Credits

Project Director ..... David M. Kopp, M.U.P., Planner
Artist ..... George W. Gunn, Architect, AIA, CSI
Text and Layout by .. David M. Kopp and George W. Gunn
Typing by ..... Patricia A. Rakowski, Jean M. Schmidt, Vonda Bickett, Jennifer Borek
Layout and Printing by ..... David M. Kopp, George W. Gunn, and The Graphics Factory
Community Development Dir..... Frank M. Hedgcock
Mayor, City of Waukesha ..... Paul G. Vrakas

The Waukesha Landmarks Commission gratefully acknowledges the artistry and architectural knowledge of Mr. Gunn, without whose talents this brochure could not have been done.

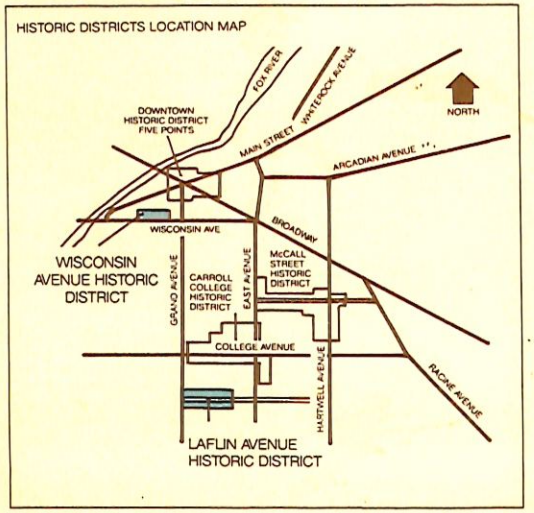
Funding for this project came from:
The Waukesha Landmarks Commission
The Waukesha Common Council
The U.S. Department of the Interior, through the State Historical Society of Wisconsin:

"This project has been funded with the assistance of a grant-in-aid from the National Park Service, U.S. Department of the Interior, under provision of the National Historic Preservation Act of 1966, as amended. Historic Preservation grants-in-aid are administered in Wisconsin in conjunction with the National Register of Historic Places program by the Historic Preservation Division of the State Historical Society of Wisconsin. The contents and opinions contained in this publication (or production) do not necessarily reflect the views or policies of the National Park Service or the State Historical Society of Wisconsin."

Bibliography. Additional information may also be available from the following sources:

Farmlands to Freeways, 1984, Langill and Loerke, Editors
Preserving Waukesha's Past, 1983, Pfaller Herbst & Assoc.; Howard Needles Tammen and Bergendoff (HNTB)
Spring City's Past, 1983, HNTB
Once Upon a Prairie, 1984, G.H. Koenig
Heritage Guidebook, 1978, H. Russell Zimmermann
Waukesha Landmarks Commission, City Hall
Waukesha County Historical Society, Old Courthouse Annex
Waukesha Public Library, Cutler Park
State Historical Society of Wisconsin, Madison, WI

The Landmarks Commission reserves all rights to the sketches and maps used in this publication. Nothing contained herein shall be copied or reproduced without the prior consent of the Commission.



THE WAUKESHA LANDMARKS COMMISSION PRESENTS . . . THE WISCONSIN AVENUE HISTORIC DISTRICT . . .

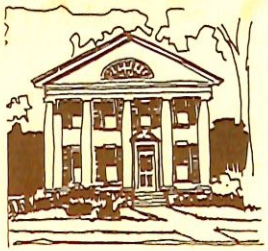


Richard Street/ John Waite Residence
348 Wisconsin Ave. 1880-97



William F. Showerman House,
352 Wisconsin Ave. c. 1900

AND THE LAFLIN AVENUE HISTORIC DISTRICT



Andrew Wadsworth House
214 W. Laflin Ave. 1890/s/1906



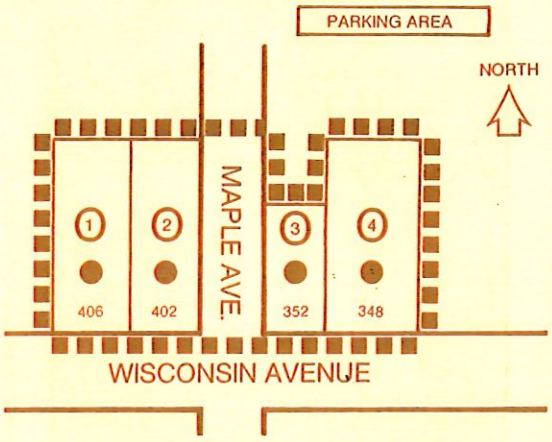
Frank Patterson Home
210 W. Laflin c. 1904

WAUKESHA LANDMARKS

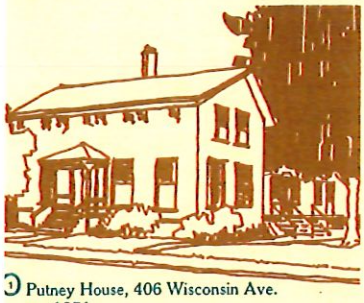
WISCONSIN AVENUE HISTORIC DISTRICT TOUR MAP

Location: Wisconsin and Maples Avenues
4 Residential Properties
Listed on National Register of Historic Places (NRHP), 1983

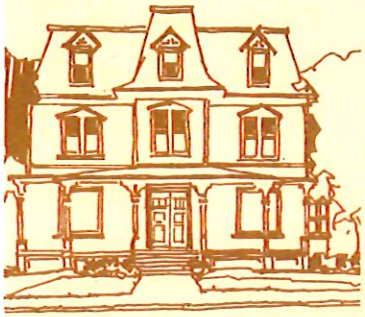
KEYS TO MAP/LEGEND
■ ■ ■ District Boundary
● Properties Pictured in Tour Map



WISCONSIN AVENUE DISTRICT MAP



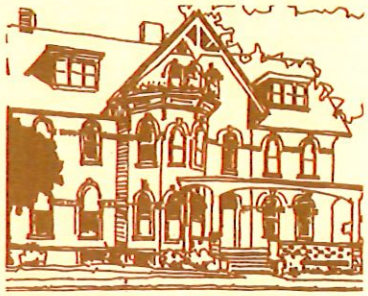
① Putney House, 406 Wisconsin Ave.
pre 1871



② Samuel Hadfield, 402 Wisconsin Ave.
1883-84



③ Wm. F. Showerman, 352 Wisconsin Ave.
c. 1900

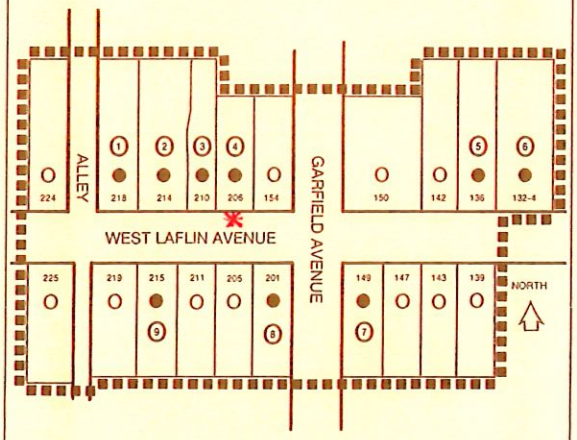


④ Street/Waite, 348 Wisconsin Ave.
1880-87

LAFLIN AVENUE HISTORIC DISTRICT TOUR MAP

Location: Laflin and Garfield Avenues
20 Residential Properties
Listed on National Register of Historic Places (NRHP), 1983

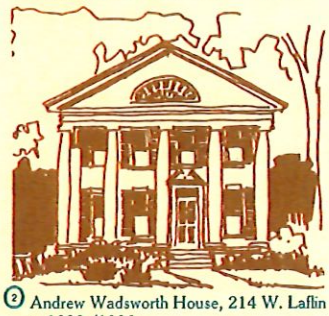
KEYS TO MAP/LEGEND
■ ■ ■ District Boundary
● Properties Pictured in Tour Map
○ Properties Not Pictured in Tour Map



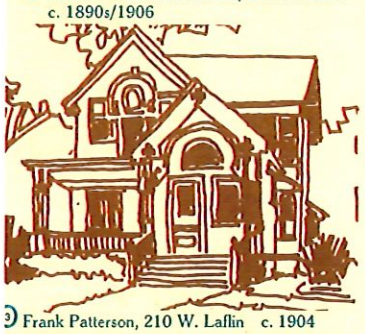
LAFLIN AVENUE DISTRICT MAP



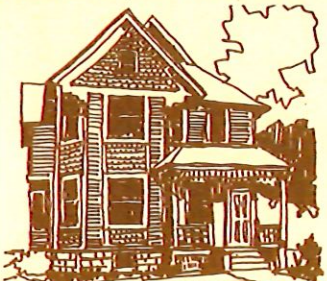
① Andrew J. Smith, 218 W. Laflin c. 1890



② Andrew Wadsworth House, 214 W. Laflin
c. 1890s/1906



③ Frank Patterson, 210 W. Laflin c. 1904



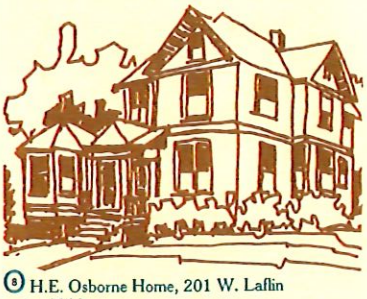
④ James Trainor, 204-6 W. Laflin c. 1897



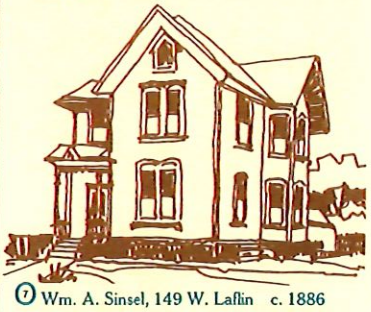
⑤ Residence, 136 W. Laflin c. 1900



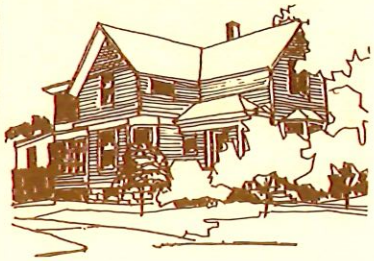
⑨ Residence, 215 W. Laflin c. 1895-1904



⑧ H.E. Osborne Home, 201 W. Laflin
c. 1900



⑦ Wm. A. Sinsel, 149 W. Laflin c. 1886



⑥ Residence, 132-4 W. Laflin c. 1895-1900

DO YOU HAVE LANDMARKS, HISTORIC BUILDINGS OR DISTRICTS IN YOUR COMMUNITY?

The City of Waukesha has - and perhaps you would enjoy a leisurely stroll through one of our historic residential districts, to see some of our architectural treasures. All of the properties pictured in this brochure were added to the National Register of Historic Places (NRHP) in 1983, as the Laflin and Wisconsin Avenue Historic Districts.

In this world of constant changes, the architecture of Waukesha has kept pace, also changing drastically since the turn of the century. There is no denying that change is inevitable, as society progresses; however, the columns, towers, cornices, oriels, brackets and other ornamental details give these older buildings a rich and exotic character that may often be lacking in our modern structures.

So now, take your walk along our streets and avenues, and enjoy yourself, as you examine our buildings and reflect upon Waukesha's history. Put yourself in the footsteps of the pioneers and early settlers that built historic Waukesha, and who left us this irreplaceable heritage.

Wisconsin Avenue Historic District
Introduction

The proposed Wisconsin Avenue historic district is a group of four residential buildings facing south on Wisconsin Avenue on either side of Maple Avenue. Each building is considered to be pivotal due to architectural significance as examples of a period of construction. The A.S. Putney House, 406 Wisconsin Avenue, is an excellent example of early Italianate design, distinguished by heavy brackets along the eave line. To the east are two boarding houses of the Second Empire style, and next to them is the stone Italianate Street/Waite House.

1. Aaron Putney House
406 Wisconsin Ave. pre 1871

This Italianate cottage that Aaron Putney called home has broad eaves and simple frame brackets that end in heavy pendants. Mr. Putney operated a general store from 1867 to his death in 1876. Aaron was the father of Capt. Foskett M. Putney (See the "Five Points Downtown Historic District", Orient Block, 816 N. Grand Ave.)

2. Samuel Hadfield Guest House
402 Wisconsin Ave. 1883-84

One of the smaller hotels designed to serve guests during the Springs Era, it is also one of the few Second Empire buildings remaining in the City. A true mansard roof covers the third story, while the symmetrical facade includes a central pavilion and three gabled roof dormers with gingerbread. Hadfield was Aaron Putney's son-in-law, and moved Aaron's home a few feet to the west to make room for his guest house.

3. William F. Showerman House
352 Wisconsin Ave. c. 1900

Mr. Showerman built this boarding house by using the Hadfield House, across Maple Street, as a model. The proportions and window arrangements are identical, but they lack the splendid window decorations and porch posts. The porch is derived from classical sources and has thin columns, in pairs, along with a pedimented gable.

4. Richard Street/John Waite Residence
348 Wisconsin Ave. 1880-87

Mr. Street either enlarged or replaced an existing structure with this one by 1887, and sold it to Mr. Waite by 1890. Its architecture comes from the Victorian Italianate style. With its asymmetrical facade and its highly decorated doors and windows, it is more Italianate in flavor. Note that the doors and windows are capped by segmented arches, along with stone keystones and imposts.

Laflin Avenue Historic District
Introduction

Matthew Laflin, the proprietor of the massive Fountain Spring Hotel complex, owned the Laflin area, which was a part of Waukesha that was very rural or park-like prior to the 1880's. The Fountain Spring Hotel was huge by the standards of the day: built in 1873-4, and then rebuilt in 1879, after a fire, to accommodate 800 guests, it was the largest hotel in Wisconsin. Allegedly, it may have been the largest west of the Alleghenies. The homes built for the district's residents were characteristic of the massing and details favored by that era's citizens. The general characteristics these houses share are the irregular or asymmetrical massing, the frame construction, and the two stories, plus attic elevations over a cut stone foundation. The preferred style of the day was Victorian Picturesque, with varying degrees of ornamentation, including patterns of imbrication, barge boards, window canopies, and intricate, highly detailed porches.

1. Andrew J. Smith House
218 W. Laflin Ave. c. 1890

Mr. Smith was in the 1891 City Directory as Superintendent of the Waukesha County Schools; by 1892, it listed him as a travelling salesman. This house contrasts with the more picturesque designs along Laflin, showing: simple clapboard surfaces; accenting and unifying vertical boards; shingles in the gables, at attic level; and turned posts, with spindle work at the eave line of the porch. The T-shaped building sits atop the customary cut stone foundation.

2. Andrew Wadsworth House
214 W. Laflin Ave. 1890/s/1906

When Mr. Wadsworth built this house in the mid-1890's, its style was very similar to those in that district. Businessman Moses Weeks purchased the house in 1906, and remodeled it in the Classical Revival Style. The most prominent features of the house are: the impressive portico; the large lunette, seen in the tympanum area; and the fine monumental Tuscan columns which support the projecting pediment. Though dominated by the classical portico, the rest of the house speaks to the original design, with truncated gable roof wings projecting on either side.

3. Frank Patterson Home
210 W. Laflin c. 1904

Mr. Patterson's 1904 home is an important example of the stylistic Picturesque/Queen Anne hybrid. The main gable end features extended window heads that form a Palladian window. The arch is repeated at the porch entrance and again over the door. The remainder of the ornamentation is somewhat stylized; it is apparent in the eave brackets and the groups of slender posts that decorate the porch. A painstaking and dynamic paint scheme completes the picture.

4. James Trainor House
204-206 W. Laflin c. 1897

Built circa 1897, this house is an example of the Late Picturesque style as seen in Waukesha. There is the characteristic, asymmetrical massing and wide array of surface materials, indicative of the style. Shingles contrast with the clapboard siding, at the attic level as well as beneath the windows. The gable end features bevelled corners which terminate in frame canopies at the eave. The frame porch includes turned posts and a lattice-work railing.

5. Residence
136 W. Laflin c. 1900

6. Residence
132-4 W. Laflin c. 1895-1900

Constructed at the very end of the nineteenth century, this residence repeats the typical massing and ornamentation one learns to expect from the Late Picturesque style. This understated house is two stories in height and gives evidence of having been built in two stages. The main ell of the building rests upon a stone foundation, and can be seen in the two intersecting gable roofed units. The second stage, added to the east of the unit, sits atop rusticated concrete block. A vestibule and porch are situated at the conjunction of the wings. An arched canopy defines the porch area, but no posts support the eave, and the pendant-like structure ends in a novel porch light fixture. Leaded glass and a spindle-work ornamentation can also be seen. A recently applied and exciting paint scheme has helped greatly in highlighting this home's fine details.

7. William A. Sinsel House
149 W. Laflin Ave. c. 1886

Mr. Sinsel was superintendent of the large Fountain Springs House, a huge hotel complex that he managed from 1886 until 1905, when it closed. Mr. Sinsel was hired by Matthew Laflin, and his home predates the rest of those in the district. The original wood frame of this tall, asymmetrical house has now been covered with asbestos shingles, but the original window surrounds still survive, complete with incised details. The paired windows on the facade, as well as the remainder of the windows, are capped by shaped lintels with incised details in the pediment. A distinctive porch remains intact, composed of chamfered posts, a sawn frieze, and a front gablet. The house was built on Fountain Springs land before it was subdivided, somewhere around 1890.

8. H.E. Osborne House
201 W. Laflin Ave. c. 1900

Built in approximately 1900 for H.E. Osborne, City Librarian, this house is a good representative of the vernacular design popular in 1890's Waukesha. The massing is less complex than a Queen Anne, but not as cubical as a Colonial Revival. The two stories are clearly separated by belt courses, and the front gable and is adorned with stick work and sunbursts. The rectangular house plan is built upon a cut stone foundation, which is interrupted on the east and west elevations by gable roofed sections. These sections have bevelled corners which seem to suggest a bay window. A small porch, adorned with a pedimented gable, covers the front entrance and merges with a one story, semi-detached pavilion at the northeast corner. The pavilion, as well as the balance of the porch, has been enclosed.

9. Residence
215 W. Laflin Ave. c. 1895-1904

A Mrs. M. Tardy owned the property in 1895, while the first known resident was Mr. William M. Barnum, salesman. The building is one of Waukesha's finest examples of the Late Picturesque Style, showing the characteristic asymmetrical massing and a variety of surfaces and details. Chief among them is the imbricated band circling the house between the first and second floors, with shingles covering the attic level. Delicate tracery bargeboards appear in the gables, and the two-story porch features turned posts, spindle work, and a lattice-like railing.