

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY

RECEIVED APR 29 1976

DATE ENTERED

JUN 7 1976

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Ballantine, James, House

AND/OR COMMON

2 LOCATION

STREET & NUMBER Fourth Street (Historic Street Name)

CITY, TOWN

Bloomington

___ VICINITY OF

___ NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

Third

STATE

Wisconsin

CODE

55

COUNTY

Grant

CODE

043

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Mr. and Mrs. Richard Udelhofen

STREET & NUMBER

306 South Harrison

CITY, TOWN

Lancaster

___ VICINITY OF

STATE

Wisconsin 53813

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Grant County Courthouse

STREET & NUMBER

CITY, TOWN

Lancaster

STATE

Wisconsin 53813

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Wisconsin Inventory

DATE

1976

___ FEDERAL STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

State Historical Society of Wisconsin

CITY, TOWN

Madison

STATE

Wisconsin 53706

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The James Ballantine house was built in 1877 and has remained virtually unchanged since that time. It had been owned and occupied continuously by the Ballantine family until 1937 when, upon the death of James' wife, Abbie Ballantine, it was abandoned as a dwelling and used to store miscellaneous family items. From 1937 to 1975 the house remained unoccupied and, as a result, no alterations of any kind were made. Most of the interior fixtures and appurtenances remain intact despite nearly forty years of neglect.

The Ballantine house is a two-and-one-half story building with a one-and-one-half story rear wing. With its locally manufactured red brick and its stone trim, it typifies High Victorian houses in the area. At the front of the house is a double door behind a central front porch with tall, thin columns with abstracted Ionic capitals and tall, heavy pedestals. Above these columns the cornices are decorated with modillions, and scalloped molding enriches the frieze. These same decorative elements are applied at each floor level above the bay windows as well as at the cornices below the hipped roofs of both the main body of the house and the rear wing. Flanking the porch at either side are two-story wood frame bay windows with attenuated attached columns and segmental arches over the tall window openings. The rest of the windows on the main body of the house repeat this shape. The round stone arch which forms the fanlight over the front doors reads "A. D. 1877."

Overall, the house is symmetrical in massing along the front-to-rear axis with the exception of the one-story bay window on the west side. The hipped roof of the main body of the house has been truncated to form a small "widow's walk." The foundation walls are locally quarried stone and there are window wells below the bay windows and at the sides of the house.

The interior of the Ballantine house remains remarkably authentic. Very few changes were made before the house was abandoned. Doors throughout the house are solid-core wood and retain their original finish in most cases: light wood frames with dark wood inset panels. Surrounding the doors and windows are very wide articulated moldings which retain their simulated wood graining. Framing each of the bays is a heavily-molded archway and each archway is given its own decorative treatment with varying ornament and applied materials. The original plasterwork (crafted by skilled labor imported from the east coast for this job) remains intact, showing few cracks despite a marked settling of the foundation walls. Many ceilings have floral bosses and gold leafed cornices. Ceilings on the first floor are nearly fourteen feet high and on the second floor they are twelve feet.

At the center of the house is a very spacious stairwell with elaborately decorated wood stringers. Decorative wood handrails and balusters return to large, heavy newel posts which reflect the design of the column bases on the exterior. At both the stairways between the first and third floors is a statuary niche. The stairwell is naturally lit and ventilated by means of windows at the front of the house and by a pyramidal skylight which also serves as the entrance to the roof deck.

Presently, the Ballantine house is in a state of disrepair due to its many years of

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> _PREHISTORIC	<input type="checkbox"/> _ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> _COMMUNITY PLANNING	<input type="checkbox"/> _LANDSCAPE ARCHITECTURE	<input type="checkbox"/> _RELIGION
<input type="checkbox"/> _1400-1499	<input type="checkbox"/> _ARCHEOLOGY-HISTORIC	<input type="checkbox"/> _CONSERVATION	<input type="checkbox"/> _LAW	<input type="checkbox"/> _SCIENCE
<input type="checkbox"/> _1500-1599	<input type="checkbox"/> _AGRICULTURE	<input type="checkbox"/> _ECONOMICS	<input type="checkbox"/> _LITERATURE	<input type="checkbox"/> _SCULPTURE
<input type="checkbox"/> _1600-1699	<input checked="" type="checkbox"/> _ARCHITECTURE	<input type="checkbox"/> _EDUCATION	<input type="checkbox"/> _MILITARY	<input type="checkbox"/> _SOCIAL/HUMANITARIAN
<input type="checkbox"/> _1700-1799	<input type="checkbox"/> _ART	<input type="checkbox"/> _ENGINEERING	<input type="checkbox"/> _MUSIC	<input type="checkbox"/> _THEATER
<input checked="" type="checkbox"/> _1800-1899	<input type="checkbox"/> _COMMERCE	<input type="checkbox"/> _EXPLORATION/SETTLEMENT	<input type="checkbox"/> _PHILOSOPHY	<input type="checkbox"/> _TRANSPORTATION
<input type="checkbox"/> _1900-	<input type="checkbox"/> _COMMUNICATIONS	<input type="checkbox"/> _INDUSTRY	<input type="checkbox"/> _POLITICS/GOVERNMENT	<input type="checkbox"/> _OTHER (SPECIFY)
		<input type="checkbox"/> _INVENTION		

SPECIFIC DATES 1877

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The James Ballantine house has been referred to as "one of the most beautiful homes in Grant County."¹ Biographical sketches of James Ballantine will invariably mention this house in terms such as "one of the finest brick residences in Grant County"² and "a monument to the taste and liberality of her [Mrs. Ballantine's] husband."¹ Architecturally, it is a very good example of vernacular High Victorian Italianate style. Elements of the exterior which place it in this category are its red brick and light stone trim construction (which is characteristic of Grant County), its stilted segmentally arched windows, its bay windows, its balustraded balcony and roof deck (balustrades temporarily removed), its gently-sloped hipped roof, and its open verandas on both sides of the rear wing. Decorative elements tend to be rather geometric in design and subtle in application such as the brackets and modillions which decorate the cornice under the wide eaves, and the attached columns which enrich the bay windows. The same decorative elements are repeated over the entire exterior of the house serving to unify the design.

The interior of the house derives part of its historic architectural significance from the fact that virtually nothing has been altered since the house was built (with the exception of the electrical fixtures). Decorative elements are used extensively throughout the interior as was common in the houses of very wealthy and socially prominent men. This decoration varies widely throughout the house and remains intact. The tall, plastered walls of the first two floors of the house have remained unpapered and still retain their original calcimine paint. Hand painted floral and grape-cluster designs are still visible on the walls at the ceiling lines. Fixtures and appliances throughout the house date back to the construction of the house (or the date that they were installed in cases such as electric fixtures).

Mechanical systems in the house are noteworthy in their unusual utilization of natural elements. Rain water from the roof gutters was piped into a holding tank in the maid's quarters and then down through a chamber behind the kitchen stove to produce running hot water from the stove and in a nearby sink. A crude air conditioning system was also used in the house consisting of a huge furnace (capable of burning cords of five foot logs) which sat on a bed of large rocks. Spring water was then piped around these rocks to produce cool air in the summer and humidified hot air in the winter. The treated air was then fed through vertical air ducts inside the structural brick walls of the stairwell. The masonry-encased ducts seem to indicate that this system is an original part of the house, although the extensive records of purchases made during

9 MAJOR BIBLIOGRAPHICAL REFERENCES

1. Commemorative Biographical Record of the Counties of Rock, Grant, Iowa, and Lafayette, Wisconsin. Chicago, J. H. Biers & Co., 1901
2. History of Grant County, Wisconsin. Chicago, Western Historical Company, 1881
3. Ballantine Mss. Original papers and manuscripts of the Ballantine family from 1840 to 1937 in possession of Richard Udelhofen. (handwritten and typewritten)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre

UTM REFERENCES

A	1,5	6,6,9,3,5,0	4,7,5,0,2,2,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

James A. Sewell, Restoration Grants Manager, Historic Preservation

ORGANIZATION

State Historical Society of Wisconsin

DATE

7 April 1976

STREET & NUMBER

816 State Street

TELEPHONE

608/262-2971

CITY OR TOWN

Madison

STATE

Wisconsin 53706

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

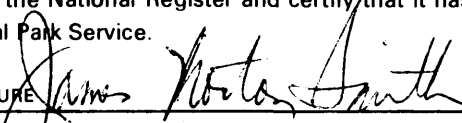
NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE Director, State Historical Society of Wisconsin

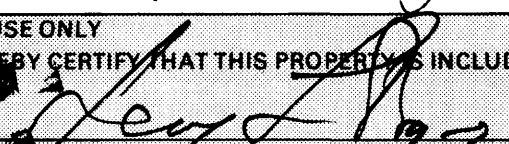
DATE

4/26/76

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Active



DATE

6/7/76

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

5.28.76

KEEPER OF THE NATIONAL REGISTER

RBR for WJM 5/28/76

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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

neglect. Years of flooding in the basement have produced serious structural flaws in the foundation walls resulting in unequal settling of the house. Storage of fertilizer has corroded the surfaces of several of the floorboards and storage of buckwheat has bred rats and insects which have left their marks in places around the house. Many of the original fixtures have been removed during restoration and a few will not be replaced because of advanced states of deterioration. Much of the exterior trim is in storage until the present owners can restore and replace it. At this time, the owners have sealed the house from further deterioration and have contracted for the foundation walls to be repaired. They are in the process of restoring the house to its original elegance.

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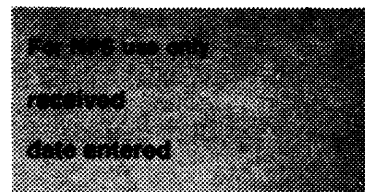
ITEM NUMBER 8 PAGE 2

the construction of the house do not mention this system specifically. Due to extreme deterioration of the furnace as a result of basement flooding, it became necessary to remove the air conditioning system and it is unlikely that it can be replaced in its entirety.

The house also derives significance as the home and business office of its original owner, James Ballantine, who has been referred to as "one of the pioneers of Grant County."¹ After losing one leg in a farm accident, he conducted his money lending, nursery, and stock breeding businesses from the front office of his house and built an estate of more than a quarter of a million dollars by the time of his death in 1895.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Page

PROPERTY NAME Ballantine House

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REFERENCE NUMBER

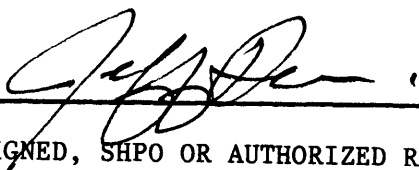
W	I
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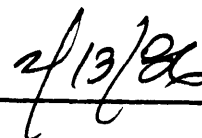
STATE

0	4	3
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COUNTY CODE

Correct street address is 720 North 4th Street


SIGNED, SHPO OR AUTHORIZED REPRESENTATIVE


DATE