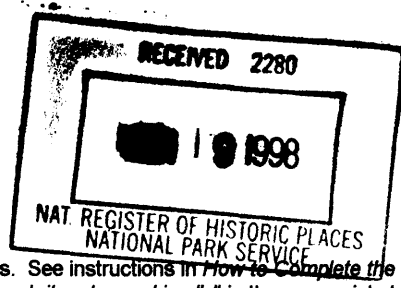


**United States Department of the Interior
National Park Service**

**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 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 Briggs Terrace

other names/site number Evergreen Lane

2. Location

street & number 1204 H Avenue N/A not for publication

city or town Nevada N/A vicinity

state Iowa code IA county Story code 169 zip code 50201

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.)

Patricia Quinking DS1720 6-2-98
Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA
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

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 McClelland

7/20/98

Briggs Terrace
Name of Property

Story 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	
5	2	buildings
1		sites
		structures
		objects
6	2	Total

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

N/A

Number of contributing resources previously in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/Single dwelling

Current Functions

(Enter categories from instructions)

Recreation and Culture/ Museum
Recreation and Culture/ Outdoor Recreation

7. Description

Architectural Classification

(Enter categories from instructions)

Late Victorian/Italianate

Materials

(Enter categories from instructions)

foundation Stone/Limestone
walls Brick
Wood
roof Asphalt
other Concrete
Brick

Narrative Description

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

Briggs Terrace
Name of Property

Story County, Iowa
County and State

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.)

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.

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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture _____

Commerce _____

Period of Significance

1879 - 1903

Significant Dates

1879

Significant Person

(Complete if Criterion B is marked above)

Briggs, Otis

Cultural Affiliation

N/A

Architect/Builder

Unknown

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Briggs Terrace
Name of Property

Story County, Iowa
County and State

10. Geographical Data

Acreage of Property 8.4

UTM References

(Place additional UTM references on a continuation sheet.)

1 [15] [463700] [4651700]
Zone Easting Northing
3 [] [] []

2 [] [] []
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 Mary Ann Dugger, Office Coordinator

organization Nevada Community Historical Society, Inc. date 5-26-98

street & number P.O. Box 213 telephone 515-382-3887

city or town Nevada state IA zip code 50201

Additional Documentation

Submit the following items with the complete 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 Nevada Community Historical Society, Inc.

street & number P.O. Box 213 telephone 515-382-5289

city or town Nevada state Iowa zip code 50201

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.

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Briggs Terrace

Story County, Iowa

Briggs Terrace includes a large single-family dwelling, a carriage house, a barn, three smaller outbuildings, a garage adjacent to the dwelling, and landscaped grounds. The original name of this property was Briggs Terrace and was referred to as such from 1877 to 1898. In 1898, when Jay and Lida Dutton became the owners, the name was subsequently changed to Evergreen Lane, and has been known as Evergreen Lane since that time.

Located near the southeastern edge of the city of Nevada, the nearly level 8.4-acre lot encompasses the entire 1200 block on H Avenue. The rectangular site extends approximately 670 feet on H Avenue and 545 feet on 11th Street. In 1930, this area was just outside the city limits and thus was not shown on the 1930 Sanborn Fire Insurance Map of Nevada. The site is now bounded on the North by H Avenue and on the west side by 11th Street. On the 1930 map, 11th Street did not yet pass along the west edge of the site to intersect H Avenue. The north portion of the lawn-covered site slopes gently toward H Avenue and the west portion toward 11th Street. Shade and evergreen trees surround the house and extend some distance to the North and west of it. When the house was built, the site was 80 acres. The residence, the carriage house and the barn have retained their historic integrity to a remarkable degree. Little is known about the three smaller outbuildings, except that the smallest was moved to the property in 1960. The garage is of recent construction. The residence is the type and style appropriate to the social standing of small-town bankers in the Midwest and, when built, was probably the most elaborate house in the town.

Over time, and with the Dutton family's assistance in banking and land development, the town grew so that it now reaches the estate. The red brick house sits in the middle of the present site. On the north (front) and west of the house the lawn forms a terrace defined by a low retaining wall of cast concrete blocks. The wall is about 27 inches high at its northwest corner, its highest point. At the front of the house the terrace is about 24 feet wide and somewhat less at the sides of the house, where its height above the surrounding ground decreases toward the South. At the northeast corner of the retaining wall stands a concrete-block pillar about five feet high. Probably a matching pillar stood at the northwest corner. Along H Avenue stand a number of widely spaced concrete fence posts no longer plumb. The gravel driveway that enters the property from H Avenue opposite the house runs directly to the house and is planted with evergreen and deciduous trees at either side.

These and the other older trees on the site, arranged informally, were planted by the Briggs and Dutton families and include a significant stand of Hemlocks. Among these trees was the largest Scotch pine in the United States. The tree unfortunately had to be removed in February 1997 because it was diseased. The stump is extant. The marker by the tree read: "Scotch Pine. This tree has been listed as a champion in the American Forestry Association's National Register of Big Trees. As of July 31, 1981, this tree was the largest recorded living specimen of its species." At the house the drive turns to the southeast toward the carriage house and the barn, and then goes eastward past the two buildings. They are also of red brick construction and of design similar to that of the house, but simpler. The carriage house, the taller of the two and the one closer to the residence, housed horses. The barn, long and low, housed smaller farm animals. Beyond the barn the drive turns and leads northward back to H Avenue approximately in line with 13th Street and near the east property line.

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Briggs Terrace

Story County, Iowa

To the South of the carriage house and barn are three wood-frame utility buildings. Their insubstantial foundations indicate that they may have been moved from elsewhere. They are described here, but their histories are not known. A modern wood-frame garage on a substantial foundation lies at the south of the house and close to it. A little beyond the point where the gravel driveway turns southeast near the house, a branch, now overgrown, leads South to the garage and loops behind Outbuilding No. 1 and joins the main drive by the barn. In recent years the Nevada Parks and Recreation Department has leased a portion of the property at the southeast corner for tennis courts.

The house

The plan of the two-story brick residence, built c.1879, is rectangular and asymmetrical. It is composed of a rectangular main block two-stories high. The narrow sides of the rectangle face North (front) and South. A low-pitched hipped roof covers this main block. This roof ends in a flat deck at the top, edged with an iron cresting. At both the east and west sides, near the back of the main block, are two-story projecting bays. The one on the west side has a four-sided bay window at the first floor. Intersecting gable roofs cover these projecting bays. This main block, with its projecting bays on either side, would fit in a rectangle approximately 35 feet East-to-West and 36 feet North-to-South. A one-and-a-half-story wing connects to the south side (rear) of the main block and has a gable roof. This wing is approximately 20 feet East-to-West and 28 feet North-to-South. A one-story wood-frame addition projects approximately nine feet from the south side of the wing and is covered by a hipped roof. The house has two porches about six feet deep. One runs across the front of the house and wraps around the west side. The other runs along most of the east side of the one-and-a-half-story rear wing. Iron cresting, similar to that at the main block, stands above the eaves of the wrap-around porch and above those of the bay window. Overall, the plan of the house, including porches, bay window, and the wood-frame addition, would fit within a rectangle approximately 41 feet wide and 80 feet long.

The surfaces of the sloping roofs are covered with composition shingles. At the front is a small decorative gable with a round window and stickwork decoration. At the one-and-a-half-story rear wing there is a dormer at the west side. The west and east gables are ornately decorated and have small attic windows. The eaves of the hipped roof of the main block have a wide frieze with brackets and modillions. There are no brick chimneys extant, only modern metal flues.

The foundation walls are limestone capped with a cast-concrete water table. Above this, the walls of the house are of red brick laid in Flemish-alternate common bond; that is, the header courses have alternating headers and stretchers. There are generally seven stretcher courses between header courses. The main openings for windows and doors are spanned by decorated cast-concrete lintels whose lower surface forms a stilted segmental arch. The lintel of the window next to the front door has the name "Otis Briggs" inscribed in small letters in the detailing. The window sills are cast concrete. The window surrounds of the small attic windows in the

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Briggs Terrace

Story County, Iowa

east and west gables have cast-concrete frames. The circular attic window at the front is framed in rowlocks. At the rear of the house, including the one-and-a-half-story wing, window and door openings are spanned by rowlock segmental arches. The trim is wood and is painted white. Except for the windows of the bay window and the wood-frame addition, almost all of the windows have operating louvered shutters painted white. In photographs dating before 1920, the wood trim was dark in color. According to the adult memories of a granddaughter who grew up in the house after the turn of the century, initially the trim was dark green. At the wood-frame addition, the walls are drop siding with a curved lower edge.

The wooden pillars of the one-story porch that curves around from the north and to the west side of the house are Italianate in style, square in plan, and have beveled corners. Each pillar sits on a paneled pedestal and is topped by a decorative bracket. Ornate, flat jigsaw work forms the balusters of a low balustrade. Two cast-concrete steps lead up from the front walk opposite the front door, and similar steps follow the quarter-circle curved edge of the porch where it wraps around from the North to the west side of the house. The porch floor is concrete. The front door is a double, wood-paneled door with glass lights in the upper portion. There is a glass transom above the doors, and the reveal of the door opening is paneled. One of the double doors has been boarded up as an energy-conserving measure, but both doors remain intact. A similar pair of double doors with a transom is at the south end of the west porch. The floor-length windows that open on the porch on the north and west sides of the house are two-over-four sash, and the floor-length windows of the bay window on the west side of the house are four-over-four sash. In general, the rest of the windows are two-over-two sash. Most of the windows have storm sash in place; the storm sash appears to be old and may be original with the house. The detailing of the porch on the east side of the rear wing is similar to that of the front porch, except that the wooden columns sit on brick piers. The porch floor is at grade level and is concrete, as are the steps leading to the two doors at the porch there.

At the front (north side) of the house, the entrance hallway with its stairway to the second floor is at the East (left side as you enter) and there is a parlor on the West, occupying the rest of the front. Behind these rooms a small parlor on the East and a dining room on the right complete the first floor of the main block. The front parlor and the dining room have shallow fireplaces for gas grates. The second-floor rooms of the main block follow nearly the same arrangement as the lower rooms, except that there is a small room above the entrance hall, and some closets have been provided. Behind (South of) the main block lies the story-and-a-half rear wing. On the first floor of this wing the main room, on the left corner adjoining the main block, is the original kitchen. Another room lies to the South of the original kitchen, and this room and the kitchen each have doors leading to the porch on the east side of this wing. Small rooms line the west side of the rear wing, along with a steep stairway leading down to the basement and up to the attic story. In the attic story are a corridor and two small rooms at the north end; the south portion is unfinished.

The woodwork on the first floor of the main block is finished the color of dark walnut. Nearly all of the doors on both floors have transoms above them. These transoms each contain clear glass painted with patterns of tree

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Briggs Terrace

Story County, Iowa

trunks, branches, and leaves, the artistic work of Lida Briggs Dutton.

Carriage house

The carriage house, built c. 1879, has a two-story main block about 36 feet on the north side (front) and 24 feet on the east and west sides. At the back of the main block, a lower two-story wing is about 21 feet on its south side and 15 feet on its east and west sides. The main block has a hipped roof with a hip-roofed monitor the full length of the ridge. The monitor contains small windows. The rear wing also has a hipped roof. At the southeast reentrant corner of the building is a lean-to about 15 feet square that appears to be an addition. All roofs are covered in composition shingles. The foundation is limestone, and the walls are red brick in common bond with seven stretcher courses between header courses. Except at the lean-to, the wooden eaves include a broad frieze. On the east, north, and west sides of the main block, this frieze has four ornamental brackets evenly spaced. Openings in the brick walls are spanned by rowlock segmental arches. Doors and sash are wood.

The interior of the carriage house appears to be in original condition. Wood construction subdivides the space to provide a principal area with a plank floor with small storage and other rooms adjoining, animal stalls with dirt floors, and stairways to the upper levels of the main block and the wing. Wooden chutes at the upper level of the main block allow pitching of hay to the mangers in the stalls below.

Barn

The main block of the barn, built c. 1879, is a long rectangle, the north (front) and south sides are approximately 45 feet long and the east and west ends are about 33 feet. The roof of the main block is hipped, with a long louvered monitor at the ridge. At the east end the central portion the slope of the roof is broken and the eaves are raised to accommodate a wide, tall door. Door and window openings rise to the level of the roof plate, so no brick spanning-construction is necessary. Windows are small wood sash; most of them are boarded up on the exterior. Doors are wood. At the South is a lean-to addition the length of the main block and about 12 feet wide. It is of corrugated metal on wood pole and girt construction. The lean-to roof is corrugated metal on wood rafters. The foundation of the main block is red brick, as are the walls, which are laid in common bond with seven stretcher courses between header courses. At the lean-to the east and west walls are vertical matchboards; the south wall is corrugated metal matching the roof.

The interior of the barn has a wide central aisle and, along each side of it, a row of timber posts supporting beams that, in turn, support rafters. The floor of central aisle is concrete, quite broken in places.

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Briggs Terrace

Story County, Iowa

Outbuilding No. 1

The plan of this wood-frame building, built c. 1877, is a long rectangle, approximately 12 feet on its north and south sides and about 33 feet on the east and west sides. The roof is gabled and covered with composition shingles. The low foundation is bricks, and the walls are clapboard. Windows are two-over-two wood sash. On the north side is a simple wood paneled door. The tall wide door on the south side does not appear to be part of the original construction, judging from the fact that the exterior trim of the frame is nailed on top of the clapboards. At the other openings, the clapboards butt into the frames. The interior walls and ceilings are plastered, and the ceiling at the South is about a foot higher than that at the rest of the building. The floor is wood. The two-over-two window sashes resemble those of the house and suggest that the building is of similar age.

Along most of the east side of the building, extending to the south end of the east side, is a minimal wood-pole-and-girt lean-to with corrugated metal walls and roof. The northern part of its roof is missing. The lean-to is about 21 feet along its east side and about 12 feet on its north and south sides.

Family recollections indicate that the building was used to house those working on the main house 1877 through 1879.

Outbuilding No. 2

This small, wood-frame building, built sometime after 1880, is a simple rectangle in plan. The long sides are about 15 feet and face East (front) and West, and the short sides face North and South. The roof is gabled and covered with composition shingles. There are two doors on the front and two blind openings on the opposite side. There appears to be no foundation; the ends of the floor beams appear to rest on isolated makeshift footings. The walls are novelty siding. The interior has a wood floor.

Outbuilding No. 3

The smallest of the three wood-frame outbuildings, this structure is believed to date to the late 1800's. However, since it was moved to this location in 1960, it is considered a non-contributing resource to the historic significance of this property.

It is a simple rectangle in plan. The long sides are about 6 feet and face North and South, and the short sides face East and West (front). The roof is gabled and covered with composition shingles. The door and windows are wood. The door is on the front and there are small windows on the north and east sides. There appears to be no foundation. The west wall is matchboards applied horizontally; the other walls are drop siding with a shallow rebate with a curved lower surface. The interior has a wood floor.

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Briggs Terrace

Story County, Iowa

Garage

This wood-frame building, built in 1970, is a simple rectangle in plan, about 15 feet on the East (front) and West and about 21 feet on the North and South. The roof is gabled and is covered with composition shingles. The walls are hardboard applied like very wide clapboards. The foundation is concrete, and there is concrete paving about the same size as the garage in front of it. The garage door is an overhead type fiberglass door.

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Section number 8 Page 7 Briggs Terrace Story County, Iowa

Two National Register Criteria of Significance apply to Briggs Terrace. One is Criterion B, for its association with Otis F. Briggs. He was important in the early commercial history of the town of Nevada, Iowa. Otis Briggs founded the Farmers Bank in Nevada and built Briggs Terrace.

The historical significance of career bankers such as Otis Briggs is better understood when seen in the context of the earlier and controversial history of banking in the United States and in Iowa. From 1791 to 1811 our national government conducted its financial dealings through the First Bank of the United States, chartered for twenty years. This bank provided capital to aid the orderly economic development of the new country, and stabilized the banking system, which included state banks as well. From 1816 to 1836 the Second Bank of the United States, also chartered for twenty years, performed a similar function. However, by the early 1830s strong political opposition to a restrictive national banking system prevented the chartering of a third national bank. Without a national bank, the value of bank notes issued by state banks -- these notes circulated as currency -- often fluctuated wildly because they were not backed by hard cash. In general, banking practices became loose, for states either did not regulate their banks or, if they had regulations, tended not to enforce them.

Banking had gained such a bad reputation nationally that in Iowa, when the state's first constitution was framed in 1846, the document made it impossible to establish banks in the state. However, the economic development needs of the state required banking services, and these needs became so great that they became the principal reason for adopting a new constitution in 1857, according to historian Leland L. Sage. In 1870 the Dutton bank was established in Nevada, the first in the town and in the county, and the Briggs bank came soon after. Sage noted that in the nineteenth century, a "depositor's chief security often lay in the honesty of his banker, and even an honest banker might be pulled down by dishonest or unwary colleagues in the profession," suggesting the community importance of bankers such as Otis Briggs.

A Story County pioneer, Otis Briggs was one of the most successful and esteemed early settlers in Nevada. He arrived in that town in 1857. The county and the town had been founded only four years before. He did not, as mentioned above, establish his bank until later. Born on December 21, 1827, in Massachusetts, the Briggs family moved west to Akron, Ohio in 1835. In 1848, in his early twenties, he came to Des Moines, traveling by horse and buggy. He paid his way by "mending clocks and other similar tinkering," according to his obituary in the *Nevada Representative*. The obituary went on:

"He soon started in business on his own account, engaging first in the jewelry business and afterwards in general merchandise and always, like nearly all forehanded people in a new country doing something in the matter of investing in land. He located in Nevada about 1857 and continued here in general business until the early '70s, when he sold his drugstore to his brother Samuel E. and himself established the Farmers Bank. With this institution his name has been longest and most closely identified. In the earliest years he managed it himself, and in later years he gave it close personal attention, ultimately, however, retiring from active management and

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Section number 8 **Page** 8 **Briggs Terrace** **Story County, Iowa**

accepting an inactive vice presidency. [This was probably in 1897, when his son-in-law bought into the bank.] Of the success of this institution he was justly proud, and in its founding he probably made its greatest contribution to the upbuilding and prosperity of the community....”

Mr. Briggs was a man of strong character, and he wished to see the community in which he lived prosper. He was a liberal contributor to such public enterprises that commended themselves to his judgment and to many that probably that did not especially commend themselves. He had no ambition in politics, but he served for many years on the local school board and he always took a deep interest in the conduct of the schools. Briggs also served as Postmaster.

Mr. Briggs was more than kind to his family, and was a general believer in the coming of better times and conditions. In religious belief he was a very strong spiritualist; and his profound conviction in his faith was one of the ruling factors in his life. He lived according to the best light he had, and those who knew him were always impressed with his sincerity and good purpose as well as with his natural kindness and sagacious business judgment.

Briggs continued to invest heavily in real estate in the Nevada area and in 1882 was one of the largest landowners in Story County. It is interesting to note that the land subdivision across H Avenue from Briggs Terrace is called Briggs Addition. Starting from midway between 11th and 12th Streets, it extends to 15th Street, and it continues northward three blocks from H Avenue.

Otis Briggs was married twice. His first wife was Eliza Allen of Des Moines, whom he married in 1854. She was the daughter of Esther Poor Allen, who was a remarkable woman in her time. Esther Allen worked with her husband-physician as a skilled nurse during the Civil War. In 1870 she studied medicine and then practiced as a physician. Otis and Eliza Briggs had four children.

After Eliza's death in 1867, Otis Briggs married her half-sister, Jennie Allen later that year. Briggs Terrace was built during this second marriage. Construction was started in 1877 and was completed in 1879. The carriage house and the barn were built shortly after the residence as evidenced in early photographs. Otis Briggs died on December 9, 1903, in Santa Ana, California, after a long illness. The funeral was held at Briggs Terrace.

Otis and Jennie Briggs had three children. One of them was Lida, born in Nevada on August 18, 1870. She lived much of her girlhood at Briggs Terrace and, after she married Jay Dutton on August 18, 1891, most of her married years and widowhood there as well. She linked the two families of what might be called the nineteenth-century Nevada banking dynasty.

Jay Dutton's father, O.B. Dutton, was born in Oswego County, New York. He moved to Chicago in 1835 and to Iowa in 1855. He married Elizabeth A. Beavers, originally from New Jersey, in Delaware County, Iowa. They

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lived in Norway in Benton County prior to moving to Nevada in 1870. Mr. Dutton conducted business under the name of O.B. Dutton and Son. The junior partner in the bank was his son, O.E. Dutton. In 1881 O.B. Dutton sold his interest in the bank and moved his family to Missouri Valley, Iowa, where he started the First National Bank. His wife died in April 1888 at the age of 53. In 1890 he sold his interest in that bank and returned to Nevada, where he owned 960 acres of land west of the city limits. He died in 1891, 65 years old, respected for his commercial integrity and for his contribution to the development of the communities in which he lived. He and his wife had six children.

Jay G. Dutton was four years old when his family came to Nevada. After they moved to Missouri Valley in 1881, he became first cashier in his father's bank there. He held that job for seven years, then moved to Perry, where he was engaged in banking and in the lumber and grain trades for seven years. When he married Lida Briggs in 1891, he was living in Perry. In 1897 the couple moved to Nevada, where he and his associate, J.A. Mills, purchased the Briggs interest in the Farmers Bank. Dutton became its president, a post he held until the bank was reorganized as a state bank early in 1928 and renamed Farmers Trust and Savings Bank. He held the position of its president as well, until his death later that year.

In 1898 Jay and Lida Dutton moved into Briggs Terrace. At this time Briggs Terrace became known as Evergreen Lane, because of the scenic beauty of the many pines and the evergreen entrance drive. The Duttons had two children, Dorothy, born in 1893, and Orson, born in 1898. In 1922, Jay Dutton was one of the founders of the Rotary Club in Nevada, and also helped found the Twentieth Century Club there. The fact that he was the executor, administrator, or trustee of many hundreds of estates is evidence that he was a trusted member of the community. On September 18, 1928, Jay Dutton died of cancer at age 62 in his home at 1204 H Avenue. His funeral was held at his home and was said to be one of the largest funerals ever seen in the county.

Lida Briggs Dutton died on July 13, 1958, at Briggs Terrace, outliving her husband by about thirty years. Surviving family members recalled that she was educated at Grinnell College and believed that "with wealth came responsibility that no one could shirk," evidenced by her civic and charitable interests. In addition, she collected postage-stamps, winning awards at Philatelic Exhibitions in 1936 and 1937, and enjoyed gardening, literature, antiques, and history, as well as reading and writing poetry. The hand-painted transoms in the home are the work of Lida Briggs Dutton. She was an avid gardener, which is evidenced by the eclectic collection of plants and the extensive gardens on the west side of the home.

Jay's and Lida's son, Orson Dutton, and his wife lived in the family home until his death in 1975. His wife, Irene, cared for both Dorothy, Orson's sister, and Lida, his mother. Dorothy died on June 13, 1949, age 53. Most of the time since 1975, the house has been unoccupied. The last occupant was the great-great granddaughter of Otis Briggs, Zoe Nady. In 1996, Irene Dutton and her daughter, Margaret Nady, presented Evergreen Lane to the Nevada Community Historical Society, its current owner.

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The second of the two National Register Criteria of Significance that applies to Briggs Terrace is Criterion C, "Property embodies the distinctive characteristics of a type, period, or method of construction..." Architecturally, Briggs Terrace is significant as a fine example of the Italianate style. The house, its barn, carriage house and grounds have survived with remarkably little alteration. The name of the builder is not known, nor is it known who designed the house or the grounds. Comparing the house to two well-known houses of the same Italianate style that were built just a few years earlier in Iowa, one sees that Briggs Terrace is more elaborate than the Simeon Dow house in Dow City, completed in 1874, and smaller and less elaborate than Montauk, the Governor Larrabee House in Clermont, built in 1874. At Briggs Terrace the eaves and gables are elaborately decorated, as are the stilted segmental-arched lintels of the windows and doors. In making these lintels, and the window sills and watertable of cast stone, as such decorative concrete work was called, the owners of the house were able to obtain the appearance of luxury at reduced cost, thanks to technology. At Montauk, a house for a wealthier family, these elements are of limestone.

Like Montauk, however, the grounds of Briggs Terrace are important in providing a setting for the house. The grounds are considered to be a contributing element to the district. But with the floor-length windows, the wrap-around porch at the north and west sides of the house, and the bay window on the west, the grounds are important in an additional way: for the views of the planted grounds and the visual and physical connection of the house to its grounds. In this respect, the house exemplifies the ideas developed earlier in the century by Andrew Jackson Downing about the design of villas and the landscape of their grounds. The carriage house and the barn are of designs reflecting that of the house, but simpler. Like the house, they have undergone remarkably little alteration.

The interior of the house is comparable to the exterior in design. The rooms of the main block have yellow oak finished flooring with parquetry borders including a dark wood. In the dining room and small parlor, the central portion of the flooring, where a rug would cover it, is not oak. The fireplace mantels are of polished stone. In the dining room bay window there are interior wooden louvered shutters, making up for the fact that these windows lack such shutters on the exterior of the house. The house had a central hot-water or steam heating system, a technologically advanced system for its time.

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Verbal Boundary Description:

The West One-half of the Southwest Quarter of the Northwest Quarter (W ½, SW ¼, NW ¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-two (22), West of the 5th P.M. in the Town of Nevada, Iowa, except Railroad Right of Way and except the following described property: Commencing at the point Ten (10) Feet North and Fifty-two and Seven-tenths (52.7) Feet East of the Northeast Corner of Lot Seventeen (17) of Mary S. Scott's Addition to the Town of Nevada, Story County, Iowa, said point being on the East line of Eleventh street, thence South along the East line of Eleventh Street a distance of Seven Hundred Forty-two and Eight-tenths (742.8) Feet, thence East a distance of Ten (10) Feet to the West Quarter Corner (W ¼ cor.) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-two (22), West of the 5th P.M., Story County, Iowa, thence Easterly along the North line of the Chicago, Rock Island and Pacific Railroad Right of Way a distance of Twenty-five and Two-tenths (25.2) Feet, thence Northerly in a direct straight line to the place of beginning, being approximately .30 of an acre; and except the following described property: Beginning at the Southwest Corner of the Northwest Quarter (NW ¼) of Section Eight (8), Township Eighty-three (83) North, Range Twenty-two (22), West of the 5th P.M., Story County, Iowa, thence North 81° 54' East 667.1 Feet, thence North 0° 12' West 695.0 Feet, thence West 670.8 Feet, thence South 0° 12' East 40.8 Feet, thence East 10.0 Feet to the West Section Line of said Section Eight (8), thence South 0° 12' East 748.2 Feet to the point of beginning.

Boundary Justification:

When the house, carriage house and barn were constructed around 1879, the property contained approximately 80 acres. With the expansion of the City of Nevada to the east, portions of the original estate were sold and sub-divided for building. The legal description above reflects the remaining 8.4 acres of the property and can be described as bounded by 11th Street on the west, H Avenue on the north, a mature subdivision on the east, and the property of Memorial Lutheran Church on the south.

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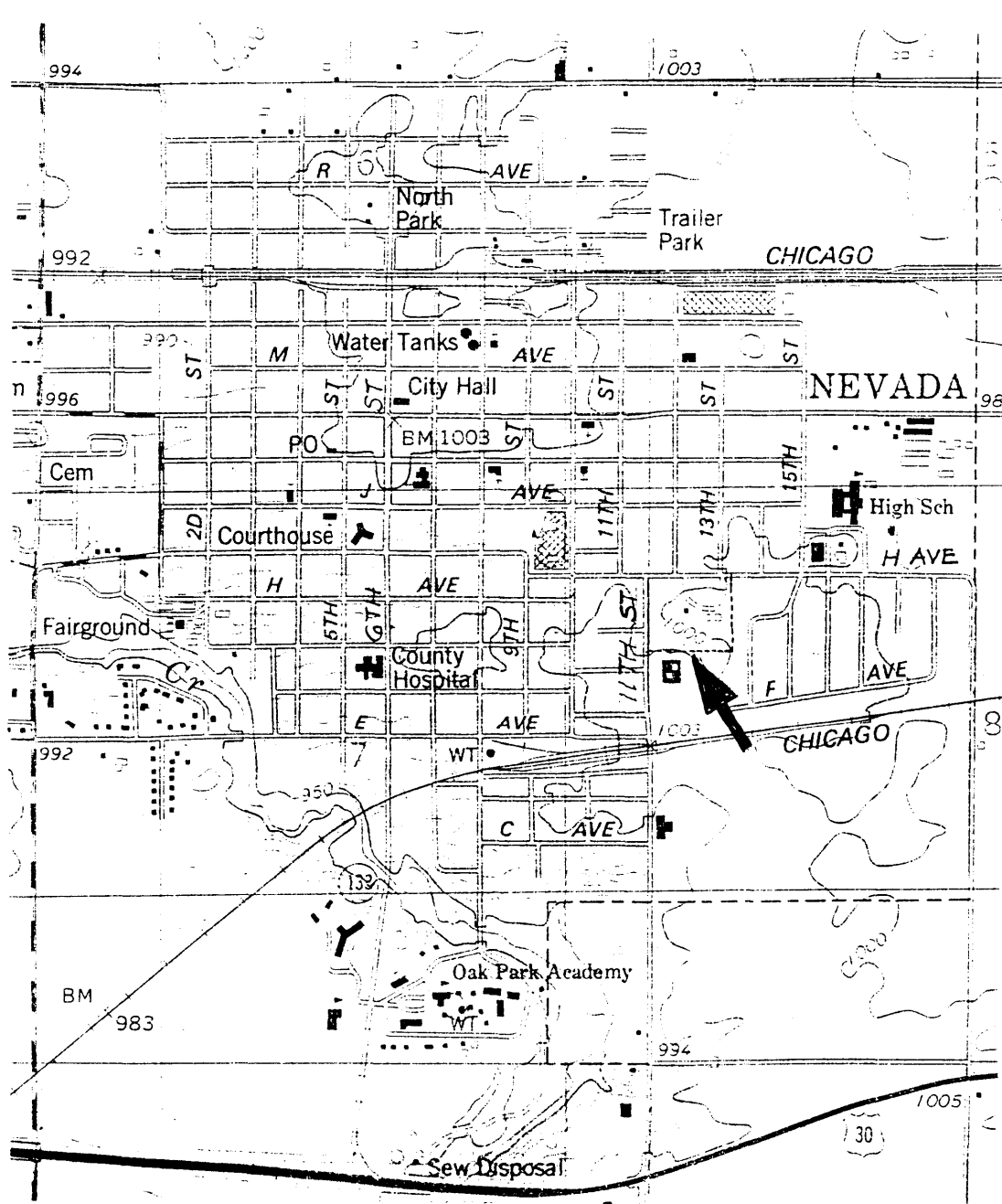
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USGS Topographical Map 1975



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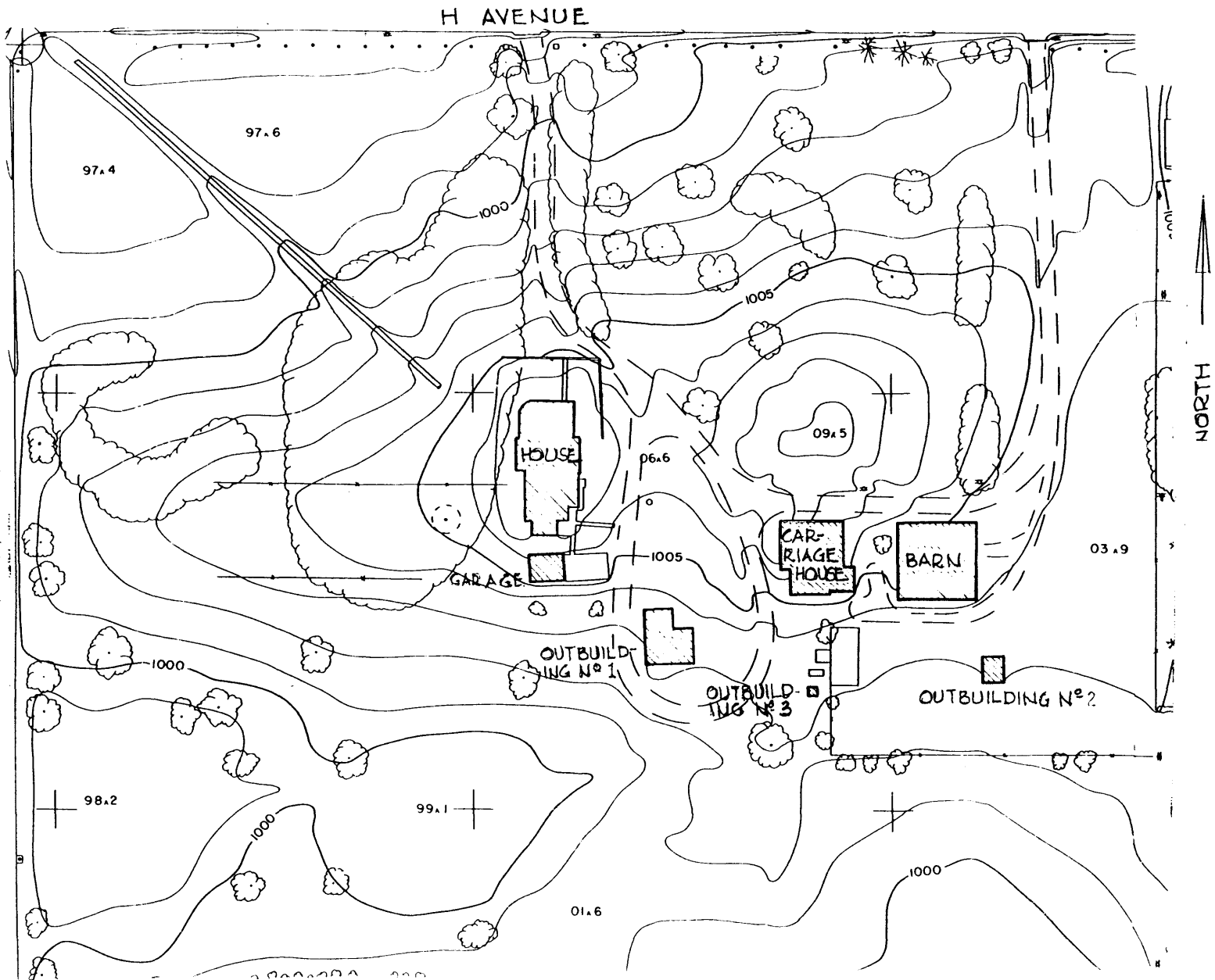
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City of Nevada, 1981



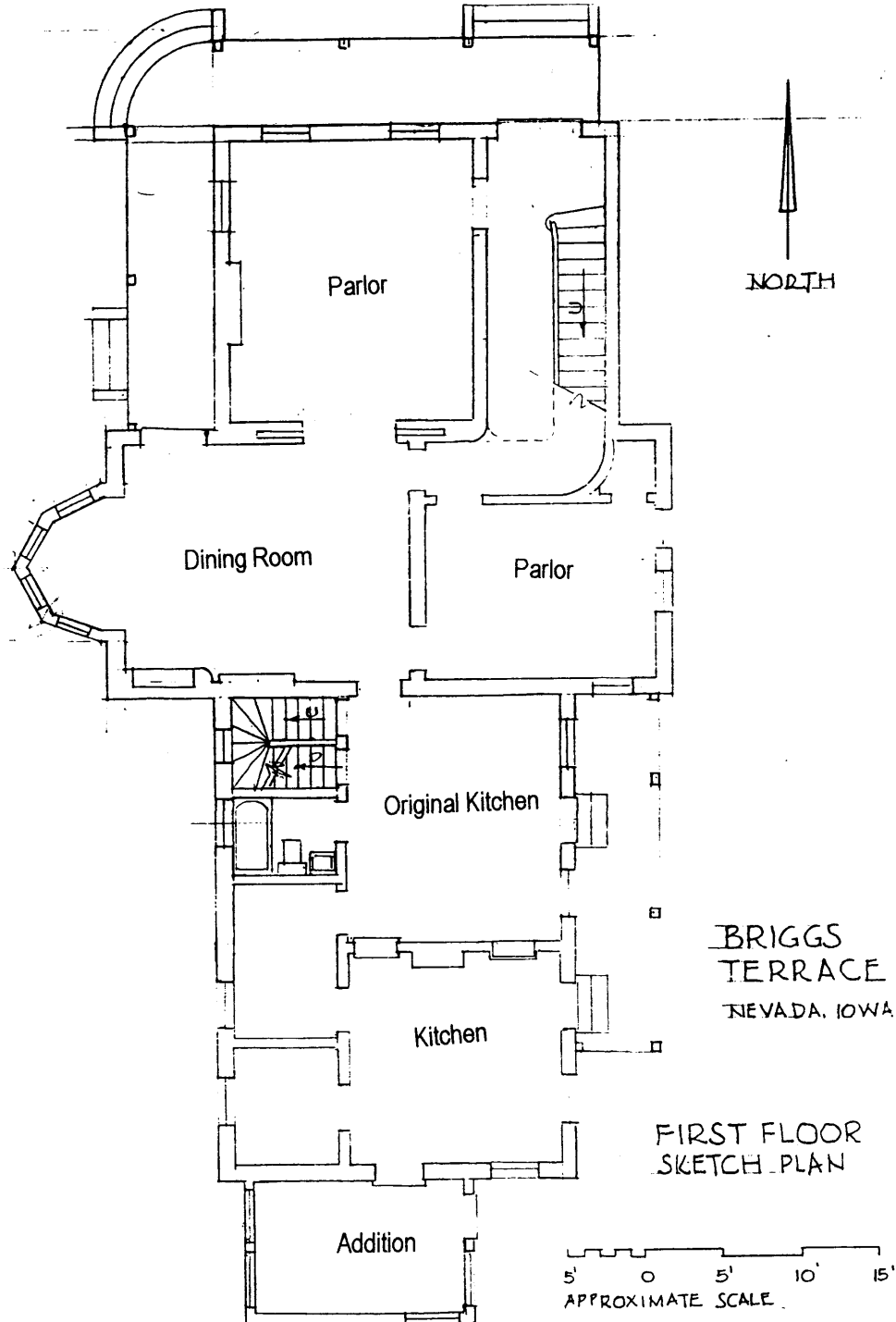
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Drawn by Wesley Shank, November 1997

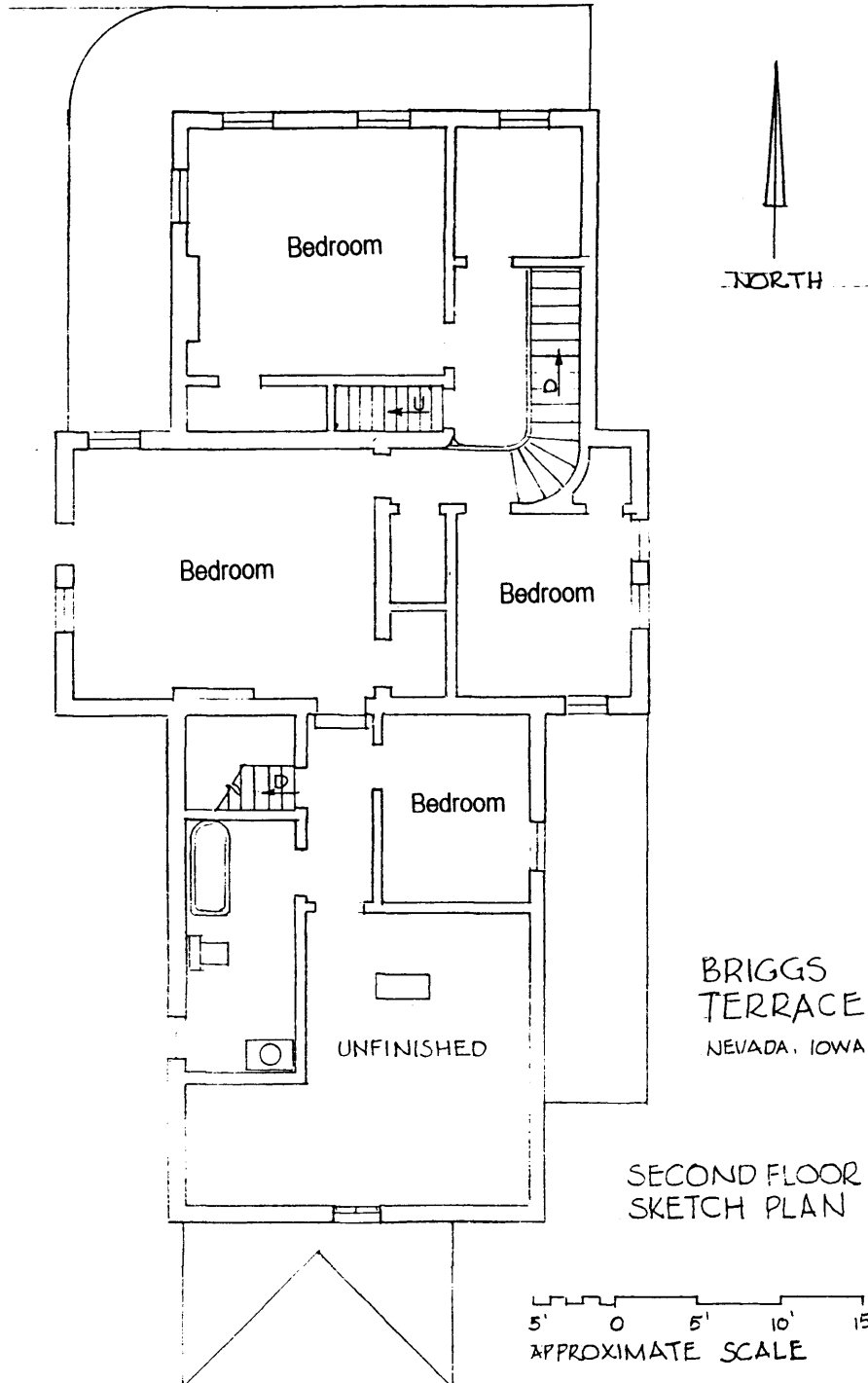
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Drawn by Wesley Shank, November 1997

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List of Photographs

Location of Original Negatives: Nevada Community Historical Society, Inc., 1204 H Avenue, Nevada, Iowa

Photo No.

- 1 House, North view from H Avenue, November 28, 1997, Photographer: J. C. Dugger
- 2 House, North view, October 9, 1997, Photographer: W. I. Shank
- 3 House, West view, October 9, 1997, Photographer: W. I. Shank
- 4 House, East view, November 28, 1997, Photographer: J. C. Dugger
- 5 Carriage House, Northwest view, October 9, 1997, Photographer: W. I. Shank
- 6 Carriage House, Southeast view, November 28, 1997, Photographer: J. C. Dugger
- 7 Barn, Northwest view, October 9, 1997, Photographer: W. I. Shank
- 8 Barn, Southeast view, October 9, 1997, Photographer: W. I. Shank
- 9 Outbuilding No. 1, Northeast view, October 9, 1997, Photographer: W. I. Shank
- 10 Outbuilding No. 1, Southwest view, October 9, 1997, Photographer: W. I. Shank
- 11 Outbuilding No. 2, Northeast view, October 9, 1997, Photographer: W. I. Shank
- 12 Outbuilding No. 3, North view, October 9, 1997, Photographer: W. I. Shank