

Record No. _____

AUG 16 1986

INVENTORY FORM FOR NOMINATED PROPERTIES

NATIONAL
REGISTER

Name of Property: Hoos-Rowell House

Owner: Donald R. Grennier Date: 4/26/86

Address: W164 N8953 Water Street

Owner's address: W164 N8953 Water Street
Menomonee Falls, Wisconsin 53051

City: Menomonee Falls, Wisconsin 53051

County: Waukesha

*160 NRHP Certification

(a) _____ (b) _____

(c) _____ (d) _____

165 NRHP Certification Date

(a) _____ (b) _____

(c) _____ (d) _____

*170 Thematic or Multiple Resource Nomination Name

Multiple Resources of Menomonee Falls

180 NRHP List Name Hoos-Rowell House

*200 Level of Significance Local

*190 District Classification _____

*210 Applicable Criteria Architecture (C)

*215 Criteria Considerations _____

*220 Area of Significance

Architecture

230 Period of Significance Architecture: 1856-1859.

60 Verbal Boundary Description North 90 ft of Lot 9,

Block 6, Village Plat, Pt SW $\frac{1}{4}$, Sec. 3 T8N,

R20E, Vol. 304/407 Deeds except that sold

village.

70 USGS Quad Map Menomonee Falls, Wisconsin

80 UTM Coordinates (Format: 99/999999/9999999)

16-409500-4781240

85 Listed Acreage Less than one

340 Review Board Date _____

Nomination includes:

ONE Building. (Contributing)

ONE Building. (Non-contributing)
Modern Garage to rear of property.

*use code tables for response

INTENSIVE SURVEY FORM

Record No. _____ Property Name: Hoos-Rowell House

LOCATION

* 10 County Waukesha
 20 City or Village Menomonee Falls
 30 Civil Town _____
 35 Unincorp. Community _____
 40 Location W164 N8953 Water Street
 Town-Range-Section (Format: 9999W-99)
 50 _____
 55 Quarter Sections (Format: NW-NW) _____
 60 Verbal Boundary Description North 90 feet
 60 of Lot 9, Block 6: Village plat, Part
 60 SW¹/₄, Section 3, Town 8 North Range 20
 60 East, Vol. 304/407 Deeds except that
sold to the village.

PROGRAM REVIEW

250 Tax No. _____ Compliance No. _____
 * 270 A or D Grant _____
 275 Covenant/Easement Dates _____
 * 320 Ownership Private
 * 330 Lead Agency _____
 335 Local Agency _____

SURVEY

90 Photo Codes WK 92-19, WK 62-23, 24; WK108-18,
19,20,21,22,23,24; WK109-1,2,3
 100 Survey Map _____
 110 Map Code 92-19
 120 Reconnaissance Surveyor Leonard Garfield
 130 Reconnaissance Survey Date 1979
 * 140 Intensive Survey Name Menomonee Falls Intensive
Survey
 150 Intensive Surveyor Rausch/Kilsdonk (Johnson '84)
 152 Surveyor Affiliation Architectural Researches, Inc
 155 Intensive Survey FY 1985
 * 235 Survey Eval. Eligible
 * 237 Survey District Classification _____
 * 240 Survey Level of Significance Local
 * 243 Survey Evaluation Criteria Architecture
 245 Proposed District _____
 280 NHL Date _____
 290 HABS No. _____ 300 HAER No. _____
 * 305 Local Designation (date) _____
 320 Local District _____
 315 Associated Archeological Site(s) _____
 315 _____



* use code tables for response

Record No. _____

Address W164 N8953 Water Street

ARCHITECTURE

450 Construction Date [source] c. 1856-9 A

460 Date(s) of Alterations/Additions [source]

460 1890's: North side addition

480 Builder [source] unknown

* 490 Designer Type (a) unknown

490 (b) _____ (c) _____

500 Designer Name [source] (a) unknown

500 (b) _____ (c) _____

* 510 Style or Form Greek Revival

510 _____

* 520 Building, Structure, Object or SiteType

520 House - Building

* 530 Wall Material Clapboard

* 532 Trim Material Wood

* 535 Foundation Material Stone

* 537 Roof Material asph. Shingles

* 540 Interior Visited Yes

* 550 Structural System [source] -

* 560 Plan Configuration L-plan with addition

* 570 Number of Stories Two

* 580 Roof Shape Gable

590 Additional Description _____

590 See last page

590 _____

590 _____

* 620 Condition Good

* 650 Related Buildings Garage (WK109-1)

650 _____

650 _____

HISTORY

430 Current Name Donald Grennier House

435 Current Function House

440 Historic Names [source] Henry Hoos House 1,

440 George Rowell House 1

440 _____

660 Assoc. Individuals [source] (a) Henry Hoos 1

660 (b) George Rowell 1

665 Dates Assoc. [source] (a) 1858-1865 1

665 (b) 1883-1917 1

670 Assoc. Events [source] (a) -

670 _____

670 (b) _____

670 _____

675 Dates of Events [source] (a) Residence 1 2

675 (b) _____

680 Historic Functions [source] (a) _____

680 _____ RESIDENCE

685 Dates of Functions [source] (a) 1856-present

685 (b) _____

* 687 Cultural Affiliation German

688 Cultural Subgroup Darmstadt

HISTORICAL BACKGROUND

Henry Hoos, a carpenter/joiner by trade, occupied his dwelling on Water Street in the early residential area of Menomonee Falls between 1858 and 1865. Since Wolfgang Tremel first purchased the lot on which the dwelling was erected from a larger parcel owned by J. B. Nehs, a structure may have existed as early as 1856.^{1.3.4.} Its value for this transfer indicates the presence of a structure. An 1861 transaction notes its existence. This value rose considerably after Hoos sold the property to Amos Undercuffer in 1865. After several intermediate owners, John Jeffery sold the property in 1883 to George Rowell, grandson of Ira Rowell. In 1885, Jeffery assigned the mortgage to Phillip Gerrert, who transferred it in 1919 to Herman Steinnert, great grandfather of the present owner.^{1.} According to Mrs. Grennier, George Rowell added a new wing to accommodate his grandfather.^{5.}

Henry Hoos, an early or original owner, emigrated from Darmstadt in Germany, and arrived in New Jersey in 1850. He erected or purchased the dwelling about the year he married Elizabeth Walterlin in 1857.^{6.} Not only a carpenter/joiner, Hoos also held a partnership in a sash, door, and blind factory in 1876.^{7.} Selling the house in 1865, he moved to Milwaukee by 1877 and died in 1885.^{6.}

The Hoos House is located near the site of the firm of I. B. Rowell Company (see WK 92-12, N88 W16444 Main Street). Ira Rowell with his brother, Gifford, and Anson Bradley established the agricultural implement works, then the Menomonee Falls Agricultural Works, in 1868. The company reformed in 1879 as the I. B. Rowell Company, which continued to include the two brothers. The first large scale manufacturing firm in the village, it gained regional importance by the 1880's. After Ira Rowell's death in 1901, George Rowell became president of the firm. Going through several phases of expansion, the firm moved in 1912.^{3.8.9.10.}

In recognition of its early building date and its association with an early craftsman and manufacturer, the county designated the residence as a landmark in 1963.

HISTORICAL SIGNIFICANCE

DESCRIPTION

Constructed under the influence of the Greek Revival style in the gabled ell form, the frame Hoos-Rowell House features cornice trim with cornice returns in the gable ends. Projecting window cornices over four-over-four windows are on the upper story and a double window with six-over-six lights under a common projecting cornice decorated with classical dentils is on the first story of the facade. The recessed main entrance on the street facing gabled end is characterized by paneled side walls and a transom window over the paneled door. "Ear style" surrounds further decorate the windows and doors. A similar but less elaborate entrance is located on the one-story ell, which has one-over-one lights and a projecting rear enclosed shed-roofed porch. Surrounded by a picket fence, the well-maintained Hoos-Rowell House is set off by a brick and concrete front terrace.

Built as a two-room apartment for grandfather Ira Rowell when he lived with his son, George Rowell, the north side one-story frame addition has a shed roof hidden from view by a false front trimmed with a small cornice. The addition has four-over-four windows and two-over-two lights in the north windows. A free-standing gable-roofed garage constructed of painted concrete blocks is located at the rear of the house.

Although the surfaces of the interior have been extensively altered with paneling and floor coverings, the floor plan has remained for the most part. An open stairway characterized by wainscotting, carved balusters and an acorn style end post is an important original feature that has been preserved in the living room. The two-room north addition has been opened up to add to the living room space. The kitchen was remodeled in the 1940's.^D

700 STUDY UNITS (CODE)**ARCHITECTURAL/ENGINEERING SIGNIFICANCE**

The Hoos-Rowell House is significant under Criterion C as one of two well-preserved examples of a mid-19th century vernacular interpretation of the Greek Revival style in wood identified in the Menomonee Falls survey. (Also see Andrew Barnes House, N89 W16840 Appleton Avenue.) Built with the main gable facing the street, the well-preserved Hoos-Rowell House exhibits the architectural characteristics of the Greek Revival style, including the low gable roof, narrow clapboards, cornice trim and returns in the gable ends, door and window surrounds and cornices and a recessed entrance with paneled sides.

Probably built by Henry Hoos who was also a carpenter in the late 1850's, the Hoos-Rowell House has remained the property of Herman Steinert and his descendants since 1919.^{A,B} The property was reduced from a 150 feet frontage to the north 90 feet in 1919, when it was sold to Herman Steinert the great-grandfather of the present owner, Mrs. Donald Grennier.

690 BIBLIOGRAPHIC REFERENCES**Architectural References**

- A. Abstract of Title (Waukesha, Wisconsin: Waukesha County Title and Abstract Company) in possession of owner, Donald Grennier.
- B. Tax Record, Village of Menomonee Falls, Wisconsin, Area Research Library, University of Wisconsin - Milwaukee, Wisconsin 1856-1940
- C. Libbie Nolan "George Rowell's House," Landmar Summer 1963, (Waukesha, Waukesha County Historical Society, 1963).
- D. Mrs. Donald Grennier interview with Joan Rausch, 11 April 1986, Menomonee Falls, Wisconsin.
- E. Deed Record, 162:157, Abstract of Title.

(Continued on next page)

690 BIBLIOGRAPHIC REFERENCES - (Continued)Historical References

1. Waukesha County (Property Abstract to Lot 9, Block G, Original Village), mss. owned by Donald Grennier.
2. Walling, 1859.
3. Johnson, 1981: 18, 63.
4. United States, Department of Interior, Census Office, 1860; 1870.
5. Grennier, Mrs. Donald, 1986 (interview, 4/1).
6. Haight, 1907: 489-90.
7. Sentinel Company, 1876: 246.
8. Butterfield, 1880: 986.
9. Waukesha Freeman, 1888 (1/19); 1890 (6/12, 10/30).
10. Menomonee Falls News, 1901 (11/26); 1902 (4/17); 1930 (6/20); and 1938 (11/10).