

VDHR - 6-13-01
NRHP - 4-26-02

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations 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 any 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 Thomas D. Kinzie House
other names/site number VDHR No. 11-5034

2. Location

street & number 65 Kinzie Rd not for publication
city or town Troutville vicinity _____
state Virginia code VA county Botetourt code 023 Zip 24175

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Catherine Kussner
Signature of certifying official

March 18, 2002
Date

Virginia Department of Historic Resources
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this 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
- removed from the National Register
- other (explain): _____

Signature of Keeper

Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

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

Number of Resources within Property

Contributing	Noncontributing	
<u> 6 </u>	<u> 0 </u>	buildings
<u> 0 </u>	<u> 0 </u>	sites
<u> 0 </u>	<u> 0 </u>	structures
<u> 0 </u>	<u> 0 </u>	objects
<u> 6 </u>	<u> 0 </u>	Total

Number of contributing resources previously listed in the National Register none

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

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Domestic</u>	<u>garage</u>
<u>Domestic</u>	<u>spring/springhouse</u>
<u>Agriculture/subsistence</u>	<u>barn</u>
<u>Agriculture/subsistence</u>	<u>shed</u>
<u>Agriculture/subsistence</u>	<u>shelter</u>

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>single dwelling</u>
<u>Domestic</u>	<u>garage</u>
<u>Domestic</u>	<u>spring/springhouse</u>
<u>Vacant/not in use</u>	<u>barn</u>
<u>Vacant/not in use</u>	<u>shed</u>
<u>Vacant/not in use</u>	<u>shelter</u>

Thomas D. Kinzie House
Botetourt County, VA

7. Description

Architectural Classification (Enter categories from instructions)

Queen Anne

Materials (Enter categories from instructions)

foundation	<u>concrete</u>
roof	<u>slate</u>
walls	<u>brick</u>
other	<u>wood</u>

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

8. Statement of Significance

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

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

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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.

Thomas D. Kinzie House
Botetourt County, VA

Areas of Significance (Enter categories from instructions)

architecture

Period of Significance ca. 1900-1951

Significant Dates ca. 1909-1911

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder Miller, H.M.

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

9. Major Bibliographical 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

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

10. Geographical Data

Acreage of Property 7

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

Zone Easting Northing Zone Easting Northing

1 17 597500/4139140 2 _____

3 _____ 4 _____

____ See continuation sheet.

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

U. S. Department of the Interior
National Park Service

Thomas D. Kinzie House
Botetourt County, VA

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: Katherine Houston

Organization: _____ date March 27, 2001

street & number: 208 Whitefield Court telephone 54 0-375-4618

city or town Salem state VA Zip code 24153

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 the SHPO or FPO.)

name Mr./Mrs. Cornelius Visser

street & number 65 Kinzie Rd. telephone 540-992-2544

city or town Troutville state VA zip code 24175

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 the 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 Project (1024-0018), Washington, DC 20503.

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Thomas D. Kinzie House
Botetourt County, VA

Section 7 Page 1

Summary Description

Built for a fairly prosperous farmer of the period, the Thomas D. Kinzie House is a large, late (1909-1911) two-and-one-half story brick Queen Anne dwelling located on Route 11 in Botetourt County, in what was originally a rural area. Although the area surrounding the property is and continues to be heavily developed with commercial enterprises, the Kinzie property, set back off the main highway, retains much of its setting. Large trees, shrubs, flowers, and five contributing outbuildings, including a raised-face concrete block and frame springhouse, a raised-face concrete block garage, two sheds and a large frame bank barn, surround the house. Dominant features on the dwelling include the complex hipped roof, which is covered with slate shingles and has projecting, pedimented gables, and the one-story wraparound porch. The interior of the house, like the exterior, has a high degree of integrity. The original center hall, double-pile floor plan is intact, as are the original materials, including a great deal of painted graining. There are two, almost identical staircases in the central hall, one behind the other, indicating a very formal separation of public and private spaces. A third staircase is located in the rear of the kitchen, which retains a fairly high degree of integrity.

Exterior Description

The Thomas D. Kinzie House has a hipped slate roof with projecting, pedimented gables with lunette windows. The pediments are sheathed with slate shingles and one pediment caps a three-sided bay. The roof overhang is wide. Three corbelled interior chimneys pierce the roof. The large dwelling is constructed of stretcher bond brick, which the family says were handmade. The bricks look more porous than old machine made bricks, but are very regular in shape. The mortar joints are painted very precisely, with a narrow line painted in the middle of the joint. The wraparound porch has a low pediment at the entry; the porch has round posts. There are concrete lintels above the windows; sills are wooden. The full basement is poured concrete.

The north side of the wraparound porch has been enclosed, but the original columns have been retained on the interior. In 1939, when Thomas Kinzie was killed, his son and his family moved into the house with Kinzie's widow. At that time, another small bathroom was added in part of the pantry off the kitchen, and the room designated as the "living room" on the original floor plan was converted into another kitchen; the room is now used as a workroom by the present owners' daughter. Small tiered porches on the southwest side have been enclosed as a foyer on the first floor and a small room on the second floor.

Interior Description

The original blueprints for the Kinzie House are in the possession of the owner; a copy is filed with the Department of Historic Resources. The house has its original floorplan, plaster walls and ceilings intact. Narrow pine floors are intact; some of the floors have been stained a dark finish and the front hall has been covered with vinyl sheet flooring. Doors throughout have horizontal panels and most have transoms; baseboards are approximately 10" high and are capped with deep molding. A set of horizontal-paneled pocket doors leads from the front hall into the parlor, on the left; a single door leads to the "sitting room" on the right. The main staircase begins just beyond the door to the sitting room, on the right side of the hallway. The dining room is located beyond the parlor, on the same side. A second staircase to the second floor is located beyond the first, on the right side of the hallway, with a passageway to the "living room" between the two. Both of these staircases have raised, horizontal panels in the staircase spandrel and round balusters with some spiral turning.

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Thomas D. Kinzie House
Botetourt County, VA

Section 7, 8 Page 2

Doors, mantels, and paneling in the public areas (parlor, sitting room) and front "chambers" upstairs have painted oak graining. There is a third staircase rising from the rear of the original kitchen to the only room labeled "bedroom" on the original blueprint; it is assumed the room was intended for a domestic servant, although the owner does not think it was ever used as such. All major rooms have stove-pipe connections to the chimneys; most have fireplace-like mantels. The parlor has a mirrored overmantel with round piers on either side. Some bedrooms or "chambers", as they were designated on the house plans, have simple bracketed shelves that are not located above the flue opening. All the chambers have closets in the spaces next to the chimney flues. The original bathroom is intact except for a modern commode that replaced the original a few years ago. The dining room has a built-in "china press"; the kitchen has a built-in cabinet and a recessed area that held a water tank. The original sink and cooking range have been removed. The pantry, part of which has become a second bathroom, has a built-in flour bin and shelving. Light fixtures are simple and original. The kitchen and "living room" both have beaded tongue-and-groove boards applied vertically as wainscoting.

Secondary Buildings, landscape

There are five contributing outbuildings. They include a well maintained, pre-1900 concrete block/frame springhouse; a c. 1920 rock-faced, concrete block garage with a large frame addition; two pre-1900 frame sheds in fair condition, and a large, pre-1900 frame barn with stone foundation and lattice vents, in fair condition. Although the area surrounding the property is and continues to be heavily developed with commercial enterprises, the Kinzie property, set back off the main highway, retains much of its setting. Large trees, shrubs, and flowers surround the house, buffering it from surrounding development.

8. Statement of Significance

The Thomas Kinzie House is eligible for the National Register under Criterion C, as an intact example of a residence designed by an architect for a successful farmer at the end of the reconstruction and growth period (1865-1917) in western Virginia. The house illustrates the contradictions that resulted from the collaboration of the two. The house is noteworthy for its idiosyncrasies. The house was designed by Roanoke architect H.M. Miller, but was a very late (1909-1911) example of the Queen Anne style. The construction utilized standard manufactured components—plumbing fixtures, interior trim, doors, and transoms—while retaining outdated, traditional materials and methods such as bricks that appear handmade, painted mortar joints, and hand-painted interior graining. The house retains the more formal separation of public and private spaces found in earlier houses, with three staircases. Room designations were a throwback to earlier times—the terms "parlor", "sitting room" and "chamber" were used on the floor plan. The contrast between what was standard, available and expected and what was actually used is striking. The contradictions may be explained by the substantive input of the owners in the design process.

Historical Background

This late Queen Anne house was designed by Roanoke architect H.M. Miller for successful Botetourt County farmer and dairyman Thomas D. Kinzie. (House plans in possession of owner are dated 11-14-1908.) Homer M. Miller was born in Rockingham County in 1879. He practiced in the city of Roanoke; his career began in 1906 and ended with his retirement in 1952. During the period 1912-1913,

he practiced in association with Alex B. Mahood of Bluefield, West Virginia. During the period 1906-1912, Miller is known to have had 35 substantial commissions. Those commissions included: a lodge hall; a manufacturing building; four office buildings; two hotels plus a hotel annex; seven stores; three churches; two banks; two hospitals; 21 individual residences plus 10 residences for land companies; and a residential addition. Most of the buildings listed above were built in the city of Roanoke; the others were built in nearby towns. The value of the commercial and institutional buildings averaged approximately \$18,000; the value of the residential work averaged \$5,100. Thomas Kinzie's house was not included in the list above. It contrasts with those commissions because it was located in what was then a rural area.

The Kinzie family had settled first in Pennsylvania. Christian Kinzie (1740-1825) moved to Botetourt County and acquired 442 acres. Christian's great grandson, Joseph C. Kinzie (1839-1913), bought the land the present Kinzie House occupies at a court-ordered sale for back taxes and gave the land to his third child, Thomas Daniel Kinzie (1868-1939). There was a barn and an old house on the parcel when the Kinzies acquired the land. Thomas married Bettie Graybill in 1890 and they lived in the old house for a number of years before tearing it down. Thomas was a successful farmer with over 300 acres of land. He raised dairy cattle and traveled a route selling milk and butter. He grew tomatoes for his canning factory; he also had apple and peach orchards and a packinghouse. While the present house was being built, Thomas and his family lived in a two-room house back of the present house site (no longer standing) and above the springhouse. Thomas was killed in 1939 when his farm wagon was hit by a truck. After his death, Kinzie's third son, Joseph Graybill Kinzie, and his family moved into the house with his mother. The house is now owned and occupied by Joseph's daughter and her family.

According to the present owner, granddaughter of Thomas D. Kinzie, the Kinzies spent many nights around the kitchen table with George Wills, a neighbor, hashing over the features they wanted in their home. The Kinzies had been married about 18 years when they planned their substantial house. In that time, Kinzie had matured from a 22-year old farmer to a successful, 40-year old businessman. His and his wife's new house reflected that success, as well as their preferences, some forward looking, some rooted in the past. They wanted stove flues, not fireplaces, in each room. They are probably responsible for the seemingly redundant "parlor", "sitting room", and "living room", although the latter probably served the purpose of a family gathering space.

9. Major Bibliographic References

Miller, H.M. Houseplans dated November 14, 1908, in possession of owners.

Visser, Mrs. Cornelius, owner. Interview, May 2000.

Wells, John & Robert E. Dalton. *Virginia Architects, 1835-1955*. Richmond, Virginia: New South Architectural Press, 1997.

10. Geographic Data

Verbal Boundary Description

The National Register boundary coincides with the current tax parcel boundary, Map No. 101-A-5-3 for Botetourt County, Virginia.

Boundary Justification

The National Register boundary contains the main house and all the surviving historic secondary buildings associated with the dwelling.

Section Photo List Page 4

The following information is the same for all photographs:

Property: Thomas D. Kinzie House
Location: Botetourt County, Virginia
DHR File #: 11-5034
Photographer: Virginia Visser (property owner)
Date: March 2001
Negatives filed: Virginia Department of Historic Resources, Richmond, VA

Photo 1 of 11: East (front) façade of house. Negative No. 19108

Photo 2 of 11: Oblique view of house, facing NW. Negative No. 19108

Photo 3 of 11: North façade of house with enclosed porch. Negative No. 19108

Photo 4 of 11: Newel post, front stair. Negative No. 19109

Photo 5 of 11: Faux-grained paneling on front stair and door with original trim and transom, with rear stair beyond. Photograph taken from front hall. Negative 19109

Photo 6 of 11: Faux-grained paneling on front stair, detail. Negative 19109

Photo 7 of 11: Paneled skirt of rear stair. Negative 19109

Photo 8 of 11: Original mantelpiece in parlor, south wall. Negative 19108

Photo 9 of 11: Early 19th-century German-style bank barn, south of house; west front. Negative 19109

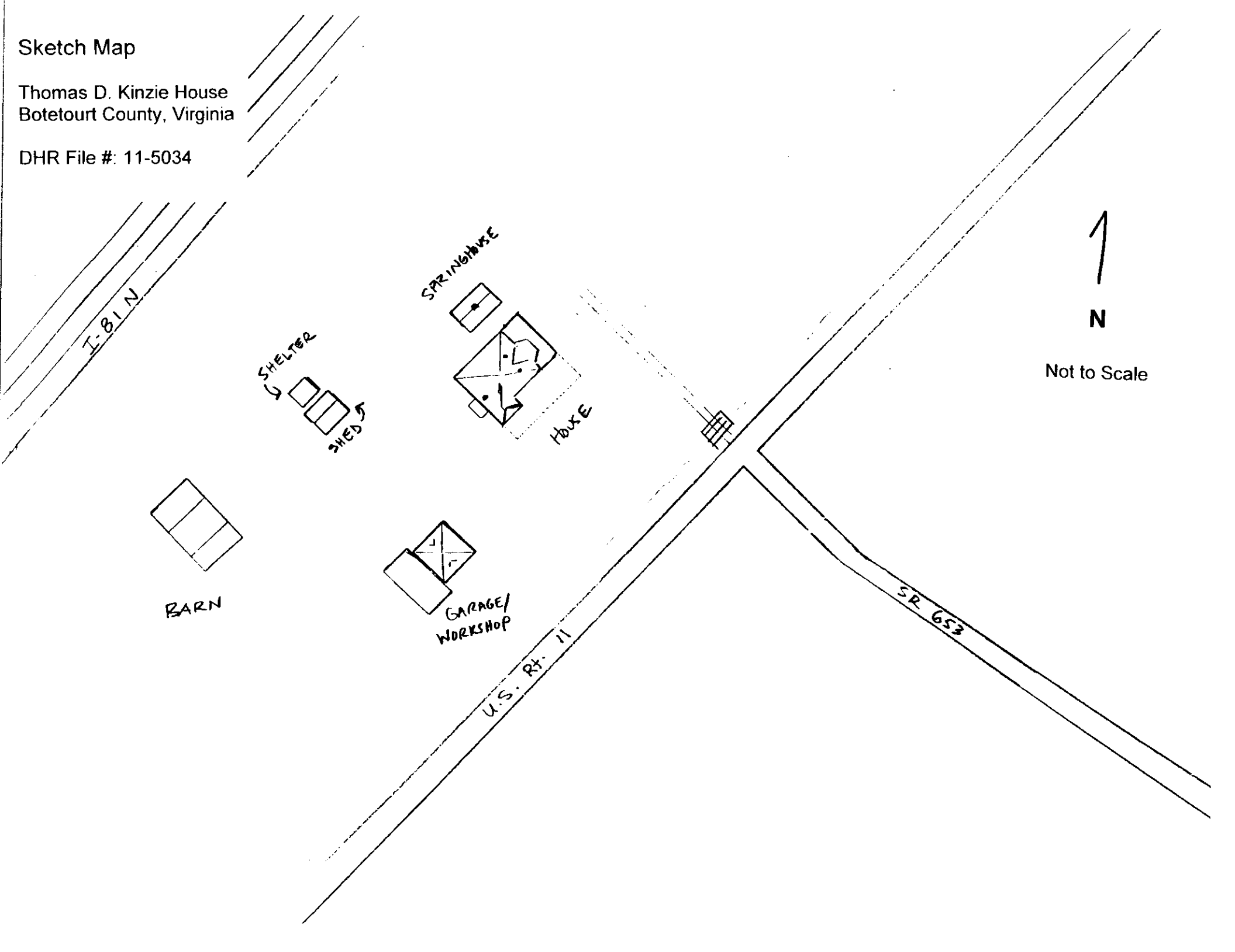
Photo 10 of 11: Corncrib, west of house. Negative 19109

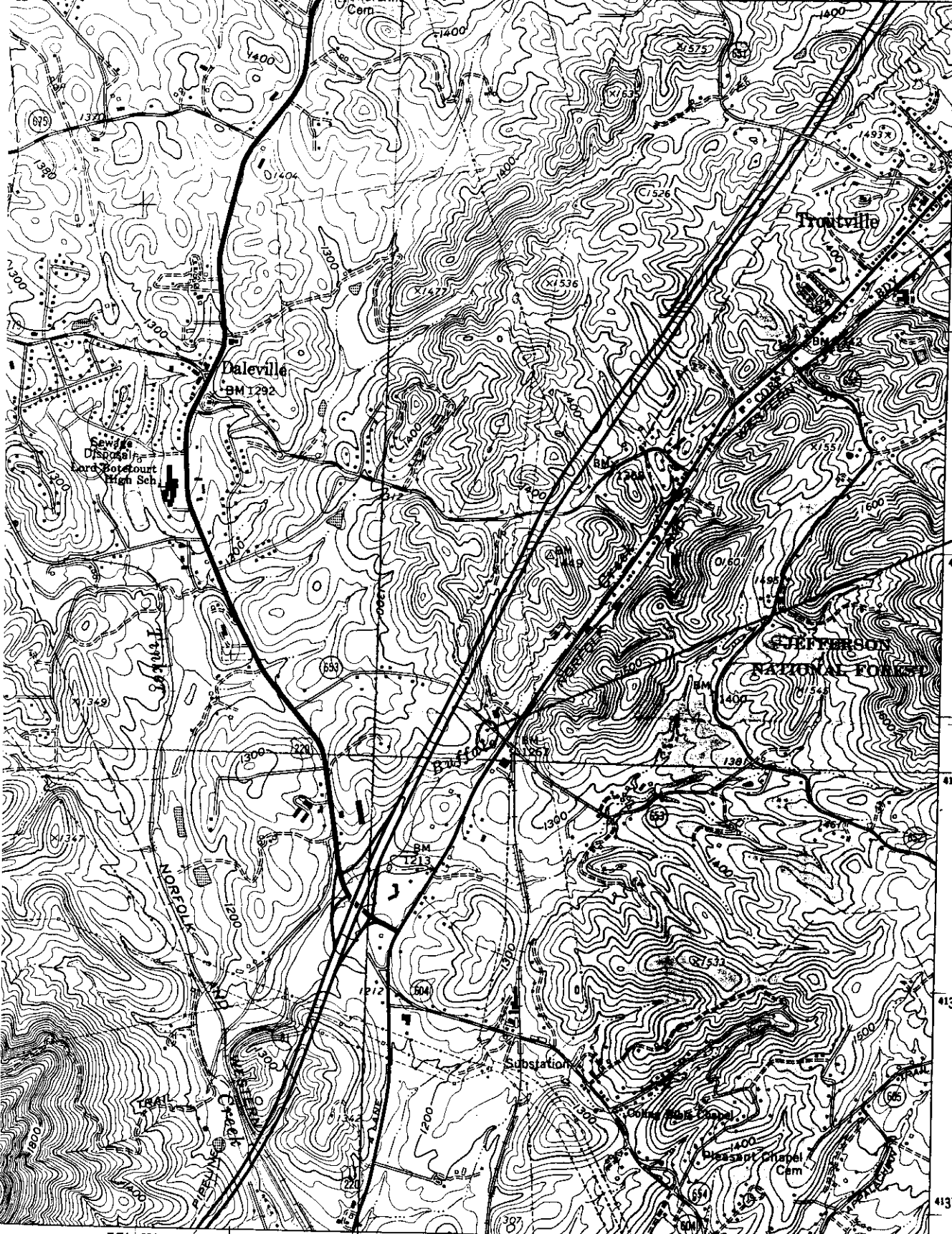
Photo 11 of 11: Corncrib and shed, west of house. Negative 19109

Sketch Map

Thomas D. Kinzie House
Botetourt County, Virginia

DHR File #: 11-5034





BUCHANAN 15 MI.
 LEXINGTON 37 MI.
 25'
 4141
 4140
 4139
 4138
 4137000m.N.

THOMAS KINZIE FARM
 TROUTVILLE, VA
 BOTETOURT CO.
 UTM: 17/597500/4139140

DRAFTING & TECHNICAL SUPPLIES, INC.
 594 ROANOKE STREET P. O. BOX 1598
 SALEM, VIRGINIA 24153
 540-387-2200 FAX 540-375-3931

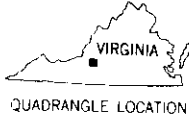
55' 596
 3 MI. TO VA. 315
 CLOVERDALE 0.8 MI.
 ROANOKE (U.S. 460) 8 MI.
 597

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1978
 79° 52' 30"

1 MILE
FEET

ROAD CLASSIFICATION

- Heavy-duty _____ Light-duty _____
- Medium-duty _____ Unimproved dirt _____
- Interstate Route
 U. S. Route
 State Route



DALEVILLE, VA.

(STEWARTSVILLE)
 5058 IV SE

