

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

OMB No. 1024-0018

2023

United States Department of the Interior  
National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

NATIONAL  
REGISTER

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 KIMBALL, ALANSON M., HOUSE

other names/site number N/A

2. Location

street & number 204 Middleton Street

N/A not for publication

city, town Pine River

N/A vicinity

state Wisconsin

code WI

county Waushara

code 137

zip code 54965

3. Classification

Ownership of Property

Category of Property

No. of Resources within Property

private

building(s)

contributing

noncontributing

public-local

district

4

       buildings

public-State

site

      

       sites

public-Federal

structure

1

       structures

object

      

       objects

5

0 Total

Name of related multiple property listing:

No. of contributing resources

N/A

previously listed in the

National Register 0

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.

X *[Signature]*

July 19, 1988  
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:

Entered in the  
National Register

entered in the National Register.  
     See continuation sheet

*[Signature]*

10/20/88

     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)

Domestic/Single Dwelling  
Domestic/Secondary Structure  
Agriculture/Animal Facility

Domestic/Single Dwelling  
Domestic/Secondary Structure

7. Description

Architectural Classification  
(enter categories from instructions)

Materials  
(enter categories from instructions)

Colonial Revival	foundation	Stone
Greek Revival	walls	Weatherboard
Queen Anne	roof	Asphalt
	other	Shingle

Describe present and historic physical appearance.

The Alanson M. Kimball House is located approximately 600 feet west of CTH "E," at the northeast corner of Middleton Street and State Street in the unincorporated village of Pine River. The property, which includes five contributing elements, is distinguished from the modest vernacular frame houses in the immediate area by the imposing size of the principal buildings, their distinctive style of architecture, and by the number of related secondary structures and landscape features.

INVENTORY

Map #	Historic Use	Current Use	Class
1	House	House	C/A
2	Garage	Garage	C/A
3	Animal Barn	Garage	C/A
4	Garage	Garage	C/A
5	Gazebo	Gazebo	C/A

C = Contributing  
A = Architecture  
N/C = Non-Contributing

Contributing Building #1 is a two-and-one-half story frame residence built in 1860 and remodeled in the Colonial Revival style in 1901 and 1913. The plan configuration is L-shaped with a two-and-one-half story rear wing. The roof form is gabled. The foundations are low, random coursed stone, the walls are clapboard, and the roofing materials are asphalt shingles. The dormer and pedimented gable ends of the east and south facades are surfaced in diamond and fish scale wood shingles. One-story canted bays with hip roofs are located on the south and east facades near the southeast corner. The fenestration, symmetrical on the principal facades and functional on the rear, consists of double-hung, single-paned sash windows and modern decorative shutters. Large plate glass windows are located on the first floor of the south facade and in the east bay window. A T-shaped window group composed of two double-hung windows flanked by smaller leaded glass windows, a decorative feature common to the Craftsman style, is located on the first floor of the west facade. A keystone-arched window with diamond panes is located between floors on the north facade and in the east facade dormer. A leaded oculus is located on the second floor of the east facade. Palladian windows are located in the pedimented gable ends on the south and east facade. The front entry located on the south facade consists of a single door with an etched

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glass light, colored glass side and transom lights, and a pedimented lintel matching the plate glass window to the west. Secondary entries are located on the east and north facades. A half-width veranda wraps around the northwest corner with chamfered posts on pedestal bases. Similar porches were removed from the south facade at an unknown date. Other distinctive features include pent returns, frieze boards, and corner pilasters. The interior follows a central hall plan with a parquet floor and walnut stair railing to the second floor. To the right is the parlor with heavy architrave wood trim, while to the left is a library and a Craftsman-style dining room with leaded glass cabinets and built-in buffet. About 1940 the Kimball family also removed the rear 1913 wing which repeated the lines of the eastern gable end. The removal of this wing would normally represent a significant loss of integrity, but the alteration has carefully maintained the building fabric and materials so as to be virtually indiscernable. Cornice moldings, pent returns, clapboards, window sash, and even the veranda ceiling paneling duplicate those found elsewhere.

Contributing Building #2 is an early 20th century one-and-one-half story frame garage of the same general scale and materials as the other resources in the nomination. Its plan configuration is rectangular and the roof form is side gabled. The foundations are concrete, the walls are clapboard, and the roofing materials are asphalt. Sliding doors are located on the east and west facades, and two double six-light vehicle doors are located on the west facade. A gas pump is also located on the west side of the building. A door to the attic is located on the east facade at the northeast corner. A window with double-hung, six-over-six sash and decorative shutters is located in the north gable end.

Contributing Building #3 is a two-story Greek Revival animal barn built in 1860. The plan configuration is square, and the roof form is hipped with a pedimented cupola. The foundations are uncoursed stone, the walls are clapboard, and the roofing materials are asphalt shingles. The fenestration is functional and consists of double-hung, six-over-six sash windows with modern decorative shutters. The cupola is louvered. Sliding vehicle doors and a hinged hayloft door are located on the west facade and accessed by an earthen ramp. Transomed doors are located on the south and east facades near the southeast and northeast corners, respectively. Other distinctive features include frieze boards and thin corner pilasters. The interior includes historic stalls, cistern, and grain storage areas.

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Contributing Building #4 is an early 20th century one-story garage of the same general scale and materials as the other resources in the nomination. The plan configuration is rectangular and the roof form is pyramidal. The foundations are concrete, the walls are clapboard, and the roofing materials are asphalt shingles. The fenestration is formal and consists of double-hung, single-paned sash windows. Three hinged vehicle doors are located on the west facade.

Contributing Building #5 is a late 19th century Queen Anne style gazebo. The plan configuration is octagonal and the roof form is pyramidal with a wooden finial. The foundations are uncoursed stone, the framing is wood, and the roofing materials are imbricated and coursed wood shingles. The gazebo features a wood panel railing, diagonally cross-braced with dropped pendants and incised grilles.

Also included on the property are two red granite hitching posts along Middleton Street and two iron hitching posts on either side of the earth ramp to Contributing Building #3 on State Street.

Rationale for Contributing Status

All the resources within the nomination are believed to have been constructed within the 1860-1913 period of significance and are constructed of similar materials to a compatible scale. The resources are all located on the homestead property acquired by Alanson Kimball in 1860 and reflect an evolution of domestic use by the Kimball family.

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      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  
1860-1913 (1)  
1901  
1913

Significant Dates  
1860 (2)  
1901 (3)  
1913 (4)

Cultural Affiliation  
N/A

Significant Person  
N/A

Architect/Builder  
Unknown

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

The Alanson M. Kimball House is nominated to the National Register for its local significance under criterion C. Featuring palladian window motifs, pedimented gables, elaborate shinglework, and a steep roof pitch, the Kimball House embodies the distinctive characteristics of the Colonial Revival period of construction. The property also includes a fine Greek Revival animal barn and Queen Anne gazebo, both of architectural significance in Pine River.

HISTORICAL BACKGROUND

In 1849 the road from Berlin to Waupaca were cleared, opening Waushara County for settlement and governmental organization. In that year the town of Pine River was platted in what was to become Leon Township (5). Located on the county's principal flowage, Pine River became one of several townsites to have grist and saw mills constructed. In the mid-1850's Pine River was a boom town, but after the Panic of 1857 settlers left in significant numbers. Those remaining established Pine River as the commercial center of a rural township with a population that declined from 768 in 1880, to 687 in 1920.

Alanson Mellen Kimball (1827-1913) settled in Pine River in 1855. Beginning with a modest stock of goods, he became the principal merchant of Pine River, purchasing hogs, wool, and other local farm products for wholesale distribution (6). In 1863 he was elected to the state senate, followed by his election to Congress in 1874 (7). In 1883 he expanded his merchantile business into Ashland and Iron Counties, where he also operated a lumber mill. His residence, constructed in 1860, was restyled in 1902 and enlarged in 1913 during the period when Kimball divided his time between Pine River and Ashland. The Kimball residence, one of the most distinguished in Pine River, remained in the Kimball family until the 1950's.

  X   See continuation sheet

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ARCHITECTURE

The Kimball house was originally constructed as a vernacular two-story gabled ell with a rear wing. The gabled ell was one of the most widespread vernacular building types in mid-to-late 19th century Wisconsin. The form was most commonly found in small communities and rural areas. It was a practical and easily expanded building type characterized by a two-story projecting front gable with an attached side-gabled ell of one or two stories. Early examples of the style commonly exhibited Greek Revival details. The Kimball house, although remodeled in the Colonial Revival style, still retains aspects of its Greek Revival appearance. The regular and symmetrical fenestration of the south, east, and west facades is typical of the Greek Revival in Wisconsin as are the corner pilasters and full pediments. While the building no longer exhibits a Greek Revival appearance, these details were skillfully integrated into the Colonial Revival remodeling in 1901.

The building now exhibits a Colonial Revival appearance primarily through the visual dominance of the paladian and diamond pane windows, arched keystone windows and second-story ocular window. The building also features Queen Anne style decorative shingling which was a typical borrowing in Colonial Revival buildings. The Greek Revival was sympathetic to the basically classical vocabulary of the Colonial Revival style and are skillfully integrated into the design to support its Colonial Revival appearance. Although the building is not a pure example of the style, it is architecturally sophisticated and is architecturally significant only when viewed in the local context.

The nominal local building stock consists largely of small scale vernacular frame dwellings, most of which have been extensively altered. The buildings at 327 and 333 Main Street have Greek Revival references and date from the Kimball house construction, as does the Pine River Congregational Church at 228 Main Street, but these are smaller in scale and have been significantly altered by window alterations and residing. Only one other Colonial Revival house can be found in Pine River, and it is located at 504 Pine Street. It includes palladian windows, shingled gable ends and ionic porch supports, but it is more reflective of pattern book construction and does not include the fine detailing or the conscious melding of design elements found in the Kimball house. The more sophisticated architectural resources of Pine River date from the late 19th and early 20th centuries: the Craftsman-style stuccoed residence at 220 Middleton Street, the Kimball's pressed metal Classical Revival commercial building at 400 Main Street, the frame Queen Anne school building at 701 Main Street, and the Kimball property. Of these the Kimball property is uniquely distinguished by the full compliment of outbuildings and landscape features.

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The animal barn, with its pilasters, gentle roof pitch, and pedimented cupola, is a fine example of Greek Revival design applied to barn construction. As previously mentioned, Pine River has examples of the Greek Revival influence at 327 and 333 Main Street, but these have been significantly altered by window alterations and residing. The Pine River Congregational Church at 228 Main Street is less altered, but has fewer distinguishing features. The only other barns in Pine River are located on Waupaca Street: two vernacular structures on South Waupaca directly behind the Kimball store building, and one on North Waupaca associated with the Craftsman-style residence at 220 Middleton Street. The later barn appears to be of late nineteenth or early twentieth century construction and does not exhibit any Craftsman references.

The Queen Anne gazebo, with its delicately incised ornamentation and diagonal braces, can only be broadly compared to the significantly larger school house at 701 Main Street, which has some Stick Style references and now serves as the Leon Town Hall. While a few other buildings exhibit modest applications of Queen Anne ornament, no other distinguished examples of Queen Anne design exist, nor any other garden structure. In conjunction with the landscape features, the gazebo compliments the distinction of both the animal barn and residence.

The Kimball property is one of the most distinguished architectural resources in Pine River. The intelligent incorporation of Greek and Colonial Revival references exhibited by the house is rivaled by only a handful of high style buildings. Along with the compliment of the barn, gazebo, and landscape features, the property is illustrious of both the prosperity and sophistication of Pine River's leading merchant and politician.

Because the two garages are contemporaneous, of compatible size, scale & materials and retain a high degree of integrity, they contribute to the property's significance.

- (1) The period of significance is the construction period of the house.
- (2) 1860 Assessment Rolls for the Village of Pine River, Waushara County Courthouse, Wautoma, Wisconsin.
- (3) 1902 Assessment Rolls for the Village of Pine River, Waushara County Courthouse, Wautoma, Wisconsin.
- (4) 1913 Assessment Rolls for the Village of Pine River, Waushara County Courthouse, Wautoma, Wisconsin.
- (5) Reetz. Come Back in Time. P. 119.
- (6) Ibid.
- (7)                     . Portrait and Biographical Album of Green Lake, Marquette, and Waushara County. P. 832.

9. Major Bibliographical References

Andreas, A. T. History of Northern Wisconsin. Western Historical Co., 1881. Chicago, Ill.  
Portrait and Biographical Album of Green Lake, Marquette, and Waushara Counties. Acme Publishing Co., 1890. Chicago, Ill.  
Biographical Directory of the American Congress. U. S. Government Printing Office, 1971. Washington, D. C.  
"Pine River Kimballs," Waushara Argus, 7/18/1968. Page 2.  
Reetz, Elaine. Come Back In Time. Fox River Publishing Co., 1981. Princeton, Wisc.

Previous documentation on file (NPS): \_\_\_\_\_ See continuation sheet  
\_\_\_\_ 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  
Specify repository: \_\_\_\_\_

10. Geographical Data

Acreeage of property 3.5 acres

UTM References

A	<u>1/6</u>	<u>3/3/3/7/8/0</u>	<u>4/8/9/0/7/9/0</u>	B	<u>1/6</u>	<u>3/3/3/7/8/0</u>	<u>4/8/9/0/6/5/0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1/6</u>	<u>3/3/3/7/3/0</u>	<u>4/8/9/0/6/5/0</u>	D	<u>1/6</u>	<u>3/3/3/7/3/0</u>	<u>4/8/9/0/7/9/0</u>

\_\_\_\_ See continuation sheet

Verbal Boundary Description

Lots 1, 2, 3, and 4, Block V, in the Plat of the Village of Pine River.

\_\_\_\_ See continuation sheet

Boundary Justification

The boundary includes the entire city lots that have historically been associated with the property.

\_\_\_\_ See continuation sheet

11. Form Prepared By

name/title Peter J. Adams  
organization Peter J. Adams & Associates date February 4, 1988  
street & number 537 East Wisconsin Avenue telephone 414/722-8936  
city or town Neenah state Wisconsin zip code 54956

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Patrick Croy and Beth Hare  
Route 1, Box 5  
Pine River, Wisconsin 54965

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Photographic Materials - Identification

Kimball, Alanson M. House  
Pine River, Waushara County, Wisconsin  
Photo by Patrick Croy, October 1987  
Negatives at the State Historical Society of Wisconsin

- Photo #1 of 18: Street view from the southeast
- Photo #2 of 18: Street view from the west.
- Photo #3 of 18: Street view from the southwest.
- Photo #4 of 18: Street view from the northwest.
- Photo #5 of 18: View from the northeast.
- Photo #6 of 18: View from the south, house.
- Photo #7 of 18: View from the east, house.
- Photo #8 of 18: View from the north, house.
- Photo #9 of 18: View from the northwest, house.
- Photo #10 of 18: View from the northwest, south garage.
- Photo #11 of 18: View from the east, south garage.
- Photo #12 of 18: View from the west, animal barn.
- Photo #13 of 18: View from the south, animal barn.
- Photo #14 of 18: View from the east, animal barn.
- Photo #15 of 18: View from the north, animal barn.
- Photo #16 of 18: Interior view, animal barn.
- Photo #17 of 18: View from the southeast, gazebo.
- Photo #18 of 18: View from northwest, north garage.

# ALANSON M. KIMBALL HOUSE

PINE RIVER, WAUSHARA COUNTY, WISCONSIN

