

District Survey Form

1 <u>DISTRICT</u> Madison Street Historic District	<u>SURVEYOR</u> HNTR	<u>SHSW STAFF</u>	
	<u>CITY</u> Waukesha	<u>COUNTY</u> Waukesha	<u>SURVEY</u> Intensive survey

FILM ROLLS/NEGATIVES

100-2, 3, 4, 5, 7, 9, 10, 11, 12

<u>STREETS:</u>	<u>NUMBERS:</u>	<u>STREETS:</u>	<u>NUMBERS:</u>
Madison Street	524, 530, 536		
Madison Street	517, 531, 537, 539, 547		

2 BOUNDARY DESCRIPTION Beginning at the southeast corner of Lot 15, Block A West Waukesha (524 Madison) proceed north along the lot line to the rear lot line then west on the rear lot line of Lot 16 (530 Madison), then south along the west lot line to the northern edge of property of the southern half of lot 17 (536 Madison), then west to the western edge of Lot 17. The boundary then proceeds south on Spring St. to Madison St., west on Madison to 4th St. and continues south to rear (southern) lot line of Lot 1, Block C. The boundary continues southeast along the rear lot line to include Lot 1, Block C (547, 539, 537, and 517 Madison), then northeast along the lot line to the east corner of Lot 1, continuing north to point of beginning.

3 BOUNDARY JUSTIFICATION The Madison Street Historic District consists of the 300 block of Waukesha's Madison Street, bordered to the west by Spring St, to the south by 4th St, and the southeast by 3rd St. The district is architecturally significant for its cohesive representation of Queen Anne and late 19th century residential architecture. Although buildings from the same period of significance can be found to the southeast, west, and north of the district, they are interspersed with other architectural styles or suffer from loss of integrity.

- 4** SOURCES OF INFORMATION
- A. Memoirs of Waukesha County. Haight, W. ed. (Madison, Western Hist. Assoc, 1907)
 - The History of Waukesha County. Butterfield, C.W. (Chicago: Western Hist. Co., 1880).
 - Portrait & Biographical Record of Waukesha County (Chicago: Excelsior Pub. Co., 1894).
 - Sanborn-Perris Fire Insurance Maps of Waukesha, Wisconsin. 1895, 1922.
 - Bird's Eye View of Waukesha. Milwaukee, WI: Wellge & Co., 1887.

5 MAP REFERENCE 3 acres
USGS quad: SW/4 Waukesha 15' quadrangle
scale: 1:24,000

<u>UTM references:</u>	H.
A. 16/399075/4762920	I.
B. 16/399220/4762930	J.
C. 16/399260/4762800	K.
D. 16/399090/4762850	L.
E.	M.
F.	N.
G.	O.



HISTORIC PRESERVATION DIVISION
STATE HISTORICAL SOCIETY OF WISCONSIN

6 OPINION OF NATIONAL REGISTER ELIGIBILITY
date: _____ initials: _____

eligible
 not eligible
 unknown
 national
 state
 local

Description

General character, building types, styles, environment, important natural and man-made features, qualities that distinguish district from surroundings, nature of intrusions and generally excepted properties.

The Fox River and small tributary streams wind through downtown Waukesha. Surrounding the central business district are several steep hills; Madison Street is one of several major thoroughfares ascending west from the downtown to the surrounding hillsides. The Madison Street Historic District is comprised of eight houses, representative of Queen Anne and late 19th century architecture. The proposed district comprises the 500 block of Madison St. and is bordered to the west by Spring St and 4th St. and to the southeast by 3rd St. Located near the crest of the Madison Street hill, the district is distinguishable from its surrounding area which includes houses that have suffered from loss of integrity and/or later infill and a diversity of architectural styles. The Madison Street Historic District is a cohesive example of late 19th century architecture. The district also represents residential development on Waukesha's east side that occurred when the city was reknown as the "Saratoga of the West" period of economic prosperity and unprecedented growth in population.

Immediately west of the district, at the northeast corner of Spring St., is the site of the Hyde Park Hotel (demolished); one of many of the city's resorts that operated in the late 19th and early 20th centuries. Another historic site is found at the district's southeast boundary near the intersection of Randall and Madison streets. A triangular piece of land; the area was formerly the site of Waukesha's second school, built in 1848 and used until the 1890's.

The proposed district is distinguished by its two most prominently sited houses, located on corner lots at the southern edge of the district. These two houses, the Capt. Enos house (517 Madison) and the John Deck House (524 Madison), most clearly represent the Queen Anne style in the district. The Enos and Deck houses are both 2 and ½ stories, frame with irregular roofs, clapboard siding, towers, and porches characteristic of the Queen Anne style. The Enos and Deck houses display the fullest expression of the Queen Anne style in the district with such features as transom and leaded glass windows, decorative shingles, spindle work and cut-away bay windows. Such stylistic features are also found in the district's remaining six houses. Although some have been altered by the addition of aluminum or other siding material, they retain their basic forms including irregular rooflines, or cross-gables, and decorative trim. All of the district houses are frame, 2 or 2½ stories, with cut-stone foundations.

The set-back of the district's houses is minimal. Street trees and landscaping are also minimal which seems to indicate a previous street widening. The 1895 Sanborn-Perris fire insurance map for this area, however, indicates the same set-back as exists today.

The John Deck house (524 Madison) has the district's only extant carriage house. The frame, 1½ story structure is considered a contributing structure within the district. Other garages and out buildings within the district, described as follows, are non-contributing structures because of age or lack of architectural significance. 530 and 536 Madison have simple garages, 531 is a small garden shed, 537 has a double garage, and 517, 539, and 547 have garages or other out buildings.

7 Description

General character, building types, styles, environment, important natural and man-made features, qualities that distinguish district from surroundings, nature of intrusions and generally excepted properties.

Three of the proposed district's houses, the Warren Wheeler house (530 Madison), the John Deck house (524 Madison) and the Capt. Enos house (517 Madison) were included in Waukesha's 1982 intensive survey undertaken by the firm of Howard, Needles, Tammen and Bergendoff in conjunction with the State Historical Society Preservation Office and the Waukesha planning department. Although not determined individually eligible for inclusion in the National Register of Historic Places, the three houses, within the geographic and stylistic context of the district's remaining five houses, are architecturally significant. The present nomination then, represents an expansion and elaboration of research undertaken during the 1982 intensive survey.

Due to the inavailability of tax assessment rolls and city directories prior to 1890, the historic names of the district's houses represent the earliest recorded association with an individual. This does not apply to the Enos house where association was established through additional sources.

The following inventory includes address, current owner, current use, historic name, date of construction, and contributing/non-contributing status. Because of the relatively small size of the district, the inventory will be followed by an architectural description of each house.

ENTORY

ISON STREET HISTORIC DISTRICT

Address	Current owner	Use	Historic Name	Date	Contrib, non-
Madison	Florizel Reuter	Residence	<u>Capt. Enos House</u>	c.1885	yes
Madison	De Edmunds Donovans, Jodi Mommel	Residence	<u>John Deck House</u>	c.1880	yes
Madison		garage	<u>John Deck Carriage House</u>	c. 1890	yes
Madison	Julius Goralski	Residence	<u>Warren Wheeler house</u>	c.1885	yes
Madison		garage			no
Madison	Albert Roso	Residence	<u>Galusha Fuller house</u>	c.1885	yes
Madison		garden shed			no
Madison	Nicolas Perez	Residence	<u>Robert Strong house</u>	c.1885	yes
Madison	Quentin Peck	Residence	<u>William Emslie house</u>	c.1885	yes
Madison		garage			no
Madison	Laurie Miller	Residence	<u>Vincent Scholl house</u>	c.1885	yes
Madison	Warren J. Radtke	Residence	<u>Paul Kuehn house</u>	c.1880	yes

7 Description MADISON STREET HISTORIC DISTRICT continuation page 3

General character, building types, styles, environment, important natural and man-made features, qualities that distinguish district from surroundings, nature of intrusions and generally excepted properties.

The Capt. Enos house at 517 Madison is a large 2½ story, asymmetrical frame residence with a combination of hip and gable roofs. The roofline is distinguished by a characteristic Queen Anne polygonal tower with a small dormer window on the south side. The Enos house has a cut stone foundation as do all the district houses. The foundation of the Enos house is the most elaborate in the district with fieldstone and limestone corner blocks. A frame veranda extends across the first floor with turned posts and spindlework. Pedimented gables with a sunburst design are located at the front entrance, on Madison Street, and at the building's north east corner. Although window alterations are apparently minimal, some have been converted to aluminium sashes. The large bay windows on the first and second floors feature transoms, some with leaded glass.

Restored since the 1982 intensive survey, asphalt siding was removed and the house was repainted a deep red. Shingle work in the front gable end and between the first story and the second story tower, was painted in monochromatic tones that harmonize with the overall house color. The veranda's woodwork details have also been painted in monochromatic tones that greatly enhance the overall Queen Anne details.

The house was built c. 1885 for Capt. Enos, a Civil War and Indian Wars veteran by Samuel Dodd, a local architect. The Enos house is the only district house known to have been built by an architect. Dodd also constructed buildings at the city's Industrial School and at Carroll College, as well as the Blair house at 434 Madison Street. ¹

Prior to his military career, Enos was associated with the academy that would eventually become Carroll College. With the assistance of Professor Sterling, Enos administered the Waukesha Classical Institute and Normal School from 1842-1843. Enos served as Waukesha county's first superintendent of schools, from 1861 to 1862. He also served as Waukesha's postmaster from 1872-1886 and Enos was cited in the Waukesha Freeman Centennial edition as "one of the most popular men of his day in Waukesha."²

The John Deck house, circa 1885, at 524 Madison Street, is the second distinctive Queen Anne style house in the district. The large 2½ story frame, clapboard sided residence is prominently sited near the corner of Madison and Randall streets. The Deck house features a steeply pitched hipped roof with cross gables. A characteristic Queen Anne tower, although unusual for its rectangular shape, is located at the south east corner of the front facade. The tower, which faces downtown Waukesha, features large, single bay windows with transoms on the first and second stories. Paired windows are located above the tower's second level bay with single windows to the east and west. Capped by a steeply pitched hip roof, flat eave brackets extend at the corners of the tower. The front gable of the house has a small, square attic story window; the second story features a centered bay window surrounded by cut-away bays, repeated on the second floor of the east facing gable.

UKESHA
Madison Street Historic District

A veranda extending half-way along the front facade and the west side relates the tower's geometric lines and features simple spindle work, posts, and brackets. The stone foundation of the Deck house is similar to others in the district.

The carriage house located at the rear of the lot is the only contributing building in the proposed district. The 1½ story clapboard-sided structure has a rectangular form with a gable roof oriented east-west. Two large doors are located on the building's south side, facing the rear of the lot. Although the carriage house was not associated with the Deck house until after the turn of the century, a 1½ story frame structure with similar form, scale, and door locations is shown on the 1895 Sanborn-Perris fire insurance map. The 1895 map, however, indicates the structure to the rear of 530 Madison, northwest of the Deck house, suggesting that it was moved to the Deck lot after the turn of the century.

John Deck, cited in the 1907 History of Waukesha County as a retired contractor, was the son of Joseph Deck, Sr., an early settler of Waukesha County who immigrated from Germany in 1847.⁴

The Warren Wheeler house at 530 Madison street is a two story, clapboard sided, L-shaped gable roof residence dating from the 1880's. The first floor bay window is capped with a small hipped roof. A pair of windows with shaped caps is located above the bay and a small, pointed window is located in the front gable peak. The east wing of the house is fronted by a porch with square posts and decorative carved brackets. The window caps and the small gable peak window are repeated in the east gable of the house. The simple decorative tail of the window surrounds suggest that the windows have not been altered. However, like other houses in the district, the original windows have been replaced with contemporary combination windows with aluminum sashes.

Warren Wheeler was a foreman at the Wilbur Lumber Company. After the turn of the century, the house was occupied for many years by William Stephen, salesman.⁵

The two story, frame Galusha Fuller house at 531 Madison features the combination cross-gable and hipped roof form characteristic of late 19th century architecture. The house has been aluminum sided and may have lost original window trim. Paired windows are located on the first story front facade and the gable peak features a small square window. Breaking the rhythm created by the district's cross gable, gable, and combination hipped/gable roofs, the Fuller house features a second story wide, square windowless tower shape with a hipped roof. This unusual feature is accentuated by a first floor partial veranda with turned posts and decorative brackets. Galusha Fuller was the son of Enon Fuller, one of the early settlers of Waukesha county. An agent for the Adams Express Company, Galusha was elected village trustee in 1899.⁶

WAUKESHA
Madison Street Historic District

The Strong house at 536 Madison is a simple, cross-gable, two story frame house circa 1885. The addition of wide aluminium siding may have resulted in loss of architectural details and window surrounds. The house retains Queen Anne architectural details including a small square gable window on the front facade and a full front porch with square posts and decorative brackets. The 1892 Waukesha city directory listed Robert Strong, Miss Mary Strong, and Arner Strong as residents. After the turn of the century, the house was occupied by a variety of workers including machinists and salesmen. 7

The William Emslie house at 537 Madison is almost a mirror image of 539 Madison, to the immediate west. Both are two story gable roofed frame houses with cut-away bay windows that extend to the second story where simple scrolled brackets extend toward the roof edge. The cut-away bay windows on the houses are located at the west and east corners of the front facades. Although the Emslie house has lost architectural details through the addition of aluminum siding, the first floor windows retain wide, wooden frames. The two front facade windows on the first floor also feature 4 panes with transoms of clear glass. Second floor windows have been altered, both the panes and the surrounding material. The Emslie house has a cut stone foundation and a central chimney. The entrance to the house is located on the west side. William Emslie, first listed at this residence in 1890, was a carpenter; he may have built this house and the adjacent house (539 Madison).

Although strikingly similar to the Emslie house at 537 Madison, the two story Vincent Scholl house at 539 Madison retains more architectural details. Like the Emslie house, the Scholl house is a two story frame, gable roofed residence with a cut stone foundation and first and second story cut-away bay windows. The Scholl house also has a side entrance, however, it is located on the building's east side and features a partial veranda with hipped roof, posts, spindle work and carved brackets. The houses also differ in fenestration; the Scholl house has paired first story windows on the building's front facade. Simple, squared caps on the second story windows are also repeated on the wall square, front gable attic window. The front gable, like that of the Emslie house, features a frame coursing extending above the second story. The gable end of the Scholl house however, has both cross hatch and fish scale mingling characteristic of the 1880's variety of surface textures in architectural details. Unlike the Emslie house, the Scholl house retains its lapboard siding.

The Paul Kuehn house at 547 Madison is a two story frame house with stone foundation and a combination of gable and hipped roofs. Although the house has asphalt siding which may have resulted in the loss of decorative shingles, it retains numerous details characteristic of the Victorian era as well as its original form and scale. The front gable end features two first story cut-away bay windows with simple wooden brackets that end in decorative arches andendants. The front facade window located between the first floor cut-away bays features a transom window of clear glass similar to the first floor windows of the Emslie house(537 Madison).

Waukesha
MADISON STREET HISTORIC DISTRICT

Partial verandas with hipped roofs extend over the front facade and east side entrances. The verandas have corner posts with brackets and scrollwork.

The 1890 Waukesha city directory lists Paul Kuehn as resident; a carpenter, Kuehn may have built the house. Like other houses in the district, subsequent residents include a variety of workers such as a tinner, clerks, and a music teacher. 8

FOOTNOTES Section 7

- . Portrait and Biographical Record of Waukesha County (Chicago: Excelsior Publishing Company, 1894), p. 842.
- . Butterfield, C.W. The History of Waukesha County (Chicago: Western Historical Company, 1880), p. 805.
- . Sanborn-Perris Fire Insurance Map for the City of Waukesha. 1895.
- . Haight, Theron W., ed. Memoirs of Waukesha County. (Madison, WI: Western Historical Association, 1907), p. 415.
- . Waukesha City Directories, 1890-1919.
- . Waukesha city Directories, 1890-1919.
Waukesha Daily Freeman Vol. 11, May 6, 1869, p. 3
- . City directories, 1892-1919.
- . City directories, 1890-1919.

8 Significance

Areas of significance

architecture: Queen Anne and late 19th century residential architecture history: _____

Period of significance: 1880-1890

Historical development and statement of significance.

Statement of Significance:

The Madison Street Historic District is a single block, eight house district significant for its representation of 1880's residential architecture in the city of Waukesha. The district is also significant within the context of Waukesha history; the Madison Street development occurred when Waukesha was a well-known resort community with numerous mineral springs, hotels, and resorts to accommodate thousands of tourists.

Historical Development

The area of southeastern Wisconsin that would become the present day city of Waukesha was first settled by the Cutler brothers in the 1830's. At that time, the area was the site of a large Potawatomi village and was distinguished by the Fox River and a prairie surrounded by steep hills. Appropriately, Prairieville became the name of the pioneer settlement.¹

Prairieville witnessed a gradual but steady growth with the establishment of early industries. Following its designation as county seat in 1846, the community's name was changed to Waukesha. As county seat, the young settlement was assured a continued growth in population and industry. Waukesha's development progressed gradually from the 1840's to the 1860's; in 1870 the city's population was approximately 2,500.²

The discovery of the alledged curative powers of Waukesha spring water in 1868 altered the city's future development. The springs would become responsible for thousands of tourists by the 1880's and the city would be referred to as the "Saratoga of the West." Several of the resorts built to accommodate increasing numbers of tourists such as the Fountain Spring House and the Spring City Hotel had hundreds of rooms.³ Spas, parks, and pavillions were also located throughout the city during the resort years. The population of the city nearly doubled during the peak years of the springs era.

City maps from the 1870's and 1890's indicate that development was largely concentrated in the central portion of the city and in the areas immediately east and west of the Fox River. Although the city's resorts, hotels, and spas were also mainly located in these areas, the Hyde Park Hotel was located at the corner of Spring and Madison streets, west of the proposed district.

The steep terrain of the Madison street hill area may have impeded residential development, however, it provided an excellent

Significance

Areas of significance

architecture: _____ history: _____

Period of significance: _____

Historical development and statement of significance.

location for Spense's Tower. Erected in 1874 between 3rd and 4th streets, south of the Madison Street district, the six story tower provided a spectacular view of the city and surrounding countryside.⁴ The tower was not as profitable as other aspects of Waukesha's spring city era and was razed at the turn of the century.

Although the Hyde Park Hotel and Spense's Tower have long since been razed, the Madison Street Historic District serves as a west-side association with Waukesha's spring city era. Constructed in the 1880's, the district provides a cohesive example of Queen Anne and late 19th century residential architecture. The district is dominated by the Capt. Enos house (517 Madison) and the John Deck house (524 Madison) which are comparable in scale and architectural detail to other Queen Anne style houses throughout the city. Good examples of Waukesha's Queen Anne style houses were surveyed for the 1982 multiple resource nomination including the Grace House (307 N. West Ave.) the Eliot house (501 Division) and the Powrie house (115 W. College Ave.)

Four residential historic districts were identified by the 1982 intensive survey; all are located south and east of the Madison Street Historic District. The McCall Street Historic District, located on McCall Street from East Avenue to Hartwell Avenue, is comprised of 51 buildings ranging from Greek Revival to 20th century architectural styles. The College Avenue district, with 27 residential and 5 Carroll College buildings, also represents a diversity of styles ranging from Greek Revival to 20th Century Revival. The smallest of the identified districts, the Wisconsin Avenue district, consists of 4 buildings on Wisconsin Avenue near the junction of Wisconsin Avenue and Maple Street. The Wisconsin Avenue buildings represent Italianate and 2nd Empire architectural styles.

Finally, the Laflin Avenue Historic District, a 20 house residential area is most similar to the Madison Street district. The Laflin Avenue district is located on the east side of the Fox River, southeast of the Madison Street district. Identified as significant for its representation of 1890's residential architecture, the Laflin Avenue district includes transitional and Classical Revival architecture. The Laflin Avenue district houses have large trees, greater set-backs and are situated on more level terrain than the Madison Street district.⁵

The Madison Street Historic District complements other historic residential districts identified in the city of Waukesha. Unlike the four districts previously cited, the Madison Street district is an example of residential development on Waukesha's west side and also represents a more cohesive architectural time period.

Archeological Potential:

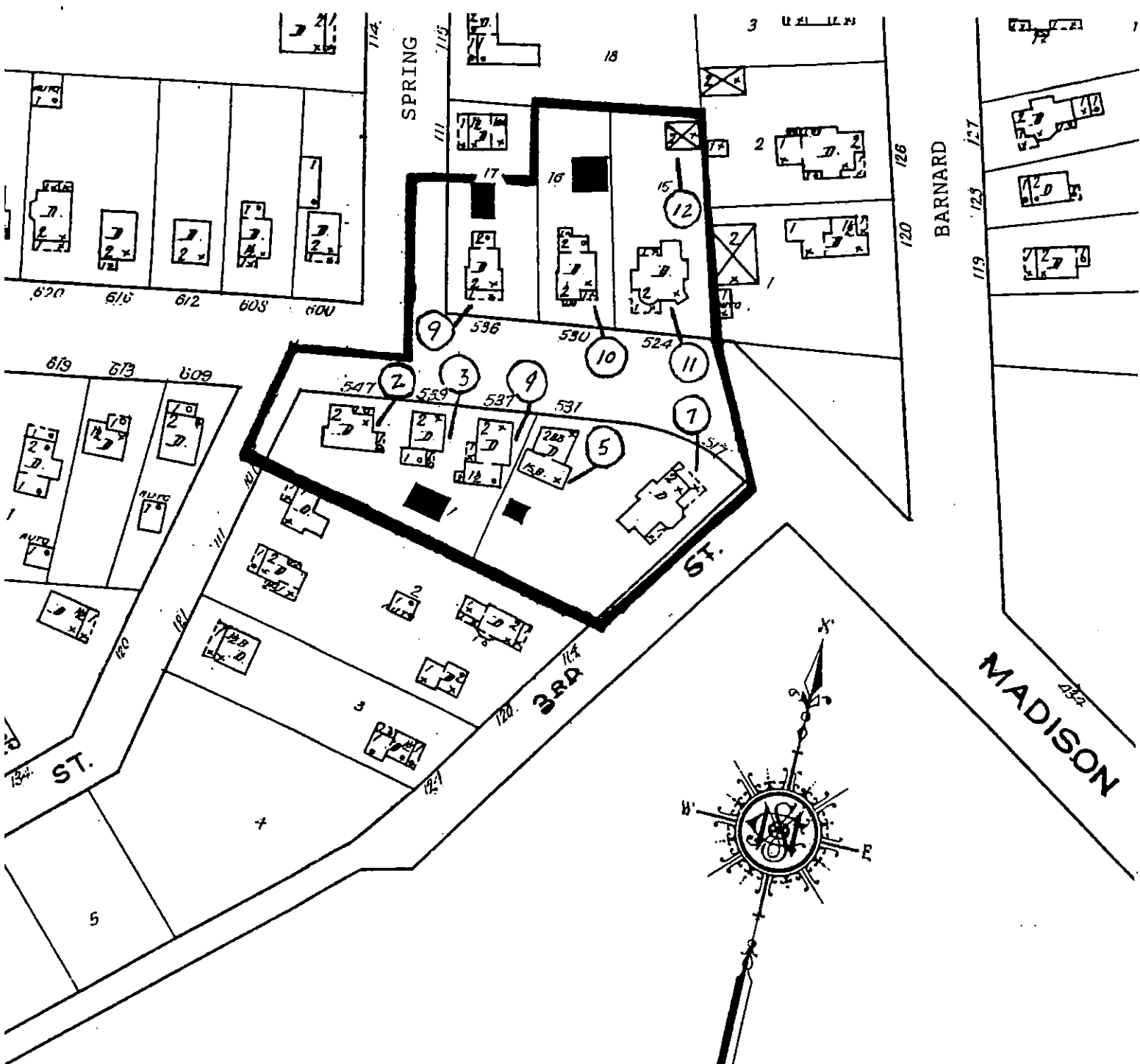
Waukesha County and the present day city of Waukesha had sizable Indian villages prior to white settlement in the 1830's. The 1880 History of Waukesha County mentions a large Potawatomi village that was located near what is now the Carroll College campus. Although traces of the Indian village were obliterated after white settlement, as many as 55 burial and effigy mounds remained.⁶ The number of extant Indian mounds decreased as the city was developed, yet many remain on the Carroll College campus and in Cutler Park.⁷ The archeological potential of the Madison Street Historic District is minimal because of the area's relatively rapid development in the 1880's as well as Madison street's role as a major throughfare from the downtown.

Preservation Activities:





The 1982 intensive survey encompassed research and identification of some 400 structures within the city of Waukesha. In addition to the identification of National Register quality historic districts, they survey also provided an analysis of the city's development, major themes associated with its growth, such as the springs era. The commercial district, located in the central business district has witnessed the restoration and renovation of numerous historic blocks and buildings. Preservation activities have not ceased with the intensive survey; the present nomination represents further research and examination of areas previously identified. Along with the present district, the Caples Park Historic District, a 20th century Tudor revival district is also being nominated to the National Register as well as several individual properties. Waukesha's preservation efforts and continued interest in the identification of historic districts and sites represents an awareness of the city's architectural and historical resources.

FOOTNOTES Section 8

1. Haight, Theron W. ed. Memoirs of Waukesha County (Madison, WI: Western Historical Association, 1907) p. 216.
2. Howard, Needles, Tammen & Bergendoff, Spring City's Past (Waukesha, WI: 1982), p. 3.
3. Spring City's Past, p. 24
4. Seybold, Charolette Reid, "A Springs Tour" Landmark Vol. 11, no.3 Summer, 1968, p. 12.
5. Spring City's Past, pp. 148-149.
6. The History of Waukesha County, Wisconsin (Chicago: Western Historical Company, 1880), pp. 337-342.
7. Spring City's Past, p. 5



MADISON STREET HISTORIC DISTRICT
Waukesha, Wisconsin

-  District Boundary
-  Contributing
-  Non-contributing
-  Photo/map Code

Scale 100 Ft. to One Inch.

