

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received **SEP 12 1985**
date entered **OCT 10 1985**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Wells-Stubbs House

and or common Bradley House, Murray/Monger Funeral Home

2. Location

street & number 508 East Burlington Ave. not for publication

city, town Fairfield vicinity of

state Iowa code 0 19 county Jefferson code 073

3. Classification

Category	Ownership	Status	Present Use
<u> </u> district	<u> </u> public	<u>xx</u> occupied	<u> </u> agriculture
<u>xx</u> building(s)	<u>xx</u> private	<u> </u> unoccupied	<u> </u> commercial
<u> </u> structure	<u> </u> both	<u> </u> work in progress	<u> </u> educational
<u> </u> site	Public Acquisition	Accessible	<u> </u> entertainment
<u> </u> object	<u> </u> in process	<u>xx</u> yes: restricted	<u> </u> government
	<u> </u> being considered	<u> </u> yes: unrestricted	<u> </u> industrial
	<u> </u> N/A	<u> </u> no	<u> </u> military
			<u> </u> museum
			<u> </u> park
			<u>xx</u> private residence
			<u> </u> religious
			<u> </u> scientific
			<u> </u> transportation
			<u> </u> other:

4. Owner of Property

name Jack and Delores Bradley

street & number 508 East Burlington Avenue

city, town Fairfield vicinity of state Iowa 52556

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk's Office

street & number Jefferson County Courthouse

city, town Fairfield state Iowa 52556

6. Representation in Existing Surveys

title Area IV Cultural Resource Survey has this property been determined eligible? xx yes no

date 1983 federal state xxx county local

depository for survey records Iowa HPO, E. 12th & Grand Ave.

city, town Des Moines state Iowa 50319

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

George A. & Priscilla D. Wells had this house built in 1874.* Historical significance obtains for the property as Daniel P. Stubbs (1829-1905), the notable Greenback politician in Iowa, resided here 1877-1905. Architectural significance also obtains secondarily to historical importance. The Wells-Stubbs House is a fine example of vernacular architecture with Italianate details. Stubbs extensively improved the house circa 1900. The Neoclassical front porch is notable.

The main block measures 40'x35'. There is a rear wing measuring 25'x25'. Facade features a one-story, half-ellipse entry porch approximately 14'x19' and full-width platform porch w/balustrade 12' deep. A back porch measures 9'x4'. There are two-bay windows: one two-story on west elevation measuring 3'x12'; and one one-story on south elevation 3'x8'.

Foundation of main block is stone. Foundations of front & rear porches and rear wing are brick. Stucco faces foundations of main block and rear wing and is scored to resemble stone laid regular ashlar. Gray paint now covers stucco. Brick of porch foundations is left exposed. A wooden water table surrounds the building directly above foundation.

The Wells-Stubbs House is a two-story, frame building. Originally the facade featured a centered gable and front wall extension. When the Stubbs improved the house, they also removed the gable and raised the central extension into a tower. They also added the large entry/platform porch, replaced a small service wing with the present two-story addition at the rear, installed new window sash, and replaced some interior woodwork. Clapboard has also replaced the original cove siding which survives intact on east elevation.

The house features brackets on the cornice and on first floor window crowns which are also pedimented. Sash are 1/1. Facade features cornice returns original to the building. The Stubbs added beveled, leaded-glass windows over front door, in second floor central windows, and in west bay on first floor. Brackets on tower were recycled from the south elevation. Tower also features a Palladian window on facade and ribbon windows on east and west.

Roof of main block is hipped with deck and asphalt shingles. Original wood balustrade around deck is non-extant. Later metal cresting is also non-extant on decks of tower and main block (see antique image circa 1940). Tower roof is metal and convex with deck. Roof of rear addition is also hipped.

Concerning other architectural details: two of the main block's three chimneys are extant, although original crowns are lost. The southeast chimney is non-extant. H. R. ("Crockie") Murray added an outside door on east elevation to facilitate his undertaking business in the 1940s. Large folding doors between back parlor and dining room have also been installed.

Fire heavily damaged the second floor interior in 1984. The present owners employed custom millwork to repair damage. They also installed a wooden fire-escape on east elevation of rear addition.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1874, 1877–1905 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Wells-Stubbs House calls historical attention to an important third-party movement in Iowa, the Greenbackers, and particularly to Daniel P. Stubbs, the party's nominee for state and national offices. Architectural significance also obtains for the house, albeit secondarily to historical.

The Greenbackers responded to agrarian unrest that rose with the decline of currency in circulation, lowering of farm commodity prices, and a crises in farm mortgage payments. The party had been founded in New York State in 1876 and quickly spread west. Soon Iowa was engulfed in the political turbulence, especially in the more recently settled western counties. The 1877 election in Iowa, according to historian Fred Haynes, stood as the state's "high-water mark for a Third Party up to that time."## And it was Daniel P. Stubbs *1829-1905) that led the Greenbackers to a respectable showing in the gubernatorial contest of that year.

Stubbs had broken with the Republicans in 1872 to support Horace Greeley for president. In 1877 Stubbs accepted the Greenback party's nomination for governor. He also ran as Greenback candidate for US Congress (1879) and US Senate (1880) but the political tide had shifted from the Greenbackers after 1878. That year the Greenbackers won 12 seats in the US Congress, including James B. Weaver (Bloomfield) and Edward H. Gillette (Des Moines) in the Iowa delegation. Daniel P. Stubbs participated, statewide, in an 1879 plan to form a coalition of Democratic and Greenbacker parties. Under the proposed idea, John P. Irish (Democrat) would run for the governorship and D. P. Stubbs would run for lieutenant governor on the same ticket. The plan fell through but indicates the continued stature of Stubbs within state party politics. Stubbs later joined the Democratic party.

Stubbs' early law partner in Fairfield was James F. Wilson who became a distinguished US Congressman (1861-1869), chairing the House's Committee on Judiciary during the impeachment of President Johnson, and later served as US Senator from Iowa (1883-1895). Stubbs strove to emulate his partner's political success. After an early support of the Liberty Party (1852), Stubbs joined the Republican party. He was elected mayor of Fairfield in 1859 and 1860. Later he served as State Senator (1864-1868). In 1867 Stubbs' name was considered by the Republicans as candidate for the governorship. Some contemporaries credited Stubbs' party instability with a cynical search for political base (he "always had an itching for office").** Although politically ambitious, Stubbs did not work well with groups. He was too independent minded to conform to the constraints of political party. Religiously he was agnostic. Fairfielders respected Stubbs but found him without personal warmth. Stubbs could have had a brilliant career at the bar but he sought the political life for which is personality ill equipped him.

Through these years Daniel P. Stubbs remained a Fairfield lawyer with a large practice. He had particular skill in the defense of criminal cases and enjoyed a regional reputation. Stubbs was also an attorney for railroad

9. Major Bibliographical References

Refer to Continuation Sheet 9-2

10. Geographical Data

Acree of nominated property less than one acre

Quadrangle name Fairfield North

Quadrangle scale 1/24,000

UTM References

A

1	1	5	5	8	1	7	7	1	0	4	1	5	4	1	0	7	1	9	0
Zone			Easting						Northing										

B

Zone			Easting						Northing										

C

Zone			Easting						Northing										

D

Zone			Easting						Northing										

E

Zone			Easting						Northing										

F

Zone			Easting						Northing										

G

Zone			Easting						Northing										

H

Zone			Easting						Northing										

Verbal boundary description and justification

Refer to Continuation Sheet 10-2

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
-------	-----	------	--------	------

state	code	county	code
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11. Form Prepared By

Text by William C. Page, Public Historian
 name/title Form Prepared by James E. Jacobsen, National Register Coordinator

organization Iowa HPO, Iowa State Historical Department date August 16, 1985

street & number E. 12th & Grand Ave. telephone 515-281-4137

city or town Des Moines state Iowa 50319

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national xxx state xxx local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Dorell G. Lohr*

title Deputy State Historic Preservation Officer date August 26, 1985

For NPS use only

I hereby certify that this property is included in the National Register

for Melores Byers
 Keeper of the National Register

Entered in the
 National Register

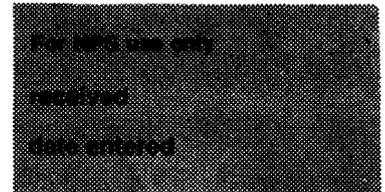
date 10-10-85

Attest: _____ date _____

Chief of Registration

**United States Department of the Interior
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Continuation sheet Physical Description

Item number 7

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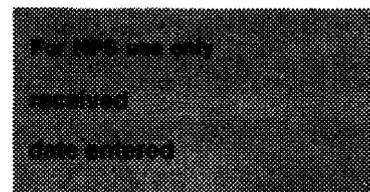
The lot is large measuring 184.5' x 280.5'. Property includes a shed/summer kitchen near rear porch and barn near south property line. Both outbuildings are included in this nomination. They date at least from Stubb's occupancy and the barn may be older.

Shed/summer kitchen is a simple, one story frame structure with clapboard siding. Roof is hipped with wood shingles and metal ridge coping. Barn is two story, originally with stalls on first and mow on second floors. Barn has wood, interlocking joints covered with cove siding similar to house's east elevation. Roof is gabled with asphalt shingles.

East Burlington is a showplace residential section of Fairfield. The neighborhood immediate to the Wells-Stubbs House is probably eligible for nomination to the National Register of Historic Places as a residential district. Homes feature a variety of building materials, style and scale. Land is nearly level along the road which is also US Highway 34. Pavement widening impacted adversely the neighborhood and Dutch elm disease devastated the over-street canopy in the 1960s. Still the overall integrity of the proposed district is high.

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Continuation sheet Significance Item number 8 Page 2

interests. In later years, when retired from politics, Stubbs shifted his attention to the importation and breeding of livestock.

Architectural significance obtains for the Wells-Stubbs House, albeit secondarily to historical significance. The building is a fine example of vernacular architecture working within the Italianate cube tradition. Neoclassical details modified and updated the building circa 1900.

Comprehensive cultural resource surveys exist for Jefferson County and Fairfield. They demonstrate a dominance of vernacular Italianate cubes as backbone of Fairfield's residential housing before the bungalow. These cubes commonly feature off-set entryways. The Wells-Stubbs House is unusual in regard to its centered entry way. Some of the Italianate cubes (the more substantial residences) feature a centered gable facade. The Wells-Stubbs House is a rarity in this vernacular context as its centered gable features a wall extension otherwise without documented counterpart in the community. The flared gable roof of the centered gable is also without counterpart.

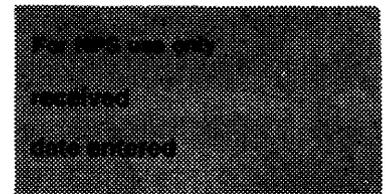
Improvements to the house circa 1900 removed this latter feature. Still the improvements added to rather than detracted from the building's architectural significance. They illustrate a successful attempt to update an old house through employment of current architectural fashion. Success of tower fenestration is less than one hundred percent. Still, the Neoclassical taste popular at turn of Twentieth Century works well with the Italianate feeling of the original building. Employment of brackets and continuation of the water table on rear addition witness sensitivity to the original building.

Daniel P. Stubbs undertook these improvements. The Stubbs' connection increases the improvements' significance. He expended considerable money on the facade in a treatment primarily decorative. Stubbs clearly wished his house to project a stature commensurate to his own. He was successful in this, as the new tower, entry porch and platform porch add great dignity to the facade. The two-story, rear addition also visually balances the weight of the expanded facade when viewed from the west.

The entry porch and platform porch are the finest example of their kind in Fairfield. They are probably patternbook design, neither source nor builder is known. Elegant features include bow-shaped balustrade rails; columns with Corinthian capitals; half ellipse-shaped roof; and electric light globes on balustrades. The overhead lantern dates from the 1960s. Stubbs attached great importance to these porches. In witness he ordered a second set of porch rails to be used when the installed set rotted. In the 1960s this second set remained in storage in the barn now.

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Continuation sheet Bibliography

Item number 9

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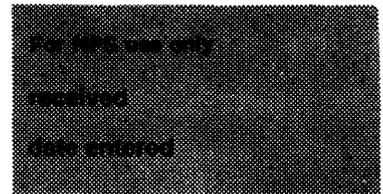
PRIMARY

- Abstract of Title; Property Jack and Delores Bradley; Fairfield, IA.
"Hon. Daniel P. Stubbs;" The United States Biographical Dictionary and Portrait Gallery of Eminent and Self-Made Men (Iowa); Chicago & New York; American Biographical Publishing Co; 1878; pp. 668-670.
Portrait and Biographical Album of Jefferson and Van Buren Counties, Iowa; Chicago; Lake Publishing Co; 1890; pp. 571-73. Includes photographic portrait, p. 570.
"Death Calls Daniel P. Stubbs;" Fairfield Ledger; 3 May 1905; p. 10, col. 4-5.
"D. P. Stubbs Nominated as Independent Candidate for Iowa State Governor;" Fairfield Ledger; 8 August 1877; p. 2, col. 5.
"The Greenback Candidate;" Fairfield Ledger; 5 September 1877, p. 2, col. 3. (defends Stubbs against charge that he "sold himself to the railroads").
Fairfield Ledger unavailable December 1872-January 1875 due to fire at newspaper office which destroyed these editions. Newspaper documentations of Wells-Stubbs House impossible.
"Hon. D. P. Stubbs has purchased the elegant residence of Geo. A. Wells on Burlington Street, and will soon occupy it. How joyfully he will sit in his easy chair this winter and think of the day when he was a candidate for governor, and congratulate himself on his escape from official life;" Fairfield Ledger; 26 September 1877; p. 3, col. 5.
Fairfield City Directories; Various publishers; 1867-68, 1886, 1904, 1909, 1911, 1927.
Warranty Deed; Jefferson County Recorder's Office; Dated 24 September 1877 and filed 22 March 1878. Geo. A. and Priscilla D. Wells convey 508 E. Burlington to D. P. Stubbs.
Informant Interview: Ima Droz (201 North Morgan St.; Fairfield, IA) with W. C. Page; June 1985. Ms. Droz documented changes she made during her ownership 1953-63 and shared antique photographic images of the Wells-Stubbs House.
Antique image of Wells-Stubbs House; imperial size photograph; pictures building before Neoclassical improvements. Collection Scott Jordan, Fairfield, IA.

SECONDARY

- Brigham, Johnson; Iowa; Its History and Its Foremost Citizens; Chicago, The S. J. Clarke Publishing Co; Vol. 1; 1916; pp. 309, 311, 411, 445, 686.
Wooden, John C., Jr.; Letter of Correspondence to Scott Jordan, Esq; 18 Feb 1981. Wooden is nephew to D. P. Stubbs' grandson, Kenneth Thorpe, among whose papers "were several photos of the Stubbs' home..." Wooden resides 405 North Prindle Avenue, Arlington Heights, IL 60004.
Sage, Leland L.; A History of Iowa; Ames; Iowa State University Press; 1974; pp. 160, 186-88, 199.
~~HA~~aynes, Fred E.; Third Party Movements Since the Civil War with Special Reference to Iowa; Iowa City; State Historical Society of Iowa; 1916; pp. 136, 156(), 157, 158, 159(~~HA~~), 161, 172-3, 176-7.

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**National Register of Historic Places
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Continuation sheet Bibliography

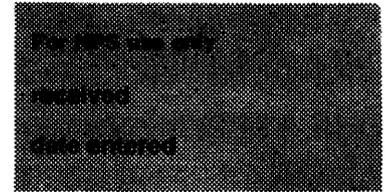
Item number 9

Page 3

- *Herring, Oscar H.; "The Hanes of Fairfield; 508 E. Burlington;" (Fairfield) Ledger; 2 December 1932; p. 4. Herring was sometime Jefferson County Assessor. He wrote this invaluable series of historical sketches during alcohol detoxification. Herring's information is mostly reliable.
- Welty, Susan Fulton; A Fair Field; Detroit; Harlo Press; 1968; pp. 111, 128, 145, 162, 315, 399, 406.
- Naumann, Molly M.; Fairfield Architectural Survey; Ottumwa; Area XV Cultural Resource Surveys (unpublished report); 1983.
- Page, W.C.; Jefferson County, Iowa; An Historical Survey of Buildings; Ottumwa; Area XV Cultural Resource Surveys (unpublished report); 1980.
- Page, W.C.; "Burnett-Montgomery House; An Application for Nomination to the National Register of Historic Places;" Office of Historic Preservation, Iowa State Historical Dept., 1982.
- Page, W.C.; "W. C. Ball House; An Application for Nomination to the National Register of Historic Places;" Office of Historic Preservation, Iowa State Historical Dept.; 1984.
- Flinspach, Joan; "George A. Wells House; An Application for Nomination to the National Register of Historic Places;" Office of Historic Preservation; Iowa State Historical Dept.; 1982. Wells built this house at 304 South Main after selling his property at 508 E. Burlingto to raise capital.

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Continuation sheet Geographical Data

Item number 10

Page 2

Verbal Boundary Description:

All that part of Block No. 84, Centennial Addition to the City of Fairfield, which lies south of the South line of East Burlington Street, and north of an extension of the North line of east Washington Street in said City.

Being a lot measuring 148.5" by 280.5'. Includes house, shed and barn only.