

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

980

**1. Name**

*Gredler - Gramins House*

historic Gredler, John, House

and/or common Gredler-Gramins House (preferred)

**2. Location**

street & number 20190 Davidson Road not for publication

city, town Brookfield vic.  vicinity of congressional district Ninth

state Wisconsin code 55 county Waukesha code 133

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Thomas A. Eggebrecht

street & number 20190 Davidson Road

city, town Brookfield vic. vicinity of state Wisconsin 53005

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Waukesha County Courthouse

street & number 515 West Moreland Avenue

city, town Waukesha state Wisconsin 53186

**6. Representation in Existing Surveys**

title Wisconsin Inventory of Historic Places has this property been determined eligible?  yes  no

date 1980  federal  state  county  local

depository for survey records State Historical Society of Wisconsin

city, town Madison state Wisconsin 53706

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

Now just over one acre in size, the Gredler-Gramins property lies just outside the city of Waukesha, Wisconsin, in what has become a country suburb. The well-groomed site, dotted with trees, shrubs, and ground cover, is private but spacious. Neighboring houses are widely-spaced. A paved drive to the east of the house leads to a two-car garage and small board-and-batten milkhouse (original), and merges with the brick patio and walk to the rear of the house. Beyond Poplar Creek and to the east is a nature conservancy, once part of the two hundred acre farmstead.

The present appearance dates from about 1850 when farmer John Gredler expanded the original small fieldstone dwelling.<sup>1</sup> The gable roof covering the two-story rectangular brick house was then extended over the small house to the north, creating a saltbox form. The typical Greek Revival formula of five-unit front, with center entrance and eyebrow windows under the cornice and fascia, remains. End walls on the east and west are composed of two vertical units of openings with returning cornices atop corner wood "capitals." The two-story exterior chimney on the east elevation, constructed of bricks from a demolished smokehouse, was added in 1956. The second chimney, of limestone, dates from 1963 when it and a one-story den were added at the northwest corner (rear) of the house. Stone lintels and sills and water table over the low rubble foundation accent the walls. The trabeated entrance with rectangular overlight and sidelights is intact; the six-panel door replaces the original with four oval panels. Six over six double-hung sash still fill the rectangular windows; shutters are original.

Other exterior alterations include replacement of a small open porch of posts and shed roof over the east side entrance, and rebuilding of the rear wall of the house due to settling and deterioration; compatible multi-paned fenestration was installed in a north-east corner window and projecting bay. The new wall was veneered with the original fieldstone.

At the time that the present owners acquired the property in 1956, the interior was gutted and the plan changed to accommodate contemporary living. The original winding single-run stair to the west of the center hall was replaced with a dogleg version placed against the east wall. The parlor and living room in the southeast corner became one living area. The kitchen (earlier a bedroom) was divided to include a breakfast nook. As previously mentioned, a one-story addition of 1963 was added to the northwest corner near the summer kitchen (now dining room) to provide a den. The second story, which once contained "...a large open space at the stairhead and three bedrooms,"<sup>2</sup> now includes bedrooms in the southeast and southwest corners, closets, baths, and a large attic storage area to the rear.

<sup>1</sup>"History of the House on Division Road," unpublished manuscript compiled from the written testimony of Mrs. Barbara Gardner, Waukesha County Historical Society, 1956.

<sup>2</sup>April 23, 1956 letter to Mr. and Mrs. Thomas Eggebrecht from Waukesha County Historical Society historian Mrs. Barbara Gardner.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** 1839, 1850<sup>1</sup> **Builder/Architect** Unknown

### Statement of Significance (in one paragraph)

A textbook quality illustration of Greek Revival Style as most typically found in Wisconsin, the Gredler-Gramins residence still retains the classic five-unit facade with trabeated center entrance. Contrasted with recent suburban construction in the area, the house retains the quality of early nineteenth-century construction, enduring in appearance and crisp in its lines. Falling victim to ongoing development and modernization, such evocative houses are growing increasingly rare.

Initial construction on the Gredler-Gramins property began during Wisconsin's territorial period in the 1830s. Remnants of the first fieldstone house, built by Benjamin Carpenter in 1839, are preserved in the rear wall of the pre-Civil War house which survives much with its original appearance. Subsequent ownership by the families of John G. Gredler, of Neuhaus, Germany (1844-1900) and Gustav Gramins (1900-1955) is well-documented in letters and early photographs; the present owners have gone to considerable lengths to preserve records of its history and its appearance.

<sup>1</sup>Dates documented through letters, and photos of early residents taken at the house.

# 9. Major Bibliographical References

"History of the House on Division Road," unpublished manuscript compiled from written testimony of Mrs. Barbara Gardner, Waukesha County Historical Society, 1956. Milwaukee Journal, April 28, 1957

UTM NOT VERIFIED

# 10. Geographical Data

ACREAGE NOT VERIFIED

Acreege of nominated property c. 1.0

Quadrangle name Waukesha, Wisc.

Quadrangle scale 1:24000

UMT References

A 

1	16	4	0	15	1	8	0	4	7	6	4	0	1	0
Zone		Easting			Northing									

B 

Zone		Easting			Northing									

C 

Zone		Easting			Northing									

D 

Zone		Easting			Northing									

E 

Zone		Easting			Northing									

F 

Zone		Easting			Northing									

G 

Zone		Easting			Northing									

H 

Zone		Easting			Northing									

## Verbal boundary description and justification

Lots 8 and 9, Block 4 in the plat of Ravenswood Hills being a subdivision of part of the SW 1/4 of the NW 1/4 and part of the SE 1/4 of the NW 1/4 of Section 32, Town 7 North, Range 20 East.

## List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

# 11. Form Prepared By

name/title Thomas A. Eggebrecht

organization

date June 1980

street & number 20190 Davidson Road

telephone

city or town Brookfield

state Wisconsin 53005

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

*Richard Murray*

title Director, State Historical Society of Wisconsin

date 10/3/80

For HCRS use only

I hereby certify that this property is included in the National Register

*W. Ray Price*  
Keeper of the National Register

date 11/24/80

Attest:

date

Chief of Registration

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
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Gredler-Gramins House, Brookfield, Wisconsin

Continuation sheet

Item number 11

Page 1



11. Form Prepared by:

Diane H. Filipowicz, Architectural  
Historian  
Historic Preservation Division  
State Historical Society of Wisconsin  
816 State Street  
Madison, Wisconsin 53706  
June, 1980  
(608) 262-2970