

Blair, Senator William and Henrietta, House
(Additional Documentation and Boundary Decrease)

Waukesha County,
Wisconsin

Name of Property

County and State

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 for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Blair, Senator William and Henrietta, House (Additional
Documentation and Boundary Decrease)

Other names/site number: N/A

Name of related multiple property listing: Multiple Resources of Waukesha

(Enter "N/A" if property is not part of a multiple property listing):

2. Location

Street & number: 434 Madison Street

City or town: Waukesha State: WI County: Waukesha County

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ☒ 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 ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant at the following

level(s) of significance: ☐ National ☐ Statewide ☒ Local

Applicable National Register Criteria ☐ A ☒ B ☒ C ☐ D

Signature of certifying official/Title:	Date
Daina Penkiunas, Wisconsin State Historic Preservation Officer	
State or Federal agency/bureau or Tribal Government	
In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title:	State or Federal agency/bureau or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ Entered in the National Register
- ☐ Determined eligible for the National Register
- ☐ Determined not eligible for the National Register
- ☐ Removed from the National Register
- ☐ Other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
- Public – Local ☐
- Public – State ☐
- Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
- District ☐
- Site ☐
- Structure ☐
- Object ☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
0	0	Buildings
0	0	Sites
0	0	Structures
0	0	Objects
0	0	Total

Number of contributing resources previously listed in the National Register: 1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/Single dwelling

Current Functions

(Enter categories from instructions.)

WORK IN PROGRESS

7. Description

Architectural Classification

(Enter categories from instructions.)

Late Victorian: Italianate

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Limestone (foundation), brick (walls), asphalt (roof)

Narrative Description

This Additional Documentation and Boundary Decrease for the Senator William and Henrietta Blair House, listed in the National Register of Historic Places (NRHP) in 1983, is intended to clarify the property's National Register boundary, to remove an unassociated public parking lot from the National Register boundary, and to provide additional historic context for the property. The name of the property is also being updated to include Henrietta Blair, Senator Blair's wife during the property's period of significance. The stated significance remains unchanged from the original nomination.

Introduction

The Senator William and Henrietta Blair House was constructed in 1876 in an Italianate style following a design by prolific local architect and builder Samuel Dodd. Its primary character-defining features include its cream brick exterior, asymmetrical plan, widely overhanging eaves with prominent gable ornamentation and decorative modillions, and segmentally-arched window openings with brick surrounds and decorative hoods. The building also features an early

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twentieth-century front porch with segmentally-arched openings, diminutive brackets along its roofline, and a flat roof that serves as a walk-out second-story balcony. The Blair House is in good condition and retains a moderate degree of integrity. The property consists only of the National Register listed house with no other contributing or noncontributing resources.

Setting

The city of Waukesha is located in Waukesha County in southeastern Wisconsin, approximately 15 miles west of Milwaukee. The Blair House is located atop a prominent hill in the Tower Hill neighborhood near the city center, about three blocks west of Waukesha's National Register listed Downtown Historic District (NR 83004331). The house sits on the north side of Madison Street, between Randall Street to the west and Delafield Street to the east.¹ The neighborhood surrounding the Blair House to the north and west is largely residential and contains a variety of single-family houses constructed in the late nineteenth and early twentieth centuries. The neighborhood south and east of the Blair House is a residential-commercial mix. A converted church building and several modest single-family houses, all built between the late nineteenth century and the mid twentieth century, are located along the south side of Madison Street, opposite the Blair House. Immediately east of the Blair House, facing Delafield Street, is a Colonial Revival building that was constructed in 1937 to serve as a police station; this building is currently vacant and sits across Delafield Street from Waukesha City Hall. A paved parking lot, constructed between 1950 and 1963, is located south of the former police station at the base of the hill. A stepped, concrete block retaining wall runs along the majority of the length of the western edge of the parking lot; a chain link fence runs along the edge of the retaining wall. The parking lot, retaining wall, chain link fence, and police station are located outside of the property's proposed boundary decrease (see additional information relating to the boundary decrease in Section 8).

The existing lot on which the Blair House sits is bounded by Randall Street to the west, Madison Street to the south, a separate parcel containing the former police station and parking lot to the east, and a parcel containing a single-family house to the north. Adjacent to the Blair House, Madison Street is a three-lane city street with concrete curbs and sidewalks along both sides. Randall Street is a two-lane city street with concrete curbs and sidewalks along both sides; sidewalks along Randall Street are separated from the roadway by grass terraces. The Blair House sits atop a steep rise with the surrounding area reflecting this topography as Madison Street slopes down towards the city's historic downtown center and Randall Street gradually rises upwards to the north.

Landscape

The Blair House is situated on a 0.89-acre, polygonal parcel that contains a paved driveway and parking area north of the house and a landscaped front lawn area south of the house. The paved parking area was constructed behind the house in about 1977 to accommodate the building's conversion to a medical clinic. A small number of mature trees are located along the northern property line, along the eastern edge of the parking lot, and immediately south of the house. A

¹ Randall Street was originally known as Barnard Street and Delafield Street was originally known as Deerfield Street; the current street names were adopted sometime between 1895 and 1901.

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set of concrete steps at the southwestern corner of the property provides access from the Madison Street sidewalk to a curving, concrete walkway that connects with a secondary walkway along the west elevation of the north wing. This secondary walkway connects with the paved parking area in back (north) of the building. South of the building, the front lawn slopes down towards Madison Street. Small shrubs and flowering plants are located in curvilinear islands along the southern and eastern property lines and within the grass lawn south of the house; the majority of these plantings were added by the current property owner after 2016.

Building Exterior

The Senator William and Henrietta Blair House is a two-story Italianate residence with a raised limestone foundation and dressed stone water table, cream brick walls, and asphalt-shingled gable and hipped roofs with widely overhanging eaves featuring decorative modillions and elaborate wood gable ornaments. Cream brick chimneys with decorative brick corbelling project from the western and northern roof slopes. All existing one-over-one windows in the original building mass are currently sheltered under metal-framed storm windows.

The building consists of the main two-story building mass, a one-story wing projecting from the north elevation of this, and a one-story addition that was constructed along portions of the building's north and east elevations in 1977. The main, two-story cream-brick building mass embodies a modified gabled ell plan consisting of a front-facing gable and a gabled side wing with a hipped-roof over the rear (north) half of the building. The one-story north wing is of frame construction with stucco walls and an asphalt-shingled hipped roof with a wide cornice board. Research suggests that a portion of the north wing may be the Blairs' original c.1845 residence which was significantly altered between 1917 and 1922 when it was converted to a garage; the north wing was later returned to use as finished interior space in the 1970s. The 1977 addition is a one-story, flat-roofed, stucco or stucco-board mass that was constructed to house exam rooms when the building was converted to a medical clinic in the 1970s.

South (Front) Elevation (Photos 1 and 2)

The front elevation of the house is asymmetrical in composition and consists of the south wall of the original 1876 building. A front-gabled mass occupies the western half of the south façade while a side-gabled mass occupies the eastern half. The south-facing gable features elaborate gable ornamentation that consists of delicately curved cross braces with a shaped center pendant and shaped extremities beyond which are similarly shaped brackets with turned-wood pendants. The front-gabled mass contains two two-pane, wood-framed basement windows in the foundation wall, two one-over-one, double-hung wood windows at the first story, and two one-over-one, double-hung wood windows at the second story; all one-over-one windows are set in segmentally-arched openings and feature bracketed stone sills and brick surrounds with segmentally-arched hoods accented by decoratively inscribed limestone blocks. A small pentagonal, single-pane, wood window is located at the attic level below the gable; this window features a bracketed stone sill. East of the front-gabled mass, a polygonal porch spans the first story of the side-gabled mass; this was constructed in place of the original rectangular porch between about 1922 and 1942. The porch features a limestone or limestone veneered foundation and knee-wall, squared wood supports, and a flat roof with diminutive brackets along its eaves.

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Arched spandrel panels are located between porch supports. When it was built, the porch featured steps at its western end; these were later removed and the limestone knee-wall was extended to eliminate exterior access to the porch. Inside the porch is an infilled, segmentally-arched window opening; an infilled doorway with an infilled, segmentally-arched transom; and a wood-framed glass door with restored stained-glass sidelights and a restored stained-glass, segmentally-arched transom. The porch roof is encircled by a wood-shingled knee wall that flares outward at its base and features rectangular cut-outs inset with shaped wood balusters. At the second story, above the porch, are two one-over-one, double-hung wood windows and a third window that was converted to a door at an unknown date. First- and second-story window openings are segmentally arched and feature bracketed stone sills and brick surrounds with segmentally-arched hoods accented by decoratively inscribed limestone blocks.

West Elevation (Photos 2, 3, and 4)

The west elevation of the Blair House consists of the west wall of the main building mass and the west wall of the north wing. The west wall of the main building mass is dominated by a two-story, front-gabled bay that encompasses the northern half of the west façade and features elaborate gable ornamentation. Gable ornamentation is slightly varied from the primary (south) façade and consists of a decorative scroll-cut panel above the intersection of gently curved cross braces with shaped extremities beyond which are similarly shaped brackets with turned-wood pendants. The gabled bay contains a shallow, rectangular bay window at the first story. This bay window features a limestone or limestone veneered foundation containing a three-pane basement window; its side walls are comprised of narrow wood panels, and its front wall contains a single-pane picture window flanked by narrow diamond-patterned, leaded-glass sidelights with an arcaded five-pane, diamond-patterned, leaded-glass transom above. The bay window is capped by a wood-shingled hipped roof. Above the bay window are two one-over-one, double-hung wood windows at the second story. Both windows are set in segmentally-arched openings and feature brick surrounds, a shared bracketed stone sill, and segmentally-arched hoods accented by decoratively inscribed limestone blocks. A small, single-pane, pentagonal wood window is located below the gable at the attic level. South of the front-gabled bay are two one-over-one, double-hung wood windows at the first story and two one-over-one, double-hung wood windows at the second story. All four of these windows are set in segmentally-arched openings and feature bracketed stone sills and brick surrounds with segmentally-arched hoods accented by decoratively inscribed limestone blocks. From north to south, the west wall of the north wing contains two square window openings just below the roofline and a segmentally-arched doorway near the north wing's junction with the main building mass; the windows and doorway all feature decorative brick surrounds though the window surrounds have been painted. The doorway contains a replacement metal security door. Both window openings have been infilled with stucco-clad panels. A steeply-pitched, gabled dormer projects from the western roof slope of the north wing and contains a pair of six-over-one windows; the dormer wall surrounding the windows is clad in stucco.

North (Rear) Elevation (Photo 4)

The north (rear) elevation of the house consists of the north wall of the 1977 medical clinic addition, the north wall of the north wing, and exposed portions of the north wall of the original

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building mass. The north walls of the medical clinic addition and north wing contain no fenestration. At the first story, west of the north wing, the north wall of the main building mass contains a segmentally-arched window opening that has been infilled with brick in a basket-weave bond and features a bracketed stone sill and brick surround with segmentally-arched hood accented by decoratively inscribed limestone blocks. Above this is a one-over-one, double-hung wood window in a segmentally-arched opening; the window features a bracketed stone sill and brick surround with segmentally-arched hood accented by decoratively inscribed limestone blocks. A small one-over-one, double-hung wood window is located at the second story of the main building mass above the medical clinic addition; this window lacks the decorative surround, hood, and sill of the other windows in the main building mass.

East Elevation (Photo 5)

The east elevation of the house consists of the east wall of the main building mass and the east wall of the 1977 medical clinic addition. The east-facing gable ornamentation is identical to that of the west gable and consists of a decorative scroll-cut panel above the intersection of gently curved cross braces with shaped extremities beyond which are similarly shaped brackets with turned-wood pendants. The first story of the main building mass contains a one-story, rectangular, hipped-roof sun porch projecting from the south end of the east façade. The sun porch was constructed between 1917 and 1922 and features a limestone or limestone-veneered foundation and a wood-shingled hipped roof with decorative brackets under the eaves. Two double-hung windows are located in each of the sun porch's side walls, and three double-hung windows are located along its front (east) wall. All of the sun porch windows are comprised of single-pane, rectangular lower sashes and leaded-glass, segmentally-arched upper sashes. North of the sun porch is a metal security door that is accessed via a set of concrete steps. The remainder of the first story of the original building mass is obscured by the 1977 medical clinic addition which is clad in stucco or stucco board and contains no fenestration. Above this addition, a shed-roofed dormer projects from the eastern roof slope of the north wing; the dormer contains a vinyl one-over-one window and a pair of single-pane vinyl or metal casement windows. At the second story, the east elevation of the original building mass contains a single one-over-one, double-hung wood window above the sun porch and a pair of one-over-one, double-hung wood windows north of this. All three of these windows are set in segmentally-arched openings and feature bracketed stone sills and brick surrounds with segmentally-arched hoods accented by decoratively inscribed limestone blocks. A pentagonal, single-pane wood window is located below the gable at the attic level; this window features a bracketed stone sill.

Building Interior

The interior of the Blair House was not accessible at the time of this nomination update. The building is currently being restored from its previous use as a medical clinic to a new use as a residence and bed and breakfast inn, requiring the removal of a number of partition walls that were constructed in the 1970s. Current, complete floor plans are not available; see Figure 10 for a plan showing the general spatial arrangement of first floor spaces. Available information indicates that the building's interior contains the following: a partly-finished basement; a front hall, living room, dining room, sun porch, former exam room, and bathroom at the first floor of the main building mass; former exam rooms in the process of being converted to a kitchen and

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mudroom in the 1977 addition; former exam rooms at the first floor of the north wing with a single bedroom above; two bathrooms and four former offices in the process of being restored to bedrooms at the second floor; and an unfinished attic. As of July 2023, several rooms had been restored to their original size and function; these include the front hall, living room, and dining room. In addition, the upper level of the north wing has been converted (or restored) to use as a bedroom.

Although the 1983 nomination indicated that the interior of the Blair House was “not considered significant,” photographs and information provided by the property owner between 2019 and 2021 indicate that a number of original interior features remain or have been restored. These include an original decorative leaded glass transom and sidelights at the front entrance; an ornate ceiling medallion around a pendant light and original staircase with turned wood balusters, railing, and newel post in the front hall; decorative crown molding, built-in book cases with leaded-glass doors, and a brick fireplace with decorative tile detailing in the living room; a barrel-vaulted ceiling with decorative molding and high wood panel wainscoting in the dining room; and two pairs of leaded-glass French doors between the dining room and sun porch.

Integrity

The Senator William and Henrietta Blair House is in good condition and retains a moderate degree of integrity. Primary alterations include the following: replacement of the original rectangular front porch with the existing polygonal front porch sometime between 1922 and 1942; removal of a two-story polygonal bay window from the west elevation and its replacement with a shallow rectangular bay window at the first story and two one-over-one windows at the second story in about 1920; alterations to the north wing as part of its conversion to a garage in about 1920; the construction of the sun porch on the east elevation in about 1920; and the 1977 construction of a one-story addition at the northeast corner of the house as part of the building’s conversion to a medical clinic. Despite these alterations, the original building mass remains intact and retains its segmentally-arched window openings with decorative brick surrounds and ornate hoods as well as its widely overhanging eaves with decorative modillions and prominent gable ornaments, all of which are defining features of the Italianate style. In addition, due to recent and ongoing restoration work, the building retains a significantly higher degree of integrity now than it did at the time of the 1983 National Register listing.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Commerce

Architecture

Significant Person

(Complete only if Criterion B is checked.)

Blair, Senator William

Period of Significance

1877-1880 (B)

1876 (C)

Cultural Affiliation

N/A

Significant Dates

1876, 1877

Architect/Builder

Dodd, Samuel

Statement of Significance: Introduction

The Senator William and Henrietta Blair House, formerly known as the Senator William Blair House, was individually listed in the National Register of Historic Places in 1983 (NR 83004327). It was also listed in 1990 as a contributing resource to the Madison Street Historic District (NR 90000489). This Italianate house was designed and constructed in 1876 by Samuel Dodd, a local architect and builder, for Senator William Blair and family. With its cream brick exterior, widely overhanging eaves with prominent gable ornamentation and decorative modillions, and segmentally-arched windows with decorative hoods and surrounds, the house remains one of the finest examples of Italianate architecture in the City of Waukesha. The house is also notable for its association with Senator William Blair. Senator Blair was a key figure in Waukesha's early history as one of the community's most prominent business and civic leaders as well as a three-term state senator; the Blair House is the only remaining property in Waukesha directly associated with Blair's life and career.

Applicable National Register Criteria and Period of Significance

The property was listed in the National Register in 1983 under *Criterion B* in the area of *Commerce* for its association with Senator William Blair and under *Criterion C* in the area of *Architecture* as a fine example of the Italianate style. The significance of the Blair House has not

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changed since its original 1983 National Register nomination.² The property's period of significance, as stated in its 1983 nomination, is 1877 to 1880, the span of years during which Senator Blair lived in the residence. As it applies to *Criterion B*, this period of significance remains unchanged. For *Criterion C*, this Additional Documentation adds a period of significance of 1876, the building's year of construction.³

Context and Justification for Boundary Decrease

The Blair House was individually listed in the National Register of Historic Places in 1983 and was listed as a contributing element of the Madison Street Historic District in 1990. The Blair House was owned by the City of Waukesha at the time of both NRHP nominations.

This Additional Documentation and Boundary Decrease is intended to amend the 1983 National Register boundary of the Senator William and Henrietta Blair House. When this property was originally listed in 1983, its tax parcel was larger, extending from Randall Street to Delafield Street; the eastern half of the parcel contained an unassociated, city-owned parking lot and a small portion of an adjacent police station. The parking lot was constructed to serve the police station, and both the police station and the parking lot were built prior to the 1983 National Register listing. A concrete block retaining wall and chain link fence run along the majority of the parking lot's western edge. West of this, the topography slopes upward to a higher elevation; the Blair House is located at the top of this hill. The Blair House parcel described in the 1983 nomination was subsequently divided into two lots to separate the parking lot and police station from the Blair House property. See the proposed National Register boundary map in Figure 1 for the relationship between the two lots, the Blair House, and the police station and parking lot.

The Blair House property was deeded to the City of Waukesha in 1957 by the son of its original owner. Prior to this, in 1937, an adjacent building at 130 Delafield Street was constructed to serve as the city's police department with additions in 1962 and 1973.⁴ This building and its additions were constructed on a parcel adjacent to the Blair House, though the southwestern corner of the building extended slightly into what was then the large Blair House parcel at 434 Madison Street. Between 1950 and 1963, the City of Waukesha constructed a parking lot entirely within the eastern half of the 434 Madison Street parcel, at the base of the hill, to serve the adjacent police department building.⁵

When the Blair House was listed in the National Register in 1983, the nomination did not include a clear boundary. Though the nomination included a legal description covering what was then

² The 1983 National Register nomination identified the property as eligible for listing for its association with Senator Blair and as a fine example of the Italianate style; specific areas of significance under these Criteria are outlined in the National Park Service's NRHP database record for the property rather than in the nomination form.

³ Sources indicate that although the Blair house was constructed in 1876, William Blair did not relocate to the property from his rural residence until 1877.

⁴ *Historical and Architectural Resources Survey, 2013-2014, City of Waukesha, Waukesha County, Wisconsin*. Prepared by Heritage Research Ltd. for Waukesha Landmarks Commission (July 2014), 39.

⁵ Aerial photo collection: 1941-2022, Waukesha County GIS Database, https://prd.waukcogeo.com/Html5Viewer/?viewer=html_viewer_ext (accessed October 16, 2024).

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the entire 434 Madison Street parcel of nearly two acres, the nomination also described the property as “less than one acre.” The currently proposed boundary decrease coincides with the latter description of less than one acre. In addition, the brief 1983 nomination form did not mention the parking lot (or the small portion of the police station) that occupied the eastern end of the parcel and included no justification for including this unassociated parking lot in the historic boundary. When the Blair House was listed as a contributing resource to the Madison Street Historic District in 1990, the district boundaries were drawn to include the Blair House while excluding the eastern portion of the 434 Madison Street parcel as this space contained only the parking lot (and a small portion of the police station) which was not considered to contribute to the Historic District’s significance. The district nomination specifically indicates the intentional omission of the eastern portion of the parcel. See Figure 2 for the National Register boundary of the Madison Street Historic District and Figure 3 for a composite map showing the historic district boundary, the 1983 National Register boundary, and the currently proposed boundary decrease.

In 2013, the City declared the Blair House to be surplus property and issued a formal Request for Proposals (RFP) with the intent of selling the property to a new owner who would preserve its historic character and features. In preparation for the sale of the Blair House, the City approved a Certified Survey Map (CSM) dividing the property into two parcels; the west parcel (Lot 2) contains the Blair House and the east parcel (Lot 1) contains the City’s parking lot and former police station. The CSM was recorded on November 12, 2014. See Figure 4 for the Certified Survey Map and Figure 5 for the Certified Survey map indicating the proposed boundary decrease.

In 2016, the City sold Lot 2, containing the Blair House, to Robert and Lisa Salb. A conservation easement, approved by the Wisconsin Historical Society, was recorded on Lot 2 in 2016. There is no conservation easement on Lot 1. In 2021, the City declared Lot 1 (containing the former police station and parking lot) to be surplus property as the police department had relocated to a new building in 1991, and the public works offices that subsequently occupied the building were relocated to Waukesha’s new city hall building in 2021. At the time of this Additional Documentation and Boundary Decrease, it is the City’s intention to sell Lot 1 to a developer to create additional housing units.

Because the Senator William and Henrietta Blair House now occupies a separate parcel from the city parking lot, because the parking lot and the former police department building have no historic association with the Blair House, and because the parking lot is visually separated from the Blair House by a steep hill and retaining wall and is accessed only from Delafield Street, it is considered appropriate to decrease the National Register boundary of the Blair House to exclude Lot 1 and to provide the property with a clear and well defined National Register boundary. The Blair House’s amended National Register boundary coincides with the legal tax parcel boundaries of Lot 2, which extends slightly east of the existing boundary of the Madison Street Historic District (refer to Figures 1 and 3).

Narrative Statement of Significance

Historic Context

The following historic context provides a brief overview of the history and development of the city of Waukesha, information relating to the life and career of William Blair, a detailed property history of the Senator William and Henrietta Blair House, an outline of the development of Italianate architecture, and information relating to the house's builder and designer, Samuel Dodd. This information is intended to supplement the brief historic context provided in the property's 1983 National Register nomination.

City of Waukesha

The present-day area encompassing the City of Waukesha was home to generations of Native American peoples, including the Potawatomi, prior to the earliest permanent Euro-American settlement of the area in 1834. These early settlers cleared land along the banks of the Fox River to build their homes. By 1836 more than two dozen cabins had been constructed, a road had been built between the new settlement and Milwaukee, and the first school had been established in the home of one of the area's early settlers. By 1838, the settlement had become known as "Prairie Village" or "Prairieville" and had grown to include 150 residents.⁶ In 1841, a number of early settlers formed the Prairieville Academy as an institution for higher education; five years later, the academy became Carroll College, Wisconsin's first four-year college and forerunner of today's Carroll University.

In 1846, Waukesha County was formed out of a portion of Milwaukee County, and Prairieville was incorporated as a village, becoming the seat of the new county. The following year, the village changed its name to Waukesha, reflecting its prominent position within Waukesha County.⁷ Wisconsin's first railroad, the Milwaukee & Waukesha Railroad (later reorganized as the Milwaukee & Mississippi Railroad) completed its line through the village in 1851 with a depot located on the south side of Madison Street, just west of the Fox River. The availability of railroad transportation benefited the village's earliest industries, including a flour mill, sawmill, and a blacksmith shop and agricultural implement manufactory operated by William Blair and Archibald McLachlan. Many of these early industrial concerns were clustered near the railroad depot and the Fox River, near the Madison Street crossing.⁸

By 1860, the village's population had grown to 1,456. In 1868, the local discovery of a mineral spring inaugurated the village's Springs Era in which Waukesha became known throughout the region for its "healing waters." Between 1868 and 1914, Waukesha became home to over 200 spring water companies and boasted multiple health spas and resorts that drew thousands of visitors to the community each year. New hotels, parks, and entertainment venues were

⁶ Pilar Melero, "City of Waukesha," Encyclopedia of Milwaukee, <https://emke.uwm.edu/entry/city-of-waukesha/> (accessed October 16, 2024).

⁷ Pilar Melero, "City of Waukesha," Encyclopedia of Milwaukee, <https://emke.uwm.edu/entry/city-of-waukesha/> (accessed October 16, 2024).

⁸ National Register of Historic Places, Madison Street Historic District, Waukesha, Waukesha County, Wisconsin, NR 90000489.

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constructed throughout the village to cater to the growing resort crowd.⁹ The village experienced exponential growth during this period with the population increasing from 2,633 in 1870 to 6,321 in 1890.¹⁰ In 1896, Waukesha was incorporated as a city.

Following the decline of Waukesha's springs era in the early twentieth century, the city's economy continued to be supported by its industrial sector with beer, soda, dairy products, iron, and steel among its leading exports.¹¹ After the economic stagnation brought about by the Great Depression, the city's economy surged during World War II as one of the city's leading industries, the Waukesha Motor Company, secured a government contract to produce engines for military vehicles, boosting its employment to about 2,000 workers.¹² The city experienced another boom period in the years following World War II when neighboring areas were annexed for the construction of sprawling new residential subdivisions to accommodate an expanding population that had more than doubled in the years between 1940 and 1970, jumping from less than 20,000 residents to over 40,000 during that period.¹³ Waukesha continued to grow through the turn of the twenty-first century, becoming the largest of Milwaukee's suburbs.

William Blair

William E. Blair was born in Dundonald, Ayrshire, Scotland on July 31, 1820 to a family of modest means. In 1836, he emigrated to the United States with his brother James. The pair settled in Monroe County, New York where William Blair trained as a machinist. In December 1845, Blair relocated to Waukesha, Wisconsin where he formed a partnership with Archibald McLachlan to operate a foundry that specialized in the manufacture of threshing machinery under the firm name of McLachlan & Blair. In June 1847, Blair returned to New York where he married Nancy Maria Emmons. Emmons was born in Massachusetts on April 14, 1817 to Henry and Mary (Newton) Emmons. The newly married William and Nancy Blair returned to Waukesha, and between 1850 and 1855, the couple had three children: Francis (Frank) Blair, George Blair, and William Blair.¹⁴ During this period, the Blair family lived in a relatively small, frame residence on the same Madison Street site as the subject property; this building is not extant though it may have been incorporated into part of the subject building's north wing.

By 1850, McLachlan and Blair's foundry and threshing machine manufactory had grown to employ twelve men with 18 threshing machines and thousands of pounds of machine irons, castings, and plow shares produced in that year alone.¹⁵ In 1852, the firm relocated from a rented

⁹ "Victorian Life and the Springs Era," Waukesha County Museum, <https://www.waukeshacountymuseum.org/education/sprngs-era/> (accessed October 16, 2024).

¹⁰ Nancy Mulhern, *Population of Wisconsin, 1850-2000*, Wisconsin Historical Society, <https://content.wisconsinhistory.org/digital/collection/tp/id/46166> (accessed November 4, 2024).

¹¹ "Waukesha, Wisconsin – A Brief History," Wisconsin Historical Society, <https://www.wisconsinhistory.org/Records/Article/CS2483> (accessed October 18, 2024).

¹² "Waukesha Motor Company Ramps up Production for WWII," Waukesha Engine Historical Society, Inc., https://www.wehs.net/the_motor-Works-05.html (accessed November 4, 2024).

¹³ Nancy Mulhern, *Population of Wisconsin, 1850-2000*, Wisconsin Historical Society, <https://content.wisconsinhistory.org/digital/collection/tp/id/46166> (accessed November 4, 2024).

¹⁴ A fifth child, also named William Blair, died in infancy.

¹⁵ "First Train Wheels Made Here: Blair Iron Works," collection of centennial supplements to *Waukesha Daily Freeman* (Waukesha, WI: Freeman Printing Co., 1959).

Blair, Senator William and Henrietta, House
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building in which it initially operated to a larger, more substantial collection of buildings on the northeast side of Madison Street, near the Broadway transition. In this complex, the company continued to offer general foundry and blacksmithing work while maintaining the manufacture of threshing machines as well as wagons and plows. In 1855, Archibald McLachlan sold his interest in the business to Amos Smith, and the enterprise became known by the name of Blair & Smith. The same year, Blair co-founded the Waukesha County Bank – which later became Waukesha National Bank – and would later serve a long term as its president. In 1856, Blair was appointed to his first of several terms as a member of the board of trustees of the newly formed Village of Waukesha.

On May 20, 1859, Nancy Blair died leaving William with three young sons. On June 23, 1860, William Blair married Nancy's younger sister Henrietta Emmons.¹⁶ Emmons was born in Herkimer County, New York on August 1, 1836 to Henry and Mary (Newton) Emmons. She followed her sister to Waukesha in 1858 where she worked as a school teacher; records suggest that she lived with William and Nancy Blair during this period.¹⁷ Between 1863 and 1870, William and Henrietta Blair had two children: Henry E. Blair and Arthur J. Blair. In about 1864, William Blair purchased farmland in Sections 4 and 5 of Waukesha Township, just west of the village, and the family relocated to a house on this property (not extant). They were later joined by William and Henrietta's niece, Margaret (Maggie) Blair.

Many of William Blair's civic, business, and political accomplishments took place in the 1860s and 1870s, beginning in 1860 when he served his first of four terms as Waukesha village president; his second, third, and fourth terms were held in 1861, 1863, and 1878. In 1863 Blair purchased Amos Smith's interest in their foundry and agricultural implement business, becoming sole proprietor of what would become the largest industry in Waukesha.¹⁸ The following year, Blair was elected to the Wisconsin State Senate in his first of three one-year terms (1864-1865); the same year, he was appointed to the board of managers of the State Industrial School for Boys and retained this role for over fifteen years. In 1865, Blair became president of the Waukesha County Bank, a position he held until his death in 1880 and one that served as his primary business activity in the later years of his life. In 1866, William Blair founded the Waukesha County Manufacturing Company which operated the Waukesha Woolen Mill; this enterprise soon became Waukesha's largest employer, and Blair served as its president until his death. During the 1860s and 1870s, Blair also served five terms as chairman of the Waukesha town board of supervisors.¹⁹

In 1872, Blair was elected to his second Wisconsin senate term (1872-1873). The same year, he scaled back operations at the foundry, moving away from threshing machine production to focus on general repair work and contract jobs. From 1876 to 1877, Blair served his third and final term in the state senate. By the late 1870s, Blair had begun to suffer the effects of a supposed

¹⁶ Wisconsin Historical Society, Wisconsin Genealogy Index: Marriage Record Entry for Waukesha County, Vol.1, Page 305; viewed online at www.wisconsinhistory.org/records/marriage (November 13, 2024).

¹⁷ "Death of Mrs. Blair," *Waukesha Freeman*, March 23, 1911.

¹⁸ "Dissolution of Co-Partnership," *Waukesha Freeman*, January 20, 1863.

¹⁹ Obituary for William Blair, *Waukesha Freeman*, July 15, 1880.

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stomach cancer that “very much impaired” his health and eventually led to his death on July 13, 1880.²⁰ Upon news of his death, the Waukesha village board convened to pass a resolution that closed places of business throughout the village for two hours out of respect for Blair’s many contributions to the community throughout his lifetime. A funeral service was held at the Blair House on July 15, 1880 under the direction of the local Masonic lodge of which Blair had served as both member and as lodge master.²¹ Following his death, two of Blair’s sons continued to maintain their father’s business interests; the foundry became known under the name “Blair Brothers,” and later “F.C. Blair & Son,” and continued in operation through the mid-1920s. Henrietta Blair, along with her son Henry, continued to reside in the family’s Madison Street house until her death on March 19, 1911.

During his lifetime, William Blair was considered to be one of Waukesha’s most prominent business and civic leaders. He established two prominent businesses (each of which held the position of the city’s largest employer during each company’s peak period of operation), was instrumental in the founding and successful operation of the community’s first bank, and served three terms as state senator, four terms as village president, and multiple terms as chairman of the town board of supervisors and village board of trustees. No other individuals feature as prominently, across both business and civic affairs, in Waukesha’s early history.²²

Property History

In 1876, William Blair hired local builder Samuel Dodd to begin construction of a new house on the site of the family’s previous home; during the construction of their new home, the family resided on the Blair farm property just west of Waukesha. The Blair family – consisting of William and Henrietta Blair, along with their children Frank, Henry, and Arthur and their niece, Maggie Blair – relocated to the house following its completion, though accounts suggests that William Blair did not return from his rural residence to reside in the new house with his family until 1877. In August 1877, reporting on building projects that had been completed throughout the city over the preceding year, the *Waukesha Freeman* described the building as “a fine brick residence [...with] all modern improvements,” and reported the total cost of construction as \$5,000.²³

William Blair died in July 1880, living for only three years in the house. Following Blair’s death, Henrietta Blair retained the property and continued to reside there until her death in 1911. The house then became the residence of their son, Henry and his wife Alice (“Allie”) Blair. Like his father, Henry had also risen to local prominence, serving terms as mayor and local postmaster as well as establishing the Spring City Foundry Company. Under the ownership of Henry and Allie Blair, the north wing of the house was remodeled for use as an attached garage in about 1920; the finished garage wing included garage doors in the wing’s north elevation and

²⁰ Obituary for William Blair, *Waukesha Freeman*, July 15, 1880.

“The health of ex-senator Blair...,” *Waukesha Freeman*, April 29, 1880.

²¹ Obituary for William Blair, *Waukesha Freeman*, July 15, 1880.

²² Though early Wisconsin governors Alexander Randall and William Barstow settled in Waukesha as young men, their political and business interests took them beyond Waukesha so that neither had as direct an influence on the city’s early development as did William Blair.

²³ “Waukesha: Improvements,” *Waukesha Freeman*, August 23, 1877.

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a hipped roof in place of the earlier gable roof.²⁴ Other early twentieth century alterations included the construction of the existing polygonal front porch in place of the original rectangular porch; the removal of a two-story polygonal bay window on the west elevation and its replacement with the existing shallow, one-story, rectangular bay window; and the construction of the existing sunporch on the building's east elevation.²⁵ Alice and Henry Blair died in 1948 and 1957, respectively. As the couple had no children, under the terms of Henry Blair's will, the property was deeded to the City of Waukesha under the condition that it could not be sold or used for commercial purposes or for storage, and that if the property was sold, the proceeds must be devoted to a "civic purpose."²⁶ Blair's will specified that if these terms were not followed, the property would be transferred to Waukesha Masonic Lodge No. 37, of which both Henry and William Blair had been members.

In the 1960s, under the City's ownership, the building was used as the headquarters for the local Girl Scout organization. In the late 1970s, the City of Waukesha leased the building to Waukesha Memorial Hospital for use as a medical clinic. To facilitate this use, a one-story addition containing examining rooms was constructed at the northeast corner of the building in 1977, and the front porch was enclosed in 1984 (the current property owners have subsequently re-opened the porch). Additional exterior alterations made during the period in which the building served as a medical clinic include the installation of metal security doors on the building's east and west elevations, the infill of windows and garage door openings in the north wing, and the removal of a wrought iron balustrade around the flat "widows walk" portion of the roof. Interior work included the installation of drop ceilings, the construction of new walls to subdivide interior spaces, and the installation flooring, ceiling, and wall finishes in the basement.²⁷ The Blair House continued to serve as a medical clinic operated by various entities until December 2012, when the last tenant, ProHealth Care, vacated the building.²⁸

In 2013, the City of Waukesha declared the building to be surplus property; the following year, the large parcel on which the building sat was divided into two separate lots in preparation for its sale. In 2016, a conservation easement was placed on the property to ensure that its historic character would be retained when the house was transferred out of the City's ownership. After issuing a Request for Proposals and reviewing responses, the City approved the sale of the property to Robert and Lisa Salb who proposed to restore the building for use as a residence and bed and breakfast. Prior to the completion of the sale, however, the local masonic lodge challenged the transaction, claiming that the City's sale of the property violated the terms of Henry Blair's will.²⁹ Following a court ruling in the City's favor, the Blair House was sold to Robert and Lisa Salb in 2016. Since that time, the Salbs have completed or plan to complete a

²⁴ Sanborn Map Company: City of Waukesha (1917, 1922), Golda Meier Library (UW-Milwaukee) Digital Collection (accessed November 5, 2024).

Historic images on file at Waukesha County Historical Society and City of Waukesha.

²⁵ The original porch featured arched spandrels and front steps along its south wall.

²⁶ Sarah Pryor, "The Blair switch project," *Waukesha Freeman*, March 8, 2013.

²⁷ Building permits: 434 Madison Street (1955-2017), City of Waukesha, Waukesha County, Wisconsin.

²⁸ Sarah Pryor, "The Blair switch project," *Waukesha Freeman*, March 8, 2013.

²⁹ Christopher Kuhagen, "Waukesha Masonic Lodge files lawsuit against the city over historic Blair House," *Milwaukee Journal Sentinel*, July 15, 2014.

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number of restoration projects including the removal of drop ceilings, repair and painting of plaster walls and ceilings, refinishing hardwood floors, reopening the enclosed front porch, converting the 1977 medical clinic addition to kitchen space, and removing partition walls that had been constructed as part of the building's conversion to a medical clinic. Some of this work was completed using state and federal tax credits.

Samuel Dodd (Architect/Builder)

Samuel Dodd was born in Glossop, Derbyshire, England in 1840. He married Hannah Hadfield of that city in April 1863, and the couple immigrated to the United States the same year. The Dodds settled in Waukesha where Samuel Dodd began working as a carpenter and contractor. By the early 1890s, in addition to working as a contractor, Dodd began advertising as an architect and as a manufacturer of "sash, doors, blinds, newels, rails, balusters, and all kinds of molding and interior finish."³⁰ In addition to many houses throughout the city, some of Dodd's most prominent Waukesha commissions as architect and/or builder included the Chicago & North Western Railroad Depot (NR 95000142), the Blair School (not extant), individual buildings at the Industrial School for Boys and at Carroll College (not extant), and the Captain Elihu Enos House (NR 0000489); the majority of these were constructed in the 1880s.³¹ In addition to his professional responsibilities, Dodd also served a term as city coroner and was a member of the Waukesha county and village board.³² Samuel Dodd died on March 2, 1900.³³

Italianate Architecture

Italianate architecture was popular in Wisconsin between about 1850 and 1880. The style was especially popular in newly established towns and cities where it often became the architectural style of choice for large residences as well as those of a more modest scale. With its roots in England's Picturesque movement, the Italianate style was a reaction against the formal, classical ideals that had dominated popular architecture for the previous two centuries. As such, the style favored the rambling, informal houses of the Italian countryside. Although America's first Italianate houses were constructed as early as the late 1830s, the style was not widely popularized until the form was displayed in pattern books published in the 1840s and 1850s.³⁴ The style began its decline during the economic depression of the 1870s, and by the time the U.S. economy had recovered, new housing fashions, most notably the Queen Anne style, had begun to dominate.³⁵

The Italianate style is generally defined by its boxy two- or three-story massing; low-pitched roof with overhanging eaves and decorative brackets; tall, narrow, frequently arched windows; elaborated window crowns or hoods; and squared cupola or corner tower.³⁶ Primary decorative details are typically restrained to windows, cornices, porches, and doorways; bay windows are

³⁰ *Waukesha City Directory*, Waukesha County Gazetteer (Waukesha, WI: United States General Publishing Co., 1891).

³¹ The Enos House is located on the south side of Madison Street a short distance from the Blair House.

³² "Death of Samuel Dodd," *Washburn Times*, March 7, 1900.

³³ Obituary for Samuel Dodd, *Waukesha Freeman*, March 8, 1900.

³⁴ Virginia Savage McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 282-302.

³⁵ McAlester, *A Field Guide to American Houses*, 282-302.

³⁶ McAlester, *A Field Guide to American Houses*, 283.

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common and frequently feature cornice detailing that mirrors that of the main building mass. Arched and segmentally arched upper window sashes were common elements of the style, although the traditional rectangular top remained in use in many Italianate designs. Italianate window crowns are often an inverted U-shaped hood, sometimes with brackets at each end, although simpler crowns are not atypical. Paired and triple windows are common, as are one- and two-story bay windows. As the primary decorative feature of many Italianate houses, cornices often feature heavy brackets that appear in a wide variety of shapes; these are typically mounted either singly or in pairs. One-story entry or full-width front porches are common to nearly all Italianate houses. These often feature squared porch supports with beveled corners. Within the porch, front doors are either paired or single, often feature glazing, and mirror the shapes of adjacent windows (rectangular, arched, or segmentally arched) with elaborate crowns or enframements.³⁷

In general, Italianate houses can be divided into six subtypes based on overall plan and roof type. These include those with a simple hipped roof and square or rectangular plans; those with a centered gable projecting from a hipped or side-gabled roof; those with asymmetrical, compound plans with a cross-hipped or cross-gabled roof; those that feature corner towers characteristic of the traditional Italian Villa; those with a simple front-gabled plan; and those urban examples that embody town-house plans. Of these, the most common subtype of Italianate houses is the simple hipped roof variety. These are typically square or rectangular box-shaped houses with a simple hipped roof that commonly features a central cupola.

The Blair House is representative of the asymmetrical subtype of the style with a compound plan consisting of a modified L-shaped mass with gable and hipped roofs. The house features the style's characteristic wide eave overhang with decorative modillions along the eaves, prominent gable ornamentation, and segmentally-arched window openings with decorative hoods and brick surrounds.

Comparative Analysis

With the exception of a storage building associated with the Waukesha County Manufacturing Company, no other properties associated with Senator William Blair have been identified in the city of Waukesha. Primary buildings known to have been associated with Blair's business interests were demolished prior to the 1983 NRHP listing. Blair's foundry and agricultural implement factory were demolished in phases between 1922 and 1949. The woolen mill of the Waukesha County Manufacturing Company was destroyed by fire in 1884, leaving only a wool storage building at 139 East North Street; the storage building was determined to be not eligible for NRHP listing in 2010. The Waukesha County/National Bank was demolished in 1902. Finally, Blair's previous house in Waukesha, which was located on the same site as the existing house, was likely incorporated into the construction of the subject property. In addition, although Blair owned a farm just west of the city of Waukesha in the 1860s and 1870s, the location of this property was annexed by the city of Waukesha in the second half of the twentieth century and currently contains neighborhoods of dense residential development with no identifiable buildings remaining from the period between 1863 and 1876 when Blair and his family lived there. As

³⁷ McAlester, *A Field Guide to American Houses*, 282-302.

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such, the Senator William and Henrietta Blair House is the only extant property in Waukesha that is directly associated with William Blair.

In 2013-2014, the City of Waukesha completed a city-wide intensive survey of historic architecture; the survey was an update to a previous intensive survey that had been completed 1982-1983. Surveyed properties are included in the Wisconsin Historic Preservation Database, a publicly accessible online database operated and maintained by the Wisconsin State Historic Preservation Office. As part of this investigation, 11 extant Italianate houses were identified in Waukesha, including the Blair House. Of these, 9 are listed or eligible for listing in the National Register of Historic Places, as follows:

Historic Name	Address	AHI No. ³⁸	Construction Date	NRHP Status
<i>Senator William and Henrietta Blair House</i>	<i>434 Madison St.</i>	<i>80707</i>	<i>1876</i>	<i>NRHP listed (1983); Madison Street Historic District (1990)</i>
Charles and Hattie White House	115 McCall St.	28657	1878	NRHP listed, McCall Street Historic District (1993)
Samuel D. James House	726 N. East Ave.	46764	1871	NRHP listed (1996)
Andrew Frame House	507 N. Grand Ave.	63236	c.1879	NRHP listed (1983)
Martin Brown House	816 N. East Ave.	67881	1888	NRHP listed, St. Joseph's Catholic Church Complex (1983)
John P. Buchner House	609 E. Broadway Ave.	94053	1879	Determined eligible
Walter S. Chandler House	151 W. College Ave.	94092	c.1876	NRHP listed (1974)
Aaron Putney House	406 Wisconsin Ave.	94383	c.1870	NRHP listed, Wisconsin Avenue Historic District (1983)
Dr. Volney L. Moore House	307 E. Main St.	94605	1877	NRHP listed (1983)

These houses exhibit a wide range of forms and interpretations of the Italianate style. Those of cream brick construction are probably most comparable to the Blair House and include the Frame House, Brown House, Buchner House, and Moore House. By far, the grandest of these is the Andrew Frame House which was designed by prominent Milwaukee architect Edward Townsend Mix and features a square, hipped-roof plan with a center tower and an exceptionally

³⁸ Architecture History Inventory, located within the Wisconsin Historic Preservation Database.

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high degree of ornamentation. The Brown House features a similar asymmetrical, L-shaped plan as the Blair House, but lacks most decorative elements beyond its round-arched window hoods; as such, it is a very modest interpretation of the Italianate style. The Buchner House exhibits a compound plan with a hipped roof featuring paired brackets under widely overhanging eaves and segmentally-arched window hoods with contrasting stone accents; most windows are newer replacements and, like the Blair House, original porches have been replaced. The Volney House exhibits the "Italian Villa" subtype of the style with a prominent corner tower; it features replacement windows under segmentally-arched window hoods with contrasting stone accents; other than these elements, the house does not display any other overt ornamentation. Although the Frame House is likely the finest example of the Italianate style in Waukesha, the Blair House compares favorably with all three of the city's other NRHP-listed/eligible cream brick Italianate houses.

Concluding Statement of Significance

Constructed in 1876, the Senator William and Henrietta Blair House was listed in the National Register of Historic Places in 1983 under *Criterion C* as a fine local representative of Italianate architecture and under *Criterion B* for its association with Senator William Blair. The house displays the Italianate style's characteristic widely overhanging eaves with decorative modillions, prominent gable ornamentation, and segmentally-arched window openings with decorative hoods. In addition, it is the only remaining building in Waukesha directly associated with Senator William Blair, one of Waukesha's most prominent and influential individuals during the community's early history.

Land Acknowledgement *(To be reviewed by the Office of the State Archaeologist)*

This nomination recognizes the depth of human presence here, the ancestral homeland of American Indians for millennia. From as early as the seventeenth century, Euro-American exploration and settlement, military campaigns, and government programs, all had the effect of repeated displacement of Indians of many tribal affiliations. This continuous tribal movement resulted in Wisconsin being home to many tribes who originated from other parts of the country, generating a pattern of immigration, relocation, and formation of a new homeland. Some of these tribes remain in Wisconsin but others may not. We acknowledge that the property that is the subject of this nomination is located on land long occupied by American Indians.

Archaeological Potential

(To be drafted by the Office of the State Archaeologist)

Preservation Activities

The Senator William and Henrietta Blair House was individually listed in the National Register of Historic Places in 1983 and listed as a contributing element of the Madison Street Historic District in 1990. The property was also identified in the Multiple Resources of Waukesha National Register documentation in 1983. Its continued eligibility for listing was re-affirmed prior to the preparation of this Additional Documentation and Boundary Decrease. A Historic Preservation Conservation Easement was placed on the property in March 2016 to ensure that its historic character and significant features are preserved.

9. Major Bibliographical References

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☒ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #
- ☐ recorded by Historic American Landscape Survey #

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other
- Name of repository:

Wisconsin Architecture and History Inventory # and/or Archaeological Site Inventory #:

AHI 80707

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10. Geographical Data

Acreeage of Property: Less than one acre

Provide either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude:	_____	Longitude:	_____
2. Latitude:	_____	Longitude:	_____
3. Latitude:	_____	Longitude:	_____
4. Latitude:	_____	Longitude:	_____

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone:	<u>16</u>	Easting:	<u>399225</u>	Northing:	<u>4763114</u>
2. Zone:	_____	Easting:	_____	Northing:	_____
3. Zone:	_____	Easting:	_____	Northing:	_____
4. Zone:	_____	Easting:	_____	Northing:	_____

Verbal Boundary Description

The amended National Register boundary of the Senator William and Henrietta Blair House consists of a five-sided polygon that encompasses the house and a portion of its historically associated yard space. The boundary excludes historically associated land to the east, now a separate parcel, as this parcel does not retain integrity to the property's period of significance due primarily to the mid-twentieth-century construction of an unassociated parking lot. Beginning at the southern corner of the Blair House's existing tax parcel, the boundary runs northwest along the northern edge of the Madison Street sidewalk for approximately 158 feet, coinciding with the southern property line; from there, the boundary runs northwest along the eastern edge of the Randall Street sidewalk for approximately 185 feet, coinciding with the western property line; at that point, the boundary runs east for approximately 187 feet following a tree line at the north edge of the property and coinciding with the northern property line; from there, the boundary runs southeast for approximately 129 feet and south for another 165 feet along the eastern property line to the point of beginning. The property's National Register boundary coincides

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with the existing legal tax parcel on all sides. This amended boundary decreases the listed property acreage from approximately 1.9 acres to 0.89 acre.³⁹

Boundary Justification

With this boundary decrease, the National Register boundary excludes an unassociated city parking lot while continuing to encompass the house and the portion of its historically associated yard space that retains integrity. The updated boundary has been delineated to coincide with the property's current legal tax parcel. The boundary is visually defined by the edges of the Madison Street and Randall Street sidewalks to the south and east, a tree line along the north edge of the property, and a number of small plantings along the eastern edge of the property.

³⁹ The intensive survey form utilized in place of a National Register nomination in 1983 lists the total acreage of the property as "less than one acre" while also providing a legal description that encompasses more than one acre. For the purposes of this Additional Documentation and Boundary Decrease, the legal description provided in 1983 is treated as the intended National Register boundary.

11. Form Prepared By

name/title:	Gail Klein, Architectural Historian		
organization:	University of Wisconsin-Milwaukee Cultural Resource Management		
street & number:	PO Box 413		
city or town:	Milwaukee	State:	WI
		zip code:	53201
Email:	grklein@uwm.edu		
Telephone:	(414) 251-6772		

Additional Documentation

Figure Log

Figure 1: Sketch map of proposed National Register boundary, October 2024.

Figure 2: Madison Street Historic District, National Register boundary, 1990.

Figure 3: Composite map showing approximate 1983 National Register boundary, Madison Street Historic District boundary, and proposed boundary decrease, November 2024.

Figure 4: Certified Survey Map of Blair House property, October 2014.

Figure 5: Certified Survey Map with 1983 National Register boundary and proposed boundary decrease overlay, October 2024.

Figure 6: Detail of 1880 bird's eye view map of Waukesha showing Blair House, 1880 (Wisconsin Historical Society).

Figure 7: Historic photo of Blair House, c.1876 (Waukesha County Historical Society).

Figure 8: William Blair, undated (Waukesha County Historical Society).

Figure 9: Blair House, approximate first floor plan, November 2024.

Figure 10: USGS Map showing location of Blair House, November 2024.

Figure 1: Sketch map of proposed National Register boundary, October 2024.

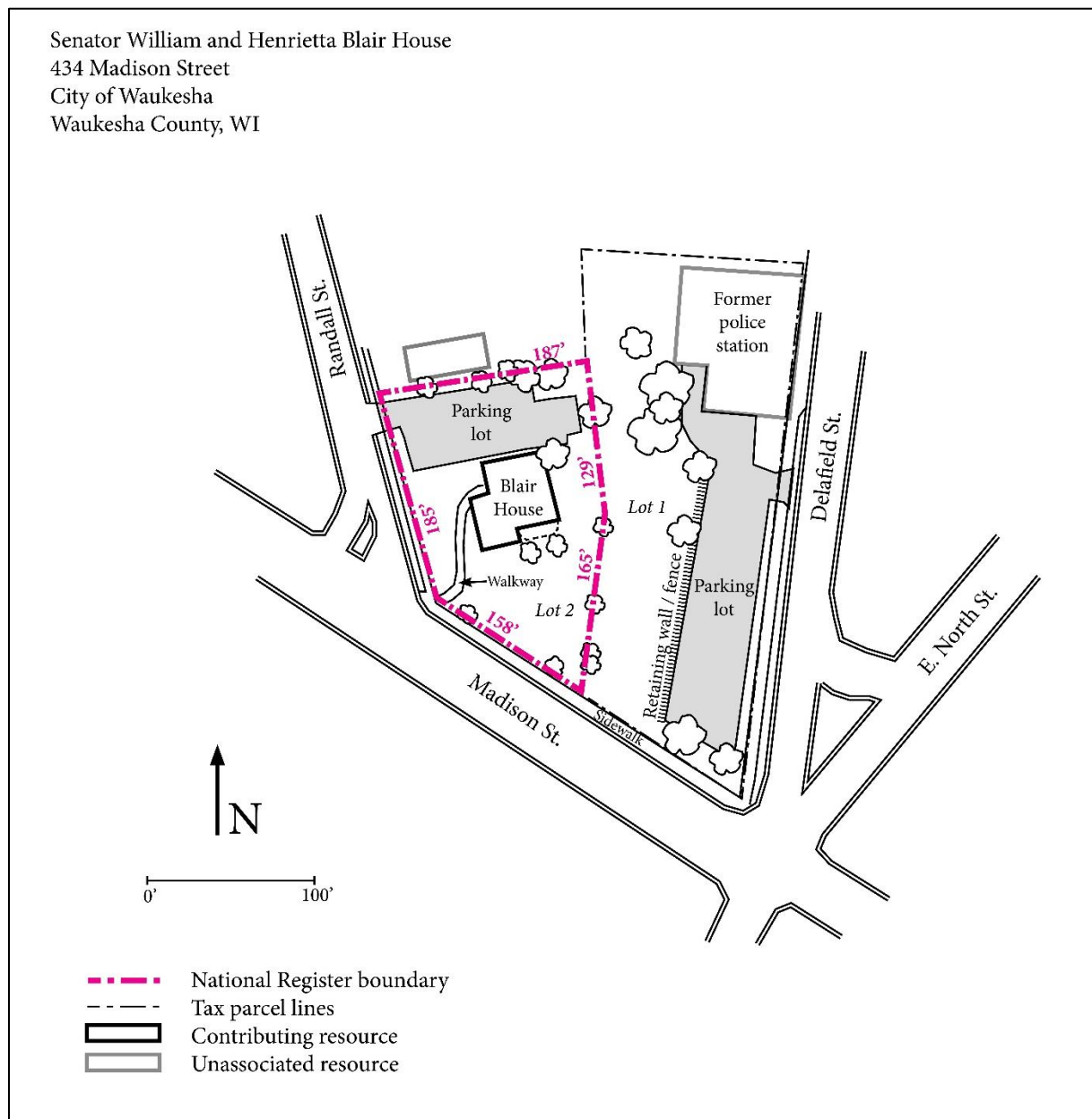


Figure 2: Madison Street Historic District, National Register boundary, 1990.

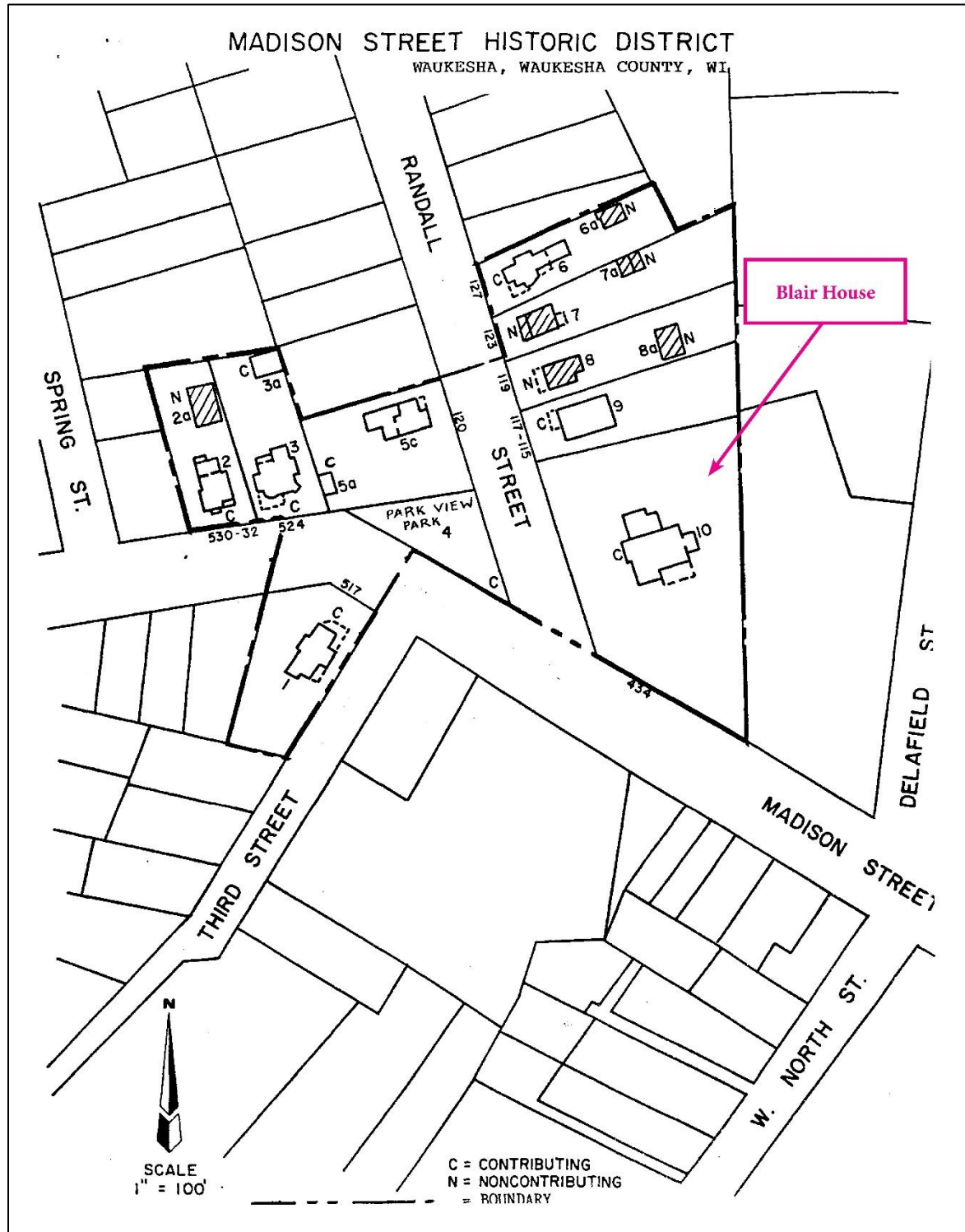


Figure 3: Composite map showing approximate 1983 National Register boundary, Madison Street Historic District boundary, and proposed boundary decrease, November 2024.

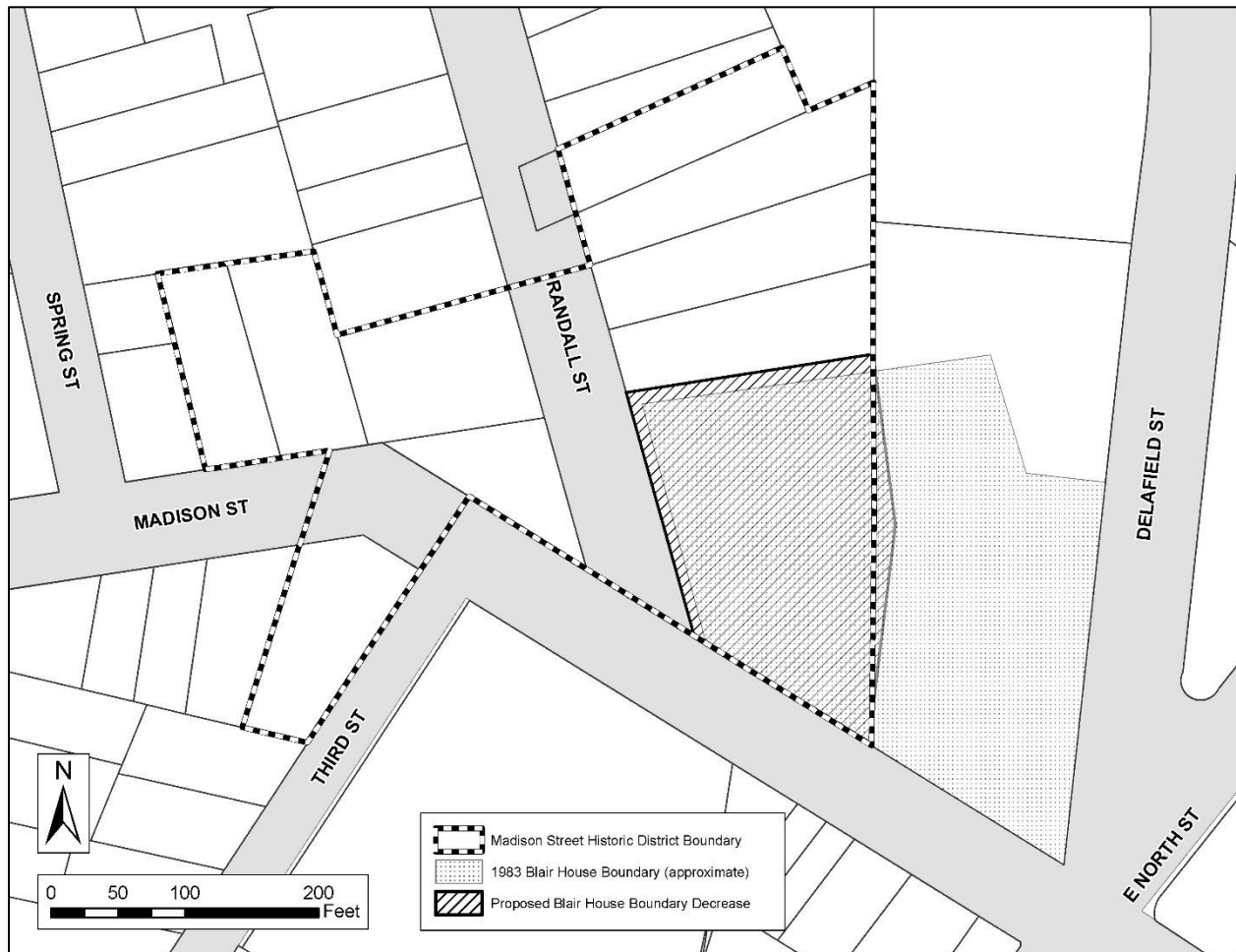


Figure 4: Certified Survey Map of Blair House property, October 2014.

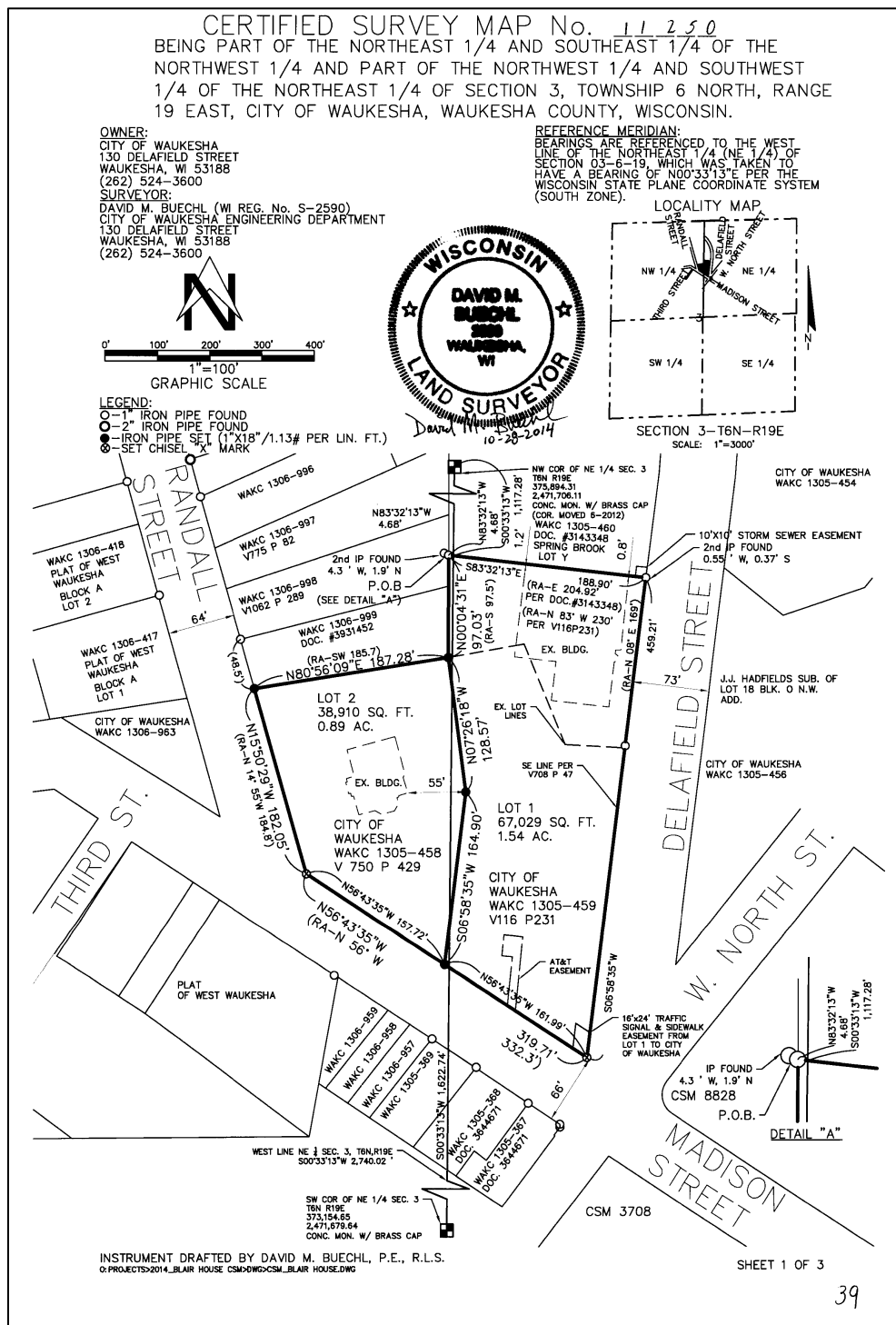


Figure 6: Detail of 1880 bird's eye view map of Waukesha showing Blair House, 1880 (Wisconsin Historical Society).

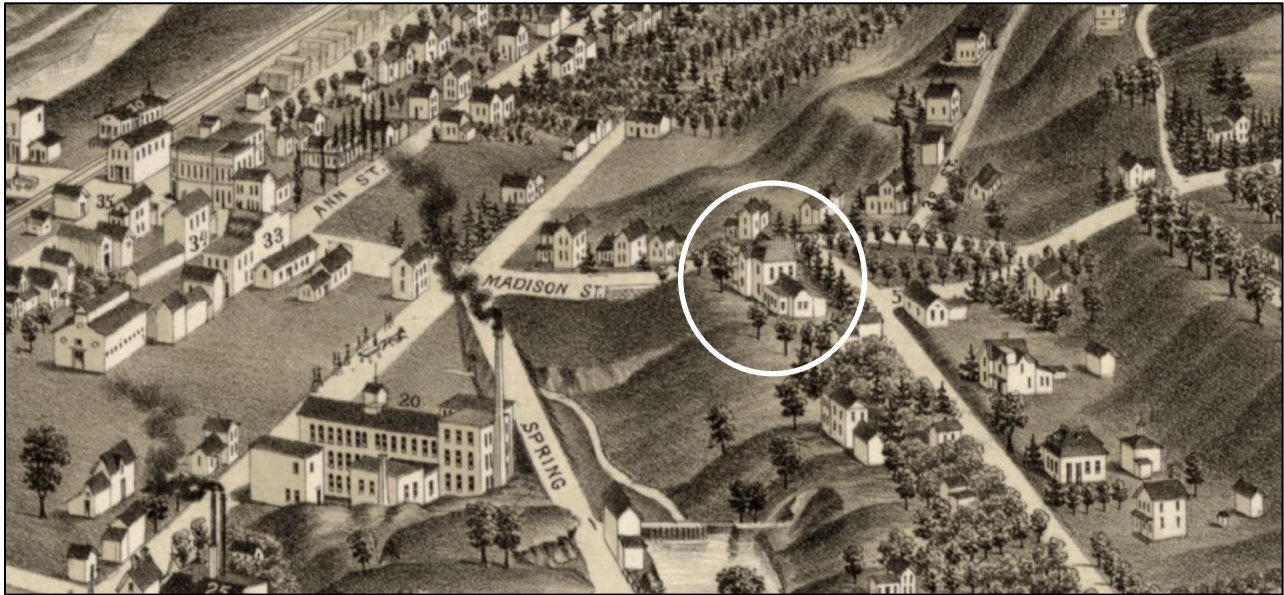


Figure 7: Historic photo of Blair House, c.1876 (Waukesha County Historical Society).



Figure 8: William Blair, undated (Waukesha County Historical Society).

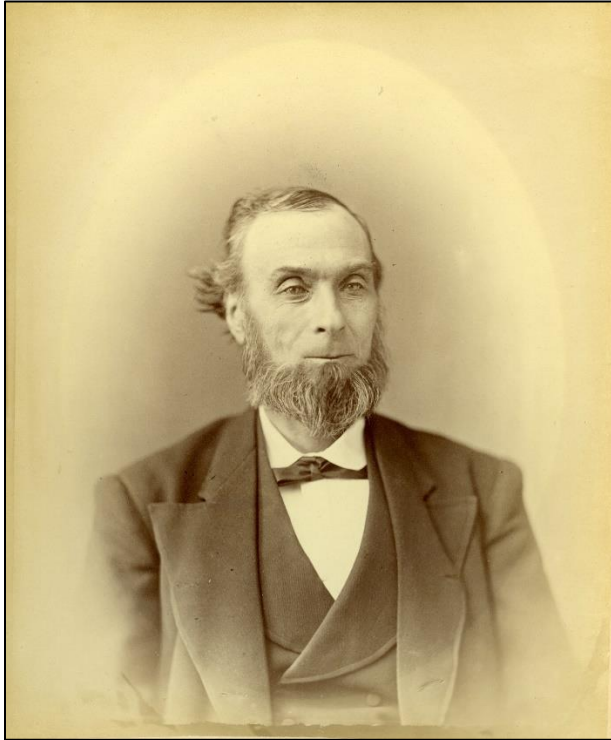


Figure 9: Blair House, approximate first floor plan, November 2024.

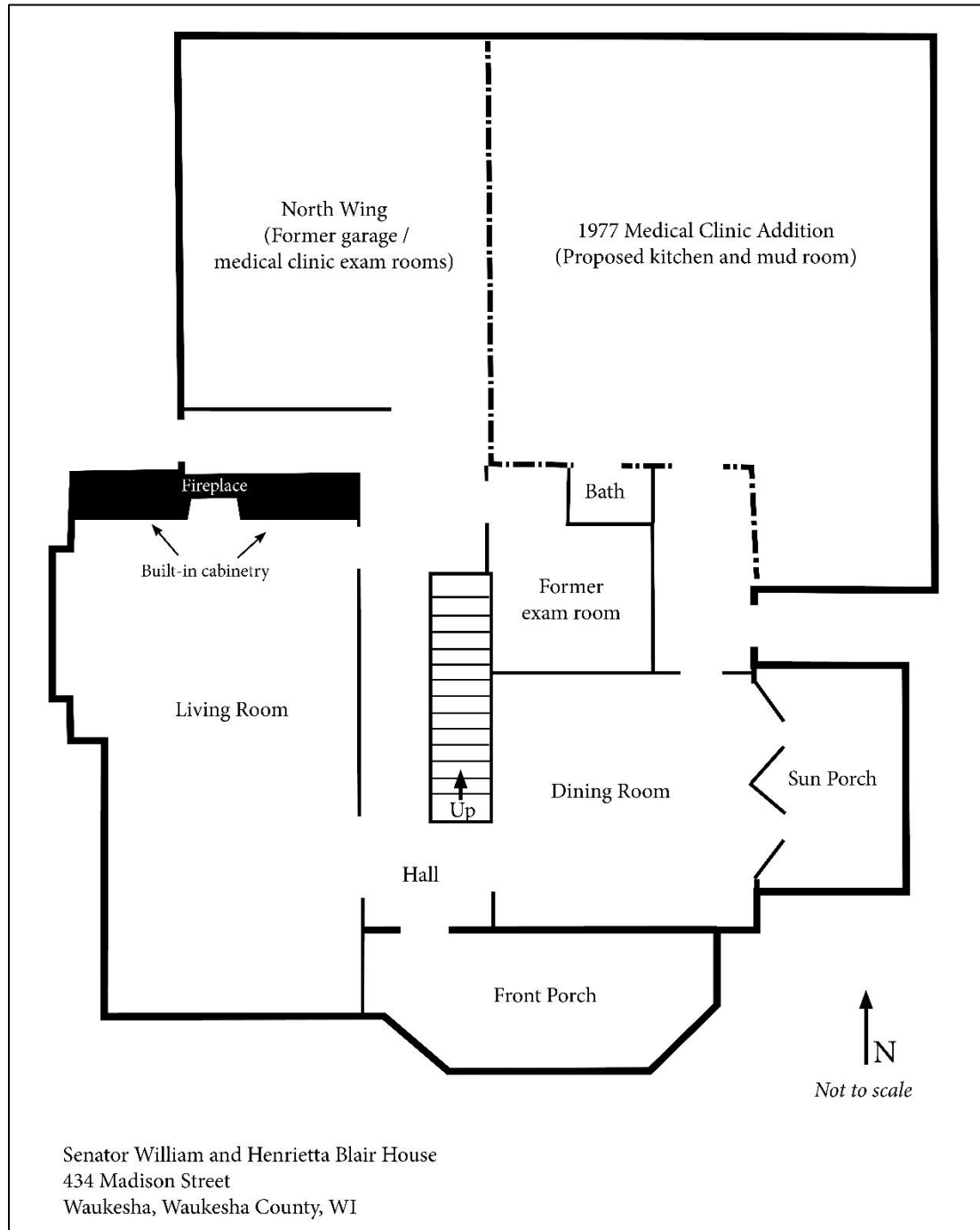


Figure 10: USGS Map showing location of Blair House, November 2024.



Photographs

Photo Log

Name of Property: Senator William and Henrietta Blair House
City or Vicinity: Waukesha
County: Waukesha County State: WI
Photographer: Gail Klein
Date photographed: November 11, 2024

1 of 7: South (front) elevation, looking northeast.

2 of 7: South and west elevations, looking northeast.

3 of 7: West elevation, looking east.

4 of 7: North (rear) and west elevations, looking southeast.

5 of 7: East elevation, looking west.

6 of 7: South and west elevations with surroundings, looking northeast.

7 of 7: South elevation and plantings from base of hill, looking north.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Waukesha County,
Wisconsin

Name of Property

County and State

Property Owner

Complete this item at the request of SHPO or FPO.

name/title	Robert and Lisa Salb		
organization	N/A		
street & number	434 Madison Street	date	November 11, 2024
city or town	Waukesha	phone	
	state WI	zip code	53188

If there are other interested parties that should be noticed, please provide in the tables below

name/title			
organization			
street & number		date	
city or town		phone	
	state WI	zip code	

name/title			
organization			
street & number		date	
city or town		phone	
	state WI	zip code	

name/title			
organization			
street & number		date	
city or town		phone	
	state WI	zip code	