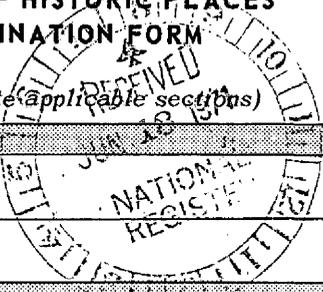


NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: <b>Wisconsin</b>	
COUNTY: <b>Washington Waukesha</b>	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
<b>001</b>	<b>2 5 1973</b>



1. NAME

COMMON: **Koepsel House**

AND/OR HISTORIC:

Congressmen to be notified:  
Sen. William Proxmire  
Sen. Gaylord A. Nelson  
Rep. Wm. A. Steiger

2. LOCATION

STREET AND NUMBER: **old world Wisconsin, off Wisc. 59, On Church Road, 1/2 mile south of Pleasant Valley Road**

CITY OR TOWN: **Jackson - Eagle vic.**

STATE <b>Wisconsin</b>	CODE <b>53037</b>	COUNTY: <b>Waukesha Co.</b>	CODE <b>131</b>
		<b>-Washington</b>	

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input checked="" type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	<b>Dismantled &amp; disassembled</b>	
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: **State Historical Society of Wisconsin**

STREET AND NUMBER: **816 State Street**

CITY OR TOWN: **Madison**

STATE: **Wisconsin**

CODE: **55**

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: **Washington County Courthouse**

STREET AND NUMBER:

CITY OR TOWN: **West Bend**

STATE: **Wisconsin**

CODE: **55**

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: **Historic American Buildings Survey**

DATE OF SURVEY: **1941**

DEPOSITORY FOR SURVEY RECORDS: **Library of Congress**

STREET AND NUMBER:

CITY OR TOWN: **Washington**

STATE: **District of Columbia**

CODE: **11**

SEE INSTRUCTIONS

STATE: <b>Wisconsin</b>	FOR NPS USE ONLY
COUNTY: <b>Washington</b>	
ENTRY NUMBER: <b>001</b>	DATE
<b>2 5 1973</b>	

13-15-74

**7. DESCRIPTION**

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered		<input checked="" type="checkbox"/> Moved	<input type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

A 2 1/2 story half timber house built c. 1860 by a German farmer named Koepsel. The foundation is made of fieldstone. The white oak framing was done with great care, indicating the skill and knowledge of the builder. The nogging between timbers is handmade, sand-molded, kiln-fired brick of buff color. The house has a central hall and a symmetrical arrangement of rooms on the first and second floors. Above the second floor is a full loft which served as the sleeping quarters for the hired men. (Description adapted from R.W.E. Perrin publications.)

The Koepsel house, badly deteriorated and in danger of collapsing, was obtained by the State Historical Society of Wisconsin, scientifically disassembled, and stored a few yards from its original site. It remains in storage pending determination of where it will be moved. While much of the house is in ruins, enough of it was salvageable to make it worth saving for restoration and rebuilding on a new location because of its excellence of construction and as a sample of the best of German half timber houses known in Wisconsin. (See Statement of Significance, part 8, below.)

SEE INSTRUCTIONS



**SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- |  |                                       |  |                                       |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century            | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century |                                       |

SPECIFIC DATE(S) (If Applicable and Known) c. 1860

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |                                      |  |  |
|--|--------------------------------------|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education   | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning        |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry    | <input type="checkbox"/> Science             | _____  |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention   | <input type="checkbox"/> Sculpture           | _____  |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape   | <input type="checkbox"/> Social/Humanitarian | _____  |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Literature  | <input type="checkbox"/> Theater             | _____  |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Military    | <input type="checkbox"/> Transportation      | _____  |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music       |  |  |
| <input type="checkbox"/> Conservation            |                                      |  |  |

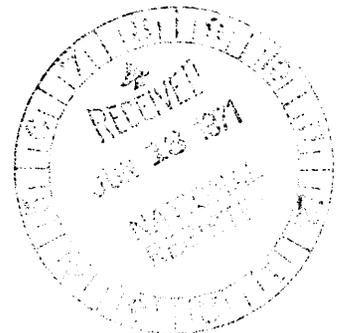
STATEMENT OF SIGNIFICANCE

The significance of the Koepsel house is architectural with strong ethnic associations. During the early and middle 1800's there was a large influx of German immigrants who established farms in the southeastern counties of Wisconsin, particularly those west and north of the Milwaukee area. A great many of these farmers ~~were~~ had come from Western German areas where there was a strong tradition of half-timber construction, and they built similar houses in Wisconsin. The number of survivals of these fine buildings has decreased to a great extent. This is especially true of the half-timber homes and outbuildings that have not undergone considerable alteration. Perrin refers to the Koepsel house as "perhaps the most impressive Wisconsin half-timber house still in existence..."<sup>1</sup> Even in its deteriorated condition it remained a handsome house both because of the symmetry and excellence of its wood construction and because of the attractive buff-pink coloring of the brick nogging.

As a measure toward the salvage, protection and preservation of the best specimens of distinct architectural types -- in this case types with solid ethnic associations -- the State Historical Society has acquired, disassembled and stored this fine half-timber house and has plans to move and restore it.

1. Perrin, R. W. E., Historic Wisconsin Buildings, 18.

SEE INSTRUCTIONS



**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

Perrin, R. W. E., The Architecture of Wisconsin, State Historical Society of Wisconsin, Madison, 1967, 6-10.  
 Perrin, R. W. E. Historic Wisconsin Buildings, Milwaukee Public Museum, Milwaukee, 1962, 18-19.  
 Perrin, R. W. E., Historic Wisconsin Architecture, Wisconsin Chapter, American Institute of Architects, 1960, 17.

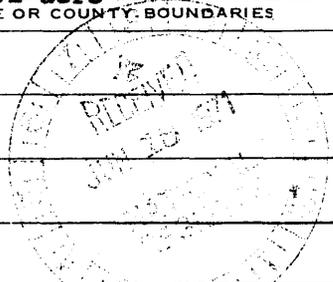
**10 GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		N 48° 20' 45"	W 88° 06' 04"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: Less than 0.1 acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



**11. FORM PREPARED BY**

NAME AND TITLE:  
**Donald N. Anderson, Assistant Director, Historic Sites & Markers Division**

ORGANIZATION: **State Historical Society of Wisconsin** DATE: **May 28, 1971**

STREET AND NUMBER:  
**816 State Street**

CITY OR TOWN: **Madison** STATE: **Wisconsin 53706** CODE: **55**

**12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION**

<p>As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:</p> <p>National <input type="checkbox"/> State <input type="checkbox"/> Local <input checked="" type="checkbox"/></p> <p>Name <u>James Morton Smith</u>  <b>James Morton Smith</b></p> <p>Title <u>Director, State Historical Society of Wisconsin</u></p> <p>Date <u>June 15, 1971</u></p>	<p>I hereby certify that this property is included in the National Register.</p> <p><u>Ernest Allen Genually</u>  <b>Chief, Office of Archeology and Historic Preservation</b>  <b>Associate Director</b>  <b>Professional Services</b></p> <p>Date <u>OCT 25 1973</u></p> <p>ATTEST:</p> <p><u>Low Muehle</u>  <b>Keeper of The National Register</b></p> <p>Date <u>10-25-73</u></p>
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SEE INSTRUCTIONS