

Record No. _____

RECEIVED

INVENTORY FORM FOR NOMINATED PROPERTIES

AUG 16 1988

Name of Property: Johann Zimmer Farmhouse

Owner: Edith J. Loucks

NATIONAL REGISTER Date: 4/26/86

Address: W156 N9390 Pilgrim Road

Owner's address: W156 N9390 Pilgrim Road
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 Johann Zimmer Farmhouse

*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: 1865

60 Verbal Boundary Description Part SW $\frac{1}{4}$, Section 2,

T8N, R20E Com NW corner South 1265 feet, then

BGN south 165 feet East 520 feet North 165

feet West 520 feet to BGN except Vol 1003/148

92/100 AC

70 USGS Quad Map Menomonee Falls, Wisconsin

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

16-410390-4782 100

85 Listed Acreage .92 Acres

340 Review Board Date _____

Nomination includes:

ONE Building. (contributing)

*use code tables for response

INTENSIVE SURVEY FORM

Record No. _____ Property Name: Johann Zimmer Farmhouse

LOCATION

PROGRAM REVIEW

* 10 County Waukesha

250 Tax No. _____ Compliance No. _____

20 City or Village Menomonee Falls

* 270 A or D Grant _____

30 Civil Town _____

275 Covenant/Easement Dates _____

35 Unincorp. Community _____

* 320 Ownership Private

40 Location W156 N9390 Pilgrim Road

* 330 Lead Agency _____

Town-Range-Section (Format: 9999W-99)

335 Local Agency _____

50 _____

SURVEY

55 Quarter Sections (Format: NW-NW) _____

90 Photo Codes WK95-3, WK-A 1/28; WK106-1,2,3, 4,5,6,7,8,9,10,11,12,13

60 Verbal Boundary Description Part SW $\frac{1}{4}$, NW $\frac{1}{4}$,

100 Survey Map Engineer's Map of Menomonee Falls

60 Section 2, Town 8 North, Range 20 East,

110 Map Code 95-3

60 Commencing NW Corner South 1265 feet

120 Reconnaissance Surveyor Leonard Garfield

60 The beginning South 165 feet East 520

130 Reconnaissance Survey Date 1979

feet North 165 feet West 520 feet to Beginning, except Vol 10031 148 92/100 Acres.

* 140 Intensive Survey Name Menomonee Falls Intensive Survey

150 Intensive Surveyor Rausch/Kilsdonk(Johnson 184)

152 Surveyor Affiliation Architectural Researches, I

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. _____

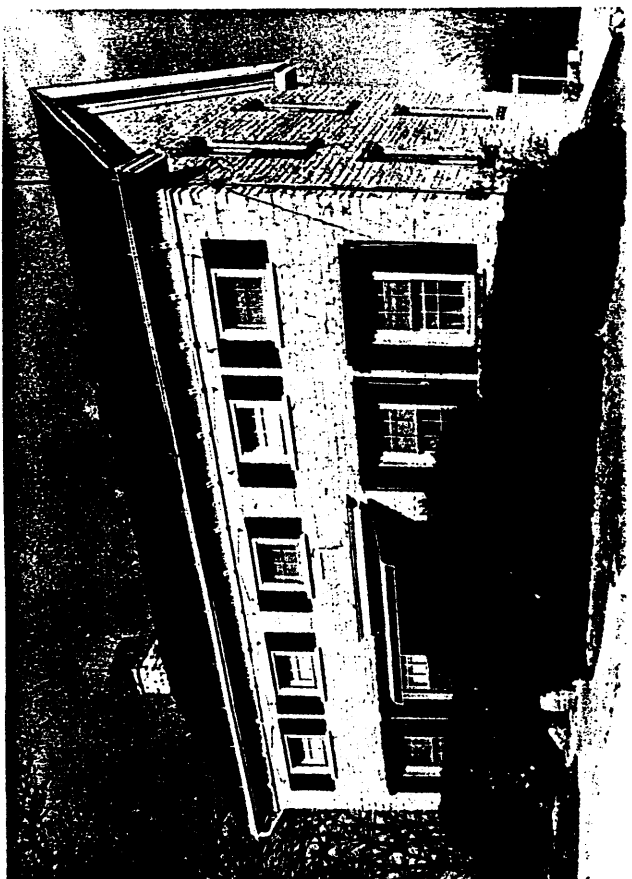
* 305 Local Designation (date) _____

320 Local District _____

315 Associated Archeological Site(s) _____

315 _____

* use code tables for response



NUMOC1

STREET

Record No. _____

Address W156 N9390 Pilgrim Road

ARCHITECTURE

450 Construction Date [source] 1865 H

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

460 1946, rear section additions.

480 Builder [source] unknown

* 490 Designer Type (a) -

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 Limestone Wood

* 532 Trim Material Stone Wood

* 535 Foundation Material Stone

* 537 Roof Material Asph. Shingles

* 540 Interior Visited Yes

* 550 Structural System [source] -

* 560 Plan Configuration T-Plan

* 570 Number of Stories Two

* 580 Roof Shape Gable

590 Additional Description _____

590 See last page

590 _____

590 _____

* 620 Condition Excellent

* 650 Related Buildings _____

650 _____

650 _____

HISTORY

430 Current Name Edith J. Loucks House

435 Current Function House

440 Historic Names [source] Johann Zimmer

440 Farmhouse A D G; Stone Haven (1940's) I

440 _____

660 Assoc. Individuals [source] (a) Johann Zimmer 2

660 (b) John A. Zimmer, Jr. 2 3,

(c) John W. Zimmer 2 3

665 Dates Assoc. [source] (a) 1865-1878 1 2 3

665 (b) 1878-1912 2, (c) 1912-1941 2

670 Assoc. Events [source] (a) -

670 _____

670 (b) _____

670 _____

675 Dates of Events [source] (a) -

675 (b) _____

680 Historic Functions [source] (a) Residence 1 3

680 (b) _____

685 Dates of Functions [source] (a) 1865-Present 1

685 (b) _____

* 687 Cultural Affiliation German

688 Cultural Subgroup Prussian

*use code tables for response

HISTORICAL BACKGROUND

Purchasing the property, south $\frac{1}{2}$, north-west $\frac{1}{4}$, Section 2, from William Ostrander in 1851 and 1858, Johann Zimmer erected his limestone residence in 1865.^{1.2.3.}

The dwelling remained in the Zimmer family until 1940. Johann passed the property to his son, John A. Zimmer, Jr., in 1878,^{2.} who in turn transferred it to his son, John N. Zimmer, in 1912.

Johann Zimmer and his wife, Catherine, probably emigrated from Prussia with the Frederick family in 1847. Zimmer initially settled in a log cabin north of the stone residence. He later added an eight-room wing, which was replaced by a garage in 1946.^{3.4.5.} By 1860, Zimmer improved 65 of his 80 acres. Like other Waukesha County farmers, Zimmer concentrated on wheat production in 1860. He also raised some feed crops, 5 milk cows, and barley, a cash crop, and produced 300 pounds of butter.^{6.} He emphasized wheat, but also engaged in other relatively important subsidiary agricultural activities. Although the value of the farm increased from \$3,000 to \$8,000 for the same acreage, this agricultural profit altered little in 1870.^{6.} A clear shift away from wheat production, as with some Yankee and English farmers, is not visible.^{7.} In 1878, Johann Zimmer transferred the farm to his son, John A., with the agreement that he would live in the house for the remainder of his life. Johann died in 1908.^{3.5.}

In 1880, John A. Zimmer continued the agricultural pattern of his father. However, the production of barley gained considerably more prominence.^{7.} By 1907, as did many other contemporary farmers in the county,^{7.} John A. specialized in dairying. Maintaining a herd of 90 milk cows, he sold liquid milk directly to buyers in Milwaukee.^{8.} Rail transportation by 1890 facilitated this alteration in agricultural production. Zimmer also served on the Board of Directors of the Menomonee Falls, Granville and Germantown Mutual Insurance Company, and was elected as Village President between 1914 and 1916, the year of his death. His son, John N. Zimmer, acquired the farm in 1912, and probably operated it from 1907, when his father moved to Menomonee Falls.^{2.5.} The estate was transferred to Joseph Schmidt in 1940.

HISTORICAL SIGNIFICANCE

The original farmhouse remains intact. Since the agricultural buildings have been removed, the property is not historically significant as a farmstead.

DESCRIPTION

Located on .92 acres of the original 80 acre Zimmer farm, the Johann Zimmer farmhouse is constructed of local limestone from a nearby quarry on an arched stone foundation.^{D.F.G.} Built in the Greek Revival Style with the entrance into the long side of the house, the Zimmer House features a symmetrically designed facade with a central entrance characterized by sidelights, overlights and a classical frontispiece, six over six lights (covered with metal storms), and cornice trim decorated with dentils and brackets along the facade and cornice returns in the gable ends. Frieze or half-windows with three over three lights with wooden pedimented window heads are placed directly beneath the cornice trim on the facade. The remaining windows exhibit stone lintels and sills, although originally they also had projecting wooden pedimented window heads.^{E.} An open flat-roofed one-bay porch, with a spindle frieze and turned posts covered the front entrance at the turn of the century.^{E.}

The present frame rear wing, constructed with a stone north wall and foundation and a gable roof (now used as a garage) was built as a two-flat apartment in 1946 by the owner at that time, Joseph Cook, in place of an earlier eight-room rear wing.^{E.I.}

Although still retaining the original central hall plan, the interior of the Zimmer farmhouse has been remodeled. In c. 1946, the owner, Joseph Cook, made one room from the two first floor rooms on the north side and added a fireplace.^{E.I.} The arched basement, running the length of the house, and the upstairs have remained relatively unchanged except for the addition of the bathroom. Woodwork of the traditional bulleye design and the central open staircase with an acorn baluster are original features still evident in this rather modest interior.

Constructed in 1865 by Johann Zimmer who purchased the original 80 acres of farmland

(Continued on next page)

700 STUDY UNITS (CODE)

ARCHITECTURAL/ENGINEERING SIGNIFICANCE

The Johann Zimmer Farmhouse is architecturally significant under Criterion C as an example of a well-preserved mid-19th century Greek Revival style farmhouse. It is also significant as an example of early stone construction in the Town of Menomonee and as one of three known examples in the area of a most unusual method of construction—the arched foundation. (Also see Miller-Davidson House, N96 W15791 County Line Road and Nicholas Friederick House, N96 W15009 County Line Road.) One of five well-preserved farmhouses influenced by the Greek Revival style identified in the survey of Menomonee Falls, the Zimmer Farmhouse exhibits the basic characteristics of the style, including a symmetrically designed five-bay facade with a classical style central entrance cornice trim with cornice returns in the gable ends and six-over-six lights. The Zimmer House is one of five well-preserved examples of mid-19th century influenced farmhouses identified in the survey of Menomonee Falls. (Also see C. S. Davis House, W204 N7776 Lannon Road; Miller-Davidson House, N96 W15791 County Line Road; Thomas Camp House W204 N8151 Lannon Road; Nicholas Friedrich House, N96 W15009 County Line Road.) The Zimmer Farmhouse, constructed on the 80 acre farm purchased by Johann Zimmer in the 1850's, remained under the proprietorship of Zimmer's son and grandsons until 1943.^{D.E.G.}

690 BIBLIOGRAPHIC REFERENCES**Architectural References**

- A. Waukesha County Wall Map, Town of Menomonee, (1859).
- B. Town of Menomonee, Atlas of Waukesha County, Wisconsin (Harrison and Warner, 1873).
- C. Town of Menomonee, Plat Book of Waukesha County, Wisconsin (C. M. Foote and Company, 1891).
- D. Deed Record 22:263 (Waukesha, Wisconsin Register of Deeds Office, Waukesha County Court House).
- E. Our Family History, Terry-Zimmer, 1799-1981 (Menomonee Falls, Wisconsin, 1981) 39,40,54
- F. Theron Haight, Ed. Memoirs of Waukesha County (Western Hill Society, 1907) 701.
- G. Tax Records, Town of Menomonee, Wisconsin, Area Research Library, University of Wisconsin Milwaukee, Wisconsin.

DESCRIPTION - (Continued)

in 40 acre parcels in 1850 and in 1858, the Zimmer Farmhouse and 5 acres of land were sold separately from the farmland to Joseph Cook in 1943.^{D.E.I.} The acreage around the farmhouse was reduced to 1.97 when sold to the present owner in 1946 and was reduced farther to .97 acres when the orchard (1.0 acre)^{D.I.} was sold as a separate lot in 1958. No farm out buildings remain on the site.

690 BIBLIOGRAPHIC REFERENCES - (Continued)

- H. Inscription on lintel over front door.
- I. Mrs. Edith Loucks interview with Joan Rausch, 26 March 1986.

Historical References

1. Cornice stone, 1865.
2. Waukesha County (Abstract of Title).
3. Zimmer, 1981: 39, 48-49.
4. United States, Department of Interior, Census Office (Population Schedules), 1850; 1860.
5. Menomonee Falls News, 1908 *12/4).
6. United States, Department of Interior, Census Office (Agricultural Schedules), 1860; 1870; 1880.
7. Perkins, 1984: 180-82, 190-95.
8. Haight, 1907: 701.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Zimmer, Johann, Farmhouse

MULTIPLE NAME: Menomonee Falls MRA

STATE & COUNTY: WISCONSIN, Waukesha

DATE RECEIVED: 1/25/08 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/09/08
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 88001632

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

~~Additional Documentation Accepted~~

RECOM./CRITERIA Accept

REVIEWER Elson Beall

DISCIPLINE Historian

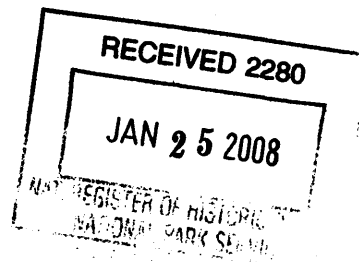
TELEPHONE _____

DATE 3-6-08

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

88001632



**United States Department of 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 *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

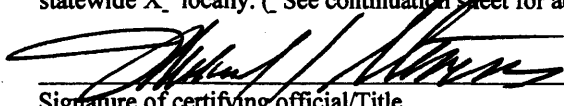
historic name Zimmer, Johann, Farmhouse
other names/site number _____

2. Location

street & number	W156 N9390 Pilgrim Road	N/A	not for publication
city or town	Menomonee Falls	N/A	vicinity
state	Wisconsin	code	133
county	Waukesha	zip code	53051

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 nationally statewide locally. (See continuation sheet for additional comments.)


Signature of certifying official/Title

4/15/08
Date

State Historic Preservation Officer - Wisconsin
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 1

Zimmer, Johann, Farmhouse
Menomonee Falls, Waukesha County, Wisconsin

When the Zimmer, Johann, Farmhouse was listed on September 21, 1988, there was a discrepancy between the boundary description and the acreage listed. The following is a clarification of the boundary of the property.

This supplement clarifies that the west side of the historic boundary corresponds with the highway easement, not the centerline of the roadway. The revised boundary is indicated on the attached site map. The acreage of the Zimmer Farmhouse remains at 0.92 acres, as indicated in the original nomination.

Boundary Description:

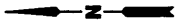
The boundary for the Zimmer Farmhouse is a rectangle measuring 243' by 165' with the west boundary concurrent with the highway easement line located 33 feet from the highway center line. This acreage corresponds with the legal parcel for the property.

Boundary Justification:

The boundary corresponds with the official acreage given in the 1963 deed for the property. Mapping the full description, the west side of the historic boundary for the Zimmer Farmhouse extends to the centerline of Pilgrim Road, creating a total acreage of 1.05 acres, which includes 0.13 acres of existing highway easement. Subtracting this amount yields the 0.92 acres given as the acreage of the nominated boundary. The deed also notes that this is the official acreage of the property.

Although many rural properties were historically delineated to the centerline, nominations in Wisconsin have not used this as the nominated boundary. In most cases, boundaries correspond with the taxable portion of the parcel. In this case, the 0.92 acres indicated in the original nomination corresponds to the highway easement line that was in place at the time of the nomination.

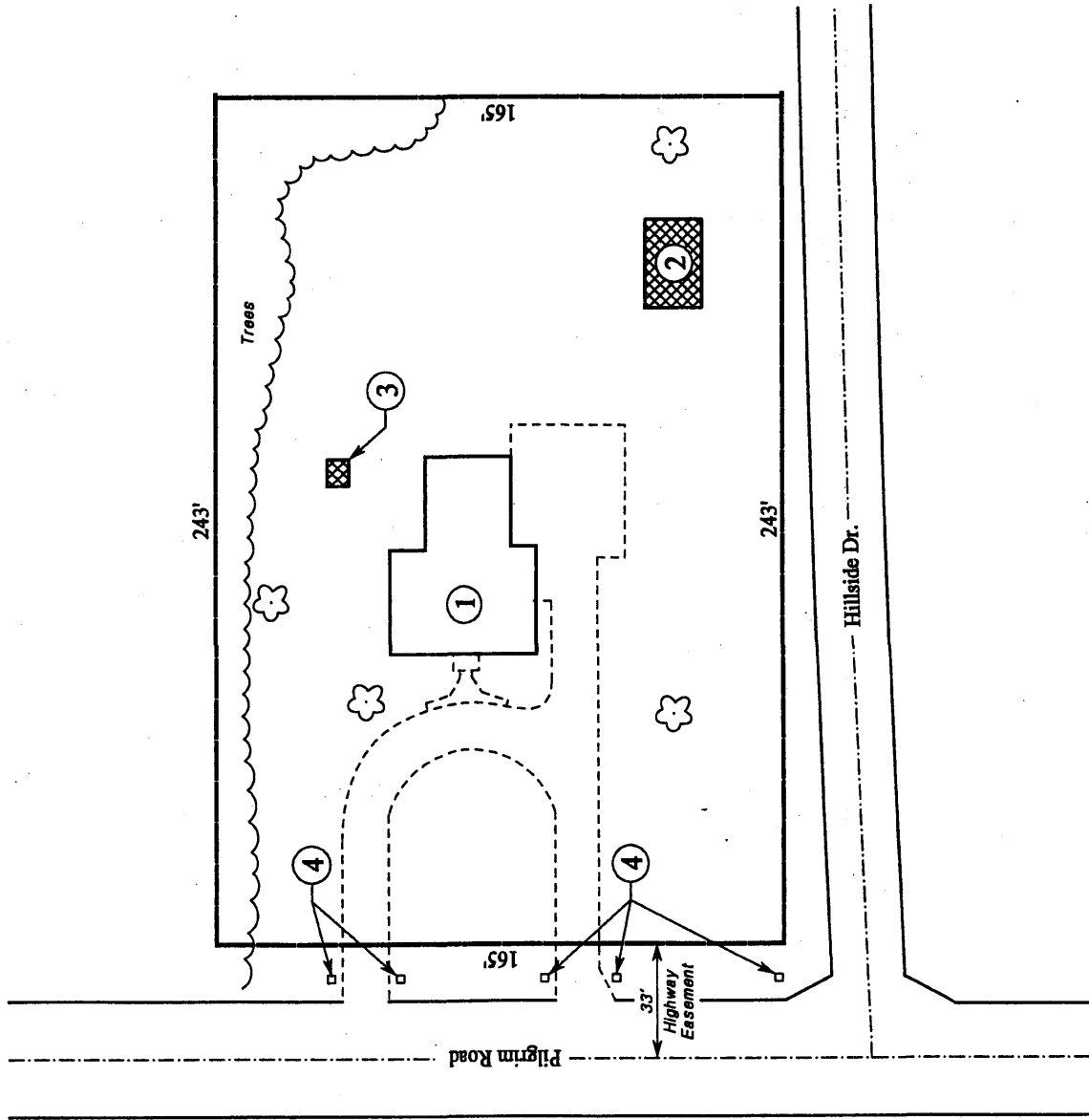
While there are decorative bollards within the easement area, these do not relate to the significance of the property and were constructed after the period of significance. These features are outside of the nominated boundary.



Approximate Scale:
1" = 50'

- ① — House
- ② — Foundation
- ③ — Outdoor Fire Pit
- ④ — Bollards

- Key:**
- Historic Boundary (0.92 Acres)
 - Contributing
 - ▨ Noncontributing



Johann Zimmer Farmhouse
W156 N9390 Pilgrim Road
Menomonee Falls, Waukesha Co., WI