

C. C. KOERNER HOUSE

Built in 1912



**1824 SOUTH MOUNT VERNON
Spokane, Washington 99223**

(Photo taken in 1998)

Spokane Register of Historic Places Nomination Form

City/County Historic Preservation Office, City Hall - Sixth Floor
Spokane, Washington 99201-3337

1. Name of Property

Historic Name

KOERNER HOUSE

2. Location

Street & Number 1824 South Mount Vernon Street
City, Town, or Vicinity Spokane
County Spokane
State Washington
Zip Code 99223
Parcel Number 35281.0456

3. Classification

Category of Property	Ownership of Property	Status of Property	Present Use of Property
<input checked="" type="checkbox"/> building	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agricultural <input type="checkbox"/> museum
<input type="checkbox"/> site	<input checked="" type="checkbox"/> private	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both		<input type="checkbox"/> educational <input checked="" type="checkbox"/> residential
<input type="checkbox"/> object	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes, restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes, unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other

4. Owner of Property

Name Brian L. Westmoreland
Street & Number 1824 South Mount Vernon Street
City or Town Spokane
County Spokane
State Washington
Zip Code 99223
Telephone Number 509-535-0694

5. Location of Legal Description

Courthouse, Registry of Deeds Spokane County Courthouse
Street & Number 1116 West Broadway
City or Town Spokane
County Spokane
State WA
Zip Code 99201

(Final draft 5 January 1999)

6. Representation in Existing Surveys

Title	City of Spokane Historic Landmarks Survey
Date	Federal State County Local 1979
Depository for Survey Records	Spokane Historic Preservation Office
City or Town	Spokane
State	WA

7. Description

Architectural Classification
(enter categories from instructions)

Condition

☒ excellent
☐ good
☐ fair
☐ deteriorated
☐ ruins
☐ unexposed

Check One

☐ unaltered
☒ altered

Check One

☒ original site
☐ moved & date _____

Description of the present and original (if known) physical appearance:

Narrative Description

Summary Statement

Bearing a striking resemblance to the rustic chalets of Europe's Swiss and Bavarian Alps, the Koerner House is a hallmark example of the American Swiss Chalet architectural style--an exotic revival of the domestic Swiss Bernese Oberland tradition. Sited on a steeply wooded slope, the well-preserved Koerner House was built in 1912, and retains excellent interior and exterior architectural integrity.

1998 - Current Condition and Appearance

The Koerner House is located on Lots 6, 7, 8, 9, and 10 on Block 4 of the First Addition to Stilson's Washington Park Subdivision. Platted nearly three miles southeast of downtown Spokane, the neighborhood is characterized by a steep slope as the land rises to a rocky, wooded bluff. Built at the base of the bluff, the house is located on the northwest corner of South Mount Vernon Street and East Nineteenth Avenue, now vacated and used as a private drive. The house faces north and east, and fronts onto Mount Vernon at number 1824. Set on a steep, north-facing slope of cultivated lawn, terraced rock gardens, and mature coniferous trees, the Koerner House commands a panoramic view of northeast Spokane. The property measures 250 feet wide and extends 150 feet downhill in a northerly direction from Nineteenth Avenue. The Koerner House is surrounded on all four sides by homes built from the early 1900s to the 1970s.

Exterior

The Koerner House is a fine example of the American residential Swiss Chalet architectural style. Defining features of the style include a low-pitched front-gabled roof with widely overhanging eaves, scalloped vergeboard, massive decorative brackets or corbelled consoles, rough-cut wood siding, and second-floor balconies and gallery porches with flat, cut-out balustrades. Displaying excellent architectural integrity, the well-preserved Koerner House exemplifies these elements.

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The two-story Koerner House forms a slightly irregular, rectangular footprint measuring approximately 26 feet by 38 feet with nearly 1000 square feet on each floor. The house features a wood-shingled, front-gabled, low-pitched roof with prominent, widely overhanging eaves and exposed rafter tails supported by powerful consoles composed of massive, corbelled, square-hewn log ends. A scalloped bargeboard highlights the roofline. A four-foot wide, second-floor gallery porch embellished with a decorative, flat, cut-out balustrade of rustic rough-cut cedar is a distinguishing feature of the house, and completely encircles the home. The gallery porch is supported by corbelled log-end consoles. The exterior of the house is clad in horizontal rough-cut pine shiplap siding stained dark brown. Outer corners are embellished with false V-notched log-ends. Together, the horizontal shiplap and false corner timbering give the impression of square-hewn log construction, a typical feature of the classic Bernese Oberland chalet. The house is supported by a 12- to 18-inch thick mortared basalt rock foundation.

The primary facade of the Koerner House faces east and features a first-floor porch supported by massive, battered, basalt rock piers. The porch is enclosed by a cut-out balustrade in the same design as that of the second-floor gallery. A green canvas awning stretched over a metal frame is attached to the house and extends over the porch. Multipaned French doors open from the porch as well as from the second-floor gallery. Fenestration includes multipaned paired casement windows. The facade's gable face is defined with vertical pine-plank cladding embellished with scalloped trim along the lower edge. The home's secondary facade faces north and is dominated by a one-car garage set beneath the front porch. Multipaned casement windows illuminate the first and second floors, and multipaned French doors open from the second-floor gallery to second-floor bedrooms. The west elevation of the house features a gable peak clad in vertical pine-plank cladding, and a second-floor gallery porch that extends over a one-story sunporch. The sunporch projects 12 feet from the house and is illuminated by rows of multipaned casement windows. A flat roof covering the sunporch is distinguished by a scalloped cornice board and projecting, decorative, scroll-sawn rafter tails. A small, one-story bay with a shed roof projects from the west elevation next to the sunporch. The rear, south elevation of the Koerner House is dominated by a first-floor addition constructed in 1924. The addition is clad in stained pine shiplap siding, and features a multipaned bay window. The roof of the addition is flat forming a deck and extension of the second-floor gallery porch. Designed as a continuation of the second-floor gallery balustrade, a flat, cut-out balustrade encloses the deck. A window box ledge supported by decorative brackets extends from beneath a multipaned casement window next to the addition. Second-floor fenestration located on the rear, south elevation includes multipaned casement windows.

Interior

The interior space of the Koerner House comprises a sunporch, family room, living room, dining room, kitchen, three bedrooms, a full bathroom, and a powder room. Multipaned French doors open from the front porch into the home's spacious living room that measures 14 feet wide by 28 feet long. The living room and dining room are dominated by fir woodwork with a black walnut finish. The rooms' eight-foot high ceilings feature decorative crown molding, and are intersected by massive boxed beams. The focal point of the living room is an interior brick fireplace with a raised hearth and a massive, bracketed wood mantel. The base of the hearth is protected by two strips of hammered iron, and original andirons embellish the firebox. An inglenook located next to the fireplace contains a built-in seat. The north wall of the living room is illuminated by a row of divided light

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casement windows located above a 12-foot long, built-in window seat flanked by built-in bookshelves. The entry from the living room to the dining room is flanked by two partial-wall partitions with wood slats capped by decorative stained-glass panels. The dining room features an east-wall bay window and bracketed plate rails. The dining room opens south to an addition with a bay window, powder room, and decorative woodwork. Leaded-glass doors lead from the living room and dining room to the kitchen. Located in the southwest corner of the house, the kitchen features original painted pine cabinets, and opens to a west-wall sunporch. The sunporch floor is covered in fir planks while the kitchen, living, and dining room floors are covered in narrow strips of solid maple flooring. A turned staircase located between the kitchen and living room leads to a bathroom and three bedrooms on the second floor. Woodwork on the second floor is painted pine except for red fir-finished closet doors located in the master bedroom. Second floor ceilings measure eight feet, and part of the fir-planked floor is covered with wall-to-wall carpet. The basement features storage space, a laundry room, and a workshop area with nine-foot high ceilings. The basement floor is composed of poured cement. The original circa-1912 hot water boiler continues to warm the house with gas-fired hot water heat.

Original Appearance and Subsequent Alterations***1912 Original Design and 1924 Addition***

The Koerner House is well-preserved and retains excellent integrity found in original exterior rough-cut pine shiplap siding, decorative cut-out porch and gallery balustrades, multipaned casement windows, and French doors. Black and white photographs taken in the 1920s depict original first-floor plan, interior woodwork, dining room wall partitions, built-in window seat and inglenook, brick hearth and fireplace, hardwood floors, and Craftsman-style ceiling lights located at the intersections of boxed ceiling beams. The photographs also reveal a glass-enclosed solarium with an interior brick floor, water fountain, and goldfish pond. The solarium was constructed in 1924 and attached to the south, rear elevation of the house.

1941 Alterations

The interior of the Koerner House was remodeled in 1941. The second-floor bathroom walls and floor were re-tiled, and the fixtures (toilet, washbasin, bathtub) were replaced with bathroom fixtures manufactured from 1930-1940. An interior wall that divided the south bedroom from the nursery located in the southwest corner of the house was removed. Wall-to-wall carpet was laid over the fir-planked floors. On the first floor, dark stained woodwork including platerails, brackets, dining room wall partitions, and built-in window seat was removed. The woodwork was replaced with painted pine featuring an "antique ivory" finish. The inglenook was removed, and the fireplace bricks and mantel were covered with 3/8-inch plywood sheeting also finished in "antique ivory." The stairway was replaced with a balustrade and newel post constructed of Swedish steel.

1950s-1970s Alterations

Due to extensive fire damage sustained in 1952, the original French doors of the garage were replaced with a paneled, electric-powered, automatic door. By 1970, the roof's original hand-sawn wood shingles had been replaced with cedar shakes. Due to damage caused by tree roots, a doorway leading to the cellar was covered with a small, one-story addition that projects slightly from the home's west elevation. The addition is covered with a shed roof and houses garden tools. In 1972, the solarium was rebuilt to serve as a library-TV room, and was finished with multipaned windows and rough-cut exterior pine

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setting, the Koerner House is the only Swiss Chalet style house in the First Addition to Washington Park Subdivision, and is one of the finest examples of the architectural style in Spokane.

Carl C. Koerner

Carl C. Koerner was born in Indiana on March 12, 1877. He came to Spokane and was employed as chief clerk for the North Coast Railway Company in 1910. He worked as an accountant and auditor for several Spokane businesses including the Hanauer-Graves Real Estate Company, Railway and Lumberman's Exchange, Oregon-Washington Railroad and Navigation Company, Washington Mill Company, Union Trust and Savings Bank, Weyerhaeuser Sales Company, and the Clearwater Timber Company. Carl Koerner and his wife Mathilda raised two sons--Carl, Jr. and Courtland. The Koerner family lived in their Swiss Chalet style home for 32 years until Carl's death in 1944.

Other Owners of the Koerner House

After Carl Koerner's death in 1944, Mathilda Koerner sold the property to Ellamae and William Biklen who worked as an accountant and treasurer for Spokane's *Spokesman-Review* newspaper. In 1952, the house suffered fire damage when flames ignited the garage located beneath the front porch, and the Biklens spent \$2700 to repair the damage. After 28 years, the Biklens sold the house in 1972 to prominent Spokane attorney Harve Phipps and his wife Alta. Soon after they purchased the Koerner House, the Phipps rebuilt the solarium changing its use from a greenhouse to a library and family room. The Phipps lived in the house for 19 years until 1991, when they sold it to Geoff and Kathryn Loftin, owners of Luminaria--Spokane's principle antique lighting source. The Loftins are credited with interior work to the Koerner House including the restoration of maple- and fir-planked floors, interior walls and ceilings, woodwork, fireplace, stairway, and light fixtures. Brian Westmoreland, a successful Spokane investment broker, bought the house in 1997. In addition to extensive landscaping, Brian rebuilt and continues to repair the property's brick-paved driveway, original rock walls, and wooden gates.

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Lured by the cliff's rugged beauty and the hillside's spectacular city views, Carl Koerner bought Lot 10 from William and Jennie Mainland in 1910 for \$550. Ten months later in August, 1911, Carl and his wife Mathilda purchased Lot 9 for an additional \$500. By 1917, the Koerners had purchased Lot 8 for \$400, and before his death in 1944, Carl bought Lots 6 and 7 west and adjacent to his property. The additional land brought the Nineteenth Avenue frontage to 250 feet.

The warranty deeds conveyed to the Koerners for the purchase of their property contained protective subdivision restrictions designed as early land use controls. Initiated to protect and perpetuate neighborhood development and design, the deeds' covenants restricted the construction of homes costing less than \$1000. The documents stated the Koerners' house must "be of modern style of architecture" and that no "outhouses or barn shall be erected and used as a dwelling before the construction of the main dwelling house." The covenant further prohibited buildings erected for "business purposes of any kind." By the time the Koerners had finished building their Swiss Chalet style house on Mt. Vernon Street, they had exceeded the deed's minimum cost requirement by more than seven times.

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"... the genuine Swiss cottage, or chalet, was perhaps the most appealing of wood-built houses. The rudeness of its construction and its often wild and romantic site gave the Swiss Cottage Style a rustic, yet quaint aesthetic that became quite desirable in the northern part of America where snow fell. The American version, of course, neither piled large stones on the roof nor gave up the first floor to cows. But the essential character was retained with the abundant use of galleries, balconies, large windows, and rough-cut lumber as a primary building material. Roofs were allowed to project widely around the building to create deep shadows, and stone was used in a raised foundation to further rustication."

The American version of the Swiss Chalet architectural style also differs from the European Bernese Oberland prototype in its method of construction. Bernese Oberland construction is defined by horizontally laid hewn-timber walls tied by interlocking corner notching. The American Swiss chalet was usually constructed with a balloon frame sheathed in horizontal, rough-cut, shiplap siding. However, the use of false corner timbering and massive consoles of corbelled log-ends in American prototypes conveys the outward appearance of the heavily timbered Bernese Oberland model.

The site for a house built in the Swiss Chalet style was also important. Published in 1850, Andrew Jackson Downing's house pattern book *The Architecture of Country Houses* stressed the home's building site needed to "be bold, [and] mountainous if possible, on the side or bottom of a heavily wooded hill...where the spirit of the house would [not] be lost" (Walker, 1981).

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Due to the area's late settlement after 1870, and the town's remote geographic location before railroad travel linked it to the rest of the country, the Swiss Chalet style was not seen in Spokane until 1887. Representing a late revival of the style, the Koerner House was built three decades later in 1912 when the city peaked with good fortune and an unparalleled population surge. Spokane's rugged, rocky, wooded cliffs produced the ideal setting for the construction of a Swiss Chalet style house. Set at the base of a steep bluff among tall stands of pine and spruce trees, the Koerner House is sited in the typical Swiss Chalet tradition. The house exemplifies the American Swiss Chalet architectural style and includes the following defining features: a low-pitched, gable-front, cedar shake roof with widely overhanging eaves, scalloped boards, exposed rafter tails supported by massive corbelled consoles, and rough-cut wood exterior cladding with false corner timbering that resembles hewn-timber walls. Defining features also include a second-story gallery porch with a flat, cut-out balustrade, multipaned fenestration, and native basalt rock porch piers and foundation.

Compare and Contrast

The Koerner House is strikingly similar to British architect P. F. Robinson's circa-1823 design for a "Swiss cottage...bold and strong in outline" as pictured in his book *Rural Architecture*. Robinson's "Swiss cottage" featured a low-pitched, front-gabled roof with widely pronounced overhanging eaves supported by massive brackets that mimic the roof and eave design of the Koerner House. In addition, Robinson's cottage is highlighted with a second-story gallery embellished with a decorative, flat, cut-out balustrade and trim that are defining features of the Koerner House.

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Elements of the Koerner House can also be seen in a house design popularized in 1850 by Andrew Jackson Downing in his pattern book *The Architecture of Country Houses*. Jackson described the Swiss cottage style as "bold and striking in outline, especially in its widely projecting roof, which is peculiarly adapted to a snowy country." Along with a low-pitched roof and decorative eave brackets, Jackson's cottage featured a second-floor gallery embellished with a flat, cut-out balustrade similar to the Koerner House gallery and balustrade.

In addition, the gable-front form and stylistic design elements of the Koerner House are amazingly similar to those depicted on the Idaho State Building from the 1893 Columbia World Exposition in Chicago. Both the Koerner House and the Idaho State Building feature dominant defining elements of high style Swiss Chalet architecture: a low-pitched roof with greatly overhanging eaves supported by massive, corbelled consoles made of hewn-log ends, and decorative galleries that encircle part of the building. Designed by famed Spokane architect Kirtland Cutter, the Idaho State Building was "pronounced by all to be the most attractive state building at the fair" (Matthews, 1998). The Idaho State Building was dismantled after the fair in Chicago, and was removed to Wisconsin where it eventually fell into disrepair and was demolished. A legacy to Cutter's exposition pavilion design, a replica of the Idaho State Building was constructed for a wealthy gentleman in Ringwood, England in 1896-97, and called "Idaho."

Locally, the Koerner House can be compared and contrasted to other homes in the area that reflect the Swiss Chalet architectural style. Many houses built in Spokane during the early part of the twentieth century are vernacular examples of the Swiss Chalet style, and feature simple, front-gabled roofs, decorative eave brackets, and small, second-floor balconies with decorative cut-out balustrades. These vernacular examples are usually considered to be Craftsman style bungalows with Swiss Chalet style ornamentation. Many bungalows were influenced by the Swiss Chalet style, and were built in America from 1905 to 1930.

High style examples of the Swiss Chalet style, however, feature widely exaggerated overhanging roof eaves supported by powerful, corbelled consoles, and second-floor galleries and balconies with decorative, flat, cut-out balustrades and trim. These landmark examples are limited to only a few chalets in the Spokane area. They include Chalet Hohenstein (built in 1887) and the Finch Caretaker's House at Hayden Lake (1904)--both demolished or destroyed. Four existing chalets include the Koerner House, the Earl Browne House at 5807 South Dearborn Road (1908), the Corbaley House at 744 West 12th Avenue (1909), and the Lang House at 1034 West 7th Avenue (1911).

The Koerner House is remarkably similar to Chalet Hohenstein as shown in architectural renderings and historic photographs. Spokane's renowned architect Kirtland Kelsey Cutter designed his own home--Chalet Hohenstein--in the Swiss Chalet architectural style. Like Carl Jabelonsky--the architect that is, perhaps, responsible for the Koerner House design, Kirtland Cutter also studied in Europe and was exposed to Swiss Chalet design found in the Bavarian and Swiss Alps. Cutter's Chalet Hohenstein was built in 1887, and was located on West Seventh Avenue at the base of a steep rocky, wooded bluff--a setting similar to that of the Koerner House. The Koerner House was also like Chalet Hohenstein in form and detail. Chalet Hohenstein and the Koerner House were both defined by a low-pitched, gable-front roof with exaggerated, widely overhanging eaves supported by

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massive consoles, a porch gallery with a flat, cut-out balustrade, and by rough-cut wood shiplap siding. Sadly, Cutter's Chalet Hohenstein was demolished in the 1970s.

The Koerner House was also similar to the another chalet designed by Cutter. Built in 1904, the Finch Caretaker's House was located at Hayden Lake, Idaho, and held stylistic similarities to the Koerner House including a low-pitched roof with widely overhanging eaves, corbelled consoles, shiplap siding, cut-out balustrades, and multipaned casement windows. Like the Koerner House, the interior spaces of both Chalet Hohenstein and the Finch Caretaker's House were designed in the Craftsman tradition with walnut-finished woodwork and built-in window seats. In contrast to the Finch Caretaker's House, the Koerner House is distinguished with a dominant feature of the Swiss Chalet style--a second-story gallery that encircles the entire house. The Finch Caretaker's House had only a balcony and no gallery. As was Cutter's Chalet Hohenstein, the Finch Caretaker's House was also destroyed (by fire).

Three high style chalets exist in Spokane that are similar to the Koerner House: the Earl Browne House, the Corbaley House, and the Lang House. Like the Koerner House, all three chalets reveal low-pitched, front-gable roofs with pronounced, widely overhanging eaves supported by massive consoles. None of the three homes, however, feature a second-floor gallery like the Koerner House. All three chalets retain architectural integrity, but the original balcony is missing from the Corbaley House, and the front porch of the Earl Browne House appears to have been altered and closed in with windows. Similar to the Koerner House, the Lang House is partially clad in wood siding while the Corbaley House and the Earl Browne House are clad in stucco and brick veneer. Regarding appropriate homesites, all of the chalets are located on hillsides, but the Koerner House is sited on a particularly remote, steeply wooded slope with terraced gardens and rock walls that produce the romantic ambiance that architect Andrew Jackson Downing noted was so critical to homes designed in the Swiss Chalet style.

In summary, the Koerner House stands out as a landmark example of the American Swiss Chalet architectural style. It also demonstrates early Spokane neighborhood development in Stilson's First Addition to Washington Park Subdivision, and the community's subsequent settlement. The Koerner House is well preserved and retains excellent historic and architectural integrity in its original location, setting, design, materials, workmanship, and in its association with early Spokane. Along with historic and architectural integrity, the Koerner House reflects the work of a master craftsman, and is eligible for listing in the area of "Architecture" under Criterion C in the Spokane Register of Historic Places.

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form. Use continuation sheets if necessary)

City of Spokane Building Permits, 1900-1998.
First American Title Company, warranty deeds, 1897-1998.
Koerner, Courtland, "Description of Property," 1943.
Loftin, Geoff and Kathryn. Personal interview with Linda Yeomans, November 1998.
Matthews, Henry C. *Kirtland Cutter: Architect in the Land of Promise*, Seattle: University of Washington Press, 1998.
McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1989.
Osterberg, David. *John A. Finch Caretaker's House National Register Nomination*, Kootenai County Historic Preservation Office, County Courthouse, Coeur d'Alene, Idaho, 1987.
Phipps, Harve and Alta. Personal interview with Linda Yeomans, November 1998.
Polk, R. L. *City Directory*, Spokane, 1897-1998.
Sanborn Fire Insurance Map, 1910-1952.
Spokane County Assessor, 1998.
Spokane Spokesman-Review, 28 January 1912.
Walker, Lester. *American Shelter: An Illustrated Encyclopedia of the American Home*, New York: Overlook Press, 1981.
The Western Architect, November 1909, page 42.

10. Geographical Data

Acreage of Property:	Less than one (1) acre.
UTM Coordinates:	zone 11, easting 472220, northing 5276000
Verbal Boundary Description:	Parcel Number 35281.0456. First Addition to Stilson's Washington Park Subdivision, Lots 8 through 10, Block 4, and vacated 19th Avenue south of and adjacent to Lots 8 through 10.

11. Form Prepared By

Name and Title	Linda Yeomans
Organization	Consultant
Telephone	509-456-3828
Street & Number	501 West 27th Avenue
City or Town	Spokane
State	WA
Zip Code	99203
Date	20 January 1999

12. Additional Documentation

City of Spokane Plat Map (1998), 33 black and white photographs, and 20 color slides.

13. Signature of Owner(s)

Bruce Watmahan

14. For Official Use Only:

Date Received: _____ Attest: _____

Date Heard: _____ City Clerk

Commission Decision: _____ Approved
as to Form: *Michael J. P. Smith*
Council/Board Action: _____ Assistant City Attorney

Date: _____

We hereby certify that this property has been listed in the Spokane Register of Historic Places.

John J. Albright

MAYOR, City of Spokane
or

CHAIR, Spokane County Commissioners

CHAIR, Spokane City/County Historic Landmarks Commission

Krista L. Brum

OFFICER, City/County Historic Preservation Officer
City/County Historic Preservation Office
Sixth Floor - City Hall, Spokane, WA 99201

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Photos 1 and 2: Northeast and north facades of house. Photos taken in 1998.



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Photos 3 and 4: East facade of house. Photos taken in 1998.



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Photo 5: East facade porch with basalt rock piers. Photos taken in 1998.



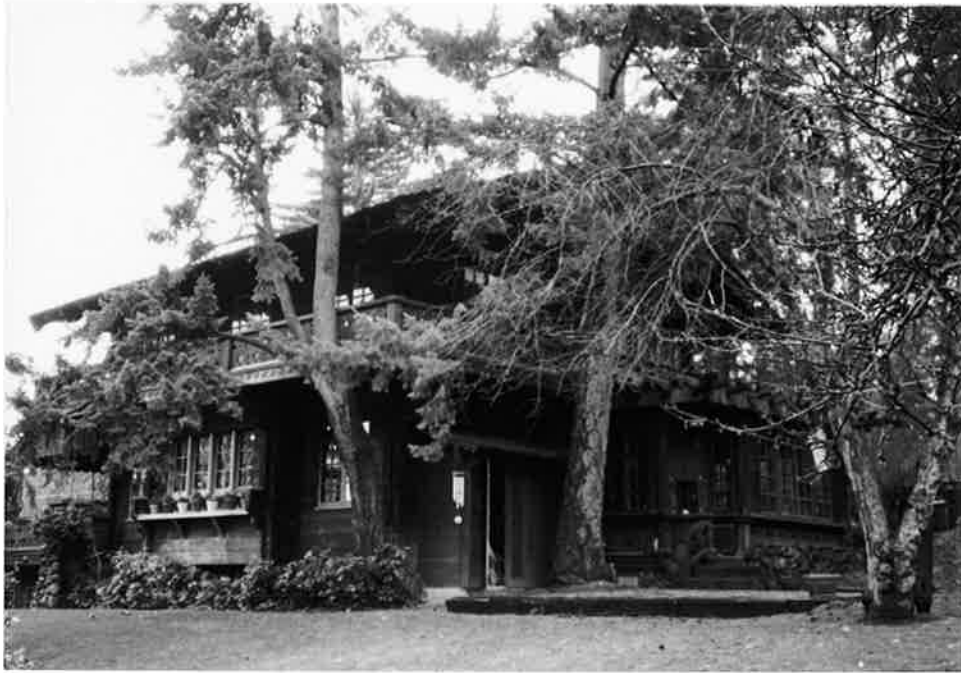
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Photos 6 and 7: North facade ground-level garage opening and north facade with second-floor gallery. Photos taken in 1998.



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Photos 8 and 9: Northwest corner of house and west elevation with sunporch and second-floor gallery/deck. Photos taken in 1998.



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Photos 10 and 11: West elevation tool/garden shed and sunporch. Photos taken in 1998.



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Photos 12 and 13: South, rear elevation with first-floor addition. Photos taken in 1998.



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Photos 14 and 15: First floor interior living room and fireplace. Photos taken in 1998.



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Photos 16 and 17: First floor interior living room and stairway to second floor. Photos taken in 1998.



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Photos 18 and 19: First floor interior dining room. Photos taken in 1998.



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Photos 20 and 21: First floor kitchen and west-wall sunporch. Photos taken in 1998.



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Photos 22, 23 and 24:

South, rear elevation and northeast corner photos taken in 1920s.



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Photos 25, 26, 27, 28, 29:

Circa-1920s photos picturing north facade, gates, drive, lawn and approach to French doors opening to garage space beneath first-floor porch.



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Photos 30, 31, 32, and 33:

Circa-1920s photos of living room,
entry into solarium, and fountain.

