

NPS Form 10-900  
(Rev. 8/86)  
Wisconsin Word Processor Format (1331D)  
(Approved 3/87)

OMB No. 1024-0018

**RECEIVED**

**JUN 27 1988**

**NATIONAL  
REGISTER**

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name Joseph Kronser Hotel and Saloon  
other names/site number Tennie's Bar

2. Location

street & number 246 Municipal Drive N/A not for publication  
city, town Greenville N/A vicinity  
state Wisconsin code 55 (WI) county Outagamie code 087 zip code 54942

3. Classification

| Ownership of Property                       | Category of Property                            | No. of Resources within Property |                        |
|---|---|----------------------------------|------------------------|
|   |   | contributing                     | noncontributing        |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) |                                  |                        |
| <input type="checkbox"/> public-local       | <input type="checkbox"/> district               | <u>1</u>                         | <u>1</u> buildings     |
| <input type="checkbox"/> public-State       | <input type="checkbox"/> site                   | <u>    </u>                      | <u>    </u> sites      |
| <input type="checkbox"/> public-Federal     | <input type="checkbox"/> structure              | <u>    </u>                      | <u>    </u> structures |
|   | <input type="checkbox"/> object                 | <u>    </u>                      | <u>    </u> objects    |
|   |   | <u>1</u>                         | <u>1</u> Total         |

Name of related multiple property listing:  
N/A

No. of contributing resources  
previously listed in the  
National Register None

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X 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 X meets \_\_\_ does not meet the National Register criteria. \_\_\_ See continuation sheet.

*[Handwritten Signature]*

9/7/68  
Date

Signature of certifying official  
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.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:

X entered in the National Register.  
\_\_\_ See continuation sheet

*[Handwritten Signature]* Entered in the National Register 7/28/68

\_\_\_ determined eligible for the National Register. \_\_\_ See continuation sheet \_\_\_\_\_

\_\_\_ determined not eligible for the National Register. \_\_\_\_\_

\_\_\_ removed from the National Register. \_\_\_\_\_

\_\_\_ other, (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_ Date \_\_\_\_\_

6. Functions or Use

Historic Functions  
(enter categories from instructions)

Current Functions  
(enter categories from instructions)

COMMERCE/TRADE- Restaurant  
DOMESTIC- Hotel  
DOMESTIC- Single Dwelling

COMMERCE/TRADE- Restaurant  
NOT IN USE  
DOMESTIC- Single Dwelling

7. Description

Architectural Classification  
(enter categories from instructions)

Materials  
(enter categories from instructions)

Other: Vernacular

foundation Stone  
walls Weatherboard  
roof Asphalt  
other Wood

Describe present and historic physical appearance.

The Joseph Kronser Hotel and Saloon is located on a large lot in the center of the rural village of Greenville. Greenville stretches north/south along the present Highway 76 and has a current population of slightly over 3,400 people. The neighborhood around the Kronser Hotel and Saloon features commercial and residential buildings of various ages. The Kronser Hotel is a large two-story frame hip-roofed building with the asymmetrical massing typical of late victorian buildings. The exterior of this 1897-98 building has undergone little change in the last ninety years.

The Kronser Hotel's two-story frame structure is clad with clapboard siding. The buildings' plan is essentially rectangular with projecting gables in the center of the south and main (east) facades. An open veranda with turned posts and a pediment in the wood-shingled roof was replaced in the late 1920s or early 1930s by a slightly wider two-story porch with a clapboard railing, square posts and a concrete floor. The new porch has a flat roof and a second story balustrade and is in the same location as the original. At that same time, a one-story, 8 foot by 12 foot addition was added to the living quarters at the north end of the porch and a door was added leading to the second story of the porch. The wood shingles on the roof have been replaced with asphalt shingles. These are the only major changes in the building's appearance.

A canted main entrance is located in the southwest corner of the building and features wood frame double doors. A second set of double doors lead into the living quarters from the north end of the porch and a single door west of the front entrance leads into the former barbershop. The windows are two-over-two, double-hung sash, except for four-over-one sash on the addition. The original foundation is mortared fieldstone and the foundation of the addition and porch is poured concrete.

A one-story cement block garage west of the hotel was once part of the property but was subdivided and sold to a separate owner. North of the cement block garage is a small wood frame shed that still belongs to the Kronser Hotel property. Due to its diminutive size, more modern construction and lack of architectural distinction the frame shed is considered a non-contributing building for the purposes of this nomination.

X See continuation sheet

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The interior of the building is distinguished by its high degree of historic integrity. The interior plan consists of a tavern, small barber shop, kitchen, dining room and living room on the first floor with a large ballroom and four bedrooms on the second floor.

The furnishings of the tavern are original except for the back bar, which is from the same period, the barstools, and modern items such as the jukebox and pool table. Original features include: antique electrical fixtures, painted and varnished wainscoting, wood panel doors with molding surrounds and corner blocks, decorative radiators, and craftsman-style tables and booths.

A pantry wall was removed and what is now the pool room was expanded to allow more room for serving tables when that room was used as a dining area for the hotel. The double doorway leading from the pool room to the bar was also changed into an open arch at that time.

The room which housed the town's first post office was converted into the town's first barbershop in the 1940s and has been kept the way the barber left it in 1968, a perfectly preserved 1940s barbershop. It is a small room with painted wainscoting and a wood slat ceiling.

The living quarters, located on the first and second floors on the north end of the building, consist of a large living room, smaller dining room and large kitchen downstairs and a small bedroom upstairs. Upstairs are three other bedrooms of varying sizes, a full bathroom, and a large ballroom. A fifth bedroom was converted into an entry-way when the door to the porch was added in the 1920s.

The living room, dining room, and kitchen are in excellent condition. The walls are plaster and the floor in living and dining rooms have wall-to-wall carpeting. There is an open archway between the living and dining rooms. The kitchen dates to the 1940s and has a full wall of cupboards, and a long uninterrupted counter. A door in the north wall leads to a small service porch at the back of the building. Another door in the south wall leads to the hallway. Directly across the hall from the kitchen door is the door to the basement and another door to the bar room. To the right (east) of the kitchen door is the downstairs half-bath. Also in the hallway is another door leading to the pool room and bar and the stairs to the

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second floor. The half-bath has fixtures of the same period as the upstairs bath, as does the ladies room in the bar. Both are in good condition. The ladies' room has an unusual corner sink.

The ballroom, located at the top of the stairs, is entered through painted double wood panel doors. It is a well preserved late nineteenth-century interior, including exposed electrical wiring on the outside of the walls and the old knob-type light switches. Portions of the original wallpaper can still be found intact and the swinging curtain rods are still in the room. The ballroom retains its original wainscoting and wood benches. There is a small balcony on the north side of the room that was sometimes used as a secondary bandstand. It was reached by a removeable ladder. A door at the back of the balcony is the only access to the attic. A small stage on the south side of the room is recessed within the projecting gable. A player piano that is original to the building sits on the stage. The hardwood floors are in very good condition.

The bathroom, which is located next to the ballroom, has a skirted clawfoot bathtub and other fixtures of the same period. The floor is covered with linoleum. Three of the rooms have original walk-in closets and the fourth has an added-on closet with sliding doors. All of the bedrooms have linoleum floors. All of the walls through the building are plaster over wood slats.

The owners of the Kronser Hotel have tried to maintain the flavor of the period of their building and changed things as little as possible. Only the bar and downstairs living area have undergone any redecoration.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:        nationally        statewide   X   locally

Applicable National Register Criteria   X   A        B   X   C        D

Criteria Considerations (Exceptions)        A        B        C        D        E        F        G

Areas of Significance

(enter categories from instructions)

Architecture

Period of Significance

1897-1898

Significant Dates

1897-981

Social History

1897-1934

Cultural Affiliation

None

Significant Person

None

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Joseph Kronser Hotel and Saloon is being nominated under criteria A and C for its local significance in the architectural and social history of Greenville. The Kronser Hotel was the primary center of the Greenville community's social activities and is architecturally significant as an example of a small town railroad hotel. The period of significance extends from the construction of the hotel in 1887 to 1934 when the owner stopped renting hotel rooms.

HISTORICAL BACKGROUND

The Town of Greenville was founded in 1847 when Seth Perry entered the first land claim.<sup>2</sup> It was called Greenville because of the rolling landscape and rich soil. The settlement was primarily agricultural. The first town meeting was held on April 8, 1850, one year before the formation of Outagamie County. Nineteen votes were polled and the years' taxes were \$645.45. The community developed as an agricultural service center with a farming co-operative, blacksmiths shops, and a general store. When the railroad came through, it became a rail stop and a center for shipping produce. The town fathers felt the need for banking facilities and a bank was built in 1919 to serve the community.

The Joseph Kronser Hotel is the second hotel to be built on this site. The first was destroyed by a fire. I was unable to find any records of the original structure or of the fire that destroyed it. The owner of the first hotel, Joseph Kronser, rebuilt the hotel, expanding it somewhat, on the same site in 1897-98.<sup>3</sup> It was built as a railroad hotel with five bedrooms and housed the community's railroad ticket office.<sup>4</sup>

  X   See continuation sheet

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This building also housed the town's first post office, a tavern and a restaurant on the first floor with hotel rooms and a large ballroom on the second floor. The owners living quarters shared the same building as their commercial enterprises as was typical of 19th century small business enterprises. Living quarters were located on the north end of the building and rooms were rented to travelers and railroad employees in those quarters. In 1929, the town's first gasoline pumps were installed in front of the building. The owner, Henry Probst, sold Oldsmobile, Cheverolet, and Studebaker automobiles. His was the first auto dealership in the township.<sup>5</sup> The Probst stopped renting hotel rooms in 1934 when their business ventures expanded to the point that the rooms were needed to house their help.<sup>6</sup>

ARCHITECTURE

The Joseph Kronser Hotel and Saloon is architecturally significant as a fine and unusually intact local example of a multi-use railroad hotel property type combining commercial and residential uses. The hotel is essentially vernacular in style but displays the asymmetrical characteristics of late victorian design in its projecting gables and wrap-around porch. The building is virtually unchanged from its original exterior appearance except for the late 1920s, early 1930s two-story veranda and a one-story addition to the living quarters. The interior retains original decorative elements, such as wainscoting, wood panel doors, craftsman style booths, radiators, and lighting fixtures. The second floor houses an unusually intact ballroom which displays its original raised stage and bandstand balcony. The ballroom's original plaster walls, wainscoting, lighting fixtures, and wood floor are still present as are wooden benches that line the walls.

Although not stylistically elaborate, the Joseph Kronser Hotel and Saloon represents a recognizable and important property type, the railroad hotel, which was functionally important in development of many small communities. Railroad hotels were common to small towns that had railroad access and served much the same purpose as stagecoach inns in the days of stagecoach travel. These hotels were often vernacular multi-use buildings containing taverns, restaurants, rooms for rent, and the living quarters of the owners. By virtue of their size and mixed use they were often the most important building in small communities and they served as a center of social activity. The railroad hotel was usually the first contact visitors and new settlers had with a town.

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The Kronser Hotel is the sole example of the rail hotel property type and one of the most distinctive commercial buildings in Greenville. The hotel retains a high degree of integrity on the interior and exterior and is the best representative example of victorian era commercial construction in Greenville.

Many of the early commercial buildings in the Town of Greenville have been torn down such as the blacksmiths shops and the general store. Of the remaining turn-of-the-century commercial buildings in Greenville, the Joseph Kronser Hotel and Saloon is distinguished by its high level of integrity. Heitings Bar, located across the street from the Kronser Hotel, is a one-story, vernacular frame building. It has been altered by the construction of a two-story addition containing a small barber shop on the south side of the tavern and several window changes around the building. In the early 1970s a business was built between the tavern and the street, blocking the view of the tavern from the highway. The two-story frame co-operative building located across the street from the Kronser Hotel was built in the "boomtown" vernacular style and originally housed the co-operative's lumber operation. The co-operative has built on several unsympathetic additions over the years to accommodate their growing business. Now all that remains of the original structure is the "boomtown" front. Greenville's other commercial buildings, such as the 1919 Greenville State Bank (NRHP 1982), date from a more recent period.

SOCIAL HISTORY

The Joseph Kronser Hotel and Saloon is locally significant under criterion A for its continuing role as a meeting place and community center for the small rural hamlet of Greenville. The Kronser Hotel was a focal point for the community of Greenville as it was becoming a regional center for a growing number of area farmers. As the focal point and social center, it was the site of many businesses important to the early development of Greenville such as the railroad ticket office, the post office, the gasoline station, the automobile dealership, the local tavern, and the town's first ballroom. It was also the site of celebrations such as weddings and the annual homecoming for many years. It also served as the town's funeral parlor.<sup>7</sup> Important community meetings were also held here such as a 1919 meeting to discuss building a bank to serve the community's financial needs, and a 1931 meeting to form the Greenville Farmer's Co-operative and Gas Co. As the



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importance of the railroad declined, the owner opened the town's first gas station and automobile dealership in 1929. While the town hall and churches served as governmental and religious meeting places, the Kronser Hotel was one of the few, and certainly the most important, gathering place for social activity such as weddings, funeral, and dances.

Although the last five decades have seen much growth in Greenville, the Joseph Kronser Hotel and Saloon remains a visual and social centerpiece of the village and is a reminder of the historical development of Greenville into a regional commercial center for the farming region of southwestern Outagamie County.

FOOTNOTES

<sup>1</sup> Since there were no building permits recorded at the time and there are no newspaper accounts of the fire that destroyed the original hotel, the date of construction was determined by checking the abstract records at the Outagamie County Courthouse. I looked under the name of Joseph Kronser, the owner at the time of construction, in Volume 71 of Mortgages, page 275, and found that Mr. Kronser had been granted a mortgage large enough to assist in rebuilding. I also checked the Abstract of Title held by the present owner, Mrs. Norma Tennie. Her records indicated that the mortgage was granted one year later than the courthouse records indicated which accounts for the 1897-98 date listed.

<sup>2</sup> "Greenville; Old State Bank on National Register" in History Today: publication of the Outagamie County Historical Society, page 8.

<sup>3</sup> Conversations with Mrs. Carlye Wunderlick, granddaughter of a former owner, Spring 1982.

<sup>4</sup> Conversations with Mrs. Henry Probst, former owner, Fall 1982.

<sup>5</sup> Ibid.

<sup>6</sup> Conversations with Mrs. Norma Tennie, present owner, 1982.

<sup>7</sup> Ibid.

9. Major Bibliographical References

Previous documentation on file (NPS):
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 #

X See continuation sheet

Primary location of additional data:
X State Historic preservation office
Other State agency
Federal agency
Local government
University
Other
Specify repository:

10. Geographical Data

Acreage of property Less than one acre

UTM References

A 1/6 3/7/6/4/3/5 4 9 0 7/1/5/0 B / / / / / / / / / / /
Zone Easting Northing Zone Easting Northing
C / / / / / / / / / / / D / / / / / / / / / / /

See continuation sheet

Verbal Boundary Description

Commencing with the intersection of the north line of the Chicago and Northwestern Railroad with west line of Hwy 76, thence northwesterly 69.1 feet, thence north 70.5 feet, thence west 83 feet, thence north 34 feet, thence east 150 feet to Hwy 76, thence south 116 feet to beginning. Part of Section 10 of Town 21 N, Range 16E.

See continuation sheet

Boundary Justification

The property being nominated is entire parcel now associated with the Joseph Kronser Hotel and Saloon.

See continuation sheet

11. Form Prepared By

name/title Joanne Babic
organization date November 1987
street & number 218 Judd Street telephone (608) 249-8807
city or town Madison state WI zip code 53714

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BIBLIOGRAPHICAL REFERENCES

Abstract of Title held by Mrs. Norma Tennie on a forementioned property.

Conversations with Mrs. Henry Probst, former owner, fall 1982.

Conversations with Mrs. Norma Tennie, present owner, 1982.

Conversations with Mrs. Caryle Wunderlich, Granddaughter of a former owner, spring 1982.

Fifty Years of Progress 1931-1981. Greenville, WI: Greenville Co-operative Gas Co., 1981.

"Greenville, Old State Bank on National Register" in History Today. Published by Outagamie County Historical Society, Nov.-Dec. 1982 page 8,

Outagamie County Mortgages, Volume 71, page 265