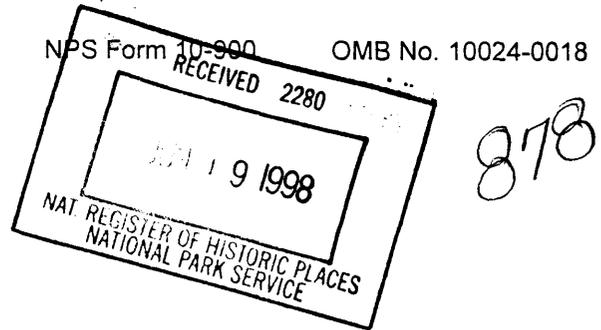


(January 1992)

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 McClelland-Kasuboski House

other names/site number N/A

2. Location

street & number W404 West Hillside Road N/A not for publication

city or town Town of Berlin N/A vicinity

state Wisconsin code WI county Green Lake code 047 zip code 54923

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

[Signature] 6/6/98
 Signature of certifying official Title Date
 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 certifying official/Title Date

State or Federal agency and bureau

McClelland-Kasuboski House
Name of Property

Green Lake, Wisconsin
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:)

for
Signature of the Keeper Date of Action
Edson H. Bull 7.15.98

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
 site
 structure
 object

Number of Resources within Property

(Do not include listed resources within the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	Buildings
<u> </u>	<u>0</u>	Sites
<u> </u>	<u>0</u>	Structures
<u> </u>	<u>0</u>	Objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing

(Enter N/A if property is not part of a multiple property listing.)

N/A

Number of contributing resources 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)

Italianate

Materials

(Enter categories from instructions)

foundation LIMESTONE
walls BRICK
roof TIN
other WOOD

Narrative Description

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

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Introduction

The McClelland-Kasuboski House is a T-plan Italianate structure built in 1868 in the Town of Berlin, Green Lake County. The house consists of a two-story block, which is three bays in width across the primary, south-facing facade and two bays on the east and west-facing facades; this block is adjoined at the rear by a lower two-story ell five bays in length. The house is located on a farm in a historically and actively agricultural community; the property's associated farm buildings, while of considerable vintage, are not historically or architecturally significant. The house, however, is an exceptionally intact example of the Italianate architectural style, and, despite deterioration and deferred maintenance, possesses an exceptional level of integrity. All historic windows, hood molds, and other decorative features are intact; such details as original doors, shutters and interior features are evident throughout the building.

Physical Context:

The McClelland-Kasuboski House is located in a slightly hilly area two-and-one-half miles south-southeast of the city of Berlin, in Green Lake County. The house stands on the crest of a relatively tall hill; the homestead is adjoined to the east, west and north by fields. A town road passes east-west in front of the house, commencing at a county trunk highway near the base of the hill mentioned and ending shortly beyond the McClelland-Kasuboski House. Only one other house, which is non-historic, stands on this road. The homestead portion of the McClelland-Kasuboski House's parcel is framed by trees and brush in a more or less continuous pattern around the east, west and north sides of the property. Four agricultural buildings are located in the clearing near the house; of the four all but one, a small garage or milk house located at the edge of the clearing east of the house, is still in use. A one-story gable-roofed barn stands at the northeast corner of the homestead area, while a large side-gabled shed or stable stands directly behind the house. Both have standing-seam metal roofs. The barn at the northeast corner of the clearing has cedar siding and a roofless silo appended to the east end; a small concrete-block milkhouse is adjoined to the south-facing wall of this barn. The building north of the house is shorter in length and has non-historic metal siding. A non-historic round wire mesh corn crib stands south of the wood-sided barn, near the house and across the gravel driveway that extends from the road along the east side of the house to the farmyard. One other low gabled building, a derelict pig barn, and another abandoned wire corn crib stand in the brush along the eastern edge of the clearing; these are not located within the site's present natural boundaries. The agricultural buildings associated with the McClelland-Kasuboski House are unexceptional, altered and non-historic resources; they do not positively or adversely impact the house's integrity or its architectural significance.

General Features:

The McClelland-Kasuboski House is constructed of a cream brick veneer over, presumably, a narrow timber or heavy balloon frame. The building has low hipped standing-seam metal roofs; a single low chimney rises from near the center of the main block. This chimney appears to be original, but may have been shortened; the house originally had a widow's walk, which was removed prior to 1935.¹ The house's hood molds, cornice, brackets and porches are constructed entirely of wood; on most of this woodwork there is no discernible evidence of paint. The roof overhang on the main block extends approximately three feet; it is supported on all sides by paired sets of elaborately carved wood brackets, and the wood

¹ Photo of house dated 1935; in possession of Kasuboski family.

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soffits between brackets are decorated with a molded panel motif echoing those found on the cornice, described below. The lower portions of these brackets are set against a wide cornice, also of wood, and consisting of wide molded panels broken at intervals by round one-light oculus windows set into square molded surrounds. All of these features are entirely intact and original; none of the brackets or oculus windows are missing, although one of the oculus windows appear to be broken.

The main block of the building has three evenly-spaced bays across the south-facing facade and two each on the east- and west-facing facades; the northernmost bay of the west-facing facade consists of a large two-story semi-hexagonal bay, described below. The center bay of the south-facing facade includes a one-bay porch and elaborate double front door, also described below. All of the windows in the main block have pedimented wood hood molds; all are intact, unpainted, and weathered to a greater or lesser extent. Each hood mold consists of a frieze, marked at the top by a narrow molded cornice, and surmounted by a low pediment. Some of the friezes are marked by small applied circles at the center, while others show no evidence of such ornamentation; it is not clear if these were originally applied to all hood molds, or if they have deteriorated on some facades. All of the windows consist of six-over-six double-hung sash; a few of the windows are partially or completely covered with louvered shutters, which also appear to be original to the building. Traces of white paint are evident on most of the sash, and each window sits upon a plain, smooth stone sill. Each facade of the main block terminates in a wide, smooth-tooled limestone water course above a low foundation of rough ashlar limestone similar to that found in a nearby quarry. The building does have a basement; low six-pane windows are evident in several locations.

The rear ell of the house has many of the main block's features, although at a smaller scale and somewhat simplified. The ell has five bays at the east and west facades; both facades are also marked with a half-length one story porch. The ell's rear facade consists of two evenly-spaced bays. All of the windows are six-over-six double-hung sash; some also have four-pane wood storm sash. All of the windows, with the exception of a single window on the rear facade, have hood molds consisting of rectangular pieces similar to the frieze portions of the more elaborate hood molds on the main block.

The house's specific features are described in greater detail below.

Primary (South-facing) Facade:

The McClelland-Kasuboski House has a two-story, three-bay primary facade with a set of double doors at the center bay and a one-bay entry porch. The cornice and five pairs of brackets at the roof line are identical to those described previously; the three oculus windows in the cornice at this facade are intact. The five windows and hood molds are identical to those described previously on the building's main block. The lower west window is covered by one half of a shutter; the upper half of the center window at the second story is covered on the exterior by a shade similar in appearance to a Venetian blind. This feature is historic, although it is unknown if it is original to the building; it does not match the other shutters. The window at the lower right-hand corner, which has one broken light, has also sustained some damage to the molded edge of the pediment of the hood mold.

The one-bay porch has a nearly flat shed roof whose overhang is supported by two pairs of brackets at the corners of the front facade and a pair at both the east and west corners of the porch. These brackets are closely similar to but smaller in scale than those on the cornice above. The porch's wood fascia decoration consists of a centered circular medallion, similar in size and treatment to the oculus windows in the cornice above, flanked to either side by a rectangular panel and,

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at the corners, a half-circle medallion similar to the circle in the center. The rectangular panels are concave on either end as they abut the circular and half-circular medallions. There is a thin frame of new wood around the edges of these fascia panels, and there are some small amounts of wood epoxy patch evident at close range. The box pedestals of the porch columns (described below) collapsed under a heavy snow load in February 1997, throwing the porch roof to one side. The porch roof received only minor damage, and was reinstalled in July 1997.

The porch is supported on two engaged columns and two full columns, both pairs being set on box pedestals. The engaged columns and their pedestals were not damaged by the porch's collapse; they consist of plain half-round engaged columns with slight, plain capitals set on paneled box pedestals. The two columns, as they have been repaired, consist of the original round columns, identical in proportion and decoration to the engaged columns described previously, set upon rebuilt box pedestals identical to the original pedestals and identical in proportion and detail to the engaged column pedestals described previously. The repair of the porch not only maintained the historic features of the porch, but reused all but the most damaged of the original materials and restored the porch canopy to its original appearance. The porch deck and steps, which were in very poor condition prior to the porch collapse, have been rebuilt to closely resemble their original appearance, with three standard-height steps replacing the four low, listing and deteriorated steps extant prior to the porch collapse. The porch also shelters an excellent Italianate double door and surround. Each of the paired doors has a elaborate carved wood grille in its upper two-thirds; these grilles bear matching rosette patterns in the centers. Each door's lower third consists of a panel inset with a circular motif, similar in size and details to the circles on the porch fascia. The doors are set into a deep frame, decorated across the underside of the lintel by two oval panels; the frame is itself surmounted by a relatively unweathered variant of the hood molds described previously. The cornice of this hood mold is clearly marked by a raised pattern of a circle inset between rectangular, concave-edged rectangular panels.

This highly visible facade demonstrates excellent integrity in all respects. The alterations made in 1997 may be classified as a restoration, as they utilize almost all of the original character-defining details and materials and employ new materials in a manner that maintains and preserves both the original appearance and the historic materials.

West-facing Facade, Main Block

The west-facing facade of the main block is the more elaborate of the two side facades, being dominated by the massive two-story semi-hexagonal bay. Although at present obscured from the road to some extent by trees and brush, this facade was historically the second most prominent on the house, being easily visible from both the town road adjoining the property and the more heavily-traveled road passing from north to south along the western edge of the hill. The roof overhang, brackets and cornice on this facade match the description given previously, although the cornice on the semi-hexagonal bay and the oculus window at the center of that bay have sustained some weather-related damage. The southernmost bay consists of a single window with a hood mold at both floors, identical in all respects to the description given previously. The window at the first floor level is completely covered by a pair of shutters.² The semi-hexagonal

² Although the glazing cannot be seen from the exterior due to the shutter, the existence of an original window was confirmed from the interior. The two shuttered windows at the second floor, one on the east facade and one on the west, were not visually confirmed due to the dangerous conditions of the second floor, as described below, but as there is no evidence of any windows being replaced, nor any reason to expect these windows to be replaced, it is assumed that the original windows lie behind these shutters.

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bay consists of six windows, three at each floor, of the same dimensions as the rest of those on the main block, with identical glazing and hood molds as well. The center window at the second story of this bay is also completely covered by a pair of shutters. The semi-hexagonal bay terminates directly at the junction of the building's main block with the rear ell, which is described below. A six-light basement window is evident in the foundation wall directly under the southernmost bay and another at the center of the semi-hexagonal bay. This facade also has exceptional integrity; no alterations are evident and, although some relatively minor weather-related damage has occurred, the integrity of the facade has not been compromised.

West-facing Facade, Rear Ell

As in many houses of this era, the rear ell of the McClelland-Kasuboski House is clearly subordinate to the main block; this ell has, however, received a relatively high level of architectural attention. This facade, like the east-facing facade of this ell, has a relatively wide bracketed cornice; the brackets are identical to but smaller than those on the main block, while the fascia has wide panels between the brackets and lacks the circular medallions. This facade is dominated by a three-bay porch with a flat shed roof and fascia, brackets and panels similar to those found on the south-facing facade's porch, although this porch also lacks the circular and semi-circular medallions. This porch is attached to the semi-hexagonal bay at its southernmost terminus; it is otherwise supported by three columns of similar girth but less height than those on the primary facade's porch. These columns, however, are square, and have much larger, more elaborate and more pronounced capitals than those on the primary facade. The reason for this variation is not known; it is possible that this porch represents a slightly later addition, although there is no known evidence of alteration to the building in the years immediately following its construction and the column's details are within the bounds of the Italianate style of that era. As a result, although the exact provenance of the variation in the columns is not known, these columns clearly date to within a few years of the house's construction and appear to be original to the building. The floor and steps of the porch are unadorned and in poor condition.

The ell's facade has five bays, with the second from the right (south) omitted from the second story. All of the windows have six-over-six double-hung sash and four-light storm sash. A first story entrance door, which appears to be original, has six lights in the upper portion and four narrow panels in the remainder of the door. All of the bays are surmounted by flat rectangular hood molds with slight moldings at the upper and lower edges. This facade also has excellent integrity, and has remained virtually unaltered.

North-facing facade

The north-facing facade of the building is the rear of the structure. It consists largely of the north-facing elevation of the ell, and, while intact, has relatively little architectural character. The brackets and cornice continue across this facade in the same manner as on the rest of the rear ell; the facade is two-bays-wide, with one window at the lower right-hand corner omitted. The lower left-hand corner window has identical glazing to those described elsewhere; it is, however, somewhat smaller than the other windows described previously and has no hood mold. It is possible that this window never had a hood mold, but it is also possible that it may have been removed. A section of discolored brick, indicating possible fire or

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water damage, occupies much of the space between this window and the sill of the window above it; as a result any shadow of a missing hood mold has been obliterated. The two second-story windows are slightly wider than the window previously described, and are in keeping with the proportions of the rear ell windows previously described; these also consist of six-over-six double-hung windows covered by four-light storm panes. These two windows have rectangular hood molds identical to those described previously on the rear ell. There is one basement window directly under the single lower-story window; this has been covered with a piece of sheet metal. This facade, the least visible and least ornamented of the building, continues to exhibit a high level of integrity.

East-facing Facade, Main Block

The house's east-facing facade faces the farmstead and, due to adjoining brush and the dearth of construction or development along the road to the west of the house, is less visible to the public than the south- and west-facing facades. This facade of the main block is considerably less ornamented than the more visible facades, but continues to demonstrate an extremely high level of integrity. This facade also has two stories and two bays, with cornice, brackets, oculus windows, hood molds and double-hung sash as described previously. The northern window at the second story is completely covered with a pair of wooden shutters, as described previously; the northernmost window at the first floor is covered by a twelve-light storm sash. There is one basement window, located directly below the northern bay; this window is covered with a piece of sheet metal. With this small exception, this facade is virtually intact to its construction.

East-facing Facade, Rear Ell

This facade has undergone the most extensive alterations of the entire exterior, resulting from the use of this ell as primary living quarters for much of the last century and the proximity to this facade of the driveway and farmyard, and the use of this facade's door as the primary entry to the house. The changes to this ell, however, are confined and have little impact on the building's overall integrity. The most notable alteration is the mid-1930s replacement of the northernmost lower window in the ell with a single set of carriage doors, turning the rear most room of the ell's lower floor into a one-stall garage. A steep concrete ramp rises to meet the garage doors as well. It should be noted that this alteration is not visible from the street; it is only seen as one approaches the house on the driveway.

Like the west-facing facade of the ell, this facade has five bays, and here too, the window at the second floor over the door was being omitted. The cornice, brackets and hood molds are identical to those on the west-facing facade of this ell; all of the five extant windows have six-over-six double-hung sash as described previously. Three of the four southernmost windows also have four-light storm windows. The door, located at the second-northernmost bay, has a non-historic screen door over a historic door. The porch of this facade is of the same length and general form as the porch on the west-facing facade; its details, however, are considerably simpler. The fascia of the porch roof lacks the brackets and paneling details of the west-facing porch; it does have a narrow band of molding across its face. The columns, like those of the other facade, are square, but these columns are little more than piers, having larger dimensions, no tapering, and only simple blocks at their capitals. These columns also rest on box pedestals, but these, as well, are considerably simpler than those with paneling detail on the opposite facade. It is not clear if these represent a later alteration; the presence of the small amount of molding and detailing and the history of the property appear to indicate that these variations may have resulted in a desire to expend less money on ornamenting this less public and more utilitarian porch. The deck and stairs of this porch, which are still in daily use, are in reasonably good repair. The alterations to this facade, in the case of the garage door, are more extensive than may be found on the rest of the building, but due to its location and relative

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visual obscurity does not significantly impact the building's overall excellent integrity.

Interior: Main Block, First Floor

The first floor of the main block consists of a foyer; stair hall with staircase, an east and a west parlor on either side of the foyer; a narrow hallway, a bedroom and bathroom behind the east parlor; and a larger sitting room occupying the balance of the main block. All of the rooms have original and highly elaborate architectural ornamentation, including cornices, door and window surrounds, and ceiling medallions. With the exception of the bedroom and sitting room, most of the spaces described in this section have been unoccupied since the early twentieth century, and are at present used only for storage.

The house's formal entry, front parlors and stair hall are highly intact but in poor condition. The foyer consists of a narrow hall leading from the front door, described previously, to the stair hall, which is separated from the foyer by an etched glass pocket door described below. The hall is no more than six feet wide and less than fifteen feet long. The interior faces of the front doors have circular medallions under their front windows, matching those previously described on the exterior, and the door surround and cornice above consist of wide, elaborate architrave moldings. The cornice moldings in this foyer are, in accordance with the stylistic expectations, wider than those found in the parlors or other rooms. This door is flanked to either side by wide double pocket doors leading into the parlors. Both are approximately eight feet across, and have molded frames in a slightly pointed elliptical arch shape. The pairs of doors, also in an elliptical arch shape, each have two sets of three long oval panels. These features appear to be entirely intact. Both of the parlors have molded cornices and elaborate window architraves; both also have elaborate ceiling medallions of the type commonly used to support chandeliers. It is not known at this time if these most recently supported gas or electrical fixtures.

The foyer terminates in a doorway of the same dimensions as the front door, but with the elliptical arch shape of the parlor doors. This doorway also has double pocket doors, with circular medallions in the lower third, the upper two thirds being occupied by four glass panels etched with elaborate designs. The upper two panels are rounded on the top, while the lower two are rectangular. These features also appear to be entirely intact. These doors lead to a small chamber dominated by a steep spiral staircase, which is elaborately decorated and prominently visible through the pocket doors previously described. The handrail is supported by turned balusters and anchored at the terminus by a tapered octagonal newel post. Both treads and risers are narrow, and the carriage is decorated at each step with an applied "S"-shaped sawn ornament. The staircase as well is in highly intact but very poor condition. The small space at the base of the stairs is adjoined to the north by a single narrow paneled door, set in a wide architrave and surmounted by a molded semicircular arch with elaborated molded springers and keystone, the arch encompassing a single, plain glass transom light.

The door mentioned immediately above leads to a narrow hallway, which is flanked to the west by a closet and to the east by a bedroom. and a former bedroom that was converted to a bathroom in the early 1950s.³ The shallow linen-type closet has double doors above and drawers below; the closet doors each feature an elongated octagonal panel motif that appears

³ Personal communication with Anne Kasuboski.

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to supplant the circular panel ornamentations in the rear portion of the main block. This bedroom also has original wood window, door and cornice moldings. As in the sitting room, described below, the portion of the wall below the single window in this room consists of a wood frame with three octagonal molded panels. The door at the north end of the hall previously described also has octagonal, rather than circular, panels in its lower portions, with four lights above. This door leads from the hall to the sitting room is set in an architrave molding and surmounted by an arch and transom light identical to that described previously; this ornamentation is repeated on the sitting room side.

The sitting room is dominated by the three windows of the bay described previously on the west-facing facade. These windows stand approximately ten feet tall from the floor, and are framed by original but less elaborately molded architraves. A thin molding circles the room at the juncture of ceiling and wall. At the south end of the room, next to the door previously described, a single door with four octagonal panels leads to the west parlor. Near the northeast corner of the room a plain paneled door in a simpler surround leads to the kitchen portion of the rear ell, described below.

The interior of the first floor of the main block represents a highly intact and elaborated example of Italianate interior architecture. Despite the poor condition of much of the space, which has been unoccupied, unmaintained, and used for little more than storage, these rooms and features exhibit impressive architectural integrity and design.

Interior: Main Block, Second Floor

The second floor of the main block was never finished for living space, as discussed in Section 8 below. As a result, the second floor has no architectural features. As this space is also uninhabited, and has been occupied by pigeons and other fowl for several decades, it was not examined.

Interior: Rear Ell, First Floor

The first floor of the rear ell consists of a kitchen and a space at the extreme rear of the building that may have originally been a wood storage or summer kitchen, and which was converted to a garage in the mid-1930s. The kitchen is modern and has no notable features; the garage area is unadorned with the exception of a narrow row of pressed metal egg-and-dart cornice molding.

Interior: Rear Ell, Second Floor

The second floor of the rear ell is separated from the second floor of the main block by a panel door reached from two wooden stairs; this portion of the house is occupied but unadorned and has no notable features.

Conclusion

The McClelland-Kasuboski House demonstrates exceptional integrity, particularly with regard to the most visible facades and the most historically formal rooms of the house. With the exception of the restoration of the porch and the alteration to the extreme rear of the house, the building's exterior is virtually unchanged since its construction, its highly intact elements excellently representing the Italianate style. The interior features of the more formal portion of the house's interior are also worthy of notice, as the features are, again, exceptionally intact. Although the house overall has suffered from neglect, disuse and deferred maintenance, the house's interior and exterior features have not been extensively damaged and have undergone almost no alteration. As a result, the McClelland-Kasuboski House may be determined to have exceptional exterior and interior integrity.

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.)

that have made a significant
 A Property is associated with events 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.)

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.

Narrative Statement of Significance

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1868

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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Introduction

The McClelland-Kasuboski House is eligible for the National Register of Historic Places under National Register Criterion C as an excellent and highly intact example of an Italianate residence, commonly executed in Wisconsin during the decades of the 1860s and 1870s. This building exemplifies many of the design characteristics of this popular and widely-built style, and includes excellent examples of characteristic but often removed or altered features such as Italianate porches, doors and interior finishings. The building was constructed in 1868, and is substantially unaltered, particularly with regard to its formal facades and interior spaces during the last several decades. It is the only known example of high-style Italianate design in the Town of Berlin.

1. Historical Context:

The McClelland-Kasuboski House was built in 1868 under the ownership of Thomas McClelland, an Irish immigrant who with his family had previously lived in Ohio and Indiana. McClelland settled in the Town of Berlin in 1846, buying a quarter-section of federal land near the present house site.⁴ After several years in log buildings, and after all but one of his children had left home, and at the age of 53, McClelland built the extant house, a later casual observer referred to as "one of the most palatial residences within the borders of Berlin Township."⁵

McClelland made his fortune through farming; in the 1860 town census schedules he had been listed as owning 330 improved acres, with an additional 100 unimproved. McClelland was at that time raising wheat and operating a small dairy; he is listed in that year as having 13 cows and producing 3300 bushels of wheat and 800 pounds of butter.⁶ Although the years of decline in the wheat industry were commencing in 1860, and the crop would worsen across the state in the following decade, by 1870 McClelland had found a new opportunity, one which allowed him to build his massive new home. By 1870, McClelland had added another 150 acres and 300 sheep, resulting in a farm that far exceeded in value any other recorded in the Town of Berlin.⁷ Due to the Civil War limitations on the availability of cotton, wool had become a highly desirable commodity, and wool production flourished for a decade in the Green Lake County vicinity. Despite his success, McClelland apparently played little if any part in local political or social events; his obituary in 1881 mentioned only that he was "one of the first settlers in the Town of Berlin, and always one of the leading farmers."⁸ The house also received little notice in the local newspapers, potentially as a result of its rural location; neither the construction nor the McClelland family receiving any known coverage, and as a result the identity of the builder cannot be determined.

The house and farmyard were constructed on the crest of a low hill, which overlooked a local road below. Although the exterior and the public interior spaces were highly ornamented and elaborately designed, representing a relatively

⁴ "Patent, U.S. of America to Thomas McClelland." MSS, Volume 97 Deeds p. 389 Green Lake County Register of Deeds. Recorded 17 December 1934; original date 1 February 1848.

⁵ Portrait and Biographical Album of Green Lake, Marquette, and Waushara Counties, Wisconsin [Chicago: Acme Publishing Co.] 1890, p. 664.

⁶ "Schedule 1, Free Inhabitants of the Town of Berlin, in the County of Green Lake, State of Wisconsin." MSS, dated 27 June 1860, family number 555.

⁷ "Schedule 1, Inhabitants in the Town of Berlin, in the County of Green Lake, State of Wisconsin." MSS dated 12 [no month given], 1870, page 12, dwelling number 90.

⁸ Berlin Daily Evening Journal , April 7, 1881, p.1 c. 7.

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Section 8 Page 2 McClelland-Kasuboski House, Town of Berlin, Green Lake County.

high manifestation of the style, the second story area of the formal portion of the house was never finished. In accordance with the era's domestic design tradition, the family bedrooms should have been placed in this area. Although it is not exactly known why this space was not completed, it appears likely that such bedrooms simply were not needed at the time, and were not finished as a measure of frugality. In 1870, only one adult child still lived with Thomas and his wife, Mary; Sallie, the youngest, was 21 at the time and married within a few years.⁹ It is likely that the parents and adult child occupied the two bedrooms at the rear of the main block of the lower floor, leaving the remaining area as unneeded space necessitated by the two-story convention of the style. Three farm laborers are also listed in 1870 as living with the McClelland; these employees would have occupied rooms in the upper story of the rear wing, which was finished.

Following McClelland's death in 1881, three years were required to probate the property, due to the fact that McClelland had borrowed a great deal of money between 1876 and 1880. The reasons for these transactions are not clear; several were made with the McClelland children and ranged from a few hundred to a few thousand dollars. Since George McClelland, the eldest child, had begun to farm the property as early as 1868,¹⁰ it is possible that Thomas McClelland may have opted or have been forced to retire from farming prior to his death; the loans may represent his and his wife's income or tax payments during this time. Mary McClelland died in 1882; George McClelland became the owner of the homestead property in 1884. However, the farm that George inherited was considerably smaller: the acreage had been parceled among the siblings, and although some sold their portions back to George at least one was sold elsewhere for non-payment of that sibling's debts.¹¹ By 1886 George had 148 acres and considerably less personal property than had been imputed to his father sixteen years before.¹²

In 1903, George McClelland sold the property to Anton Kasuboski, Sr. At the time of this purchase, the total property consisted of 210 acres and sold for \$1900.¹³ Kasuboski, his two sons and their families continued to farm the property, which became a dairy farm at approximately this time. Anton Kasuboski's grandson, Michael, continues to farm the property as of this writing. Although the family occupied the house continuously after its purchase, the Kasuboskis from an early date closed the doors to the front parlors and front entry, opting to live only in the rear portion of the building and using the front rooms for little beyond storage. Few alterations were made; a cupola fell off prior to 1935 and the former summer kitchen was converted into a one-stall garage in approximately 1935, as discussed in Section 7 above. During the 1920s and through the Depression, the unfinished upstairs area was used as a chicken coop.¹⁴ The rear portion of the house continues to be occupied at present; the formal front portion of the building remains unused, and the upper story remains unfinished.

2. Context, Italianate Style:

The American Italianate style has its roots, like the Gothic Revival style of the mid-nineteenth century,

⁹ "Schedule 1, Inhabitants in the Town of Berlin..."[1870], *op cit*.

¹⁰ Portrait and Biographical Album of Green Lake, Marquette, and Waushara Counties, Wisconsin *op. cit*.

¹¹ Deeds, Volume 41 Page 395, 3 August 1885. Green Lake County Register of Deeds.

¹² Tax Rolls, Town of Berlin, Green Lake County, 1886. Located at Area Research Center, University of Wisconsin - Oshkosh.

¹³ Deeds, Volume 61 Page 109, 23 February 1903. Green Lake County Register of Deeds.

¹⁴ Personal communication with Anne Kasuboski; photograph, dated 1935, in possession of Kasuboski family.

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Section 8 Page 3 McClelland-Kasuboski House, Town of Berlin, Green Lake County.

in the English Picturesque movement; the style owes much of its proliferation in the United States to pattern books such as those of Andrew Jackson Downing and others. Claiming roots in traditional rural Italian home design, but in execution representing a thoroughly Americanized idiom, the Italianate style emphasized modest asymmetricality and somewhat eclectic modes of ornamentation. According to one architectural historian, the Italianate style "combined classical elements in picturesque combinations," a reaction to the previous strict classicisms; in this new mode the "object was to convey a general sense of history, or familiar tradition, without insisting on any specific set of historical associations."¹⁵ Unlike the Greek- and Roman-derived styles, as well as the ecclesiastically-linked Gothic and the Second Empire styles, the Italianate carried no specific weight of association with a particular regime or institution, which might fall out of favor as political situations changed. The Italianate association was vague enough to remain pleasant without having specific political or social connotations in itself. The Italianate style was this first major domestic style to begin to explore the ramifications of balloon framing and mass-produced ornamentation; the resulting buildings continued to employ the box shape, but began to alter the traditional house forms with features such as bay windows and asymmetrical floor plans. Both design variations and the generally higher level of ornamentation tend to distinguish Italianate houses from their classically-derived predecessors; the proliferation of the Queen Anne and related styles in the later 1800s would further expand the experimentation begun in the Italianate period.

Additionally, in the words of another architectural historian, the Italianate style was "the practical style of the day."¹⁶ Due to its reliance on easily-built boxy shapes, its adaptability to a variety of building materials, and its employment of mass-produced applied ornamentation that could be acquired at relatively little cost from distant locations, the style proved popular among a wide range of clients and builders, especially in the fast-growing portions of the Midwest. Italianate structures could be built from the most readily available or desirable local materials, be they wood, stone or brick, and even buildings in remote areas could be adorned in the latest style with mass-produced brackets and hood molds shipped by rail from factories elsewhere. This availability of relatively inexpensive ornamentation substantially impacted the style's popularity, as it allowed for a more generous display of taste and wealth. As a result of the style's popularity and flexibility, stylistic variations developed that ranged from the highly ornate and elaborate to the modestly-ornamented, and the style appeared on everything from grand villas to workers' housing to stores and factories across the northern United States, and in the Midwest states in particular.

Italianate structures were most commonly built in the northern U.S. during the 1850s, 1860s, and 1870s; the style declined and was eventually supplanted by the Queen Anne and its variations following the Panic of 1873 and subsequent depression. Although closely related to, and often blended with the Second Empire style of the 1860s and 1870s, the Second Empire style failed to replace the Italianate as the dominant building motif of the era. By the 1880s both the Italianate and Second Empire had declined for domestic use in favor of the more asymmetrical, more elaborately decorated and more widely eclectic Queen Anne, but Italianate design ideas such as brackets and segmented arch openings continued to appear on commercial and industrial buildings until the turn of the century.

¹⁵ Spiro Kostof, A History of Architecture: Settings and Rituals. [New York: Oxford University Press], 1995, p. 633.

¹⁶ Marcus Whiffen, American Architecture since 1780: A Guide to the Styles. [Cambridge, Mass.: M.I.T. Press], 1969, p. 99.

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In Wisconsin, the proliferation of the Italianate style coincided neatly with an explosion in the young state's growth and economy. Due to aggressive immigration recruitment from both the eastern United States and various countries in Europe, the population of the state increased 154 percent between 1850 and 1860.¹⁷ Although only a few newcomers could immediately afford to build an Italianate dwelling, success in farming, manufacturing or commerce often lead to quick replacements of initial dwellings with houses that reflected the owners' new status and taste. Italianate city and suburban homes in previously Greek Revival-dominated neighborhoods became common, and numerous successful farms could boast of a prominently-located, highly visible Italianate testimonial to the farm's production. Due to the precedent set by the Downing and other pattern books, the style was often viewed as particularly appropriate for rural or suburban settings, as it was reputed to fit more gracefully into a rural landscape setting than the previous Greek temple-derived designs.

The Civil War interrupted the state's population growth, but to a relatively small extent compared to states more directly impacted by the war; the period immediately after the war saw considerable construction in the style, especially among farmers and agriculture-related businessmen, who in many cases had profited extensively from war demands and changes in consumption patterns caused by the loss of Southern goods. As a result of their historically high numbers, as well as the fact that a high proportion of Wisconsin Italianate houses were constructed of brick following the growth of the commercial brick industry and the massive fires of the early 1870s, Italianate houses of varying elaborateness may be found across Wisconsin. In many of the high-style cases, however, later alterations to features such as porches, glazing and interior finishes have resulted in hybrid or impaired stylistic representations.

3: Statement of Significance:

According to Cultural Resources Management in Wisconsin, the following features exemplify the Italianate style as executed in Wisconsin:

Italianate houses abound in Wisconsin and have distinctive wide eaves with numerous brackets, gently sloping hip or gabled roofs, and, frequently, a polygonal or square cupola atop the roof. Typically square in plan with boxy proportions, sometimes these houses are "L"-shaped in plan and wrap around a three-story tower. Frequently, windows have hood molds or even pediments, and sometimes they are round-headed. Bay windows are common, as are balustraded balconies. These houses nearly always have a veranda or loggia, although frequently these have been removed or altered. Italianate houses have clapboard, brick or ashlar walls....In Wisconsin, these picturesque homes were built in the late 1850s through the 1870s.¹⁸

Another authority, who distinguishes between the towered and L-shaped Italian Villa style and the more common Italianate style, defines the latter as tending toward rectangular, almost boxy shapes and being likely to employ central one-bay porches, as well as long porches or verandas.¹⁹ A third source refers to the Italianate style's defining

¹⁷ State of Wisconsin Blue Book, 1993-1994 [Madison: Wisconsin Legislative Reference Bureau] 1993, p. 777.

¹⁸ Barbara Wyatt, ed. Cultural Resources Management in Wisconsin, Volume 2, "Architecture" [Madison: State Historical Society of Wisconsin] 1986, 2-6.

¹⁹ John Blumenson, Identifying American Architecture [Nashville: American Association for State and Local History] 1977, p. 37.

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Section 8 Page 5 McClelland-Kasuboski House, Town of Berlin, Green Lake County.

characteristics as including a two to three story height, low-pitched roof with overhanging eaves and decorative brackets beneath, and tall narrow windows with elaborate crowns.²⁰ This author continues to describe the most common variant of the style: consisting of "square or rectangular box-shaped houses with hipped roofs that are uninterrupted except, in about half of the surviving examples, by a central cupola... Facade openings are typically three-ranked, less commonly five-ranked, rarely two-or four-ranked."²¹

The McClelland-Kasuboski House represents an excellent example of this style using any of these descriptions. Due to its original high level of design and its present high level of integrity, the building excellently manifests both a set of design details common to the style and a common use and interpretation of the style. As discussed under the Statement of Integrity above, the building's main block consists of a two-story, hipped-roofed block with a primary facade of three bays. It has elaborately designed and highly intact Italianate-style cornices, wide soffits and eave brackets, which are clearly essential elements of the house's design. Brackets and cornice treatments on the front entry porch and on the more elaborate of the two kitchen ell porches continue this trope, and contribute significantly to the stylistic identity. A modest level of asymmetricality is provided by the two-story bay window that dominates the west-facing facade; the interior of the first floor also has a modestly asymmetrical floor plan caused by the large sitting room and smaller bedrooms to the east. As is common in many rural cases, the employment of innovations in floor plan are limited: popular unfamiliarity with asymmetrical buildings on the part of both builders and homeowners in the Italianate era often encouraged a moderate approach to such fundamental innovations.

Round-headed and segmented-arched shapes are often cited as defining features of Italianate houses; the arched motif appears in both the front door and in the interior doors and surrounds throughout the formal portion of the house. The pedimented crowns extant over the windows and front door are also significant markers of the style, reflecting a general but unspecific classical image discussed above as a popular attraction of the style. The attenuated columns of the front and west-facing porches, the long windows and the very high ceilings in the first floor of the main block are also common features of the style, which emphasized vertical elements. The one-story, one-bay porch and the placement of the front door in the center of the primary facade also exemplify the Italianate style; the building's regular fenestration pattern is also indicative of the style. Although the house has lost its original cupola, this factor does not substantially diminish the very strong stylistic association presented by the interior and exterior of the extant building; the McClelland-Kasuboski House excellently represents most of the character-defining features of the Italianate style.

4. Context

An examination of the Town of Berlin, in which the McClelland-Kasuboski House stands, reveals very few comparable buildings. The town is almost entirely occupied by agricultural land uses; the proximity of the City of Berlin both encouraged relatively early settlement and discouraged the formation of commercial settlement areas within the town. The few extant residences that can be determined to be of mid-nineteenth century vintage generally represent vernacular Greek Revival designs; few were noted that were not extensively altered. One house which appears to be of Italianate design is located on Forest Ridge Road in the east half of the northeast quarter of Section 27, approximately one-and-one-quarter

²⁰ Virginia McAlester, A Field Guide to American Houses [New York: Alfred A. Knopf], 1995, p. 211.

²¹ *ibid.*

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Section 8 Page 6 McClelland-Kasuboski House, Town of Berlin, Green Lake County.

mile east of the McClelland-Kasuboski House.²² This house, which appears to have been extensively altered, consists of a two-story, three-bay main block with a one-story ell extending to the south. The hipped roof's overhang is modest, and both main block and ell have plain fascia and no brackets. The windows have plain stone lintels with no discernible ornamentation. There is no porch at the door to the main block; the ell has a porch supported by two square posts with slight capitals and two similar pilasters. This building represents a vernacular, and potentially later, manifestation of the style; it may not be profitably compared to the McClelland-Kasuboski House in terms of representation of the Italianate architectural style.

A more comparable house was found beyond the county line east of the McClelland-Kasuboski House, in the Fond du Lac County town of Nepeuskum, at 9477 County Truck V. This house may arguably be said to represent a highly ornamented hybrid of the Italianate and Greek Revival styles, as it has Italianate ornamentation on a front gable shape common to Greek Revival farmhouses in the area. However, this house's location in a separate county limits its ability to serve as context for the McClelland-Kasuboski House. Several Italianate houses may also be found in the nearby City of Berlin; although some houses in the city closely resemble the McClelland-Kasuboski House, they represent a different location and a different manifestation of the style's history, being placed in an urban neighborhood rather than on a working farm, and are thus not applicable to the context of the McClelland-Kasuboski House. As a result, the McClelland-Kasuboski House may be considered the best known extant example of the Italianate style in the Town of Berlin.

²² No house number was visible at the time of the examination; the building in question stands several hundred feet from the public right-of-way.

9. Major Bibliographic References

Bibliography

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

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

Primary location of additional data:

- X State Historic Preservation Office
Other State Agency
Federal Agency
Local government
X University
Other
Name of repository:

10. Geographical Data

Acreage of Property less than one acre

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

- 1. UTM coordinates: Zone, Easting, Northing
2. UTM coordinates: Zone, Easting, Northing
4. UTM coordinates: Zone, Easting, Northing

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 Della G. Rucker
organization Rucker Historical Research
street & number P.O. Box 204
city or town Green Bay state WI

date October 22, 1997

telephone 920/432-7044

zip code 54305-0204

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Section 9 Page 1 McClelland-Kasuboski House, Town of Berlin, Green Lake County.

Major Bibliographical References:

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Section 10 Page 1 McClelland-Kasuboski House, Town of Berlin, Green Lake County.

Boundary Description:

The nominated property is defined as follows:

That area of the property located in the southwest quarter of Section 25, Town 17 North, Range 13 East, being immediately associated with the house at W404 West Hillside Road, said portion being bordered at the south by the public right-of-way of Hillside Road. The remainder of the borders are defined as follows:

Commencing at a point on said public right-of-way that is located fifteen feet West of a point on the public right-of-way that lies directly South of the southeast corner of said building; said point first mentioned being the Point of Beginning. Proceeding North from said point in a straight line lying parallel with the west-facing facade of said building to a point located fifteen feet beyond the plane of the northeast corner of said building; proceeding thence East from said point in a straight line lying parallel to the north-facing facade of said building to a point located fifteen feet beyond the plane of the northeast corner of said building; proceeding thence South from said point in a straight line lying parallel to the east-facing facade of said building to a point where said line intersects with the public right-of-way; proceeding thence West along said public right-of-way to the Point of Beginning.

Boundary Justification:

The above boundaries are drawn as such to encompass the historic siting and setting of the building being nominated. The boundaries as drawn exclude the property's non-historic associated farm buildings, which do not affect or impact the house's architectural significance, and exclude the remainder of the parcel legally associated with this property, which comprises over 145 acres of active farmland having no built resources.

McClelland-Kasuboski House

Green Lake / 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 Michael Kasuboski

street & number W404 W. Hillside Rd. telephone 414/361-1884

city or town Berlin state WI zip code 54923

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.

NPS Form 10-900-a
(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 1/92)

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MCCLELLAND-KASUBOSKI HOUSE
Town of Berlin, Green Lake County
Photo by D.G. Rucker, May 5, 1997
Negative at State Historical Society of Wisconsin
View looking north.

Photo #2 of 13

MCCLELLAND-KASUBOSKI HOUSE
Town of Berlin, Green Lake County
Photo by D.G. Rucker, May 5, 1997
Negative at State Historical Society of Wisconsin
View looking east.

Photo #3 of 13

MCCLELLAND-KASUBOSKI HOUSE
Town of Berlin, Green Lake County
Photo by D.G. Rucker, May 5, 1997
Negative at State Historical Society of Wisconsin
View looking east.

Photo #4 of 13

MCCLELLAND-KASUBOSKI HOUSE
Town of Berlin, Green Lake County
Photo by D.G. Rucker, May 5, 1997
Negative at State Historical Society of Wisconsin
Detail, west-facing facade.

Photo #5 of 13

MCCLELLAND-KASUBOSKI HOUSE
Town of Berlin, Green Lake County
Photo by D.G. Rucker, May 5, 1997
Negative at State Historical Society of Wisconsin
View looking south.

Photo #6 of 13

MCCLELLAND-KASUBOSKI HOUSE
Town of Berlin, Green Lake County
Photo by D.G. Rucker, May 5, 1997
Negative at State Historical Society of Wisconsin
View looking south.

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Photo #7 of 13

MCCLELLAND-KASUBOSKI HOUSE
Town of Berlin, Green Lake County
Photo by D.G. Rucker, May 5, 1997
Negative at State Historical Society of Wisconsin
View looking west.

Photo #8 of 13

MCCLELLAND-KASUBOSKI HOUSE
Town of Berlin, Green Lake County
Photo by D.G. Rucker, May 5, 1997
Negative at State Historical Society of Wisconsin
View looking west.

Photo #9 of 13

MCCLELLAND-KASUBOSKI HOUSE
Town of Berlin, Green Lake County
Photo by D.G. Rucker, May 5, 1997
Negative at State Historical Society of Wisconsin
Detail of interior; parlor doors

Photo #10 of 13

MCCLELLAND-KASUBOSKI HOUSE
Town of Berlin, Green Lake County
Photo by D.G. Rucker, May 5, 1997
Negative at State Historical Society of Wisconsin
Detail of interior; hall door.

Photo #11 of 13

MCCLELLAND-KASUBOSKI HOUSE
Town of Berlin, Green Lake County
Photo by D.G. Rucker, May 5, 1997
Negative at State Historical Society of Wisconsin
Detail of interior; entry hall.

Photo #12 of 13

MCCLELLAND-KASUBOSKI HOUSE
Town of Berlin, Green Lake County
Photo by D.G. Rucker, August 28, 1997
Negative at State Historical Society of Wisconsin
View looking north.

Photo #13 of 13

MCCLELLAND-KASUBOSKI HOUSE
Town of Berlin, Green Lake County
Photo by D.G. Rucker, August 28, 1997
Negative at State Historical Society of Wisconsin
Detail south-facing facade; front door.