

Record No. _____

AUG 16 1988

INVENTORY FORM FOR NOMINATED PROPERTIES

NATIONAL REGISTER

Name of Property: Cyrus Davis-Davis Brothers Farm-house Owner: James F. Wright Date: 4/24/86
 Address: W204 N7818 Lannon Road Owner's address: W204 N7818 Lannon Road
 City: Menomonee Falls, Wisconsin 53051 County: Waukesha
 Menomonee Falls, Wisconsin 53051

*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 Cyrus Davis-Davis Brothers
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:
c.1868

60 Verbal Boundary Description Pt NW $\frac{1}{4}$ Sec. 17, T8N,
R20E. Com SW Corner north 4069.77 ft. The
BGN north 225 ft. east 580.8 ft. south 225 ft.
west 580.8 ft. south 225 ft. west 580.8 ft.
to BGN 2.87 acres.

70 USGS Quad Map Sussex, Wisconsin

80 UTM Coordinates (Format: 99/999999/9999999)
16-405480-4779000

85 Listed Acreage 2.87 acres

340 Review Board Date _____

Nomination includes:

ONE Building. (contributing)
One Non-contributing Building
 (Modern garage)

*use code tables for response

INTENSIVE SURVEY FORM

Record No. _____ Property Name: Cyrus Davis-Davis Brothers Farmhouse

LOCATION

*10 County Waukesha

20 City or Village Menomonee Falls

30 Civil Town _____

35 Unincorp. Community _____

40 Location W204 N7818 Lannon Road

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

50 _____

55 Quarter Sections (Format: NW-NW) _____

60 Verbal Boundary Description Part NW 1/4, Section

60 17, Town 8 north, range 20 east. Commencing SW corner north 4069.77 ft. The beginning north 225 ft., east 580.8 ft., south 225 ft., west 580.8 ft., to beginning 2.87

60 acres.

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 95-16, WK 61-36; WK110-24; WK104-2,3,4,5,7,8,9,10,11,12

100 Survey Map Engineer's Map of Menomonee Falls

110 Map Code 95-16

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, 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 Ntl 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 W204 N7818 Lannon Road

ARCHITECTURE

450 Construction Date [source] Between 1868-1891 A

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

460 Addition: - 1974-76

480 Builder [source] unknown

* 490 Designer Type (a) -

490 (b) _____ (c) _____

500 Designer Name [source] (a) unknown

500 (b) _____ (c) _____

* 510 Style or Form Gabled ell/Creek 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 L-plan with additions

* 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 (WK104-6)

650 Cyrus Davis House, W204 N7776 Lannon Road

650 _____

HISTORY

430 Current Name James F. Wright House

435 Current Function House

440 Historic Names [source] Cyrus Davis-Davis Enothe

440 House H J

440 _____

660 Assoc. Individuals [source] (a) Cyrus Davis 2,

660 (b)Edgar Davis 1, (c) Charles Davis 2,

660 (d)Noble Davis 2

665 Dates Assoc. [source] (a) c.1868-1894 1 3

665 (b)c.1868-1874 1 4

670 Assoc. Events [source] (a) _____

670 _____

670 (b) _____

670 _____

675 Dates of Events [source] (a) _____

675 (b) _____

680 Historic Functions [source] (a) Residence

680 (b) _____

685 Dates of Functions [source] (a) c.1868 to

685 Present 1 2

* 687 Cultural Affiliation _____

688 Cultural Subgroup _____

*use code tables for response

HISTORICAL BACKGROUND

Cyrus Davis probably constructed the Davis Brothers House about the time of his son, Edgar's, marriage in 1868.¹ Although an 1873 county map failed to show the structure, such plats rarely included all dwellings.⁵ Further, the tax assessor's records indicated a considerable tax increase in 1868 for the west $\frac{1}{2}$, northwest $\frac{1}{4}$, Section 17, which remained at that level through 1900.⁷ The land upon which the residence was built remained part of Cyrus Davis' 200-acre tract in Sections 17 and 8 until 1942. At that time, a 3-acre parcel, which included the Edgar Davis House, was separated from the August Backus holdings and sold to Margaret B. John. In 1949, it was transferred to Orrin Lentzner, and in 1951 to John Wright.²

Edgar Davis left Menomonee Township in 1874. Living in Omaha after 1877, he eventually managed the Davis and Cowgill Iron Works until 1897. Davis then returned to Menomonee Township, becoming a partner with his brothers Charles and James in the Davis Brothers Stone Company.^{4,6} Quit claiming or deeding his rights to the family farmstead in 1906 and 1910, Edgar probably did not re-occupy this dwelling.² He died in 1915.⁸

HISTORICAL SIGNIFICANCE

DESCRIPTION

Built in the vernacular tradition in the form of a gabled ell, the "North House" on the Cyrus Davis property^D is constructed with thick walls of cut-limestone laid randomly. Evidence in the masonry on the south side shows the entrance was originally set off to the west side on the long side of the house. Exhibiting stone windows and door lintels and sills and two-over-two windows (some have been replaced with combination metal storms and windows), the "Davis Farmhouse" has no ornament to suggest a particular style.

An open hip-roofed porch supported by turned posts leads toward what is now the main entrance into the house. A two-story frame addition with one-story enclosed porches on the north and south sides was constructed in 1974-1976 when an earlier frame section was remodeled at the rear of the house.^I A modern garage was constructed to the rear of the property in recent years.^I

A rather narrow house, the Davis Farmhouse originally had two rooms on the second floor and two rooms downstairs. Although the interior wall surfaces and the kitchen have been extensively remodeled, the original living room fireplace remains but has been covered with modern paneling and the floor plan is essentially the same.^I

Although oral tradition claims the house was built for the eldest son of Cyrus Davis, Edgar who married in 1868,^G the house probably was used also as rental property or for housing for the hired help on the farm.

During the legal confrontation after the death of the widow of Cyrus, Lucy Davis in the early 20th century, the house was owned successively by three sons of Cyrus Davis until it was sold by Charles Davis in 1925.^J

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

The Davis Brothers Farmhouse on the Cyrus Davis property^D is architecturally significant under Criterion C as an example of a mid-19th century farmhouse constructed as a gabled ell house form and as a well-preserved example of early stone construction in an area noted for its stone quarries. Built of rough limestone from a nearby quarry, the Davis House is a simple structure with no historic ornament constructed in the vernacular gabled ell form. Built between 1873 and 1891 according to the Waukesha County Plat maps, the "Davis Brothers House" was probably built circa 1868 (it does not appear on the 1873 map) and before 1877 when the eldest Davis son, Edgar moved to Omaha where he lived until 1897.^{A.B.E.}

Cyrus Davis obtained the land grant for the 80 acre parcel of land on which this house is located in 1847.^D By 1884, Davis had increased his land holdings to 200 acres.^{D.E.} The "Davis Brothers Farmhouse" and approximately three acres of land was divided from the original land grant of 80 acres in 1942 and sold separate from the main house in 1943.^{D.F.} The Davis Farmhouse has a non-contributing addition constructed in 1974 - 1976 at the rear.

690 BIBLIOGRAPHIC REFERENCES**Architectural References**

- A. Town of Menomonee, Atlas of Waukesha County, Wisconsin (Harrison and Warner, 1873).
- B. Town of Menomonee, Plat Book of Waukesha County Wisconsin (C. M. Foote and Company, 1891).
- C. Walling, Henry Francis. Map of County of Waukesha, Wisconsin (New York, 1859).
- D. Deed Record, 12:494 and 88:193 (Waukesha, Wisconsin: Register of Deeds Office, Waukesha County Court House).
- E. Portrait and Biographical Record of Waukesha County, Wisconsin (Chicago: Excelsior Publishing Company, 1894) 337-339.
- F. Deed Record, 497:542.

(Continued on next page)

690 BIBLIOGRAPHIC REFERENCES - (Continued)

- G. Theron Haight, Ed., Memoirs of Waukesha County (Chicago: Western Historical Society, 1907), 410-411.
- H. "Pioneer Mansion Now a Model Home", Milwaukee (Wisconsin) Journal, 21 March 1929.
- I. Mrs. James Wright interview with Joan Rausch, Menomonee Falls, Wisconsin, 2 April 1986.
- J. Abstract of Title, Cyrus Davis Property (Waukesha, Wisconsin: Woesner Abstract and Title Company) in possession of Frederick Gottlieb, Menomonee Falls.

Historical References

1. Milwaukee Journal, 1929 (3/21).
2. Waukesha County (Abstract of Title).
3. Waukesha Freeman, 1894 (8/2).
4. Haight, 1907: 410.
5. Harrison and Warner, 1873.
6. Excelsior Publishing Company, 1894: 337-38.
7. Waukesha County (Tax Assessor's Records).
8. Sunnyside Cemetery marker.