

United States Department of the Interior  
National Park Service

APR 4 1994

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 Ball, Dr. J. O. & Catherine, House

other names/site number The Ball House

2. Location

street & number 500 West Monroe  not for publication

city or town Mt. Pleasant  vicinity

state Iowa code IA county Henry code 087 zip code 52641

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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.)

David 3/29/94  
Signature of certifying official/Title Date

State Historical Society of Iowa  
State of 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

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.
- removed from the National Register.
- other, (explain): \_\_\_\_\_

Signature of the Keeper

Date of Action

Linda M. O'Connell

5/18/94

Dr. J. O. Ball House  
Name of Property

Henry County, Iowa  
County and State

**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 previously listed resources in the count.)

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| <u>1</u>     |                 | buildings  |
|              |                 | sites      |
|              |                 | structures |
|              |                 | objects    |
| <u>1</u>     |                 | Total      |

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

**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

Work in progress

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

Late Victorian - Queen Anne

**Materials**  
(Enter categories from instructions)

foundation Limestone, brick front & side ele

walls Wood - weatherboard & shingle

roof Wood - Shingle

other \_\_\_\_\_

**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.
[X] 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.)

Property is:

- 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.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1892

Significant Dates

1892

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

George F. Barber

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:

- [X] State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Dr. J. O. Ball House  
Name of Property

Henry County, Iowa  
County and State

**10. Geographical Data**

Acreage of Property Less than one

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 15 621280 4535880  
Zone Easting Northing  
2         

3           
Zone Easting Northing  
4         

See continuation sheet

**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 David Cordes, Public Historian

organization Mt. Pleasant Historic Preservation Comm. date 2-24-93

street & number 405 Broadway telephone 319-385-4950

city or town Mt. Pleasant state Iowa zip code 52641

**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 Jerry and Lea Bradley

street & number 908 East Madison telephone 319-385-4443

city or town Mt. Pleasant state Iowa zip code 52641

**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.).

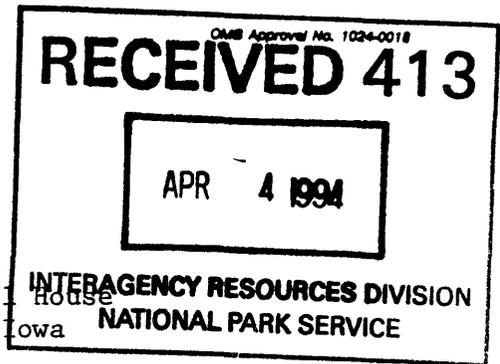
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this 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.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Dr. J. O. Ball House  
Henry County, Iowa



Located in a fine old residential district three blocks west of the city square in Mt. Pleasant, the Dr. J. O. Ball house is an elaborate example of the Queen Anne style of domestic architecture. The house, constructed in 1892 is an expanded version of George F. Barber's Design No. 33 which appeared in his mail order catalog, The Cottage Souvenir No. 2.

The Ball house is a large two and one half story wood frame edifice which rests on a brick faced limestone foundation. The irregular appearance of the structure is achieved through the use of a complex roof line which consists of a central hip roof with lower projecting cross gables and a tower which rises from the right side of the facade. Three massive chimneys with corbelled tops rise high above eaves. The surfaces of the building are covered with a variety of materials which produce a deeply textured appearance. Additional visual interest is created by the porches at the main level and false balconies on the second and third levels.

The front elevation features an octagonal tower with an ogee shaped roof which is covered with fish scale shingles. The bottom edge of the tower roof is accentuated with a large crown molding below which are carved panels. Immediately below the panels and above the second story windows is a band of fish scale shingles which flare out at the bottom to create the image of a mock roof. The second story tower windows are very slender and form a projecting corner bay.

In the front gable there is a small balcony which is accessed through a pair of small french casement windows. The balustrade is constructed of lattice work with turned columns at each side which support a projection of the roof which protrudes from the upper half the gable. In the apex of the gable, directly over the balcony, is a carved rosette. The wall surfaces of the gable are sheathed with alternating bands of plain and fish scale shingles and the verge boards are decorated in the Eastlake style with saw cuts, applied bulls eyes, and saw cut ornaments. The balcony is supported from the underneath by two scroll cut brackets with incised cuts and turned pendants. The projecting balcony serves to form a hood over the large round window on the second story which also projects from the body of the house. On both sides of the central round window there are double hung windows in the chamfered

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 2Dr. J. O. Ball House  
Henry County, Iowa

corners. In the spaces created by chamfered corners are balconies with turned columns which support the bottom corners of the main gable. The balconies are decorated with arched spandrels. Turned spindles are used in the balustrades and the soffit grilles. The second story projection is supported by a single turned column on the first story which comes to rest in the balustrade of the non roofed portion of the front porch. The entrance porch is capped by a projecting gable roof which is supported by turned columns and is reached by a wide set of steps. The wraparound porch at the right of the entrance had been at one time enlarged and then later enclosed. During recent disassembly the balusters, spandrels, and brackets were found encased in the walls. Reconstruction of the porch is planned using these materials and replacing other items which are damaged or missing.

The east elevation of the house features a two story bay which supports a gable projection. The bottom corners of the gable are supported by carved brackets which project both from the bay and the body of the house. Located in the ell created by the projecting east wing there is a small porch which has recently been reconstructed. On the east wall of the house, halfway between the wing and the front facade, is a massive exposed brick chimney.

The front and both side elevations of the house feature the following general scheme. The foundation is faced with pressed brick with very fine mortar joints. Both below and above the brick facing is a narrow band of rusticated stone. The brickwork is especially decorative with recessed panels used to break up the long expanses, and special molded bricks on the corners of the bay. Above the foundation, the water table is constructed of various layered up wood moldings. At the top of the water table there is a narrow molding which represents the floor level of the house. The wall surfaces are broken up with the use of wide trim boards which extend both horizontally and vertically from windows, and form an interconnecting network. This trim work serves to provide a separation for the variety of sheathing materials. The area between the water table and first story windows is covered with two inch beaded boards. The space between the windows on the first floor as well as those on the second is sheathed with clapboards. Above the first floor windows one inch beaded boards are used. The space

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 3Dr. J. O. Ball House  
Henry County, Iowa

above this and just below the second story window consists of a flared band of fish scale shingles which is identical to that found on the tower. The side and rear gables are covered with alternating plain and fish scale shingles.

Inside, the Ball house consists of a foyer, parlor, sitting room, dining room, bedroom, bath, and kitchen on the first floor. The second floor consists of a hallway, three bedrooms, sunroom, bath, and a servants bedroom which has been converted to a laundry.

Alterations to the house occurred in the period of 1910 to 1920. The large side porch which connects to the front porch was nearly doubled in size. Also added was a large sleeping porch to what had been the porch roof area. At the back of the house, additions were made to the second floor, over the original one story parts of the house. The addition at the southeast corner created another sleeping porch, and the addition at the southwest corner enlarged the maids room. The fireplace in the parlor was modernized to the then popular craftsman style. In the late 1930's the Ball house was converted to use as a nursing home and several more alterations were made. All of the sleeping porches were enclosed and an additional connection to the second level of the west side porch was created by removing one of the windows in the tower. The large side porch which had previously been enlarged was also enclosed. The small porch on the east side of the house was removed and a one story addition was made in that area. Also, there was a garage attached to the east side of the house towards the rear.

Restoration work in the 1970's removed all of the additions to the east side of the house and the second level addition to the large west side porch. Restoration work in the last three years has seen the reconstruction of the east porch. The west porch has been dismantled because of extreme deterioration and so that it can be reconstructed according to the original building plans which were discovered in the local court house in 1989. At this point, all of the objectionable additions have been removed. Other restoration work that has been completed include reroofing the house with wood shingles like the original, rebuilding the massive chimneys which were in a dangerous condition, stripping and repainting the exterior which is nearly

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Dr. J. O. Ball House  
Henry County, Iowa

Section number 7 Page 4

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complete, re plastering, and refinishing the woodwork on the interior.

The Dr. J. O. Ball house possesses a high degree of integrity. The additions that remain are at the rear of the house and are sympathetic to the original design. The front west porch which at this time is missing, is planned to be reconstructed in the near future. Even considering its absence, when compared to the features which are extant, the missing porch does not present an integrity problem.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 5Dr. J. O. Ball House  
Henry County, Iowa

Located in a fine old residential district three blocks west of the city square in Mt. Pleasant, the Dr. J. O. Ball house is an elaborate example of the Queen Anne style of domestic architecture. The house, constructed in 1892 is an expanded version of George F. Barber's Design No. 33 which appeared in his mail order catalog, The Cottage Souvenir No. 2.

Dr. Ball was a dentist by profession, but his interests did not end there. He was generally interested modern civic improvements. He pushed for improvements of the inadequate city water supply, the construction of a municipal electrical system, and the conversion of the privately owned gas system to a municipal operation. His knowledge of electricity apparently was beyond that of the ordinary civic enthusiast. In 1893 he was listed in the city directory as being a manufacturer of electric meters. In the mid 1890's he designed and personally oversaw the construction of the Mt. Pleasant city light plant

Dr. Ball and his family were obviously modern minded, and when it came time to build their new home, they apparently desired the latest style. Mt. Pleasant had seen the profusion of Italianate style homes for nearly thirty years. Not more than a handful of the other styles of the period had been built. In 1891 George F. Barber's second book of house plans was published and widely advertised. If there was a market niche that Barber was looking for, it was found in Mt. Pleasant. The new Queen Anne style was complex. Apparently, even the experienced local master builders who also claimed to be architects were neither willing nor able to undertake the construction of the new style without a complete and detailed set of architect drawn plans. Doing business with the architects in the distant cities was not convenient, and probably not affordable for most middle class families. And thus it is not surprising that the year 1892 found not one, but three Barber designed houses under construction simultaneously in Mt. Pleasant. These were the Hervey Crane house, the Isaac P. VanCise house and the Dr. J. O. Ball house. In the 1893 city directory, they were mentioned as the "splendid and handsome homes constructed last year." The Ball house was the most elaborate design of the three. It was for many years referred to as the first modern house in Mt. Pleasant. It was not clear what exactly that implied. Perhaps it was because of the "modern" Queen Anne architecture. Still others thought it was the first

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetDr. J. O. Ball House  
Henry County, IowaSection number 8 Page 6

house with indoor plumbing. The first was not likely and the latter untrue. It was discovered just recently that the home had never been piped for gas lights. The other two Barber houses which were built in 1892 both had combination fixtures, and other Mt. Pleasant houses built as late as 1903 were still being piped for gas lighting. Thus it was Dr. Ball's keen interest in the development of electricity that led him to exclude gas in the construction of his new home, and thus making it the first house in Mt. Pleasant to be totally reliant on electricity for lighting.

In Cottage Souvenir No. 2, Barber offers two plans for design no. 33. One was estimated to cost \$3000.00 and the other \$3850.00. The Ball house more closely resembles the more expensive plan, but it is a considerable enlargement of that. The overall dimensions are increased. The side cross gables are extended several feet further so that they actually become wings which extend from the body of the house. A side porch was added which connects from the entry porch to an additional entrance door to the dining room. A small porch and entry door were added to the left side so as to serve the sitting room which was also enlarged by the addition of a bay window. Three fire places were included, one for each principal room instead of the suggested one or two. Pocket doors were added between the hall and parlor, the parlor and sitting room, and the sitting room and dining room. A bedroom and bath with a flush toilet were also added on the main floor. The original building plans indicate that there was little deviation during the construction process.

The house is heated by the original hot water radiators. The piping to those on the second floor was insulated and concealed in the exterior walls. Also, the cavities in the exterior walls were filled with an extra layer of lath and plaster to provide an additional dead air space and thus increasing the thermal efficiency.

In 1907 Dr. Ball sold the property to Dr. George Smith. Mrs. Smith, according to her daughter, Georgia Smith Maxwell was an avid enthusiast of the fad that it was necessary to sleep in the outdoor air in order to maintain good health. It was under her direction that the sleeping porches were added and the west porch was enlarged. Dr. Smith died around 1935 and the house was rented for a few

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Dr. J. O. Ball House  
Henry County, Iowa

Section number 8 Page 7

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years. In 1937 it was sold to Warren Holland who operated the Holland Rest Home there. It was under his direction that several non sympathetic additions and changes were made. In the early 1970's the nursing home operation was closed by the health department and the house was in a truly dismal state of disrepair. Since that time the house has changed ownership four times with each owner attempting some degree of restoration. None can compare with the monumental scope of work which has been completed and continues under the direction of the current owners, Lea and Jerry Bradley. Fortunately, a great deal of the interior fabric remains. The interior doors, woodwork, and stairs are basically unaltered. Interior changes have been confined for the most part to the kitchen and bathrooms.

Even though there is some minor loss of original materials, the overall integrity of the house remains high. When compared to the other examples of Queen Anne domestic architecture in Mt. Pleasant, the Dr. J. O. Ball house represents the most elaborate and highly decorated interpretation of this style in the city.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 9 Page 8 Dr. J. O. Ball House,  
Henry County, Iowa

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Bibliography

George F. Barber & Co., "Residence for Dr. J. O. Ball, Mt. Pleasant, Iowa," original architectural drawings in possession of Jerry and Lea Bradley, Mt. Pleasant, Iowa.

George F. Barber & Co., The Cottage Souvenir No. 2. (Watkins Glen, N. Y.: Americal Life Foundation, 1982, with introduction by Michael A. Tomlan). Originally published in 1892.

Mt. Pleasant Beautiful (Mt. Pleasant: University Press, 1909).

Biographical Review of Henry County, Iowa (Chicago, Illinois: Hobart Publishing Company, 1906).

Mt. Pleasant City Directory for 1893 (Mt. Pleasant, Iowa, Francis D. Craig, Publisher, 1893).

Interview with Mrs. Georgia Smith Maxwell (daughter of Dr. George Smith and resident of the Ball House for over 32 years), by Lea Bradley, September 15, 1988, verifying information on changes made in the house in its early years. Transcript in possession of Lea Bradley.

Tax List of Mt. Pleasant City, 1893, Assessor's Office, Henry County Courthouse.

Court Records, Clerk of Court's Office, Henry County Courthouse.

Deed Records, Recorder's Office, Henry County Courthouse.

Rogers, Charles S., The Newspapers of Henry County, Iowa, 1848-1944 (Mt. Pleasant, Iowa, June, 1944).

Widmer, Melba Rae, Victorian Period Home Architecture - Mt. Pleasant (Mt. Pleasant, Iowa, Mt. Pleasant Beautiful Committee, 1989).

Jaynes, Peter H., Ph.D., Editor, Highlights of Henry County, Iowa History 1833-1976, (Doran & Ward Lithographing Company, Burlington, Iowa, 1976).

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 10 Page 9 Dr. J. O. Ball House Henry County, Iowa

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Verbal Boundary Description

The East 115 feet of Lot 5, and the East 115 feet of the North 20 feet of Lot 6, all in Block 32 of the Original Plat of the city of Mt. Pleasant, Henry County, Iowa.

Boundary Justification

When the house was constructed in 1892, it was constructed centrally in a plot of land that measured 150 feet East to West and 80 feet North to South. In 1947, the West 35 feet was sold and a small residence was built on that parcel. The boundary description above is the remaining portion of the original plot of land upon which the building is located.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Ball, Dr. J. O. & Catherine House  
500 W. Monroe  
Mt. Pleasant, Henry County, Iowa

Section number 10 Page 9B

WEST MONROE STREET

← 150' →

← 35' →

115'

80'

Porch

Porch

Porch

ALLEY

NORTH ↑

SOUTH VAN BUREN STREET

BALL HOUSE  
SITE DIAGRAM

Scale 1/4" = 10'

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number photo Page 10

Dr. J. O. Ball House, Henry County, Iowa

CFN-259-1118

The following information is common to photographs 1 through 10:

Photographer - Jim Adams  
Date - February 17, 1993  
Original negatives in possession of Lea Bradley

1. North and east sides of house as it appears today. Camera facing southwest.
2. Northwest side of house. Camera facing southeast.
3. East side of house. Camera facing west.
4. West side of house showing where deteriorated porch was recently removed and eventually a new porch will be reconstructed according to the original blueprints. Camera facing southeast.
5. South side of house. Camera facing north.
6. Closeup of detail of east porch which is in the process of being reconstructed with the use of a magnifying glass and historic photo as it was not built according to the blueprints. Camera facing southwest.
7. Closeup of detail in brick facade of foundation on the east side of house. Camera facing northwest.
8. Closeup of north side of house showing details of gables and balconies. Camera facing southeast.
9. Closeup of cupola on northwest corner of house. Camera facing south.
10. Closeup of detail of chimney located on east side of house. Camera facing southwest and upward.
11. Photographer unknown  
Date - 1907-1909  
Negative location unknown. Original picture in possession of Georgia Smith Maxwell.  
North and east sides of house. Camera facing southwest.

United States Department of the Interior  
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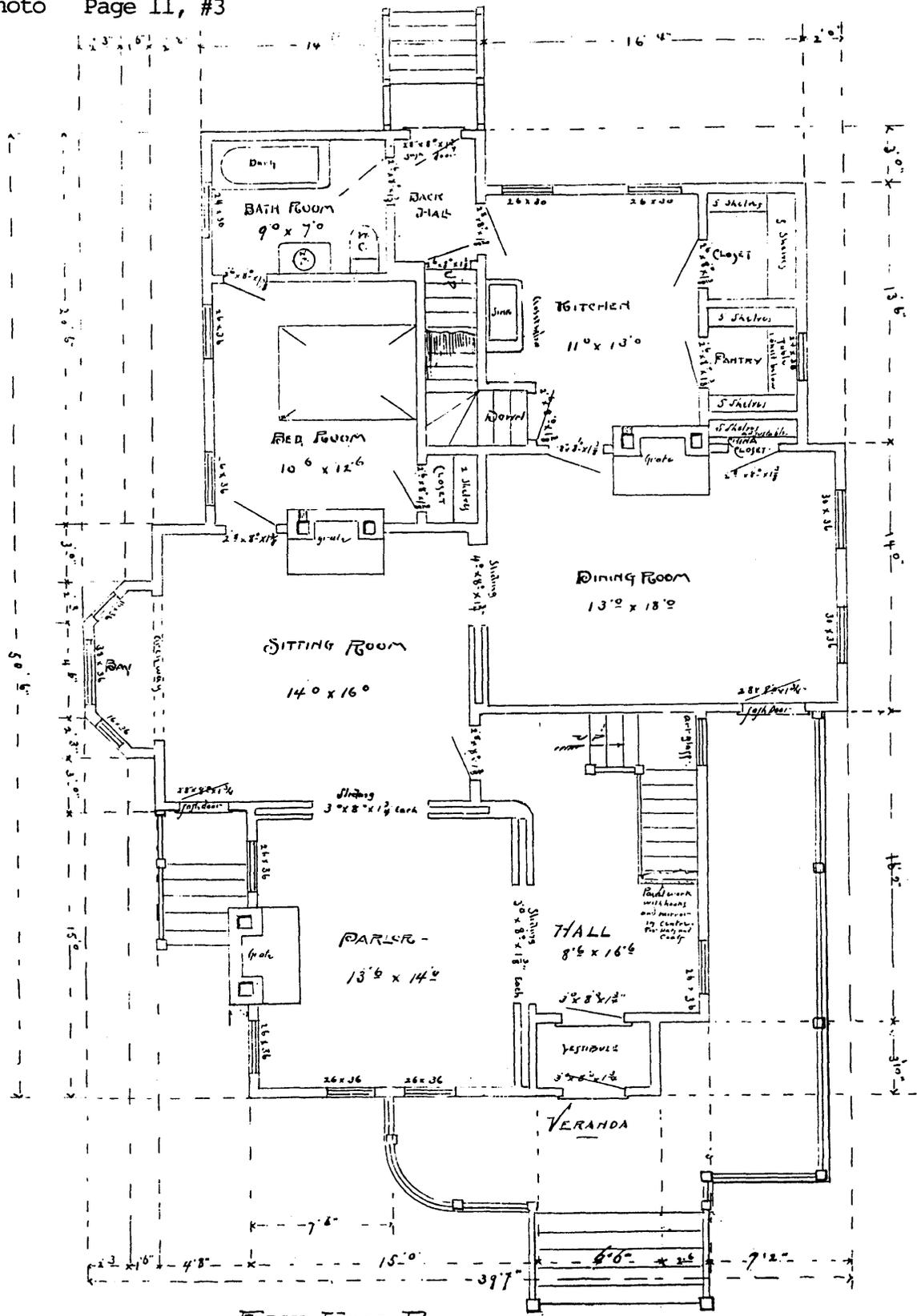
National Register of Historic Places  
Continuation Sheet

Section number Photo Page 11 Dr. J. O. Ball House, Henry County, Iowa

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In order to further illustrate the many features of the Dr. J. O. Ball House, I am including these items:

1. Design No. 33 from The Cottage Souvenir No. 2. This shows Plan No. 1.
2. Design No. 33 from The Cottage Souvenir No. 2. This shows Plan No. 2. The Ball House more closely resembles this plan although it is an expanded version of it. The first floor in the Ball House includes a bathroom and a bedroom in addition to the other rooms in Plan No. 2.
3. First floor plan copied from original blueprint.
4. The left elevation or the east side of the house copied from the original blueprint.
5. The front elevation or the north side of the house copied from original blueprint.
6. The right elevation or the west side of the house copied from original blueprint.



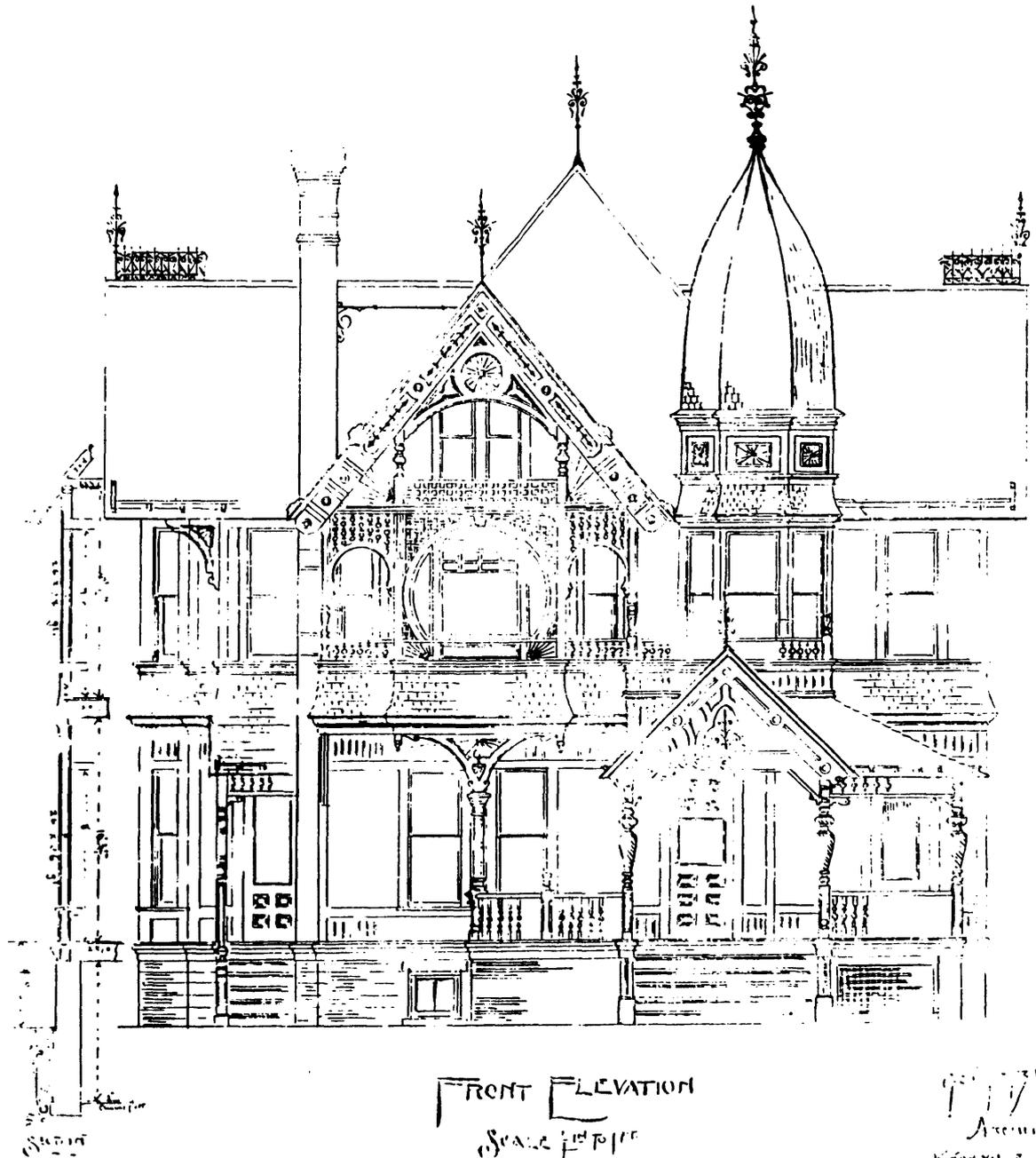
FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

Geo. F. BARBER & CO.  
Architects  
Tomball, Tenn.



- LEFT ELEVATION -  
SECTION 1

9-1-1927  
Arch. [unclear]



FRONT ELEVATION  
SCALE 1/2" = 1'-0"

W. H. H. ARCHITECTS  
KNOXVILLE TENN.



RIGHT ELEVATION  
SCALE 1/4" = 1'-0"

Geo. J. Barber and Co.  
Architects.