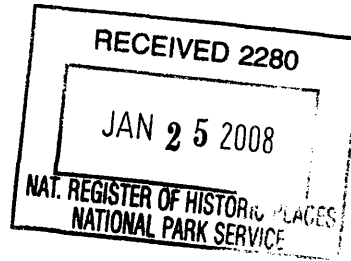


160

**United States Department of Interior
National Park Service**



**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

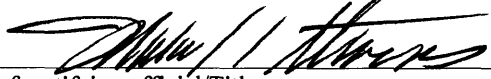
historic name Kinney, Patrick and Margaret, House
other names/site number N/A

2. Location

street & number	424 North Fillmore Street	N/A	not for publication
city or town	Lancaster	N/A	vicinity
state Wisconsin	code WI	county Grant	code 043 zip code 53813

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination _ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets _ does not meet the National Register criteria. I recommend that this property be considered significant _ nationally _ statewide locally. (_ See continuation sheet for additional comments.)

Signature of certifying official/Title  Date 1/23/08

State Historic Preservation Officer, WI

State or Federal agency and bureau

In my opinion, the property _ meets _ does not meet the National Register criteria.
(_ See continuation sheet for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

Kinney, Patrick and Margaret, House

Grant

Wisconsin

Name of Property

County and State

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.
- See continuation sheet.
- determined eligible for the National Register.
- See continuation sheet.
- determined not eligible for the National Register.
- See continuation sheet.
- removed from the National Register.
- other, (explain:)

Edson H. Beall

3-6-08

for

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- structure
- site
- object

Number of Resources within Property
(Do not include previously listed resources in the count)

contributing	noncontributing
1	buildings
	sites
	structures
	objects
1	0 total

Name of related multiple property listing:
(Enter "N/A" if property not part of a multiple property listing.)

N/A

Number of contributing resources
is previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)
DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)
DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)
Modern Movement

Materials

(Enter categories from instructions)

Foundation Concrete

walls Sandstone

Glass

roof Asphalt

other Wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Kinney, Patrick and Margaret, House
Name of Property

Grant
County and State

Wisconsin

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1953-1964

Significant Dates

1953

1964

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Wright, Frank Lloyd

Howe, John H.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Kinney, Patrick and Margaret, House
Name of Property

Grant
County and State

Wisconsin

9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

Kinney Family Archives

10. Geographical Data

Acreage of Property 2.9 acres

UTM References (Place additional UTM references on a continuation sheet.)

1 15 686340 4746640
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title	Timothy F. Heggland	date	July 31, 2007
organization		telephone	608-795-2650
street & number	6391 Hillsandwood Road	zip code	53560
city or town	Mazomanie	state	WI

Kinney, Patrick and Margaret, House

Grant

Wisconsin

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

name/title	Margaret Kinney	date	July 31, 2007
organization		telephone	608-723-2089
street & number	424 North Fillmore Street	zip code	53813
city or town	Lancaster	state	WI

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

Description

The Patrick and Margaret Kinney house was designed for the Kinneys by Frank Lloyd Wright and it is set well back from the street on a nearly three-acre parcel that is located at the north end of N. Fillmore Street. This parcel currently forms the northwestern corner of the corporate boundaries of the city of Lancaster.¹ This gently sloping, well-landscaped parcel also occupies one of the higher points in Lancaster, and although newer single family houses now flank the north, east, and south sides of the house, it still enjoys panoramic views of the farmlands to the west and northwest thanks to its slightly elevated position and Wright's careful siting. The Kinney's parcel was purchased in 1950, Wright supplied them with plans later in the year, and construction on their one-story house, which originally had a single bedroom wing attached to a large hexagonal plan living core, began in 1951 and was essentially completed in 1953. Ten years later, Taliesin Fellow John H. Howe designed a second bedroom wing for the house that extended the house to the northeast. The entire house has a poured concrete slab foundation with radiant heating embedded within it and its beautifully crafted exterior walls are clad in limestone and feature continuous bands of windows. These walls, whether of stone or of glass, are all sheltered by wide overhanging boxed eaves and the wings are sheltered by very shallow-pitched gable roofs that are covered with asphalt shingles. Windows throughout the house are mostly original single light windows, all of which are set into wood frames. In addition, the house also possesses an excellent, highly intact interior that features either stone or polished concrete floors, walls that are comprised of either stone or cypress board-and-batten, and plastered ceilings. The resulting house is believed to be locally significant and eligible for inclusion in the National Register of Historic Places (NRHP) under Criterion C (Architecture) for its architectural significance as a fine, highly intact, later example of Frank Lloyd Wright's Usonian concept houses.

The Kinney house's parcel is situated on a high point of land that allowed Wright to give the Kinneys an unobstructed view over the lower lying farmlands that are situated to the north and west, while the east side of the parcel faces towards the older residential neighborhoods that comprise the historic core of the city. When the Kinneys began to build in 1951, their parcel had only recently been a hay field and there were no trees or other vegetation on this parcel, nor was any vegetation located to the north, south, or west of them either. Today, though, the Kinney house's parcel is located on the edge of a predominantly 1950s-1970s residential neighborhood that constitutes the northwest portion of the developed portion of the city. The neighboring houses, like the Kinney house, typically now possess lots that have mown lawns and which are ornamented with mature trees and shrubs. The Kinney House, however, possesses the largest parcel in this area and because it was also one of the first houses

¹ The population of Lancaster in 2000 was 4070.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

to be built in this vicinity, its planting is correspondingly more mature, and it has also been developed with considerable care and taste.

Exterior

Frank Lloyd Wright's Usonian concept houses took many forms and while most were relatively modest in size and were constructed for modest sums, others were more elaborate and some are actually quite large. What they all have in common, though, is the relationship between the different spaces within, which can be thought of as the house's "active" and "quiet" zones. Thus, most Usonian houses have a central core that contains the kitchen, fireplace, and utilities, an active wing that contains the dining area (usually located adjacent to the kitchen) and the living room, and a quiet wing that contains the bedrooms and bathrooms. Wright developed many different variants on this basic concept that included two-wing designs based on 60, 90, 120, and 180-degree plans and houses developed on hexagonal and even circular plans, but all of them are united by this simple three-part spatial concept, which, to a large degree, dictated what the exteriors of the houses would look like.

The Kinney house, as originally constructed, is a variant Usonian design whose design is governed by the use of an underlying grid based on a 60-120 degree equilateral parallelogram module having 4-foot-long sides. Wright gave the original Kinney house an hexagonal plan central core that contained the house's living room and master bedroom and also a taller stone-clad inner core that contains the house's kitchen, utilities, and a bathroom, while a bedroom wing containing two bedrooms and a second bathroom extends southeast from the central core at a 60-degree angle. Later, in 1964, a second bedroom wing was added that extended northeast from the core. With a single small exception, all of the house's original exterior walls are clad in native limestone that was quarried by Kinney himself near Lancaster. This stone is beautifully laid and includes "stickouts," as Wright called them, which project out from the main surface. This stone begins at ground level and continues up to the broad overhanging eaves that encircle most of the house, the wall expanse being interrupted only by windows and door openings, and these walls are also battered and slope very gradually inward as they rise.

The Kinney house's L-shaped parcel is located at the north end of the north-south running N. Fillmore St., which turns 90° to the east at this point and becomes N. Pine Rd. The entrance drive to the Kinney's parcel begins just at the point where the N. Fillmore St. ends, and this asphaltic driveway runs more-or-less north for perhaps 150-feet until making a loop around a raised, elongated, teardrop-shaped landscaped mound whose north end faces an entrance court in front of the house's main entrance (Photo No. 1). The east-facing elevation of the house (Photo No. 3) contains the principal entrance to the house and it faces toward the entrance court that lies at the north end of the asphaltic

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

entrance driveway. As was so often the case with Wright's houses and especially with his Usonian houses, Wright gave the Kinney house both a public facade and a private one because, as he had said about the first Herbert Jacobs House, "This Usonian house turns its back on the street, to secure privacy for the indwellers."² The east-facing elevation of the Kinney house, then, is its public face, the one that faces towards neighboring houses and lots, and it consists of two separate elements: the northeast-facing elevation of the original bedroom wing with the living room/kitchen core, and the south end of the 1964 bedroom wing addition.

The 1953 bedroom wing (Photo No. 3) is oriented on a northwest-southeast axis and its northeast-facing elevation is asymmetrical in design, its total length is 54-feet, and it is sheltered by a shallow-pitched hip roof that has broad overhanging boxed eaves whose soffits are plastered. This elevation faces the entrance court and it is clad completely in stone and its south end consists of a massive two-sided, triangular plan stone pier that projects out slightly from the main wall surface and which encloses a closet that serves the bedroom in the south end of the wing (Photo No. 2). The only opening in this elevation is a continuous, deeply recessed band of five clerestory windows that is placed high on the wall and this band contains five small, regularly spaced, identical oblong window openings, each of which is partially covered by a plywood board that is perforated with a decorative cutout pattern.³

Placed at the extreme right end of the bedroom wing's northeast-facing elevation is the main entrance to the house (Photo No. 3), which consists of a solid varnished wood door that is lit from above by a parallelogram-shaped skylight that pierces the broad soffit of the roof above that also provides shelter for the entrance. This entrance is placed at the angled juncture where the bedroom wing attaches to the southeast-facing wall of the hexagonal plan, flat-roofed central living core that now contains the house's living room, kitchen, fireplace, utilities area, a bathroom, and its dining room. Like the bedroom wing, this central core is also clad almost entirely in stone, but it is different in both shape and height from the two wings that radiate from it. Wright designed cores like these for most of his Usonian houses and they are typically taller than the wings that radiate from them for both practical and aesthetic reasons; their greater height promoted air circulation in both the kitchen space and the fireplace while their substantial mass served both to underscore their different function and also helped to visually anchor these houses to their sites. In addition, in the Kinney's case, the flat roof of the core also permitted the placement of a skylight over the kitchen space.⁴ The Kinney house's hexagonal

² Wright, Frank Lloyd. *The Architectural Forum*, January, 1938, p. 83. This was the first of two special issues devoted solely to the works of Frank Lloyd Wright.

³ The two left-hand (south) openings provide light to the end bedroom in the wing. The other three right-hand openings provide light to the gallery that services this wing.

⁴ The original skylight has now been replaced with a modern translucent, plastic one.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 4

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

central core measures roughly 18-20 feet on a side and the portion of its southeast-facing wall surface that lies adjacent to (to the right of) the main entrance is the only portion of the original house's wall surface (excepting, of course, the windows) that is not surfaced in stone. This six-foot-wide wall is clad with varnished, horizontal board-and-batten cypress boards with the exception of the top course, which consists of a single equal-width oblong transom light that provides light to a gallery inside. To the right of this portion of the wall is another six-foot-wide section that is clad entirely in stone, and this was originally one side of a triangular plan corner pier that originally contained a tool room and which was similar to the pier that still encloses a closet at the south end of the original bedroom wing. This pier originally comprised a corner of the house itself, while a second, much smaller stone-clad triangular plan pier located fifteen feet to the right of it helped support the shallow-pitched hipped roof of the cantilevered carport that originally served as the Kinney's garage. Being a carport, of course, the space between these two triangular plan elements was originally open and while the family car was sheltered by the roof above, its hood faced north into open space. When the 1964 bedroom wing was constructed, however, Howe constructed two new walls that are clad in cypress boards and which are placed at a 60° angle to each other to partially enclose what had once been open space. The south-facing wall of the two comprises the south end of Howe's new wing, while the southwest-facing wall completes the partial enclosure of this space. As a result, the family car now pokes its hood into a partially enclosed garage-like space instead of the open plan one that Wright designed.

The northeast-facing elevation of the Kinney house is also now the northeast-facing elevation of the 1964 bedroom wing, which Howe attached to the northeast-facing side of the already existing central core and extended further to the north (Photo No. 4). Like the original bedroom wing, this 38-foot-long wing is also oriented on a northwest-southeast axis and it has a limestone-faced foundation, wall surfaces above that are clad with wide cypress boards, and the whole is sheltered by a shallow-pitched hip roof whose ridgeline and wide overhanging eaves are placed at the same height as the ridgeline and eaves of the earlier wing, thus preserving the continuity of the overall design. The south end of this wing (the end nearest the carport) contains a bedroom, a new master bedroom occupies the north end, and a bathroom is located in between the two. The only openings on the northeast-facing elevation of the wing consist of a large picture window to the left (south) that lights the south bedroom and which is divided into two unequal-size single lights by a vertical muntin, while to the right of it is a second single-light casement window that admits light to the wing's bathroom. The north end of this elevation then turns 60° (the end itself is chamfered) and the northwest-facing end elevation of the wing then continues south from the north corner until it reaches the point where it attaches to the north-facing elevation of the central core. This elevation of the 1964 wing utilizes the same limestone foundation and cypress-clad wall surface as the northeast-facing one and its only opening is a large rectilinear

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

Chicago style picture window that is centered on the elevation.⁵ Howe's wing, however, comprises only two-thirds of the total length of this elevation. The remaining one-third consists of a limestone-clad wall that represents one side of a triangular plan pier that is part of the original central core of the house and which originally contained a closet that was part of the house's original master bedroom. Today, this space has been reconfigured as part of the house's dining room and it now contains storage and a vitrine for the display of glassware and china.

The northwest-facing elevation of the 1964 bedroom wing, the southwest-facing elevation of the 1953 bedroom wing, and the north, northwest, southeast, and south sides of the central core together constitute the private or garden side of the house (Photos No. 5 & 6). It needs to be remembered that when the Kinney's house was first built there was no vegetation of any kind on this parcel nor were there any neighboring houses. Consequently, Wright gave the west side of the house all the windows that are so conspicuously absent on its east-facing public side, and while the parcel's landscaping has matured over the years, the uninterrupted views to the west over the surrounding farms and landscape that the house enjoyed when it was first built are still essentially unchanged today.

Much of the original north-facing side of the central core is now covered by the 1964 wing. The portion that is not, however, is clad in limestone and features a single window opening that contains a pair of one-light casement windows that once admitted light to the original master bedroom but which now admit light into the dining area. Half of the northwest-facing side of the central core is completely clad in limestone as well, but the other (south) half contains a door opening that opens out onto a small, partially walled flagstone terrace. Next to this door is a pair of single light casement windows, these being the first of a continuous band of windows that stretch around both the southwest and the south sides of the core as well. These windows rest in wood frames and measure slightly more than half the height of the wall. The windows themselves consist of pairs of single light casement windows that alternate with fixed single-light windows, all of which admit light to the living space inside. Stone covers the battered wall surfaces below these windows and all four sides of the core are also sheltered by the wide overhanging eaves of the main roof above. This roof, incidentally, is worthy of note, being hexagonal in shape with surfaces that all slope up to the base of the house's smaller, hexagonal plan inner core, which is placed off-center and to the east, inside of the hexagonal plan central core of the house. The stone-clad walls of this inner core extend from the main floor of the house up through the roof and contain within them the house's kitchen, utilities, fireplace, and a bathroom. Five of the surfaces of these walls that rise above the surface of the main roof are clad in stone and have no openings, but the sixth, the one that faces northwest, contains a band of five casement windows that

⁵ This window has two smaller single-light casement windows on either side of the much larger fixed center light and it admits light into the master bedroom.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 6

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

admit natural light to the kitchen space inside (Photo No. 5).

The southwest-facing side elevation of the 1953 bedroom wing attaches to the south-facing side of the central core at a 60° angle and it continues the fenestration pattern found on the central core. Here too, the only opening is a continuous band of seven equal size window openings that serve the two bedrooms and the bathroom inside. This band consists of pairs of slightly less than half-height single-light casement windows that alternate with fixed single-light windows, the first three openings from the left (north) bringing light to one bedroom, the next two to the bathroom, and the rest to the larger of the two bedrooms. Stone also covers the wall surface below these windows and this elevation is also sheltered by the overhanging eaves of the roof above.

The south end of the 1953 bedroom wing, where Wright placed the larger of the two original children's bedrooms, was given an angled group of six single light windows, two of which also form one of the house's two mitered glass corners, and these windows then butt up against a three-sided stone-clad element that contains a closet that serves this bedroom.

Interior

The sheltered principal entrance to the Kinney house opens from the entrance court through a wood door into a low entrance hall that looks west toward the living room (Photo No. 9). There are also galleries that lead to the left (south) into the 1953 bedroom wing and to the right (north) into a second gallery that encircles the east side of the inner core of the house placed immediately to the right and left of the entrance. The floor of the entrance space is fashioned from limestone flags but the concrete pad beneath contains radiant hot water heating pipes. These flags originally covered all the floors within the central core of the house and most of this flooring is still intact although portions have now been carpeted in the living room area or replaced with tile in the kitchen.

Just to the left of the entrance door and extending to the south is the original bedroom wing of the house, which is accessed by a hallway (Wright preferred the term "gallery") that extends for much of the length of the wing and has the entrance to the bathroom and the smaller of the two children's bedrooms on the west side and shelving on the east side (Photo No. 10). The east side of this gallery is clad in limestone and it is surmounted by a band of five clerestory windows that are ornamented with perforated plywood boards having a geometric design, this being a device that Wright made frequent use of in order to provide both light and privacy in his bedroom wings. The west wall of the gallery is paneled in cypress board-and-batten and it is punctuated by the entrances to the bathroom and first bedroom. The gallery is narrow in width and the ceiling here is plastered and rises up from the east

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 7

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

side to the west and has triangular light boxes built in to it. All of this was carefully calculated by Wright to make the gallery seem larger than it actually is and he used a similar device in the bedrooms and the bath, which have cathedral ceilings. The south end of the gallery consists of another cypress board-and-batten wall, most of which is taken up by the entrance door to the larger of the two children's bedrooms.

The smaller of the two bedrooms in the 1953 wing has a polygonal plan and it is floored (as is the rest of the wing) in polished and waxed concrete that has been incised throughout with lines that demarcate the four-foot by four-foot 60-120 degree equilateral parallelogram modules that are the basis of the house's plan. Once inside the bedroom, the entrance door is flanked on both sides by clothes closets. A built-in bed occupies the cypress board-and-batten-clad northwest wall of the room while the stone-clad southwest wall has windows above a built-in desk and drawers and another desk with built-in drawers is located on the room's cypress board-and-batten-clad southeast wall. The parallelogram-plan bathroom next door also has an entrance door that is flanked on either side by closets and its side walls are also both clad in cypress board-and-batten while its southwest-facing wall is clad in stone and has a pair of windows placed above the room's built-in bathtub. The wing's second and larger bedroom was intended to house two children and it is located at the south end of the gallery and has a parallelogram plan that measures approximately 14-feet-wide by 14-feet deep. The southeast and southwest walls of this room are clad in limestone, which is placed below the windows that encircles both of these sides of the room, including also its mitered glass corner (Photo No. 11), while a narrow band of clerestory windows is located at the top of the room's stone-clad northeast-facing wall. The room's northwest wall, however, is clad in cypress board-and-batten and the room's original bed was located on this wall.

Returning to the entrance, one continues west into the three-sided living room space whose outside walls each feature one segment of the continuous band of windows that was described earlier. Immediately, one experiences Wright's mastery of the manipulation of space, as the low ceiling of the entrance space opens up into the soaring hexagonal ceiling of the living space, and as the narrow entrance space itself, which has the stone wall of the inner core on its right (north) and a wall clad in cypress board-and-batten on its left (south), opens into the wider space that is the living room. To the left as one circles the living room is the stone-clad outside wall and located just above its continuous window band is a two-foot-wide deck whose underside is plastered, which is edged in cypress, and which has triangular light boxes set into it at regular intervals to provide a source of indirect lighting. Wright, however, also continued this deck through the outside wall as well, where it acts as the two-foot-wide plastered soffit of the overhanging eaves of the roof, thereby creating what is for all practical purposes a four-foot wide deck (two-feet-wide outside, two-feet-wide inside) just above the window

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 8

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

band (Photos No. 12, 13, 14), thereby blurring one's sense of what is outside and inside. And this was just the beginning. Wright also positioned the low ceiling of the entrance foyer at the same level as the deck described above, while the living space itself has a soaring plastered ceiling whose six planes (one for each side of the hexagon) rise up to the inside walls of the smaller, hexagonal-plan, stone-clad inner core of the house, a space that Wright made appear even taller because of the low height of the deck that partly encircles it.

The living room space encircles three sides of the inner core of the house, which is itself clad in stone, and the south end of this core consists of the house's massive polygonal stone fireplace mass, the opening of which faces southwest and which also has a flagstone hearth as well.⁶ Located just around the corner from the fireplace is the entrance to the kitchen space, which occupies the heart of the inner core of the house (Photo No. 15). Counter space and storage is ranged along the entire north and northeast walls of this space, which are both clad in cypress board-and-batten, and the ceiling is taller here than in other parts of the house so that food odors can be vented to the outside and light is brought into this space from a skylight, a band of casement windows, and from artificial sources.⁷

The space located to the north of the inner core is now the current dining room of the house. Originally, though, this space was occupied by the Kinney's master bedroom, the bathroom of which was located around the corner on the northeast side of the inner core.⁸ With the arrival of a fourth child in 1963, however, it quickly became clear that three bedrooms were not enough for a family of six, and by this time the privacy of the parents had also become an important issue as well, since the location of the master bedroom next to what by then was the heavily used kitchen proved to be an impractical one. Consequently, the original partition wall that separated the master bedroom from the living space was removed and the bedroom was then converted by Howe into a dining room, the closet associated with the bedroom was converted into dining-related storage space, and a new master bedroom was created at the north end of the new bedroom wing that Howe had designed.

Access to the new bedroom wing was gained from two directions, through the new dining room, and via the gallery that begins just to the right of the main entrance door. This gallery is part of the 1953 construction, it runs between the outside wall of the hexagonal plan central core of the house and the stone-clad southeast and northeast sides of its inner core, and it originally provided access to the original master bathroom and bedroom. Once the 1964 wing was built, however, this gallery then

⁶ Originally, built-in bench seating also lined the south wall of the room under the window band but this has now been removed and has been replaced by more conventional (and comfortable) seating furniture.

⁷ Also tucked out of sight in the heart of the core are water-related utilities and a washer-dryer.

⁸ This parallelogram-plan bathroom is still extant and intact today.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 9

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

became an alternative way of accessing the dining room and it also provided access to a new gallery that served the rooms in the new wing.

The 1964 bedroom wing uses the same underlying grid of 60-120 degree equilateral parallelogram 4-foot modules as the rest of the house. Also similar is the arrangement of the spaces within the new wing, which has a narrow gallery on its left (southwest) side and two bedrooms separated by a bathroom on its right (northeast) side. Also similar is the fact that the larger of the two bedrooms (the new master bedroom in this case) was placed at the end of the wing, this being the north end in this instance. These two bedrooms also share many of the same features that are found in the bedrooms in the 1953 wing such as plastered cathedral ceilings and built-in cypress storage units and closets. Indeed, the new wing actually incorporates part of the 1953 house into its fabric. When the new bedroom wing was built, the original battered stone outside wall that comprised the northeast-facing elevation of the house's central core, complete with its original band of clerestory windows that are ornamented with perforated plywood boards bearing a cut-out geometric motif, was left in place and it became the inner wall of the new gallery that serves the wing.

The completed house has now served the Kinney family for more than fifty years and the high degree of integrity that the house displays and the exceptional standard of maintenance that it has enjoyed make this one of the most intact and original of all the Frank Lloyd Wright houses in Wisconsin.

Landscape Features

The entrance drive that provides access to the house is shown on the original plat plan designed by Wright, and it comprises a straight drive that leads to a circular turnaround in front of the house. Also shown on Wright's original plat plan are two low masonry walls that extend from the house out into the yard and which serve to continue the horizontal lines of the house out into the landscape. Both of these walls were built in 1951-53 out of the same stone as the house. The wall that extends south from the south corner of the 1953 bedroom wing serves to define and partially enclose an important flower bed that flanks the entrance drive. The second and taller wall extends outward from the west end of the living room and wraps around two sides of a polygonal stone-floored patio that is located just outside the west end of this room. Both of these walls are still intact today and in good condition.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 1

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

Significance

The Patrick & Margaret Kinney House is believed to be potentially eligible for listing in the National Register of Historic Places (NRHP) for being of local significance under National Register (NR) Criterion C (Architecture). Research was undertaken to assess the potential for nominating the house to the NRHP utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the house utilizing the Contemporary Style and Architects subsections of the Architectural Styles study unit of the CRMP.⁹ The results of this research are detailed below and appear to support a listing of this building in the National Register of Historic Places (NRHP) using Criterion C. The Kinney House was built between 1951 and 1953 to a design drawn in 1951 by world-famous Wisconsin-born architect Frank Lloyd Wright, who gave the Kinneys a one-story house that was based on a 60-120 degree equilateral parallelogram module having 4-foot-long sides. The house was subsequently enlarged in 1964 by the addition of a second bedroom wing designed by Taliesin Fellow, John H. Howe. The result is the only Wright-designed building in Lancaster or Grant County and it is also an excellent example of the later variants that Wright created based on his original Usonian concept. The Kinney house utilizes high quality materials, is beautifully detailed, and is a worthy example of Wright's late work that is still owned and occupied by Mrs. Kinney. The house's importance is further enhanced by its excellent original condition. The period of significance begins in 1953 with the completion of the house and extends to 1964, the year of the addition.

History

More has been written about the life of Frank Lloyd Wright and the buildings he designed than about any other architect of the modern era and Wright was himself an able and prolific author on his own behalf. Since these writings cover Wright's long and illustrious career in great detail, this nomination will not attempt to cover ground that has been so well traveled before. Instead, the history that follows deals primarily with the history of the Kinney House itself and with the principals involved.

Patrick Kinney (1917-2004) was born and grew up in Packwaukee, Wisconsin, where his great-grandfather, Archibald Kinney had first settled in the mid-19th century. Kinney subsequently attended high school in Portage, where he was an outstanding athlete, and his abilities were sufficient to get him a scholarship to the University of Wisconsin in Madison, where he met Margaret Sims Murrish, a

⁹ Wyatt, Barbara (ed.). *Cultural Resource Management in Wisconsin*. Madison: State Historical Society of Wisconsin, Division of Historic Preservation, 1986, Vol. 2, pp. 2-37, 6-1.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 2

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

fellow UW student who had grown up on a farm near Dodgeville, Wisconsin. Not long after, on June 28, 1941, Kinney and Murrish were married in Dubuque, Iowa, and they remained happily married until Patrick Kinney's death 63 years later. While attending classes, Kinney also played varsity football for Wisconsin, but he left the University to join the Navy when World War II broke out and he served with distinction for the next four years. After his service period ended, the Kinneys returned to Madison; Patrick resumed his studies, and he graduated from the UW Law School in 1946.

After graduation, the Kinneys moved to Lancaster, Wisconsin, which is the county seat of Grant County. It was there that Kinney entered the practice of law in the McIntyre Law Offices, a well-established Lancaster legal firm that Kinney would later head and which is still active today under the name Kinney & Urban. By 1951, Kinney was a busy, successful young lawyer but he and Margaret were also now the parents of three young children, which was the principal reason why they decided to build a new house in which to bring up their family. The practical needs of this decision gave the couple an excuse to make their shared dream of living in a house designed by Frank Lloyd Wright a reality.

Both of the Kinneys were already familiar with Wright's work at this time but it was Margaret Kinney, who, as a college student, had worked with a children's theater group organized by Jane Wright Porter, Wright's sister. Margaret Kinney had actually met Wright and experienced his work first hand.¹⁰ After the Kinneys purchased a 2.9-acre lot on the northwest outskirts of Lancaster in 1950, they approached Wright for a design for a house and told him they had a budget of \$15,000. By 1950, Frank Lloyd Wright was arguably the most famous architect in America and possibly in the entire world and though he was then in the last years of his career he was busier than ever. In the year that the Kinneys first approached him with their own project, Wright and his office were already heavily involved in the design and construction of at least twenty other residential commissions, including such famous houses as: the David Wright residence for his son, in Phoenix, Arizona; the Dr. Richard & Madelyn Davis Residence in Marion, Indiana; the William & Mary Palmer residence in Ann Arbor, Michigan; the Dr. Isadore & Lucille Zimmerman residence in Manchester, New Hampshire; the S. P. Elam residence in Austin, Minnesota; and yet another residence in Wisconsin, the Richard & Bernice Smith residence in Jefferson. Perhaps this heavy workload accounts for the story related by Robert Moses, the enormously influential Parks Commissioner and planner for the City of New York and an uncle of Margaret

¹⁰ One of the theater productions organized by Porter was an outdoor Folk Fete that took place on Saturday and Sunday in late August 1937 at Tower Hill State Park near Taliesin. Two hundred local children and others participated before an audience of more than 2000 at afternoon and evening performances and among the principal performers was a costumed group of four Wyoming Valley girls led by Margaret Murrish (Kinney), whose photo (in costume) appeared in a laudatory review of the Fete published in the August 23, 1937 issue of the *Wisconsin State Journal*.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 3

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

Kinney, who recalled that during the planning process "Wright had misunderstood the number of children in the Kinney household and, upon discovering that it was three rather than two, chided the parents for bringing so many into this world."¹¹ When the plans were finally completed and accepted in 1951, Wright had given the Kinneys a version of his Usonian concept house that was based on the use of a 60-120 degree equilateral parallelogram module having 4-foot-long sides and which had a hexagonal central core containing the living room, kitchen, dining area, master bedroom and bath and utilities, and an attached bedroom wing containing two children's bedrooms and a second bathroom.¹²

In order to keep costs down, Wright suggested to the Kinneys that they build out of concrete block. The Kinneys, however, wanted a stone house like Wright's own Taliesin and in order to get it, were willing to build much of it themselves. Construction on the Kinney's house began in the summer of 1951 under the supervision of John H. Howe (1913-1997) from Wright's Taliesin Fellowship. The choice of Howe as the supervising architect for the project was an especially appropriate one since Howe's grandparents and great-grandparents had both been successful building contractors in Lancaster. It was Patrick Kinney, though, who supervised the day-to-day work at the site and who did much of the work himself.

Kinney would be up at the crack of dawn and quarry two loads of stone and deliver them to the site in a used 1939 Chevy pickup before heading off to court or the office. The stone was blue hard limestone—very hard he remembers—mostly from a quarry but eight to ten miles out of town where he found two good veins in stone otherwise used in road building.

Kinney was his own contractor, to save on costs after rejecting Wright's suggestion that he build in concrete block. He dealt with every trade individually, even sweated his own copper tubing. He hired German masons and paid them \$1.50 an hour plus room and board. Wright, of course, wanted "stickouts," stones set well out of the basic face of the walls (some of which are battered, others vertical, creating difficult corners for the masons who couldn't read plans), to provide texture. Kinney teased one mason by saying he'd withhold \$5 from the paycheck because he had to teach the mason how to do "schtickouts," as the Germans called them.¹³

In addition to quarrying the stone, Kinney also "dug all the footings, backfilled them and went to the

¹¹ Storrer, William Allin. Op. Cit., p. 365. Interestingly, Wright himself had six children of his own.

¹² Storrer notes that the Kinney's plan is essentially a mirror image of another Wright plan drawn in 1950 for the Robert & Gloria Berger Residence in San Anselmo, California.

¹³ Storrer, William Allin. Op. Cit., pp. 364-365.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 4

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

site each morning to lay blueprint lines for the stonemasons, who couldn't read prints."¹⁴ He also spent long hours sawing the 300-foot of limestone sills that underlie the windows in the house, sills that would have cost him \$3 a running foot had they been bought.

Not surprisingly, the construction of so novel a house did not go unnoticed by the citizens of Lancaster.

Visitors flocked to the site, sometimes as many as 100 or 200 over a weekend, to watch the Kinneys busy at their task of getting a home started. "Some of them appeared pretty skeptical that much would come of the venture," the couple recalls.¹⁵

Indeed, even the Kinney's friends had reservations about their new venture at first.

"I was afraid," one of their franker friends remarked after a visit, "that it would be pretty bleak with all that stone and stuff, but it isn't at all."¹⁶

Skepticism also extended to John Howe's role in the construction.

"The Howes would turn over in their graves if they could see what their grandson calls a house," a member of the older generation tartly remarked last fall, after reviewing the partly constructed Kinney home.¹⁷

The Kinneys were undeterred, however, and though the construction process would take three years, by May of 1953, the family was in residence. Fortunately, the Kinneys felt that the end result more than justified the wait and the work that they had put into it.

When you want a thing badly enough, you can get it, even if it's a house designed by Frank Lloyd Wright. That's the feeling of Atty. and Mrs. Pat Kinney, who have put hours and hours of backbreaking work into their new house designed by Wright, and are highly satisfied with the result.

¹⁴ *Wisconsin State Journal*, February 28, 2004, p. A6 (Obituary of Patrick Kinney).

¹⁵ Chricton, Mrs. David. "'New Fangled' House Design Raises Eyebrows at Lancaster." Dubuque, Iowa: *Dubuque Telegraph-Herald*. 1953. (illustrated)

¹⁶ Ibid. "Saved \$7,000 by Doing Much of Own Labor." Dubuque, Iowa: *Dubuque Telegraph-Herald*. 1953. This is the second of two undated articles on the house written in 1953 for the *Telegraph-Herald*. Dubuque, Iowa, is the largest city in the vicinity of Lancaster.

¹⁷ Ibid.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 5

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

“Our weekends and many nights for a couple of years went into this house,” they say, as they sit in the living room of their new home on a hillside overlooking a pleasant wooded valley. “But it was worth it. We have the house that we want, without compromising on something less.”

They saved about one-third the cost of the house through their efforts, they feel, and it was this saving that gave them the house inspired by Wright.

While Kinney hauled the stone and sawed the stone for the sills, his wife had plenty to do. During the summer of 1952, she cooked for three masons and three carpenters who came from the Portage [WI] vicinity to do the work.

But now the calluses are pretty much gone and the house is nearly complete, and “It was worth it,” say the Kinneys. “There’s a tremendous feeling of solidarity and security, and of timelessness of design that comes with a house designed by Mr. Wright. It’s the sort of house that you build when your roots are down in a community. We feel that we have gained much from building it. And we have a feeling, too, that that feeling of security will be transmitted to our children, giving them stronger ties with their family and with their community.”¹⁸

The Kinney’s enthusiasm for their new house also resulted indirectly in the creation of yet another Wright-designed house in Wisconsin soon thereafter. While attending the UW Law School, Patrick Kinney had become friends with another fellow law student, E. Clarke Arnold, and when the Arnolds subsequently came to Lancaster to visit the Kinneys in their new house, they were so taken by the results that they decided to approach Wright for a house of their own, which was completed in 1954 in Columbus, Wisconsin, and was listed in the NRHP on April 11, 2007.

After a fourth child arrived, the Kinneys decided late in 1963 to build a second bedroom wing to accommodate everyone. Turning once again to John Howe of Taliesin Assoc., they requested that the original master bedroom next to the kitchen be reconfigured into a dining room, and that a new wing be built adjacent to it that would contain another bathroom and two more bedrooms, one of which would be the new master bedroom. Howe completed the design of the new wing early in 1964, construction proceeded throughout the summer, and the finished wing was in use by the end of the year.

¹⁸ Newhouse, John. “They Wanted a Wright House Badly; It Was Hard Work but They Got It.” Madison, WI: *Wisconsin State Journal*, November 1, 1953, Section 4, p. 7 (illustrated).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 6

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

The completed house has been the center of the Kinney family's life ever since. All four of the Kinney's children grew up here and they and grandchildren are still regular visitors today. Patrick Kinney continued to practice law in Lancaster until the end of his life in 2004, at the age of 86, and he was also active in numerous civic roles in Lancaster, served on the Lancaster School Board for 18 years, and was for many years an elder in Lancaster's First Presbyterian Church.¹⁹ Margaret Kinney, meanwhile, returned to the UW after raising her four children and received a master's degree in social work, which she subsequently put to good use as a staff case worker for the hospital in Lancaster. After retirement, she continued to be active in local cultural affairs and she still resides in the house that she and her husband built. Both Patrick and Margaret Kinney were actively involved in service to their community and the rich lives that they crafted for themselves also found expression in the notable house that they commissioned from Frank Lloyd Wright.

Architectural Significance

The architectural significance of the Patrick & Margaret Kinney House lies primarily in its being a fine later example of the Usonian concept houses that were designed by Frank Lloyd Wright (1867-1959), who is generally considered to be the most important architect that the United States has yet produced. Wright's Usonian designs are among the most significant products of his later career and represent his ongoing efforts to create beautiful houses that could also be built "for moderate cost." Beginning with the prototype Malcom E. Willey House (NRHP) in Minneapolis, Minnesota (1933-1934) and achieving mature form two years later with the first Herbert Jacobs House in Madison, WI (NRHP/7-24-1974), the earliest examples of this concept were based on 90-degree plans using grids of square modules. Later examples sometimes used more complex modules that allowed Wright to develop angled and even circular plans, but the core elements of these later designs were always true to the basic Usonian concept. The Kinney House, begun in Lancaster in 1951 and completed in 1953, is a fine example of one of Wright's later interpretations of the Usonian concept, this one being based on the use of a 60-120 degree equilateral parallelogram module having 4-foot-long sides. The resulting house, with a second bedroom wing designed by Taliesin Fellow John H. Howe in 1964, has remained in the hands of the Kinney family ever since it was built and it is still in an excellent, highly intact state.

Because Frank Lloyd Wright's influence on Twentieth century architecture has been so profound, most of the buildings that he designed and saw to completion during his lifetime are considered to be of

¹⁹ *Wisconsin State Journal*, February 28, 2004, p. A6 (Obituary of Patrick Kinney).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 7

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

exceptional architectural importance and many of those that still retain integrity are believed to be eligible for listing in the National Register of Historic Places as the "work of a master" as described in *National Register Bulletin 16*.²⁰ It needs to be noted, however, that not every building designed by Wright is automatically eligible for NRHP listing just because it was designed by him. As *National Register Bulletin 15* makes clear: "A property is not eligible [for listing in the NRHP] as the work of a master, however, simply because it was designed by a prominent architect. For example, not every building designed by Frank Lloyd Wright is eligible under this portion of Criterion C, although it might meet other portions of the Criterion, for instance as a representative of the Prairie style."²¹

The Kinney house is a fine representative example of Wright's later Usonian houses that were based on the use of 60-120 degree equilateral parallelogram modules. Wright's own definition of the things that typified a Usonian house were published in his autobiography in 1943 as part of a generalized description that was centered on the first Herbert Jacobs House but which was applicable to all the Usonian concept houses that were to follow.

What must we consider essential now? We have a corner lot—say an acre or two—with a south and west exposure? We will have a good garden. The house is planned to wrap around two sides of this garden.

1. We must have as big a living room with as much vista and garden coming in as we can afford, with a fireplace in it, and open bookshelves, a dining table in the alcove, benches, and living-room tables built in; a quiet rug on the floor.
2. Convenient cooking and dining space adjacent to if not a part of the living room. This space may be set away from the outside walls within the living area to make work easy. This is a new thought concerning a kitchen—to take it away from outside walls and let it turn up into overhead space within the chimney, thus connection to dining space is made immediate without unpleasant features and no outside wall space is lost to the principal rooms. A natural current of air is thus set up toward the kitchen as toward a chimney, no cooking odors escaping back into the house. There are steps leading down from this space to a small cellar below for heater, fuel, and laundry, although no basement at all is necessary if the plan should be so made. The bathroom is usually next so that plumbing features of heating kitchen and bath may be economically combined.

²⁰ *National Register Bulletin 16: Guidelines for Completing National Register of Historic Places Forms*. National Park Service: Washington, DC, 1991, p. 51.

²¹ *National Register Bulletin 15: How to Apply National Register Criteria for Evaluation*. National Park Service: Washington, DC, 1991, p. 20.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 8

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

3. In this case (two bedrooms and a workshop that may become a future bedroom) the single bathroom for the sake of privacy is not immediately connected to any single bedroom. Bathrooms opening directly into a bedroom occupied by more than one person or two bedrooms opening into a single bathroom have been badly overdone. We will have as much garden and space in all these space appropriations as our money allows after we have simplified construction by way of the technique we have tried out.²²

A more detailed description of the houses that were actually built utilizing the Usonian concept is found in William Allin Storrer's *The Frank Lloyd Wright Companion*.

The Usonian concept was spatial, "the space within to be lived in," not structural. Spatially, the masonry core was important. This "workspace"—kitchen, laundry, utilities, and the like—places the housewife at the heart of domestic activities. Dining space was immediately adjacent for convenience. Active space, the living room, extends the plan in one direction, quiet space, the bedrooms, in another. Typically, this meant a 90-degree, or L, plan' laid out on a grid of squares, a significant simplification of the Prairie [style] cruciform. Future Usonian development would take this to 120-degree, 180-degree (in-line plan), and other angles, and through more complicated modules, such as hexagons, equilateral triangles and parallelograms, and circular segments.

The principal space is the living room, a room shared by all the family; it may constitute half the area on the floor plan. Usually one side is fully glazed, floor to ceiling, a "window wall" (elsewhere called a windowall) which, in the most dramatic instances, is not load supporting, for the roof was cantilevered. A "gallery," the term preferred by Wright to "hallway," leads to the bedrooms; built in storage spaces often line one side of this "tunnel," usually lit with clerestory windows. A carport sheltered the auto, but Wright did not waste a client's funds on walls around it, so avoided garages.

A Usonian house's structural characteristics, from 1935 on, include a concrete slab floor providing gravity heating, the masonry core, and masonry piers terminating the wings. The masonry, often with steel, was called on to support the roof and various cantilevers. In the earliest Usonians, space between the piers was filled with either windowall or dry-wall construction. As Wright used the term, "dry wall" was not contemporary plasterboard, but meant a sandwich type of assembly, a laminate of three layers of wood boards screwed

²² Wright, Frank Lloyd. *Frank Lloyd Wright An Autobiography*. New York: Duell, Sloan and Pearce, 1943, p. 492. This was first published in the special January, 1938 issue of *The Architectural Forum* that was devoted to Wright, pp. 78-83.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 9

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

together, producing a modified board and batten effect the reverse of Prairie [style] board and batten. Eliminating conventional two-by-four studs, the center, insulating layer was often plywood. This inexpensive walling was an economic necessity during the Great Depression; it is not inherent to Usonian design. Wright would specify "all masonry" construction when his clients could afford it, and masonry became the standard after World War II.²³

As the description section of this nomination and the accompanying photographs both show, almost all of the elements that typify the Usonian house as described by both Wright and Storrer are to be found in the Kinney house. The house sits on nearly three acres of land and is sited so that its original wings open onto a terrace and garden and have south and west exposures. The exterior walls of the original house are comprised of just two materials, limestone and glass, the glass being set into wood frames, and a concrete slab foundation with heating pipes embedded in it underlies both wings and the masonry core. The Kinney house's use of 60-120 degree equilateral parallelogram modules marks it as a later version of the Usonian concept as does its "all masonry" wall construction, but the arrangement of the living spaces within closely follows the original Usonian concept described by both Wright and Storrer. The centrally positioned masonry core of the Kinney house contains its kitchen, the fireplace mass, and utility space, and it is taller than both the two bedroom wings that radiate out from it. Anchoring the ends of both of the house's original hexagonal living room core and bedroom wing are masonry elements that are equivalents of the stone piers mentioned by Storrer, these elements in this case enclosing a bedroom at the end of the original bedroom wing, and the original master bedroom that was located off the end of the living room. The interior of the house features a living room that is almost exactly like the one Wright described in his Autobiography; a massive stone fireplace is located at one end, a dining table is located adjacent to the kitchen, and a continuous window wall opposite opens onto the view beyond. In addition, both bedroom wings feature a gallery that lead to the bedrooms, they are both lit with a band of clerestory windows, and they are also both lined with built-in storage spaces.

All of these features combine to make the Kinney house a good representative example of Frank Lloyd Wright's Usonian concept. What sets the Kinney house apart from the many other houses that Wright designed that share some or all of the elements described above, however, is the high quality of its construction, its highly intact state of preservation, its excellently maintained condition, and its continuous history of single family ownership. Consequently, it is believed that the Patrick and Margaret Kinney House is eligible for listing in the National Register of Historic Places at the local level of significance as a fine representative example of the houses that Frank Lloyd Wright designed

²³ Storrer, William Allin. Op. Cit., p. 241.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 10

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

in the last stage of his career utilizing his Usonian concept, and because it is also the only house of his design in Lancaster and in Grant County. Frank Lloyd Wright is widely considered to be the greatest architect that the United States has yet produced (he is certainly the most famous) and his Usonian concept houses constitute one of the largest groups of buildings that he designed and they are, despite being relatively modest in scale, also among his finest, most important, and most characteristic works.

Criteria Consideration G

While the original portion of the Patrick & Margaret Kinney house were designed by Frank Lloyd Wright in 1951 and constructed between 1951 and 1953 and are thus 50-years-old, the house's second bedroom wing was constructed in 1964 and is thus less than 50-years-old and may fall within the scope of Criteria Consideration G. It is believed, however, that the Kinney House does not need to meet **Criteria Consideration G: Properties that Have Achieved Significance Within the last Fifty Years**, because it appears to meet the criteria for examples of properties that **DO NOT** need to meet the Criteria. Examples of such properties, as stated in National Register Bulletin 15, are as follows:

A resource whose construction began over fifty years ago, but the completion overlaps the fifty year period by a few years or less.

A resource that is significant for its plan or design, which is over fifty years old, but the actual completion of the project overlaps the fifty year period by a few years.²⁴

It is believed that the design and construction of the Kinney House and its second bedroom wing should be treated as a continuous whole. Wright's authorship of the original design in 1951 is documented and it is also believed that the Kinney's plan to add a second bedroom wing to house their expanding family designed by Wright's trusted subordinate, John H. Howe, would also have been approved by Wright. Wright had previously given his approval for Howe to design a similar second bedroom wing for his E. Clarke & Julia Arnold House (NRHP/4-12-2007) in Columbus, Wisconsin in 1959, to name just one instance. Furthermore, Wright himself is on record regarding the suitability of such additions to his Usonian concept of design. As he stated in his book, *The Natural House*:

A Usonian house if built for a young couple, can, without deformity, be expanded later, for the needs of a growing family. As you see from the plans, Usonian houses are shaped like polliwogs—a house with a shorter or longer tail. The body of the polliwog is the living room

²⁴ National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, National Park Service. U.S. Government Printing Office, 1991, p. 41.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 11

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

and the adjoining kitchen—or work space—and the whole Usonian concentration of conveniences. From there it starts out, with a tail: in the proper direction, say, one bedroom, two bedrooms, three, four, five, six bedrooms long; provision between each two rooms for a convenient bathroom. We sometimes separate this tail from the living room wing with a loggia—for quiet, etc.; especially grace.

The site of the polliwog's tail depends on the number of children and the size of the family budget. If the tail gets too long, it may curve like a centipede. Or you might break it, make it angular. The wing can go on for as many children as you can afford to put in it. A good Usonian house seems to be no less but more adapted to be an ideal breeding stable than the box.²⁵

Thus Wright himself sanctioned the construction of additions to his Usonian houses, although one can safely assume that he wanted such additions to be designed either by himself or his office and in the spirit of the original, as was the case here. Consequently, the Kinney's second wing, which was completed just eleven years after the original house, represents what Wright believed was the natural evolutionary pattern of the Usonian concept house.

It has also been argued in this nomination that the Kinney house is significant architecturally because it is a fine representative example of one of the several variant modular plans that Wright used when designing his later Usonian concept houses, the module in this case being based on a 60-120 degree equilateral parallelogram having 4-foot-long sides. Since the second bedroom wing of the Kinney house also utilizes the same modular system as the original house and the same materials and detailing, it is believed that the second wing meets the test imposed above in *Bulletin 15* of being part of "a resource that is significant for its plan or design, which is over fifty years old, but the actual completion of the project overlaps the fifty year period by a few years."

²⁵ Wright, Frank Lloyd. *The Natural House*. New York: Horizon Press, Inc., 1954, pp. 167-168.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 1

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

Major Bibliographical References

Dubuque Telegraph-Herald, various issues.

Kinney Family Archives. The Kinney family still retains drawings, plans, documents, and photos that are associated with the construction and history of the house.

National Register Bulletin 15: How to Apply National Register Criteria for Evaluation. National Park Service: Washington, DC, 1991.

National Register Bulletin 16: Guidelines for Completing National Register of Historic Places Forms. National Park Service: Washington, DC, 1991.

Storrer, William Allin. *The Frank Lloyd Wright Companion*. Chicago: University of Chicago Press, 1993.

Wisconsin State Journal, various issues.

Wright, Frank Lloyd. *The Architectural Forum*, Vol. 68, No. 1, January, 1938.

Ibid. *Frank Lloyd Wright, An Autobiography*. New York: Duell, Sloan and Pearce, 1943.

Ibid. *The Natural House*. New York: Horizon Press, Inc., 1954.

Wyatt, Barbara (ed.). *Cultural Resource Management in Wisconsin*. Madison: State Historical Society of Wisconsin, Division of Historic Preservation, 1986, Vol. 2.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 1

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

Boundary Description

City of Lancaster. Outlots: Part of NW¹/₄ Section 3, T4N, R3W Described as Follows: Commencing 42.6' N & 1280' W of the Center of Section 3; N 3 00'; W 390'; E390' To POB.

Boundary Justification

The boundaries enclose all the land that has historically been associated with the Kinney House.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section photos Page 1

Kinney, Patrick and Margaret, House
Lancaster, Grant County, WI

Items a-d are the same for photos 1 - 15.

Photo 1

- a) Kinney, Patrick and Margaret, House
- b) Lancaster, Grant County, WI
- c) Timothy F. Heggland, November 21, 2006
- d) Wisconsin Historical Society
- e) Entrance Drive, View looking NNW
- f) Photo 1 of 15

Photo 2

- e) South Corner of Original Bedroom Wing, View looking WNW
- f) Photo 2 of 15

Photo 3

- e) Entrance Elevation, View looking W
- f) Photo 3 of 15

Photo 4

- e) 1964 Bedroom Wing, View looking NW
- f) Photo 4 of 15

Photo 5

- e) 1964 Bedroom Wing and Living Room, View looking SE
- f) Photo 5 of 15

Photo 6

- e) Original Garden Elevation, View looking NE
- f) Photo 6 of 15

Photo 7

- e) South end of 1953 Bedroom Wing, View looking N
- f) Photo 7 of 15

Photo 8

- e) View of Garden, View looking W
- f) Photo 8 of 15

Photo 9

- e) Main Entrance seen from Living Room, View facing E
- f) Photo 9 of 15

Photo 10

- e) 1953 Bedroom Wing Corridor, View looking S
- f) Photo 10 of 15

Photo 11

- e) Bedroom, 1953 Wing, View looking S
- f) Photo 11 of 15

Photo 12

- e) Entrance Hall looking to Living Room, View looking NW
- f) Photo 12 of 15

Photo 13

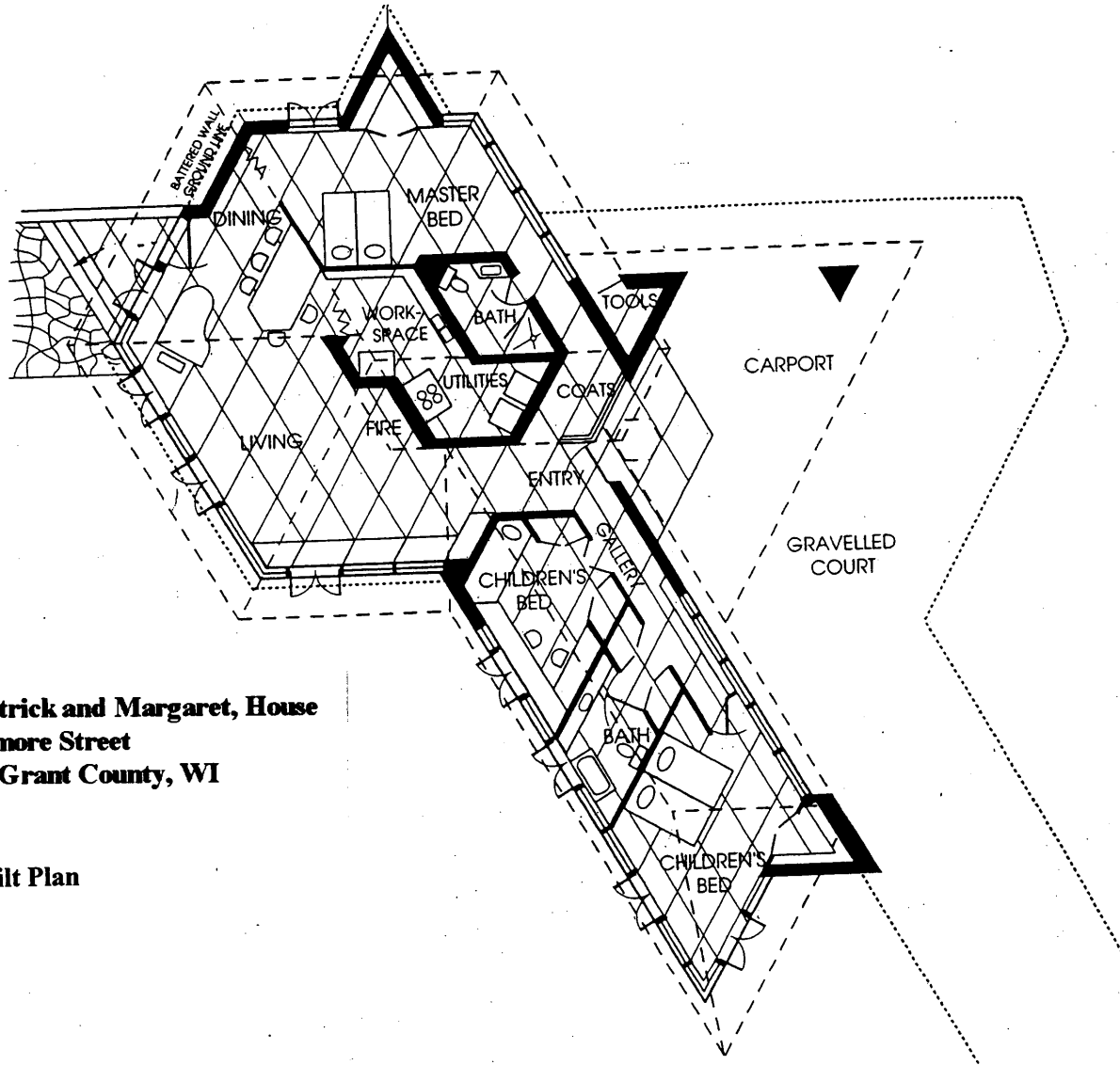
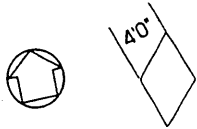
- e) Living Room, View looking SW
- f) Photo 13 of 15

Photo 14

- e) Living Room with Kitchen to right, View looking N
- f) Photo 14 of 15

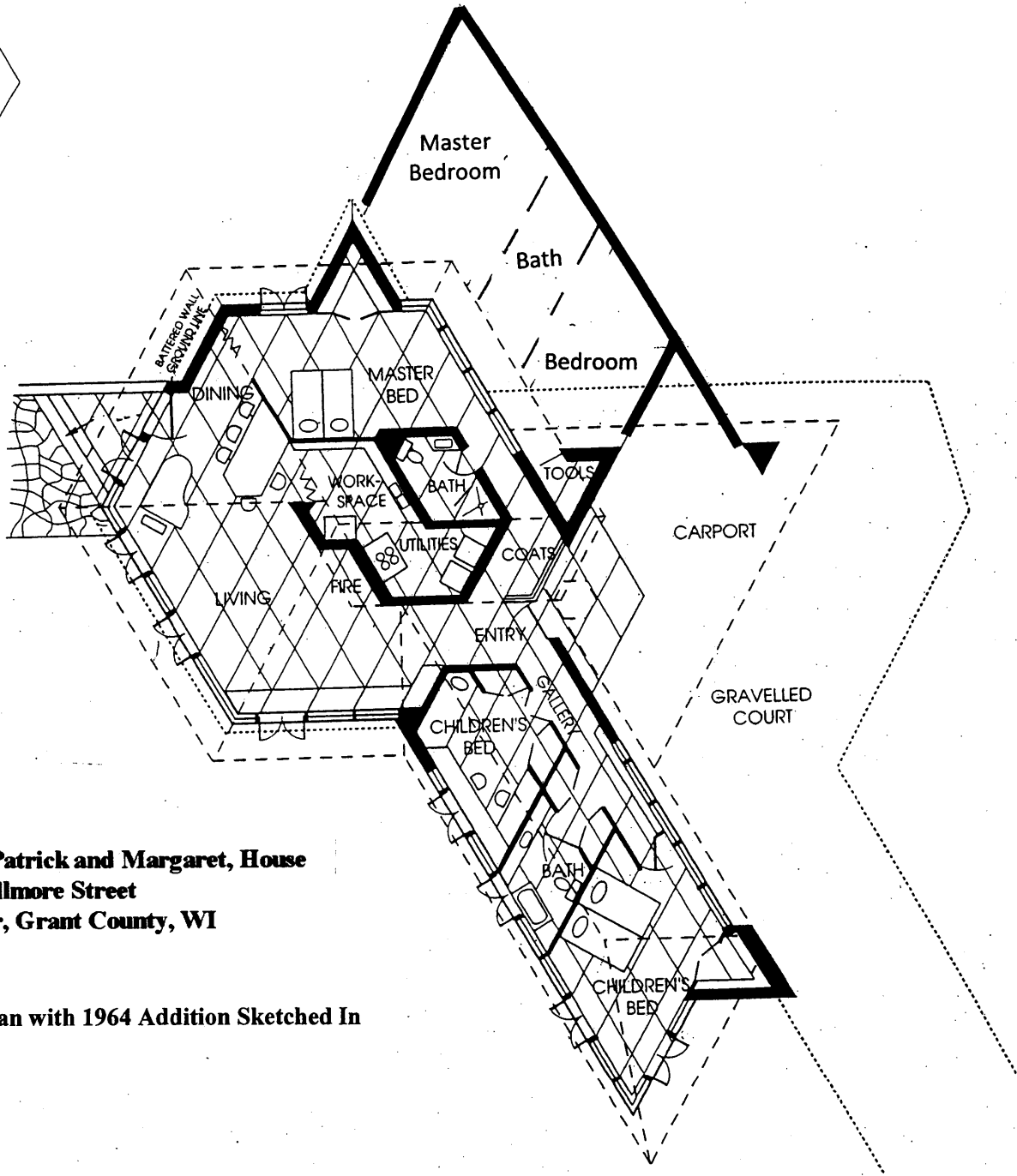
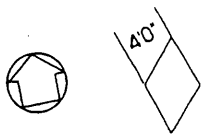
Photo 15

- e) Kitchen, View looking NE
- f) Photo 15 of 15



**Figure 1: Kinney, Patrick and Margaret, House
424 N. Fillmore Street
Lancaster, Grant County, WI**

1953 As-Built Plan



**Figure 2: Kinney, Patrick and Margaret, House
424 N. Fillmore Street
Lancaster, Grant County, WI**

1953 As-Built Plan with 1964 Addition Sketched In