

PETER E. AND JOSEPHINE STEPHENS KROEHLER COACH HOUSE
148 N. Wright Street
Naperville
DuPage County
Illinois

HABS No. IL-1270-B

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
Midwest Region
601 Riverfront Drive
Omaha, NE 68102

HISTORIC AMERICAN BUILDINGS SURVEY

PETER E. AND JOSEPHINE STEPHENS KROEHLER COACH HOUSE

HABS No. IL-1270-B

Location: The Peter E. and Josephine Stephens Kroehler Coach House is located at 148 N. Wright Street, Naperville, Lisle Township, DuPage County, Illinois.

The Peter E. and Josephine Stephens Kroehler Coach House is located at latitude: 41.777173, longitude: -88.138766. This coordinate was taken from entering the physical address in Google Earth on February 20, 2021.

Present Owner/

Occupant: Present owners: RAM West Capital, LLC
The buildings are currently vacant. They had been occupied by Little Friends School until December 31, 2020.

Present Use: Storage.

Significance: The Peter E. and Josephine Stephens Kroehler Coach House is a surviving example of a combined garage and living quarters designed to match the main house it served. It remains in almost unaltered historic form and retains building elements that the main Kroehler house has lost.

Historian: Andrew J. Elders, Architectural Historian. Independent contractor.
The completion date of this report is May 20, 2022.

Project

Information: Those involved in preparing the documentation for this report include Andrew J. Elders and Susan S. Benjamin, of Benjamin Historic Certifications, LLC.

This documentation project was prepared pursuant to Illinois Historic Resources Preservation Act (20 ILCS 3420) and its rules (17 IAC 4180) to address Stipulation I. MITIGATION of the Memorandum of Agreement (MOA) Regarding Demolition the North and South Dormitory structures at 140 North Wright Street and 619 E. Franklin Avenue along with the Carriage House at 148 North Wright Street (Additions), construct residential units within the Peter E. and Josephine Stephens Kroehler Mansion at 126 North Wright Street (Mansion), and construct 41 single-family attached dwelling units on the site bounded by North Wright Street to the west, School Street to the north, Columbia Street to the east, and North Franklin Avenue to the south (Site) in Naperville, DuPage County, Illinois.

Part I. Historical Information

A. Physical History

1. **Date of erection:** 1907, later expansion before 1930.
2. **Architect:** Berkeley Brandt, original one-story building. Not known for additions.
3. **Original and Subsequent Owners:**

The Legal Description for the property at 148 N. Wright Street is Block 2 in Kroehler's Addition to Naperville, in Section 18, Township 38, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded on May 14, 1906, as document 87553 in DuPage County, Illinois.

The Coach House was constructed concurrently with the House in 1907. Refer to HABS IL-1270-A for more in-depth history of the ownership of the property, which includes the Coach House.

4. **Builder, Contractor, Suppliers:** A.H. Beidelman, builder of the original mansion and Coach house.¹
5. **Original Plans and construction:** The original Coach House is the southernmost portion of the building; it is a one-story, two-bay structure built of Roman brick matching that of the house.
6. **Alterations and Additions:** At some point before 1930, the original structure was added on to with a second-floor living space above the original building footprint, and a four-bay garage extension to the north of the original structure. The date is borne out by an entry in the 1930 Federal Census, showing caretaker Paul Gotter and family living "over garage". The later sections are clad in a lighter, tan-colored iron-spot brick measuring 4" x 8". Fenestration in all sections is consistently detailed; it is unclear whether the original coach house fenestration was replaced when the additions were built, or if all new, matching fenestration was installed at that time.

¹ Newton Bateman and Paul Selby, eds., "Beidelman, Alvin Herbert," in *Historical Encyclopedia of Illinois and History of Du Page County*, vol. 2 (Chicago, IL: Munsell Publishing Company, 1913), p. 789, <http://www.idaillinois.org/digital/collection/npl/id/12217> (accessed February 5, 2021).

B. Historic Context:

The Coach House was constructed concurrently with the House in 1907. Refer to HABS IL-1270-A for in-depth history of the property.

Part II. Architectural Information**A. General Statement**

- 1. Architectural Character:** The design of the coach house, both as originally built and later expanded, takes its cues from the design of the main house. While a purely utilitarian structure, it was detailed to be an enhancement to the property as it was clearly visible from any point on the north half of the property.
- 2. Condition of Fabric:** The general condition of the coach house is poor. While it appears to remain structurally sound, it is clear that it has had little interior maintenance since the Kroehler/Frech residency.

B. Description of Exterior

- 1. Overall Dimensions:** The rectangular footprint of the coach house measures approximately 23' x 42'.
- 2. Foundations:** The structure sits on a concrete slab.
- 3. Walls:** Exterior walls of the original section are faced in grey-brown Roman brick measuring 2 ¼" x 12" laid in common bond with ¼" mortar joints, matching those of the mansion. The added second story and four-car garage are faced in iron-spot brick in a lighter shade of tan measuring 2 ¼" x 8" laid in common bond with ½" mortar joints.
- 4. Structural System:** The building is constructed entirely of brick, with three wythes of common brick and face brick on the exterior. Interior walls and floors are frame construction.
- 5. Porches, stoops, balconies, porticoes, bulkheads:** N/A
- 6. Chimneys:** One square chimney stands at the northwest corner of the two-story section, originally serving a wood stove in the apartment.

7. Openings

- a. **Doorways:** Two non-historic, flat steel pedestrian fire doors are present, one cut into the westernmost overhead garage door on the south wall (figure 5) and one at the junction of the original coach house on the east wall (figure 4). Two paneled wood single overhead doors are present in the south wall, likely dating to the 1950s or before (figure 5). Four single sliding garage doors were set into the north extension of the garage and have been removed. The openings have been boarded over except for one, which contains a single steel overhead door (figure 4).
- b. **Windows and shutters:** Window openings on the first floor are square, containing historic wood awning windows with a muntin arrangement consisting of a center square pane surrounded by four smaller square panes at the corners and three rectangular panes between the corner panes (figures 4, 5). There are two windows on the north wall, eight on the west wall, and three on the east wall. The two end windows on the east have been filled in with wood, the southernmost containing a smaller center jalousie window and the northernmost accommodating a window air conditioner. Second floor windows are original wood double-hungs, repeating the muntin configuration of the first-floor windows. The east, south, and west walls each contain two of these windows, while the north façade has a smaller version of the double-hung window at the northeast corner. Windows rest on limestone sills and have steel lintels.

8. Roofs

- a. **Shape, covering:** The roof of the coach house is hipped. It is covered by original clay S-type Ludowici tile similar to what was originally present on the Mansion. They are a natural terra cotta color.
- b. **Cornice, eaves:** The coach house has open eaves of wood with exposed rafter tails cut into a decorative ogee connecting to a flat wood fascia. No gutters are present.
- c. **Dormers, cupolas and towers:** N/A

C. Description of Interior

1. **Floor Plans:** The coach house is a long rectangle; it was originally built as a small, single-story, two-vehicle garage that was later expanded with a four-car garage addition and a second floor living space positioned above the original structure. The entire first floor can accommodate six vehicles (figure 2), and the second floor living space contains a living room, kitchen, and two bedrooms (figure 3).

2. **Stairways:** A single stair offers access to the second floor; it is set between the original section and north addition (figure 10).
3. **Flooring:** The garage floor on the main level of the coach house is original poured concrete. The second-floor apartment has floors of 12" square asbestos resilient tiles, likely original to the second-floor addition.
4. **Wall and ceiling finishes:** Walls on the main level are exposed common brick, painted white (figure 6). The south wall of the stairway up to the second story is original Roman brick like those on the exterior of the coach house (figure 10), and the north wall is covered in beadboard planks. All are painted white. The ceiling of the original southern portion of the coach house is covered in drywall. The ceiling of the north garage extension is covered in beadboard planks dating to the construction of the addition (figure 7). The second floor living space has walls and ceilings of plaster on wood lath; all are painted. There is some evidence of wallpaper beneath the paint (figures 8, 11).
5. **Openings**
 - a. **Doorways and doors:** The southern section of the original coach house is separated from the northern section, which contains the interior stairway by a three-panel wood door identical to those on the interior of the residence, suggesting that the door and opening is historic (figure 6). All other interior doors on the second floor have been removed. Second-floor door trim consists of flat casings surrounding the sides and top of the openings, with an applied raised band at the outside edge (figure 11). All trim is painted white.
 - b. **Windows:** Windows on the main level are surrounded by plain wood casings and are painted battleship grey. On the second floor, windows are recessed into the wall, surrounded by plain wood casings with projecting wood sills. There is no trim on the wall surface (figure 8). All windows and trim are painted white.
6. **Decorative features and trim:** There is a small built-in cupboard at the east end of the hall connecting the second story spaces, with pairs of paneled doors (figure 9).
7. **Hardware:** All historic hardware has been removed except for window locks and pulls, which are utilitarian.
8. **Mechanical equipment**
 - a. **Heating, air conditioning, ventilation:** A single window air conditioning unit is present in the original section of the coach house. No heating apparatus exists;

evidence of a stovepipe connection in the northwest corner of the living room suggests that the unit was heated with a wood-burning or gas stove.

- b. Lighting:** Lighting on the main level consists of flush strip fluorescent light fixtures and exposed single bulbs in the north garage addition. Second floor lighting in the apartment consists of ceiling-mounted metal fixtures with integrated metal reflector bowls. The fixtures had glass shades, which are missing. One fixture is a flush-mount metal fixture containing an exposed fluorescent tube ring light bulb.
 - c. Plumbing:** The only plumbing fixture is a vintage kitchen sink with integrated drainboards and cabinet. There is no bathroom or any indication of where one would have been located.
- 9. Original furnishings:** N/A

D. Site

- 1. Historic landscape design:** Several old specimen trees are present on the property, likely dating back to the period when the property was a residence. All other original landscape features have been removed. The residence, Kroehler Hall South, and Kroehler Hall North are accessed via a curved drive with a sidewalk on its east edge which follows part of the original drive path to the residence (figure 1). The coach house was originally accessed in two ways: from the west and south by a tighter bend at the north end of the curved drive, which has since been smoothed out; and from the north and east via an approach which opens onto School Street and has now been integrated into the property's north parking lot.
- 2. Outbuildings:** N/A.

Part III. Sources of Information

Bateman, Newton, and Paul Selby, eds. "Beidelman, Alvin Herbert." Essay. In *Historical Encyclopedia of Illinois and History of Du Page County 2*, 2:789. Chicago, IL: Munsell Publishing Company, 1913. <http://www.idaillinois.org/digital/collection/npl/id/12217> (accessed February 5, 2021).

Appendix I - Site Plan

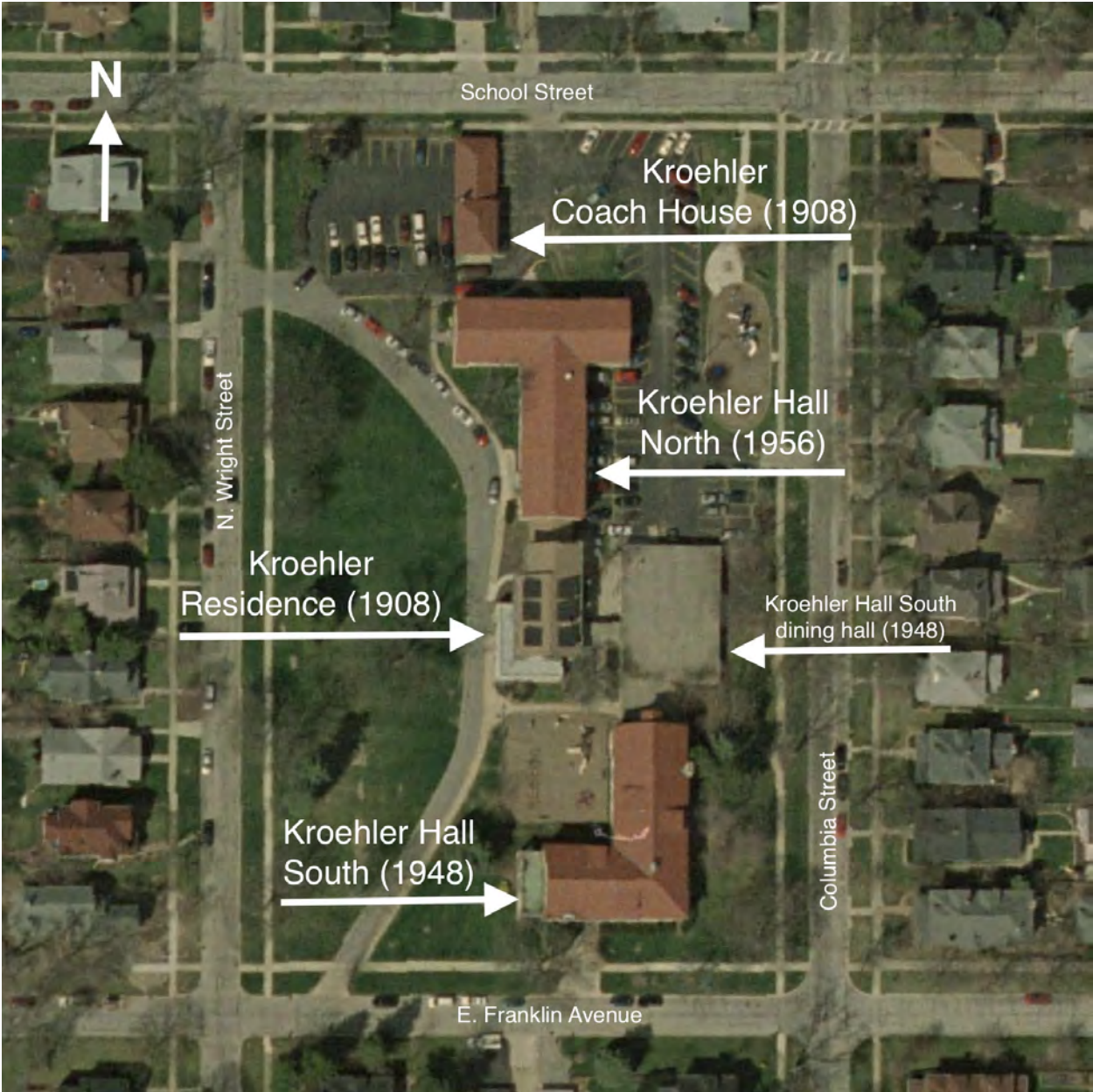


Figure 1: Aerial photo, 2002
Source: *historicaerials.com*

Appendix II – Floor Plans

DESCRIPTION: Coach house
QUANTITY ESTIMATE: 5,010 S.F.
ADM Y/N: No
COMMENTS: N/A

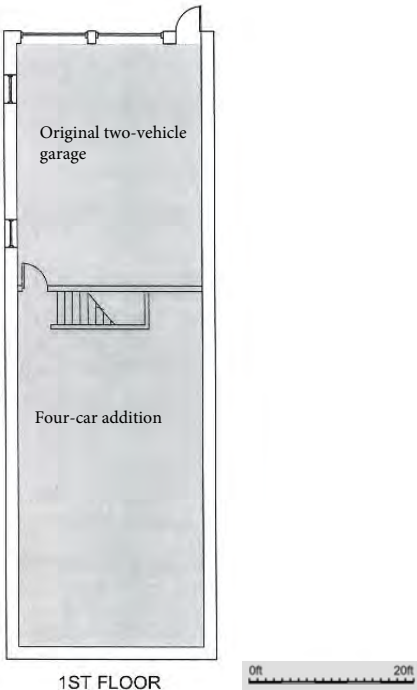


Figure 2: Coach house, first floor

DESCRIPTION: Coach house
QUANTITY ESTIMATE: 5,010 S.F.
ADM Y/N: No
COMMENTS: N/A

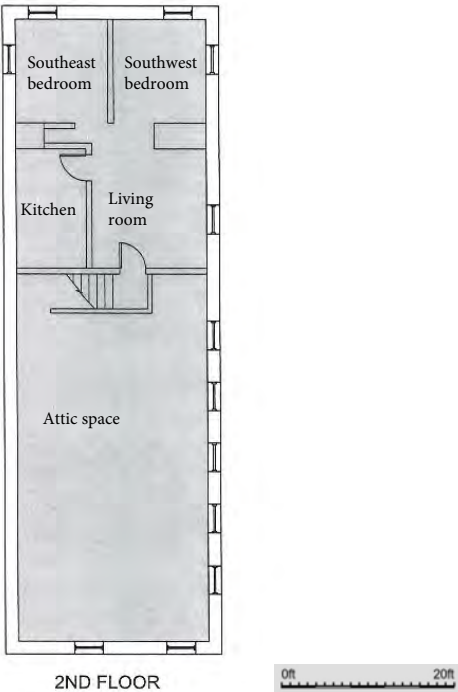


Figure 3: Coach house, second floor

Appendix III – Supporting Images

All following images taken by author



Figure 4: East wall, showing four-car extension to the right, looking west



Figure 5: West wall, showing original building in darker brick, looking northeast



Figure 6: Interior of original south section, looking north



Figure 7: Interior of four-car section, looking southeast



Figure 8: Southeast bedroom, looking southeast



Figure 9: Hall cabinet



Figure 10: Stairs looking southwest with original exterior wall

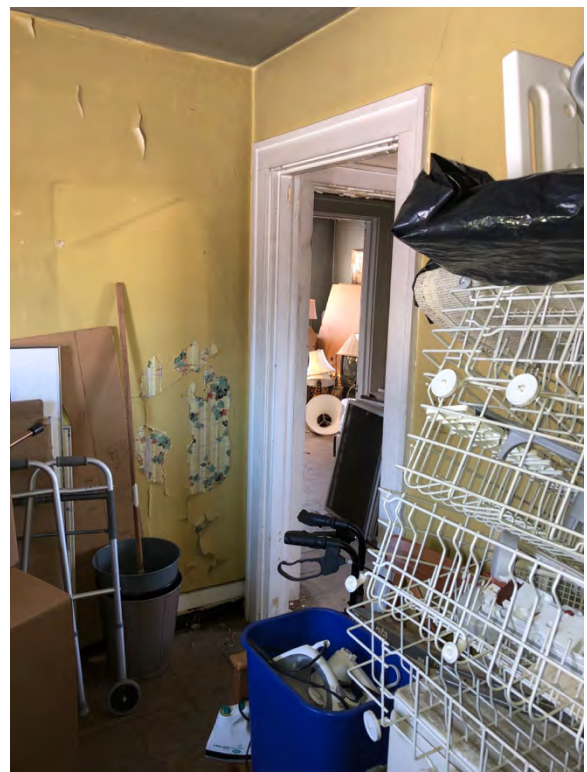


Figure 11: Kitchen looking southwest

HISTORIC AMERICAN BUILDINGS SURVEY

INDEX TO PHOTOGRAPHS

PETER E. AND JOSEPHINE STEPHENS KROEHLER COACH HOUSE
148 N. Wright Street
Naperville
DuPage County
Illinois

HABS No. IL-1270-B

Leslie Schwartz, Photographer, December 2020

IL-1270-B-1 General view of coach house, looking northeast.

