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United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

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NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Frank and Katharine Coppes House
other names/site number The Victorian Guest House

2. Location

street & number 302 E. Market Street not for publication
city, town Nappanee vicinity
state IN code IN county Elkhart code 039 zip code 46550

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u> </u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u> </u>	<u> </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>1</u> objects
		<u> </u>	<u> </u> Total

Name of related multiple property listing: NA

Number of contributing resources previously listed in the National Register NA

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official *John T. Costello* Date 7-23-90
Indiana Department of Natural Resources
 State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
 State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Alonzo Byers 11/29/90

for Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC: single dwelling

Current Functions (enter categories from instructions)

DOMESTIC: hotel

7. Description

Architectural Classification
(enter categories from instructions)

QUEEN ANNE

Materials (enter categories from instructions)

foundation STONE
walls WOOD: weatherboard
WOOD: shingle
roof ASPHALT
other BRICK
GLASS

Describe present and historic physical appearance.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

ARCHITECTURE
COMMERCE

Period of Significance

1893-1939

Significant Dates

1893
c. 1910
c. 1920

Cultural Affiliation

Significant Person

Coppes, Frank

Architect/Builder

Frazier, Henry, Architect

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property less than one acre

UTM References

A

1	6
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5	8	3	6	6	0
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4	5	8	8	2	0	0
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 Zone Easting Northing

C

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B

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 Zone Easting Northing

D

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See continuation sheet

Verbal Boundary Description

Lot 5 in Hartman's First Addition to the City of Nappanee.

See continuation sheet

Boundary Justification

This is the original and existing boundary for the property.

See continuation sheet

11. Form Prepared By

name/title Laura Thayer, Historic Preservation Consultant
 organization NA date June 8, 1989
 street & number 3905 N. 500 W. telephone 812/372-6806
 city or town Columbus state IN zip code 47201

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Continuation Sheet

Section No. 7 Page 1 Frank and Katharine Coppes House

The Coppes House is located on East Market Street in Nappanee, Indiana, a city of approximately 4,700 people, two blocks east of the center of the commercial district. U.S. 6 runs through Nappanee on Market Street, making it a heavily traveled thoroughfare. The house is located on the northeast corner of Madison Street, one of two street in Nappanee which are brick for a short distance (see photo no. 2).

The area surrounding the Coppes House is a residential district composed mainly of late 19th and early 20th century houses on tree-lined streets (see photo no. 1). There is a contemporary (1974) brick church on the opposite side of Market street from the Coppes House. An industrial complex, Coppes, Inc., is located a block east of the house, also on the opposite side of Market Street.

The lot on which the house is located is 66 feet wide (Market Street side) by 132 feet deep (Madison Street side).

The house, a two and a half story wood frame structure, is irregular in plan (see photos no. 2-4). The roof, which is complex in shape, is basically hipped, with several gabled roof extensions. There is a two story, round, conical roofed tower at the southwest corner of the house. The roof material is asphalt shingles. The foundation is stone. The house has clapboard siding for the most part, but has fish scale shingles in a gable on the south side of the house, on a wide band running between the first and second story, and on the round tower.

The front porch for the house replaced an earlier porch in about 1910 (see photos no. 2 and 3). The original wooden front porch, revealed in a turn of the century photograph, was composed of turned posts and spindles, and elaborate scroll work. The present porch, which is one story high and two bays wide, runs the width of the facade and around the tower. It has a stone base, large brick columns, and a sloped roof. There are two second story porches, one each in the tower, and off a bedroom on the east side. These second story porches feature classical wood columns and turned spindles. A large window opens onto the tower porch, and a door onto the bedroom porch.

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Section No. 7 Page 2 Frank and Katharine Coppes House

The main (south) facade of the house (see photo no. 2) is two bays wide, plus the round corner tower on the left side. The entry, a glass and wood paneled door with sidelights, is accessed from six steps leading up to the porch on the east side. Above the entry on the second story is a square, single light window. Above this window, in an attic gable, is a tall double hung window with one light in each sash, set into curved corners, and topped by a sunburst. On the first story of the west bay of this facade is a large double hung window with one light in each sash. Between the square window and the tower on the second story is a tall, double hung window with one light in each sash.

The west facade (see photo no. 2) is three bays wide. The northern bay projects on the first floor, which has a group of four small square windows flanked by longer windows. Between the first and second floors is a pent roof. The second floor also projects slightly, though less so than the first floor. The second floor of this bay has a balconette on the north half, with a large double hung window behind it. There is a smaller double hung window on the south half. The second floor of this bay is topped by a front gable roof.

The central bay also projects from the facade and has cut away corners. On the ground floor of this bay are large double hung windows with one light in each sash, one on each of the three sides of the bay. On the second floor, there are similar windows, one each on the angled walls of the bay. A pent roof wraps around this bay between the second and attic floors. On the attic floor are a group of three double hung transomed windows. The bay has a front gable roof.

The southern bay of this facade is the plainest of the three, with no window on the first floor, and only a double hung window with one light in each sash on the second floor.

The rear (north) facade is two bays wide (photo 4). The eastern bay has a door that opens onto a hip roof porch. Above the porch is a balcony that has a iron railing. There is a door opening onto this balcony. To the west of the door is a double hung window with one light in each sash. Above these openings is a pent roof. There is a single double hung window in the attic gable.

On the first floor of the western bay are windows like those in the northernmost bay of the west facade. Between the first and second floors is a pent roof. In the east half of this bay on the second floor is a double hung window with one

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Section No. 7 Page 3 Frank and Katharine Coppes House

light in each sash.

The east facade (photo 3) is three bays wide like the west facade. In the north half of the southern bay are a set of three ascending stair windows with stained glass. The central bay of this facade projects and has a front gable roof. On the first floor is a small square window on the south end and a hip roof by window on the north end. On the second floor, there is a small porch on the south end, and a pair of double hung window on the north end. In the attic gable are a pair of double hung windows. The north bay of this facade has double hung windows on both floors.

There are a number of interesting decorative features. These include sunbursts in the front gable and above the stair windows (see photo no. 2), brackets under the eaves of the tower (see photos no. 2 and 3), and turned porch spindles (see photos no. 2 and 3). The corners of the building are defined by wood molding (see photos no. 2-4). There are also bands of molding surrounding the building at a line running above first floor windows and at a line running below second story windows.

The floor plan of the house is as follows. The main entry opens into a stair hall, with the U-shaped stairway beginning with an eastern orientation (see photo no. 6). Off the west side of this hall is large double parlor that extends two thirds the length of the west side of the house (see photo no. 7). Beyond the parlor to the north is the dining room (see photo no. 5). To the east of the dining room is the kitchen, and between the kitchen and the entry hall, the library. The stairway terminates on the second story in a north-south corridor that runs the length of the house (see photo 8). The master bedroom, with adjoining bath, occupies the southwest corner. There are two other bedrooms off the west side of the corridor, with bath in between, and a like arrangement off the east side of the corridor. A stairway between the southernmost bedroom on the east side and the bath gives access to the kitchen. A stairway at the north end of the corridor leads to an attic bedroom in the northeast corner of the house. The remainder of the attic is open.

The interior is virtually unaltered, with elaborate oak woodwork, floors, paneling, and moldings throughout (see photos 5, 6, 7, and 8). Many of the bathroom fixtures and light fixtures are original. Of particular interest is the dining room, remodeled to its present appearance between 1905

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Section No. 7 Page 4 Frank and Katharine Coppes House

and 1910. The room features dark oak paneling two thirds of the way to the ceiling (see photo no. 5). The coffered ceiling in this room was once decoratively painted, but was later painted over in one color. All the windows in the room once held stained glass, but the stained glass in the north windows have been removed. The large ornate table and chairs were purchased by Frank and Katharine Coppes for the room.

The library was remodeled about the same time as the dining room, with cherry paneling added three quarters of the way to the ceiling.

Around 1920, the two parlors on the west side of the house were transformed into the present single room. A fireplace in the south parlor was closed up, and the woodwork was painted a light color. The original wood and glass pocket doors between the parlor and the entry hall remain (see photo no. 7).

Other changes to the house include a c. 1950's kitchen remodeling, and a small one story addition to the northeast corner of the house (photo no. 4). The garage (photo no. 4) is of recent construction.

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Section No. 8 Page 1 Frank and Katharine Coppes House

The Coppes House is significant, under criteria B and C, as the most elaborate example of Queen Anne architecture in Nappanee, Indiana, and as the home of an important local businessman and his wife.

Construction on the house was started in 1887 and completed in 1893. It is the work of local architect, Henry Frazier, who also designed the Dietrich Block, and Price Hospital (both extant). According to Deahl, Frazier designed "most of the good homes of capitalists of Nappanee," as well as structures in Bremen, Goshen, and other nearby towns. Frazier, born in 1849, was a teacher and carpenter. He studied architecture on the side, taking up the profession full time in 1887.¹ Frazier was most likely the only practicing architect during the early years of Nappanee. The Coppes House was apparently one of his first commissions.

Irregular in plan, the structure exhibits such elements of the Queen Anne style as protruding bays, variously sized and shaped windows, a round tower, sunburst motives, and fish scale shingles. The interior of the house is equally elaborate, with heavy oak paneling and woodwork, stained glass windows, glass pocket doors, and many original bathroom fixtures and tiles. The house has a high degree of integrity.

The Indiana Sites and Structures Inventory, updated for Nappanee in 1987, gave the Coppes House a rating of "outstanding," the highest rating. It was the only Queen Anne style house in Nappanee, of 12 identified in the inventory, to receive this rating.

The home of Frank's brother, John, is located across Madison Street to the west. Like the Frank and Katharine Coppes House, the John Coppes House is an elaborate Victorian-era structure. However, its integrity is diminished because of the addition of synthetic siding and a number of interior alterations. This house received a rating of "notable," the second highest rating, in the inventory. The house of another brother, Samuel, was demolished in the 1930's.

Frank Coppes was an early and important citizen of Nappanee. He and his two brothers purchased a local sawmill shortly after the founding of the village, which sprung up on the new Baltimore and Ohio line to Chicago in 1874. Nappanee was surrounded by forests, and most of its early industries were related to wood. The town prospered. By 1890, its population had reached 1500. Besides Coppes Brothers, there

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Continuation Sheet

Section No. 8 Page 2 Frank and Katharine Coppes House

were at least five sawmills, a lath and stave factory, several box manufacturers, and a number of furniture manufacturers. There were also factories producing bridge and ship timbers, and house moldings.

Coppes Brothers, Inc., of which Frank was president, soon became the busiest industry and the largest employer. The company gradually expanded from a sawmill and lumber yard to become a manufacturer of a variety of wood products, which were shipped all over the country. Coppes Brothers is best known as a pioneer in kitchen cabinets, a product it first made in 1914, and continues to manufacture today.

The Coppes Brothers manufacturing complex, comprised of buildings which date from the late 19th century to the 1950's, is still located on the south side of East Market Street, just to the east of the Coppes House. Though the buildings have been altered extensively throughout the years, the complex should still be counted as one of Nappanee's most important historic industrial resources.

Second of importance of the lumber-related industries that were established in Nappanee is Mutschler Brothers. This company also survives today as a kitchen cabinet manufacturer. The Mutschler Brothers complex, similar in age, character, and integrity to that of the Coppes Brothers, is located east of the main commercial area of the town, north of the B & O tracks.

Frank and Katharine Coppes died in 1942. The house was occupied by their descendants until 1983, when it was sold. The present owners purchased the house in 1986 and are operating it as a bed and breakfast.

1. Anthony Deahl, A Twentieth Century History and Biographical Record of Elkhart County, Indiana (Chicago: The Lewis Publishing Company, 1905), p. 368.

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Section No. 9 Page 1 Frank and Katharine Coppes House

Bloomfield, Virginia, "Recollections of the Victorian Home (1893-----) Built by Frank Coppes along with a brief history of the family by Granddaughter Virginia Coppes Bloomfield." Unpublished manuscript, April, 1989.

Citizens Historical Association, "Frank Coppes, President, Coppes, Inc., East Market Street, Nappanee, Indiana." Indianapolis, Indiana, April 23, 1938.

Coppes, Katharine Lucinda Felty. Obituary, September 7, 1942. Obituary File, Historical Room, Nappanee Public Library, Nappanee, Indiana.

Deahl, Anthony. A Twentieth Century History and Biographical Record of Elkhart County, Indiana. Chicago: The Lewis Publishing Company, 1905.

Industry Folders 1, 3, and 5. Historical Room, Nappanee Public Library, Nappanee, Indiana.

Keller Books 1 and 2. Albums of photographs, c. 1890-1910, taken by local resident, J.M. Keller. Historical Room, Nappanee Public Library, Nappanee, Indiana.

Leksich, Kris. Nappanee, Indiana. Interview, January 30, 1989.

Nappanee News. "Industrial Nappanee, 1905." Historical Room, Nappanee Public Library.

Weygand, James L., et al. "They Called it Nappanee. A History 1874-1974."

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Photographs Page 1 Frank and Katharine Coppes House

The following information is the same for all photographs:

1. Frank and Katharine Coppes House
2. Nappanee, Indiana
3. Laura Thayer
4. January 1989
5. Laura Thayer
3905 N. 500 West Road
Columbus, Indiana 47201

Other information is as follows:

Photo No. 1

6. camera facing northeast
7. 1 of 8

Photo No. 2

6. camera facing northeast
7. 2 of 8

Photo No. 3

6. camera facing northwest
7. 3 of 8

Photo No. 4

6. camera facing southeast
7. 4 of 8

Photo No. 5

6. camera facing northwest
7. 5 of 8

Photo No. 6

6. camera facing southeast
7. 6 of 8

Photo No. 7

6. camera facing northeast
7. 7 of 8

Photo No. 8

6. camera facing southeast
7. 8 of 8