the Porter house lot (Map No. 8) and the Harwood house lot (Map No. 30), all the other properties in the district still occupy their original lots.

\_\_\_\_ See continuation sheet

11. Form Prepared By

name/title Timothy F. Heggland/Consultant

for: City of Waukesha Plan Commission

organization 201 Delafield St., Waukesha, WI date October 23, 1990

street & number 1311 Morrison Street telephone 608-251-9450

city or town Madison state WI zip code 53703

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

East Broadway Historic District, Waukesha, Waukesha County, Wisconsin  
Section number 9 Page 9.1

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Major Bibliographical References Continued

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National Park Service

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Verbal Boundary Description Continued

Wisconsin. The boundary begins at a point located on the northerly curbline of East Broadway at a point approximately 100' west of the corner of Fisk Avenue. The line then proceeds in a northeasterly direction approximately 190' along the west lot line of #1, then approx. 100' feet in a southeasterly direction along the rear lot line of #1 to the westerly curbline of Fisk Avenue, then continuing in a southwesterly direction along said curbline approx. 40', then across Fisk Avenue in a northeasterly direction to the easterly curbline of Fisk Avenue. The line then continues in a southeasterly direction along the rear lot lines of #2, 3, 4, and 5 to the westerly curbline of Frederick Street, then across Frederick Street to a point on the easterly curbline of said street located approx. 150' from the corner of Frederick Street and East Broadway (the northeast corner of this intersection) then Northeast 33' to the rear lot line of #6, then along the rear lot lines of #6, 7, 8, 9, and 10 to a point on the westerly curbline of N. Porter Avenue. The line then continues in a southwesterly direction along the easterly lot line of #10 approx. 21.75', then across N. Porter Avenue to a point opposite on the easterly curbline of N. Porter Avenue, then in a southeasterly direction along the rear lot lines of #11, 12, 13, and 14 to the City of Waukesha Corporate boundary. The line then continues along the rear lot lines of #15, 16, and 17 (all located in the Town of Waukesha) to the easterly boundary of #17, thence south along said lot line to the north curbline of East Broadway. The line then continues south across East Broadway to a point opposite on the south curbline of said thoroughfare. It then continues east along said curbline to the east lot line of #18, thence south along said lot line approx. 500' to the southeast corner of said #18, then west along the rear lot lines of #18, 19, 20 and 21, then north approx. 195.02' along the west lot line of #21 to the point of intersection with the rear lot line of #22, thence west along the rear lot lines of #22, 23, 24, (#18, 19, 20, 21, 22, 23, and 24 all being located in the Town of Waukesha). The line then continues in a northwesterly direction along the rear lot lines of #25 and 25 to a point on the easterly curbline of S. Porter Avenue located approx. 161.60' from the intersection of that Avenue with East Broadway, then continuing across said thoroughfare to a point opposite on the westerly curbline of S. Porter Avenue, then continuing in a northwesterly direction along the rear lot lines of #27, 28, 29, and 30. The line then continues in a northerly direction along the west lot line of #30 for 160', then west along the rear lot lines of #31 and 32 to a point on the west curbline of Columbia Avenue, then north along said curbline to the southeast corner Columbia Avenue and East Broadway, then continuing in the same direction across East Broadway to a point opposite on the north curbline of East Broadway, thence NW along said curbline to the POB.

United States Department of the Interior  
National Park Service

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Photo 1 of 10  
Dr. Albert Hodgson House  
Waukesha, Waukesha County, WI  
Photo by Tim Heggland, Oct. 1989  
Neg. at WI Historical Society  
View looking Northeast

Photo 2 of 10  
Walter R. Meier House  
Waukesha, Waukesha County, WI  
Photo by Tim Heggland, Oct. 1989  
Neg. at WI Historical Society  
View looking Northeast

Photo 3 of 10  
Charles J. Schuetze House  
Waukesha, Waukesha County, WI  
Photo by Tim Heggland, Oct. 1989  
Neg. at WI Historical Society  
View looking Northeast

Photo 4 of 10  
Edward Porter/George B. Harris House  
Waukesha, Waukesha County, WI  
Photo by Tim Heggland, Oct. 1989  
Neg. at WI Historical Society  
View looking Northeast

Photo 5 of 10  
Edward Porter/George B. Harris House  
Waukesha, Waukesha County, WI  
Photo by Tim Heggland, Oct. 1989  
Neg. at WI Historical Society  
View looking Northeast

Photo 6 of 10  
William Beaumont House  
Waukesha, Waukesha County, WI  
Photo by Tim Heggland, Oct. 1989  
Neg. at WI Historical Society  
View looking Northeast

Photo 7 of 10  
Ernest B. Glidden House  
Waukesha, Waukesha County, WI  
Photo by Tim Heggland, Oct. 1989  
Neg. at WI Historical Society  
View looking North

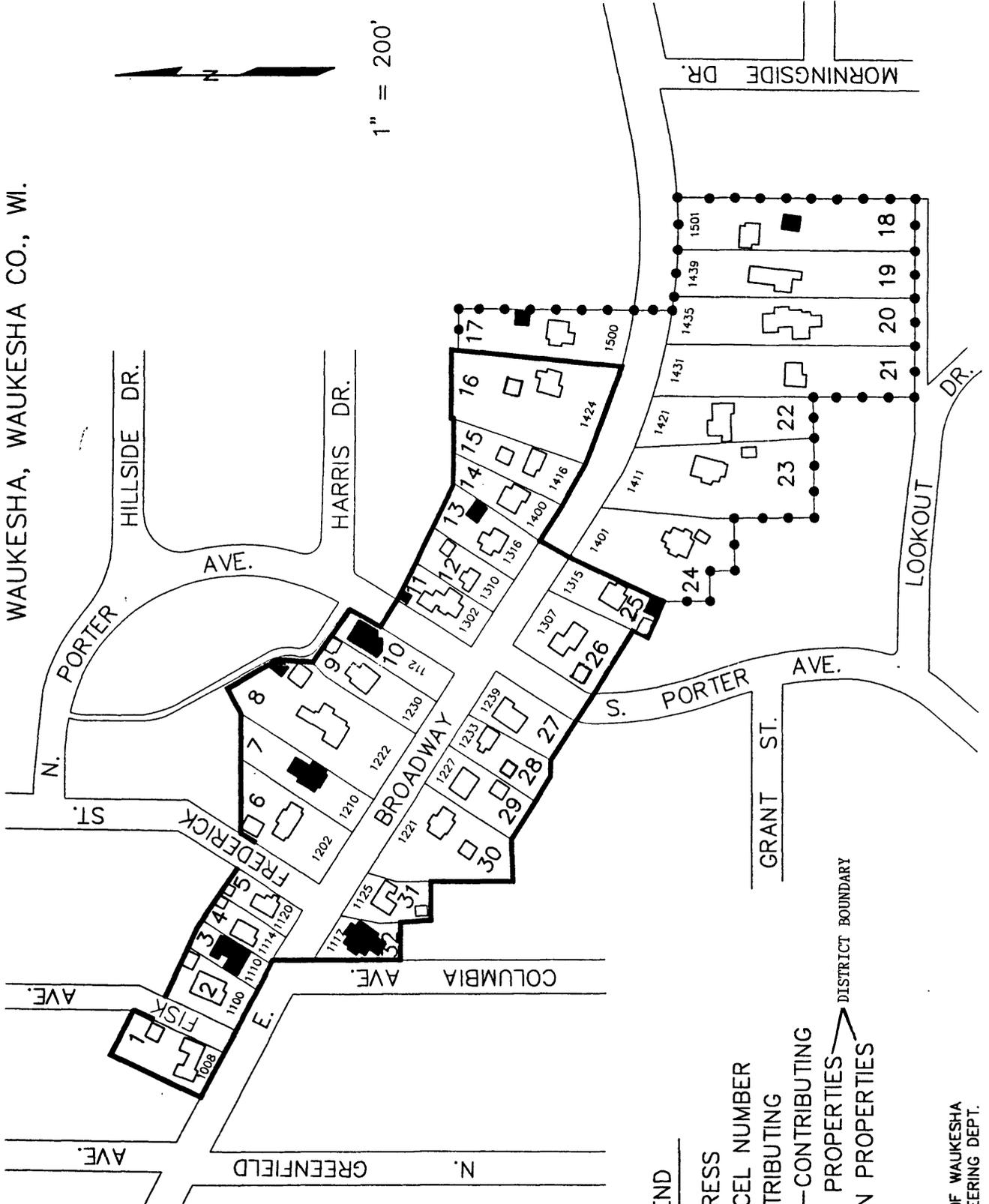
Photo 8 of 10  
William S. Halladay House  
Waukesha, Waukesha County, WI  
Photo by Tim Heggland, Oct. 1989  
Neg. at WI Historical Society  
View looking South

Photo 9 of 10  
Stanley J. Christoph House  
Waukesha, Waukesha County, WI  
Photo by Tim Heggland, Oct. 1989  
Neg. at WI Historical Society  
View looking Southwest

Photo 10 of 10  
Charles H. Harwood House  
Waukesha, Waukesha County, WI  
Photo by Tim Heggland, Oct. 1989  
Neg. at WI Historical Society  
View looking Southwest

# EAST BROADWAY HISTORIC DISTRICT

WAUKESHA, WAUKESHA CO., WI.



## LEGEND

- 1221
- 30
- CONTRIBUTING
- NON-CONTRIBUTING
- CITY PROPERTIES
- TOWN PROPERTIES
- DISTRICT BOUNDARY

SOURCE: CITY OF WAUKESHA  
ENGINEERING DEPT.