

AUG 16 1988

INVENTORY FORM FOR NOMINATED PROPERTIES

NATIONAL REGISTER Date: 4/29/86

Name of Property: Frank Koehler House and Office
Address: N88 W16623 Appleton Avenue
City: Menomonee Falls, Wisconsin 53051

Owner: Mrs. Ray Zahn
Owner's address: N88 W16623 Appleton Avenue
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

Frank Koehler House and Office

190 Level of Significance

Local

200 District Classification

Architecture / (C)
Historical assoc./person (B)

215 Criteria Considerations

*220 Area of Significance

Architecture commerce

230 Period of Significance

Architecture: 1893
Historical: 1893-c.1930

60 Verbal Boundary Description

South 60 ft of Lot 13, Block C, Village Plat Pt SW 1/4, Sec. 3, T8N, R20E.

70 USGS Quad Map

Menomonee Falls, Wisconsin

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

16-409290-4780940

85 Listed Acreage

Less than one

340 Review Board Date

Nomination includes:

- ONE Building. (contributing)
ONE Building. (non-contributing) (modern garage)

*use code tables for response

INTENSIVE SURVEY FORM

Record No. _____ Property Name: Frank Koehler House and Office

LOCATION

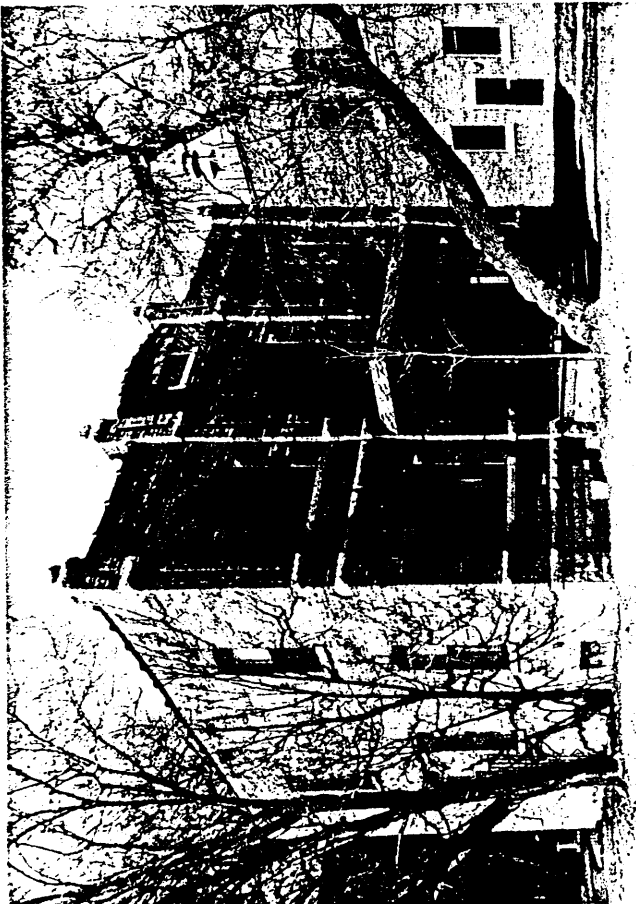
* 10 County Waukesha
20 City or Village Menomonee Falls
30 Civil Town _____
35 Unincorp. Community _____
40 Location N88 W16623 Appleton Avenue
Town-Range-Section (Format: 9999W-99)
50 _____
55 Quarter Sections (Format: NW-NW) _____
60 Verbal Boundary Description South 60 feet
60 of Lot 13, Block C: Village Plat,
60 Part of SW $\frac{1}{4}$, Section 3, Town 8 North
60 Range 20 East

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 94/15, WKA 2-16, WK 94-15, WK106
WK 99-8, 9, 10, 11, 12, 13, 14, 15, 16, 17
100 Survey Map Engineer's Map of Menomonee Falls
110 Map Code 94-15
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,
155 Intensive Survey FY 1985
* 235 Survey Eval. Eligible
* 237 Survey District Classification _____
* 240 Survey Level of Significance _____ Local
* 243 Survey Evaluation Criteria Architecture/Person
(C) (B)
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 _____



Number
Street

* use code tables for response

Record No. _____

Address 188 W16623 Appleton Avenue

ARCHITECTURE

450 Construction Date [source] 1893^{A.B.D.}

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

460 Rear stairway: Before 1930^{E.}

480 Builder [source] unknown

* 490 Designer Type (a) _____

490 (b) _____ (c) _____

500 Designer Name [source] (a) unknown

500 (b) _____ (c) _____

* 510 Style or Form Other/Renaissance Revival

510 _____

* 520 Building, Structure, Object or SiteType
(Building)
520 House and small office building

* 530 Wall Material Brick

* 532 Trim Material Limestone

* 535 Foundation Material Stone

* 537 Roof Material asphalt

* 540 Interior Visited Yes

* 550 Structural System [source] -

* 560 Plan Configuration Rectangular with addition

* 570 Number of Stories Two

* 580 Roof Shape Flat

590 Additional Description _____

590 See last page

590 _____

590 _____

* 620 Condition Excellent

* 650 Related Buildings Garage

650 _____

650 _____

HISTORY

430 Current Name Margarite Zahn House

435 Current Function House

440 Historic Names [source] Frank Koehler House

440 and Office^{B.D.F.}

440 _____

660 Assoc. Individuals [source] (a) Frank Koehler 5

660 (b) _____

665 Dates Assoc. [source] (a) 1893 - c. 1930 1 4

665 (b) _____

670 Assoc. Events [source] (a) -

670 _____

670 (b) _____

670 _____

675 Dates of Events [source] (a) -

675 (b) _____

680 Historic Functions [source] (a) Residence/office

680 (b) _____

685 Dates of Functions [source] (a) 1893-c. 1930 1

685 (b) _____

* 687 Cultural Affiliation -

688 Cultural Subgroup _____

*use code tables for response

HISTORICAL BACKGROUND

After relocating the dwelling on the property to the rear of his lot, Frank Koehler erected his residence in 1893.^{1.2.3.} Koehler purchased the original Greek Revival dwelling, dating from 1853 to 1855, from Anton Gremme in 1881. Mrs. Marion Walker, his daughter, inherited the estate by 1930. Prior to arriving in Menomonee Falls, Koehler had been apprenticed to a wagonmaker at Thiensville. He practiced his trade in a building adjacent to the house upon his arrival in 1881. As factories began to produce buggies in larger quantities, Koehler began to retail, rather than make, buggies. Koehler then altered the emphasis of his business when he erected his new residence in 1893. It contained both his residence and the office for his business.^{5.} He later changed his retail business to farm implements.^{5.} In 1893, he advertised as an agent for cream separators.^{10.} However, business directories suggest that Koehler did not entirely cease the production of wagons himself. He is listed as a wagonmaker in the 1890's, as a farm implement dealer from 1901 to 1907, and as a wagonmaker and farm implement dealer from 1909 to 1927.^{6.7.8.} His wagon making may have changed to wagon repair after 1890.^{9.}

HISTORICAL SIGNIFICANCE

The Frank Koehler House gained local historical significance in relation to the commerce theme. Although occurring rather late, Frank Koehler exhibited the adjustments 19th century craftsmen were forced to make to survive growing competition from factory mass production. Although continuing to at least repair wagons, if not fill occasional special orders, Koehler began the retail of buggies and farm implements to supplement his dwindling business. His residence incorporates the office for his operation, and dates to the period of his transition from craftsman to retailer. Thus, the structure portrays a very significant adjustment by craftsmen as mass-produced goods began to replace custom-made items. The period of historical significance spans Koehler's ownership of the residence from 1893 to about 1930.

Koehler's house and office represent a significant element of the local economy's 19th century base; associated with an important tradesman who clearly is representative of the change-over and adjustment of craftsmen to the changing economic climate of the second half of the 19th century in Menomonee Falls.

DESCRIPTION

Constructed of "cream-city" brick with contrasting red tile copings, the rectangular Koehler House and Office Building exhibits a facade and cornice vertically divided by brick pilasters and divided horizontally by stone belt courses. Ornamented with decorative brick work, the cornice is accented by an arched pediment in the center bay inscribed with the construction date (1893). Segmentally arched windows with stone sills and two-over-two lights on the facade and one-over-one lights on the side elevations further characterize this unusual house. Located in the center bay below a second story double leafed door, the open wooden porch with a spindle frieze and balustrade is supported by turned posts with decorative capitals. The ornamental iron railing originally decorating the deck of the porch has been replaced by the present wooden balustrade.

The frame one-story rear extension, built before 1910, has a gable roof that projects over a north-side open porch supported by turned posts.

A shed-roofed addition and enclosed stairway to the second floor probably constructed when the second floor of the Koehler House was made into an apartment, sometime before 1930, is located at the rear of the frame extension. A free-standing concrete block garage with a flat roof is sited to the rear of the lot.

Built originally with a furnace for heat, the Koehler House has retained much of its original character. The interior plan of the Koehler House has been altered for apartment use. "Bullseye styled" dark woodwork in the living room, painted wainscoting in the kitchen, old kitchen and bath room fixtures and a second story window with a red stained glass border are remaining interior architectural details.

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

The Frank Koehler House and Office is significant under Criterion C as an unusual example of a late 19th century combination residence and commercial structure influenced by the classical tradition. Exhibiting an appearance more often associated with a commercial building, the Koehler House and Office is decorated by applied pilasters and arched windows derived from the classical as preferred by Germany and German immigrants in the 19th century. Described as an "ornament to our village" when under construction in 1893 for Frank Koehler who built and repaired wagons and buggies at his shop next door, the Koehler House remained the property of Frank Koehler's daughter until 1940 when purchased by the present owner.

The Koehler Shop and other buildings have been demolished.

The nominated building's form and styling are unique within the Menomonee Falls survey area.

690 BIBLIOGRAPHIC REFERENCES**Architectural References**

- A. Inscription on House (cornice).
- B. Hartford (Wisconsin) Press, 11 November 1893, 3 February 1893, 30 June 1893, 4 August 1893, 20 October, 1893, and 1 December 1893.
- C. H. Russell Zimmermann, The Heritage Guidebook Landmarks and Historical Sites in Southeastern Wisconsin (1976) 296.
- D. Tax Records, Village of Menomonee Falls, Area Research Library, University of Wisconsin - Milwaukee, Wisconsin.
- E. Mrs. Margarite Zahn interview with Joan Raus 27 March 1986.
- F. Martin C. Perkins and Alan Pape, A Planning Report and Siting Survey for Falls Village, Unpublished paper, Public Library, Menomonee Falls, Wisconsin, 1980.

(Continued on next page)

690 BIBLIOGRAPHIC REFERENCES - (Continued)

- G. Photographs and Memories. A Pictorial History of Menomonee Falls, Wisconsin, 1976.
- H. Sanborn and Perris Insurance Map, Menomonee Falls, Wisconsin, 1910, 1925.
- I. "Cottage, Bride Grow Old Together In Falls," Milwaukee (Wisconsin) Journal, 21 February 1932.

Historical References

- 1. Cornice stone dated to 1893.
- 2. Hartford Press, 1892 (11/11).
- 3. Hartford Press, 1892 (3/8).
- 4. Waukesha County (Tax Assessor's Records), 1890; 1900; 1930; and 1940.
- 5. Perkins, 1980: 10-11.
- 6. U.S. Central Publishing Company, 1890: 287.
- 7. R. L. Polk and Company, 1901: 595; 1907: 619; 1927: 533.
- 8. Wright's Directory Company, 1909: 274.
- 9. Zimmerman, 1976: 296.
- 10. Menomonee Falls News, 1893 (4/18).