

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH0688223

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RECEIVED NOV 20 1978
DATE ENTERED JAN 15 1979

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
Dousman Inn *Courthouse Inn*
AND/OR COMMON
Dunkel Inn

2 LOCATION

STREET & NUMBER
15670 Blue Mound Road
CITY, TOWN
Brookfield
STATE
Wisconsin 53005
VICINITY OF
CODE
55
COUNTY
Waukesha
CONGRESSIONAL DISTRICT
Ninth
CODE
133

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> ENTERTAINMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> GOVERNMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input type="checkbox"/> PARK
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME
John E. Behling ✓
STREET & NUMBER
15670 Blue Mound Road
CITY, TOWN
Brookfield
STATE
Wisconsin 53005

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.
Waukesha County Courthouse
STREET & NUMBER
515 West Moreland Boulevard
CITY, TOWN
Waukesha
STATE
Wisconsin 53186

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Wisconsin Inventory of Historic Places
DATE
1971
DEPOSITORY FOR
SURVEY RECORDS
State Historical Society of Wisconsin
CITY, TOWN
Madison
STATE
Wisconsin 53706

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Dousman-Dunkel Inn is a 2 1/2 story frame Greek Revival building with a single-story frame wing. In appearance the inn is similar to other ante-bellum stage coach inns in Wisconsin.

The main (south) facade of the inn contains five bays symmetrically arranged. On the first floor a doorway with sidelights, framed by a heavy lintel and pilasters, is flanked by two windows on the west side and a window and a door on the east side. The second story configuration is similar, although moldings around the doorway are plain. The attic story is lit by five windows in the frieze. All windows are shuttered, and with the exception of the frieze windows which are side-by-side pairs of panes, all windows are double hung with six-over-six lights. A two-story porch constructed in 1962 has been built to replicate the original. That the original porch extended the length of the building is evidenced by the single-story pilasters at the corners of the building; the owner maintains that there exists evidence in the building's fabric which suggests that the original porch was two-story. The style of the second story of the porch is, however, out of character with the building.

The sides or gable ends of the building are similar. Each contains six windows, two on each story, those on the attic story being closer together than the others. Chimneys are inside of the walls in the gable ends.

On the east side of the rear of the building is a story-and-a-half kitchen wing which appears to be original. Its fireplace and/or chimney have been removed. Immediately west of the kitchen wing a small shed-roofed addition is attached to the rear of the inn. This addition was constructed some time after 1934.

The main portion of the inn rests on a fieldstone foundation. Both the main portion and the kitchen wing are of post-and-beam construction, joined by mortise and tenon. Framing members are large hewn hardwood timbers.

The interior of the building has been altered somewhat, although the original plan remains as do most original moldings, doors, and a good deal of the original plasterwork. The main floor is arranged traditionally, with a central stairway and hall flanked with two rooms on each side. The original staircase, rail, and newell post remain. The second floor is laid out much as it was when the building served as an inn, although a few of the smaller sleeping chambers have been combined into more serviceable bedrooms. The attic is virtually unaltered from the time it served as the inn's ballroom. It is not partitioned, and built-in benches line the north and south walls.

The inn stands close to the road at the historically important junction of the Bluemound Road and the Watertown Plank Road. Also on the site are an old horse barn which appears to be around one hundred years old and may have been the inn's stable, two service station structures dating from the 1920s, an outbuilding and a modern garage.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES c. 1843

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Dousman Inn is significant to the transportation and settlement history of Wisconsin as an intact stagecoach inn sited at the historic intersection of the Blue Mound Military Road and the Watertown Plank Road. It is also significant to the architectural history of the state as a good example of vernacular Greek Revival stagecoach inn architecture, a distinctive type once fairly common but now rarely found in a good state of preservation

History

The Dousman Inn stands at the historic intersection of the Blue Mound Military Road and the Watertown Plan Road, both important arteries of migration into the interior of Wisconsin. During the heyday of the inn, a major portion of American westward migration followed the Great Lakes route, disembarking at Milwaukee and Chicago. The Dousman Inn, situated a half-day's travel west of Milwaukee became, in the 1840s and 1850s, an important stopping place.

The inn was constructed on the north side of the military road early in the 1840s. A flurry of land transactions in 1843, when the inn site changed hands twice and the value of the property increased to \$1500, suggests that the inn was built in that year. Local tradition has it that Michael Dousman had the inn built that year as part of an extensive farming operation he was establishing there. It is also possible that David Albright, who bought the parcel in May and sold it to Dousman in September 1843, had a hand in building the inn.¹

Michael Dousman owned the inn until his death in 1854. A prominent businessman, he lived in Mackinac, but speculated extensively in real estate and development schemes in Wisconsin and in Milwaukee in particular. The farm and inn in Brookfield represented only a fraction of Dousman's enterprises in the Milwaukee area, and he visited the city at frequent intervals. His sons George D., Talbot C., and Hercules L. became influential figures in the development of Wisconsin. It is unknown whether any of the Dousmans actually resided in or operated the inn.²

After Michael Dousman's death the Dousman heirs sold the inn and the adjoining Dousman farm to Daniel Brown, a Yankee who had come to Brookfield several years before. Brown worked the farm and operated the inn, which was known locally as the Dousman. During Brown's ownership the inn remained a lively stopping place, competing at one time with "the Topliff House at Elm Grove; the taverns of C.C. Dewey and John Henson; . . . Bracketts; [and] the Phoenix . . . all in a distance of four and a half miles."³ Along the road passed large numbers of the immigrants who would people the interior of Wisconsin, many of them stopping for rest, refreshment, and conviviality at Brown's inn. Nevertheless, the glory days of the inn would be short, for even during Brown's purchase the Milwaukee and Watertown Railroad was rendering the difficult-to-maintain Watertown Plank Road obsolete.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**



CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

8. SIGNIFICANCE (continued)

By the time that Brown sold the inn to Friedrich Zimdars in 1873, railroads had long since supplanted toll roads like the Watertown Plank Road as primary transportation arteries. The many deeds and mortgages pertaining to this ownership tell the frustrated tale of Zimdars' vain attempts, over fourteen years, to gain clear title to the property. In 1887 Zimdars' son conveyed the property to Charles Duenkel. Duenkel converted the inn to a farmhouse but frequently held dances and other social events in the third-floor ballroom. Duenkels and their descendants have occupied the place ever since.

Architecture.

The Dousman Inn is a good example of a distinctive type and style of building, namely a vernacular Greek Revival stagecoach inn, characterized as a two-and-a-half or three-story frame structure with a five-bay facade, a large porch sometimes two stories high, and central doorways usually on both the first and second stories. The Dousman ranks with the Wade House (NRHP 1971), Hawks Inn (NRHP 1972), and the Okauchee House (NRHP August 11, 1978) as a well-preserved example of the vanishing type. Identified in 1934 by the Historic American Buildings Survey as an outstanding piece of architecture in the Wisconsin frontier context, the inn exhibits the cornice returns, frieze with attic windows, pilasters, Greek Revival doorway, plan, and interior woodwork which identify it as a good example of the Greek Revival as interpreted in Wisconsin.

With the exception of the porch, which was renovated in 1962 and which is somewhat out-of-character with the building's style, the inn retains the exterior appearance it had at the time of its construction.

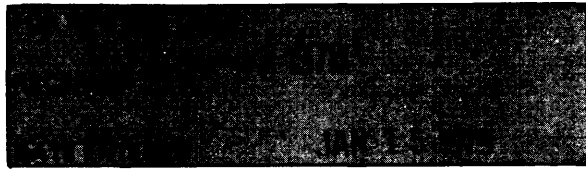
¹David S. More and Cyrus D. Davis to David Albright, warranty deed, 2 May 1843, C deeds 483, and David Albright to Michael Dousman, warranty deed, 16 September, 1843, F deeds 271, Waukesha County Register of Deeds.

²Dousman Family, U. S. Works Project Administration, Wisconsin Biographies, n.p., n.d.; Milwaukee Sentinel (12 Aug. 1854).

³U.S. Federal Census, population schedules, 1850, 1860; J.H.A. Lacher, "The Taverns and Stages of Early Wisconsin," Proceedings of the State Historical Society of Wisconsin, 1914, 143.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**



CONTINUATION SHEET

ITEM NUMBER 6,9 PAGE 1

6. REPRESENTATION IN EXISTING SURVEYS

Historic American Buildings Survey
1934 Federal
Library of Congress
Washington, D.C.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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"Dousman's Family Home." Milwaukee (October 1970), 25-27.
- Garens, Mrs. Teeda. Interviews, Apr. 19 and June 26, 1978.
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drawings. Washington, D.C., 1934.
- Lacher, J.H.A. "The Taverns and Stages of Early Wisconsin." Proceedings of the
State Historical Society of Wisconsin (1914).
- Perrin, Richard W.E. The Architecture of Wisconsin. Madison, 1967.
- _____. Historic Wisconsin Architecture. Milwaukee, 1960.
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- Photographs. Iconography collection. State Historical Society of Wisconsin.
- Tax Rolls. Brookfield Township. Waukesha County. 1855-1862. State Historical
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- Walling, H.F. Map of the County of Waukesha, Wisconsin. New York, 1859.
- Wietczkowski, Mary Ellen. Field Survey Report. Wisconsin Inventory of Historic
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- Works Projects Administration. Wisconsin Biographies. Dousman, Michael, Milwaukee.
Copy in the possession of the State Historical Society of Wisconsin.

**United States Department of the Interior
Heritage Conservation and Recreation Service
National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 2,4

Page 1

DOUSMAN-DUNKEL INN
Brookfield, Waukesha County, Wisconsin

2. LOCATION

Following the move, the building's location will have to be described in terms of its legal description. No roads presently exist in this area making assignment of a street address impossible until site improvements are made.

The legal description of the property is contained in the continuation sheet for item 7.

4. Following the move, the property will be owned by:

Elmbrook Historical Society
P. O. Box 292
Brookfield, Wisconsin 53005

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number 7

Page 1

DOUSMAN-DUNKEL INN
 Brookfield, Waukesha County, Wisconsin

7. PHYSICAL APPEARANCE (continued)

The intent of this continuation sheet is to describe the proposed move of the Dousman-Dunkel Inn to a new site.

The land on which the Dousman-Dunkel Inn stands has been purchased by the North Shore Savings and Loan Association, which intends to develop the property as an office building. All buildings on the site are scheduled to be demolished by September, 1980. The previous owner has conveyed rights to the building to the Elmbrook Historical Society provided that the building is moved from its present location.

The building, including the original kitchen wing, will be moved to a 1.998-acre parcel of undeveloped land directly north of its present location. The legal description of the new site is as follows:

All that part of the Northeast Quarter of the Northeast Quarter of Section 27, Town 7 North, Range 20 East, City of Brookfield, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northeast Quarter of Section 27; thence South 0° 5'17" East on and along the East line of said Northeast Quarter, 510.00' to the point of beginning of the lands herein to be described; thence continuing South 0° 5'17" East along said East line, 295.00' to a point; thence South 89° 54'11" West and perpendicular to said East line, 395.00' to a point; thence North 0° 5'49" West and parallel to said East line, 295.00' to a point; thence North 89° 54'11" East, 395.00' to the point of beginning, excepting therefrom the Easterly-most 100.00' as previously dedicated for roadway purposes, said parcel containing 1.998 acres, more or less.

Moving the building will have the advantage of preserving it for the foreseeable future. In addition, the owners intend to restore the building and recreate, to the extent possible, the original site. The building will retain its present orientation with the front door facing south. The new site is characterized by open fields and trees. In this respect it is probably similar in appearance to the original site. The site is dissimilar to the original in that it is somewhat isolated. Funds permitting, the owners intend to install an access road onto the property in the approximate location of the original Blue Mound Road. Future

**United States Department of the Interior
Heritage Conservation and Recreation Service
National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 7

Page 2

DOUSMAN-DUNKEL INN
Brookfield, Waukesha County, Wisconsin

7. PHYSICAL APPEARANCE (continued)

plans call for the reconstruction of a short section of plank road in the same relative location to the building as the old Watertown Plank Road. The building will sit on a concrete block foundation with stone veneer to duplicate the appearance of the original foundations.

The new site will be excavated for the foundation walls and a portion of it filled to simulate the contours of the original. There are no known archeological sites in the proposed new location. Prior to the move the site will be tested for archeological remains. No man-made structures exist in the immediate vicinity of the proposed new site.

The building is to be used as a historical museum and meeting place by the new owners, the Elmbrook Historical Society.

It is intended that the construction of the foundation walls and the moving of the building be given matching assistance through the historic preservation grants-in-aid program. Following the move, restrictive covenants will be attached to the deed and all future work will be subject to the approval of the State Historic Preservation Officer during the covenant period: either 5 or 10 years.

The proposed move does not include any of the outbuildings. Therefore, the horse barn which may have been the Inn's stable, two service station structures dating from the 1920's, an outbuilding, and a modern garage will be demolished as the original site is developed.

**United States Department of the Interior
Heritage Conservation and Recreation Service
National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet

Item number 10,11

Page 1

10. GEOGRAPHICAL DATA

Following the move, the new UTM coordinates for the Dousman-Dunkel Inn will be:

ZONE: 16
EASTING: 409820
NORTHING: 4766060

11. FORM PREPARED BY

All materials pertaining to the relocation of the Dousman-Dunkel Inn prepared by:

James A. Sewell, AIA / Preservation Projects Coordinator
State Historical Society of Wisconsin
816 State Street
Madison, Wisconsin 53706

Date: July 3, 1980

Telephone: (608) 262-2971