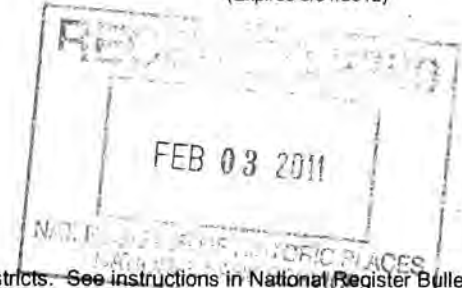


United States Department of the Interior
National Park Service

120



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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Brannon, James, House

other names/site number _____

2. Location

street & number 260 Burnham Street

N/A

not for publication

city or town Lowell

N/A

vicinity

state Indiana

code IN

county Lake

code 089

zip code 46356

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 at the following level(s) of significance:

national statewide local

James A. [Signature]
Signature of certifying official/Title

1/31/2011
Date

Indiana DNR-Division of Historic Preservation & Archaeology

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

for Edson H. Beall
Signature of the Keeper

3-21-11
Date of Action

James Brannon House
 Name of Property

Lake County, IN
 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	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
 (Enter categories from instructions.)

DOMESTIC: single dwelling

Current Functions
 (Enter categories from instructions.)

DOMESTIC: single dwelling

7. Description

Architectural Classification
 (Enter categories from instructions.)

Queen Anne

OTHER: Free Classic

Materials
 (Enter categories from instructions.)

foundation: BRICK

walls: WOOD: weatherboard

WOOD: shingle

roof: ASPHALT

other:

James Brannon House
Name of Property

Lake County, IN
County and State

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The James Brannon House is a two story, wood frame house, dating to c.1898. The house is covered in wood clapboard siding, with patterned wood shingles in attic level gable ends. A large front porch lines the front or south elevation and the east elevation also includes a smaller side porch. Other exterior details include wood windows with diamond/lozenge pattern sash and several stained glass windows. The interior retains Queen Anne woodwork, the original staircase, and other high style period details. Alterations include construction of a new chimney on the west side of the house, and removal of a wall that divided two parlors on the first floor. Overall, the house retains its significant Queen Anne elements.

Narrative Description

The James Brannon House, constructed in 1898 in Lake County, Indiana, is a Queen Anne Free Classic residence located on the northeast side of the town of Lowell. The house sits in a primarily residential neighborhood consisting of a variety of both older and newer homes. Although the address is Burnham St., the house sits a significant distance behind the other homes on this street and is accessed by an easement road that is included in the property boundaries. The lot includes a wood frame shed, however, since the shed does not have a permanent foundation, it is not included in the resource count.

This regal home was built with classic Queen Anne design elements, including spectacular stained glass windows, a side bay window, and detailed cornice returns. This two and a half story home rests on a brick foundation and has a cross gabled hip roof. Windows with upper sashes divided into interlocking lozenges by wood muntins grace the second story, detailed woodwork accents the gables, and a frieze board with wood block dentils atop all walls. The exterior is wood clapboard, painted a soft yellow, and the exterior trim is painted white and maroon. The original siding was installed without corner boards. The interior walls are lath and plaster. The home has approximately 2220 square feet of living space and sits on a 3.3 acre lot.

Viewing the house from the south facade (photo 1) on the first story, five wood steps lead up to the front porch at the center of the house. With the exception of the recently replaced steps, the remainder of the porch is intact. Wood clapboard forms the walls of the porch and four square, classical columns support the roof. While some elements of the porch, such as the square columns, appear to indicate that at least the columns were replaced during the Arts & Crafts period, no conclusive evidence exists. The one surviving historic photo old enough to answer the question is a side view and it shows a porch with low wall and columns atop the wall, but further details are not clear. The floor is wood, painted a butterscotch color, and the ceiling is beadboard, painted white. A six pane, wood storm door is painted maroon, protecting the original, oak entry door. A large picture window with an elegant, stained glass transom dominates the west side of the facade. This opening, like most first floor openings, has plain trim boards and an entablature-like header board. Directly above this picture window on the second story is a paired, double-hung window with upper sashes divided into interlocking lozenges by wood muntins. The headers of second floor windows are part of the continuous frieze around the house. Rising above the second story, a half-story gable houses an arched window encased within a spade shaped barge board and cornice return. Wood, fish scale shingles cover the surface of this gable. The barge board is accented with a maroon colored paint and a single butterscotch colored, leaf-shaped silhouette embellishes each cornice return. On the east side of the second story, directly above the porch, a rectangular, single window, with sashes divided into interlocking lozenges by wood muntins, sits just under the dentiled roof

James Brannon House
Name of Property

Lake County, IN
County and State

line. The brick foundation is visible at ground level and a single basement window is located just under the picture window.

The view from the eastern facade begins at the south end (photo 2) with the side section of the previously described porch. A flat wall section follows, housing an elegantly framed, stained glass window at the second story. A basement window is visible at ground level. Continuing northward (photo 3), a gable topped wall section follows. At the attic level, half story, a plain, rectangular window is framed with the same fish scale shingles, dentils, and cornice return as the previously described front gable. A paired, double hung window is centered at the first story and an identically sized window sits directly above at the second story, however these second story windows are accented with upper sashes divided into interlocking lozenges by wood muntins. A basement window is located below, but not visible due to the obstructing greenery. The northernmost section of the east facade has a covered side porch. A side entry door to the kitchen has the original, three panel window door which is painted white. A wood, screen door is painted maroon. A single, double hung window follows immediately north of the door. Though the original porch had to be replaced over the years, it was rebuilt in a similar style. The existing porch extends further northward than the original, encompassing the final side entry door to the basement at the far north end of this facade. The original, double-paned, three panel door that is visible in a historic photo was replaced at some point in time by a basement door with a nine pane window. The wood stairs and floor are painted a butterscotch color. There is another basement window under the porch at this end of the east facade.

From the northern facade (photo 4), two double hung windows with upper sashes divided into interlocking lozenges by wood muntins are visible at the second story level. Two more double hung, plain glass windows are located below on the first story, slightly to the west. The solid brick foundation is visible at ground level and a rectangular vent at the peak allows airflow to the attic.

Viewing the west facade (photos 5 & 6), a single, double hung window is centered in an otherwise flat wall section at the northern end. A basement window is visible at ground level. Continuing southward, the center section consists of a gabled, two story chamfered bay. The northernmost section of this bay has a single, double-hung window with upper sashes divided into interlocking lozenges by wood muntins at the second story and a side entry door at the first level (photo 5), allowing entry into the parlor. The stoop was recently replaced, but the three panel side door with rectangular window is original to the house. The newer brick chimney with recessed arch, built in 2000, dominates the center section of the bay at all three levels. The southernmost section of the bay houses a single, double hung window with upper sashes divided into interlocking lozenges by wood muntins at the second story and a plain, double hung window directly below at the first story. At the attic level, the gable (photo 6) has the same architectural elements as the previously described gables on the south and east facades, except that wood scroll brackets transition from the bay's angled walls to the gable.

Beyond the bay, the final, southern portion of this facade is a flat section of wall with a single plain, double hung window centered at the first level. A double hung window with upper sashes divided into interlocking lozenges by wood muntins sits directly above at the second story. At the ground level a basement window is hidden by the landscaping. The west side of the front porch at the south end completes the view of this facade.

Entering the James Brannon House through the front door, one is transported to the turn of the century. Once inside the small entry foyer, the dining room entry is directly ahead on the north wall and an archway leading to the parlor opens immediately to the left on the west wall. The south wall of the foyer houses the entry door on the west side and ascends upward beyond the first story. An oval, etched glass window is housed in the upper half of this original oak entry door and a carved wreath design on the lower half of the exterior side provides a friendly greeting to guests. A rectangular, leaded glass window is visible at the far upper southeast second story section of this expansive south wall.

To the right, the original, carved oak staircase dominates the east wall (photo 7). The flat portion of the paneled oak staircase on the first level has a four panel door leading to a closet underneath the stairs. The wall section

James Brannon House

Name of Property

Lake County, IN

County and State

of the staircase boasts a carved, geometrical pattern and the oak panels of the top portion are visible from below. Four steps with an ascending bullnose design lead eastward to the first landing and following to the left, five more steps ascend northward to a second landing. Continuing westward, the final eight steps rise to the second story hallway. At the first landing a box newel post is topped with a square finial. A carved egg & dart pattern graces both the newel post panel edges and finial. The box newel posts at the ascending levels are both embellished with a carved floral design and topped with a ball finial. Square top balusters support the sturdy beveled handrail. The treads and risers are stained oak.

On the east wall of the entry, just above the middle section of the staircase, an original, stained glass window invites a spectacular display of light (photo 8). This unique feature provides the entry area with an elegant focal point. The entire window is framed in oak. The center of the leaded glass, athemion-like design, has shades of pink, mauve, and amber. This central design is framed with an inner border of alternating celery green and clear glass within an outer border of gold colored, rectangular sections. The stained glass window is set within a frame of small, square, clear glass windows individually framed in wood. An arched window is housed in the upper transom portion of the window and the same small, clear glass windows that frame the area below outline the arch, crowning the entire window with distinction.

A floral wallpaper pattern complementary to the time period covers the walls surrounding the staircase. The remaining areas on the west wall and north wall of the entry foyer are painted a marbled green. The staircase and woodwork in this room is stained with a milk wash finish. The original hardwood floor is oak at the center, with the perimeter of the room framed in a pattern of alternating strips of oak, maple and walnut.

In all of the first story rooms the original, four inch oak window and door trim is topped with a plain cornice, similar to many historic homes built in this era. The original, five panel doors are oak with an intricately designed brass backplate and doorknob. Baseboards are a substantial ten inches in height. The homeowners believe the baseboards to be original, although they seem unusual for the time period in which the house was built. However they are consistent throughout the entire house, which contributes to the likelihood of their originality. The walls throughout the house are lath and plaster and ceilings are 10 feet high.

Entering the dining room from the framed doorway on the west wall, one feels immediately at home. A paired, double hung window dominates the east wall (photo 9). One can enter the kitchen through the framed entry on the otherwise plain north wall and a larger, unframed archway on the west wall merges into the parlor. A wood heat register box is built into the woodwork to the right of this parlor entryway. The walls of this central area are painted a coral color and the woodwork is stained a warm maple. The flooring in this room is the same as the entry flooring, with alternating strips of oak, maple, and walnut framing a plain oak center floor area.

Entering the parlor (photo 10), a large picture window dominates the south wall. A stained glass transom window with an elegant wine and flower motif in amber, magenta and ruby, creates a colorful design element both inside and out. The parlor was originally two rooms. The ceiling beam marks the location of the former dividing wall.

The west wall of the parlor begins at the south end with a flat wall section housing a single, double hung window in the southwest corner. Continuing northward (photo 11), a small wall section extends outward to form a bay, housing a single, double hung window. In the center of the bay the cozy fireplace (photo 12) adds visual appeal and creates a feeling of warmth and elegance. Original to the house, the carved oak mantle has fluted Ionic columns topped by frieze blocks carved with oval patera. An elegant garland design graces the center of the frieze and a narrow, dentiled cornice spans both the area below the mantle shelf and the fireplace opening. Alternating shades of red brick line the fireplace opening and the floor base.

The third section of the bay recedes inward and creates an element of surprise by housing a door rather than the expected window. This original door leads to an outside stairway. The upper section of the door has a plain, rectangular window and the lower section has three panels.

James Brannon House
Name of Property

Lake County, IN
County and State

The north end of the parlor (photo 11) has a narrow, built in shelf in the northwest corner, followed by a framed entry to the study. Continuing eastward, a section of wall set on a northeast angle follows. This wall was the original location of the fireplace.

Beyond this angled wall, at the north end of the east parlor wall, an arched entryway leads to the dining room. The remainder of the east parlor wall is flat, with the exception of the arched doorway to the front entry foyer.

The upper section of the parlor walls are painted a butterscotch color and the lower sections are wallpapered with the same floral paper found in the entry foyer. A maple stained wood chair rail divides these upper and lower sections. The original woodwork in this room is stained with the milk wash finish found in the entry foyer. The unfinished wood plank floor is covered with a teal and red carpet.

Returning to the north end of the parlor, a framed entry leads to the study. The walls are painted a soft gold color and a faux bookcase border tops the walls, reinforcing a library theme. The doors and woodwork in this room are stained with a milk wash finish. The unfinished plank floor is covered with the same teal, red bordered carpet found in the parlor.

The south wall of the study is plain, with a significant portion open to the parlor. A single, double-hung window on the west wall catches the afternoon light. The east wall is flat, while the north wall houses a closet door to the west and a door to the east allows access to the downstairs bathroom (photo 13).

The full bath is painted a soft sage green and the floors have been covered in a dark green linoleum. White subway tile on the lower half of the walls surround the tub on the south wall and the toilet on the west wall (photo 14). The west wall boasts an original, built-in cabinet with cast iron hardware, adding turn of the century character to this spacious bathroom. Three drawers form the lower half of the cabinet and two paneled doors on the upper portion of the cabinet open to storage shelves. This cabinet has been painted white, as is the remainder of the woodwork in the bathroom. The north wall houses a single, double hung window and the northern section of the east wall features a white reproduction era sink that is in keeping with the original time period. Another door on this same east wall enters the kitchen.

The kitchen walls have been covered in coordinating floral wallpapers with butterscotch, forest green, and cranberry red as the predominate colors. The majority of the wall areas are covered in the large floral pattern paper, while the east wall and the area around the north window are covered in a coordinating, floral within a stripe pattern. All of the original doors, windows and trim are painted white. The plank floor is covered in a dark green, subtle geometric patterned linoleum. The east wall of the kitchen has an original, three panel door with rectangular window that opens to a covered side porch. Immediately to the north, a single, double hung widow allows plenty of morning light to flood this homey kitchen.

The eastern section of the south wall of the kitchen is flat, with the exception of the framed entry to the dining room. The outstanding feature of this kitchen is the original oak, built in cabinets that dominate the entire west half of the south wall (photo 15). These handsome cupboards reach all the way to the ceiling. Three massive cabinets with four panel doors compose the upper portion. An open service shelf below spans the entire width of the cabinetry. Facing the cabinets, there are four wide drawers on the left and a cabinet to the right, which is only partially visible due to the abutting sink. Another unique aspect of this cabinetry is the fact that the wall area behind the service shelf is wallpapered on the left half, but has stained beadboard on the right. Then below, the drawers are stained oak on the left side and to the right the cupboard is painted white. Although this is somewhat unusual, the overall effect is quite charming and contributes to the quaintness of this turn of the century kitchen.

A mid-century, Homart kitchen sink is predominate on the west wall of the kitchen (photo 16) in the south corner. This double bowl and drainboard sink is cast iron with a porcelain finish and was manufactured by

James Brannon House
Name of Property

Lake County, IN
County and State

Sears. Though not old enough to span the century, it contributes to the historical feel of the house. Beyond the sink area of this west wall, an original five panel door leads to the previously described full bath.

The north wall of the kitchen is deepest at the northwest corner. A flat wall section houses a single, double hung window. To the right is a door that leads downstairs to the basement. The second section of the north wall is flat and was erected further into the room to allow for the basement stairway. The remaining wall section of the northeast corner of the room houses the back stairway.

The convenient back stairway is hidden behind an original, five panel door at the northeast corner of the kitchen. Nine steps rise to a landing and then seven more turn westward, opening into a rear bedroom at the north end of the house. The entire stairway, treads, risers and woodwork are stained oak.

The walls of this rear bedroom are painted a turquoise blue and the wood plank floor is painted a caramel brown. The east wall is a knee wall with the remainder of the wall slanted towards the ceiling. The north wall houses two single, double hung windows on each side with upper sashes divided into interlocking lozenges by wood muntins, with a large flat wall area in the center. The west wall has a knee wall on the northern section and a full, flat wall on the south section moves inward, housing an original, five panel door. Previously a closet, this door enters a small, modern 3/4 bath. This bathroom was installed for convenience and consists of nondescript furnishings. The walls are painted a beige color and the ceramic floor tiles are a mottled beige also. The south wall of this back bedroom houses two doors. The door on the east side hides the stairs to the attic and the door on the west side opens to the upstairs hallway (photo 17).

Exiting the bedroom, the same painted, caramel brown wood plank floor is continued in the hallway. The walls of this lengthy corridor are painted a soft amber yellow. There is a door on the east wall of the hallway that opens to a closet.

Further down the hallway a doorway on the west wall enters into the west bedroom. A solid flat section forms the south wall of this serene space. The entire west wall is composed of three flat sections of wall that form a bay (photo 18). A single, double hung window is housed in each section of the bay, with upper sashes divided into interlocking lozenges by wood muntins on the upper portion of each window. The new fireplace blocks the view from the center bay window. The north wall is another flat wall section, with a closet door in the northeast corner. The east wall is also flat with the exception of the entry door at the south end. The walls of this room are painted a vivid sky blue and all of the woodwork, including the floor, is painted white.

Returning to the hallway, directly across from the previously described room, another doorway on the east wall of the hallway enters the east bedroom. The entry door is the only break in the otherwise flat west wall. The north wall of this room has a closet door in the northwest corner. The east wall is dominated by paired, double hung windows (photo 19) with upper sashes divided into interlocking lozenges by wood muntins, providing the room with regal elegance. The south wall of this room is flat. The walls are painted a soft sage green and the original woodwork is stained oak. The wood plank floor is covered with green carpeting.

At the south end of the upstairs hallway, just beyond the doorways to the previously described bedrooms, another doorway set on a southwest angle opens to the front bedroom. The east wall is a small, flat section of wall with a door to the closet in the center. A paired, double hung window is centered in the south wall (Photo 20) and a single, double hung window is on the otherwise flat west wall. The north wall is mostly flat, but angles in slightly at the east edge. The walls of this room are painted the same amber color as the hallway. All woodwork is stained oak and the plank hardwood floor is covered with a red carpet.

The unfinished attic is used for storage. There is an arched window at the south gable end and a rectangular window in the east gable provides daylight.

The brick basement is mostly open, however two brick walls create a room in the northeast quarter of the

James Brannon House
Name of Property

Lake County, IN
County and State

basement that is presently used as a laundry area. The three pane basement windows are original. There are three windows on the east wall and two more windows at each of the far ends of the west wall. A single window located in the southwest corner is the only window on the south wall. The ceiling exposes the joists above and the floor is cement. A forced air furnace is located towards the southwest corner.

James Brannon House
Name of Property

Lake County, IN
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.

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

c.1898

Significant Dates

c.1898

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

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 old or achieving significance within the past 50 years.

Period of Significance (justification)

The period of significance is the date of construction of the house.

Criteria Considerations (explanation, if necessary)

N/A

James Brannon House
Name of Property

Lake County, IN
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The James Brannon House, built in 1898, is eligible for the National Register of Historic Places under Criterion C because locally, it is an outstanding example of Queen Anne Free Classic domestic architecture in the Lowell area.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion C:

The James Brannon House, which was rated as outstanding in the Lake County Interim Report, compares favorably with other Queen Anne houses in Lowell. The J. Claude Rumsey House, circa 1906, is located just around the corner to the west at 709 Michigan Avenue. This Lowell treasure was rated as outstanding in the Lake County Interim Report and was recently placed on the national Register of Historic Places. This well maintained, one and a half story, frame house rests on a brick foundation, has a cross-gabled roof and is sided with horizontal wood clapboard, painted white. Multiple gables, a wraparound porch, and short Queen Anne tower with curved glass windows add to its charm. A frieze board with decorative wood block dentils adds detail at the roof lines. These two houses have some similarities, such as the brick foundation, hipped roof with cross gables, dentiled rooflines, fishscale shingles and classical porch support columns. The J. Claude Rumsey House has interesting decorative window elements, however the stained glass window work in the Brannon House reaches an unequaled level of artistry. The J. Claude Rumsey's appeal leans in the direction of quaint and cottage-like charm in contrast to the more stately and classic appearance of the James Brannon House.

Another house rated as outstanding in the Lake County Interim Report is a Free Classic Queen Anne, circa 1900, located on the west side of town at 490 Commercial Avenue. This two and a half story frame house has a tower, a wraparound front porch and a segmental pediment over the porch entry. The horizontal clapboard siding is painted a maroon color and the very plain window trim is accented in gray. The windows of this house are very square and plain in comparison to the more elaborate and decorative windows of the James Brannon House. Both houses are clapboard painted a solid color with contrasting paint colors accenting the doors and windows. The gables of both houses are covered with fish scale shingles, however the shingles on the gables of the Brannon House are all painted the same soft yellow in contrast to the alternating gray, maroon, white and yellow shingles on the full width gables of the 490 Commercial Ave. house. These brighter colors give it a more flamboyant appearance than the more conservative Brannon House.

The James Brannon House can also be compared to the Martin Driscoll House, another Queen Anne, circa 1900, located several blocks to the south at 520 Franklin Ave. This historic, two and a half story frame Queen Anne house was also rated as outstanding in the Lake County Interim Report. The first story of the front facade has a large window on the first floor with a single door to the west and the second story of this facade has just one plain, double-hung window in the center. It has a partial wraparound porch and a two story bay on the west facade. At the attic level of the front facade are two rectangular windows with three ornamental brackets supporting a small overhang. These historic homes have some similarities including the decorative dentils at the roof line, a two-story bay, and fishscale shingles on the front gables. The Martin Driscoll House is a treasured historic home with thoughtful artistic design elements, however at this point in

James Brannon House
Name of Property

Lake County, IN
County and State

time it is visually apparent that the upkeep and maintenance of the Driscoll House's exterior leaves much to be desired in comparison to the very well preserved and maintained exterior of the James Brannon House.

The James Brannon House is eligible for the National Register of Historic Places under Criterion C because locally it is an outstanding example of turn of the century Queen Anne Free classic architecture. The well preserved facade, dentiled roof lines, two story bay and the exceptional artistry of the stained glass windows demonstrate both fine artistic workmanship and thoughtful architectural design. Superior construction and meticulous maintenance of the property has preserved the quality of most of the original elements of the exterior as well as the interior. For these reasons, the James Brannon House should be added to the Nation Register of Historic Places.

Developmental history/additional historic context information (if appropriate)

Historical Context:

At the turn of the century Lowell was located far enough away from the Calumet region to be called an agricultural town. Surrounded by prairie land and groves, the south Lake County area was dotted with farms, dairies, and truck gardens. In A Standard History of Lake County and the Calumet Region, Lowell was described at that time as "the acknowledged trading center of the three southern townships, as it is also the nucleus for many of the social and religious activities of that section of Lake County." The town, which was founded by Melvin Halsted in 1852, was so named due to the fact that its water facilities and milling industries at that time bore resemblance to those of Lowell, Massachusetts.

The Victorian Era, fueled by the industrial revolution, afforded and allowed the average homeowner to incorporate more creative, intricate, and elaborate design elements into their homes. The Queen Anne style was greatly influenced by English architect Richard Norman Shaw, whose work melded English cottage ideals with the elaborate, decorative impulse of the Victorian Era. The Queen Anne gained popularity from the late 1870's through the beginning of the 1900's. Approximately one third of the Queen Anne style houses built during this era were Free Classic. This subtype of the Queen Anne style became more common after 1890 and was identified by the use of classical porch columns (rather than spindlework), Palladian windows, cornice-lined dentils, and other classical details. In this tradition James Brannon built a Queen Anne Free Classic residence as an elegant home for he and his wife Eleanor to enjoy in their retirement years.

James Brannon was born in July of 1819 in Summit County, Ohio. His parents were William and Lucinda Loveland Brannon. James was sent to live with his uncle at nine years of age when his father died in 1828. At sixteen he left his uncle's home and struck out on his own. He worked as a farm laborer, earning eight dollars a month. When he was not working he spent many hours participating in drills as a member of an independent military company. James eventually saved enough money to come to Lake County, Indiana with the intent of owning his own farm. The first farm he purchased consisted of eighty acres. A short time later he was able to purchase another forty acres. He eventually sold that property and in 1850 bought a soldier's military land bounty warrant, securing 160 acres in West Creek Township.

He married Eleanor Foster on May 17, 1851 and they began their life together as pioneers of West Creek Township. On this prairie farm two daughters were born, Lucina and Julia. A hard worker, sensible and progressive, James was a very successful farmer. As the girls grew, the Brannons were concerned with the lack of opportunity for schooling due to the remote location of their farm. To remedy the situation they

James Brannon House

Name of Property

Lake County, IN

County and State

bought the Ed Halstead farm in 1857, putting them in a location closer to the town of Lowell and in a school district that provided their children with better scholastic opportunities. The Brannon's three sons, William Perry, George Dwight and Melvin Amos were all born on this farm.

James Brannon eventually acquired ownership of 750 acres of quality farmland in West Creek. He served as trustee of this township for 20 years. When the last of the children left home, James and Eleanor moved to Crown Point, another Indiana town located northeast of Lowell, retaining ownership and management of the West Creek properties. Eventually the difficulty of managing these properties from a distance became a burden and James bought the property at 260 Burnham in Lowell around 1895 and began building the residence that was to be he and Eleanor's final home, completing it in 1898. He spared no cost in creating a magnificent home with elaborate design elements. Unfortunately, while in the process of moving into the home, James suffered an acute attack of a chronic disease and died on Dec. 7, 1898, never to enjoy residence in the exceptional home he built. Eleanor went on to live in the home for nine years after James' death. She died in the home on Sept. 1, 1907.

The Brannons were members of the Presbyterian Church and respected citizens of both Lowell and Crown Point. In the town of Lowell's historical archives James Brannon was remembered as a pioneer who, as a witness to the early development of Lowell, was able to recall interesting and informative incidents of this town's early history. A devoted homemaker, Eleanor Brannon was eulogized as a woman who "served her God by giving her best service to his institution - the Home."

After the Brannons passed away their lands and home were left to their children. William Perry Brannon was the oldest son of James and Eleanor Brannon., Born in West Creek in 1859, he married Ella Barber on Feb. 12, 1882. In December of 1910 William purchased his sister Lucina Brannon Belshaw's inheritance of the home at 260 Burnham for \$1,800 and took possession of the home. In March of 1915 he purchased the remaining inheritance of the house for \$900 from his niece Julia Wason Dahl, heir to his deceased sister Julia Brannon Wason. Later that year, after the death of his wife, he sold the house and moved west to North Dakota where he operated a brickyard in the town of Dickinson. Around 1923 he returned to Lowell and made his home on a property southwest of Lowell. He died at the age of 89 at the home of his niece, Julia Dahl, in 1948. He left behind two sons, William and Marshall.

Henry and Francis Govert purchased the 260 Burnham residence from William P. Brannon for \$4,000 in September of 1915. The Goverts had two sons, Arnold and Harry, and one daughter Marion. They were members of St. Edward's Catholic Church in Lowell. Henry Govert passed away in 1925 after a long illness. Frances resided in the home for three years after the death of her husband, remaining in the Lowell area and finally moving in with her son Arnold Govert and his family east of town. In later years, Frances and her son would occasionally stop by to visit the house, having many fond memories of their time spent here. Frances

Widow Frances Govert sold the house to Peter and Ellen Peterson in September of 1928 for the sum of \$4,000, exactly the price she had paid for the home 13 years earlier, due to the failing economy. Peter and Ellen Peterson were both born in Sweden (Ellen in 1854 and Peter in 1867), but emigrated to America, landing in New York in October of 1888. They moved to the Hammond area where they lived for many years. Here they had three children, Harry, Ruth, who died at age 21, and Esther, who lived only three years. In 1928 Peter and Ellen moved to Lowell, purchasing the home at 260 Burnham St. They took up residence with their son Harry, his wife Emilie and their two children, William and Harriet. After Harry lost his job as a claims investigator at the Indiana Harbor Belt Railroad, the Petersons were determined to make a living by turning the property into a profitable chicken farm.

By 1932 they had built a 175 foot chicken house on the north edge of the property and owned an average of 1200-1400 laying hens. Making their living from the sale of eggs, they had an egg route (home deliveries) that

James Brannon House

Name of Property

Lake County, IN

County and State

extended from Lowell to areas as far as Hammond, East Chicago and Munster. They also sold frying chickens. On Thursdays eggs were delivered, then on Fridays they would butcher, clean and dress 100-120 chickens to be delivered on Saturday, just in time for Sunday dinner.

Ellen Peterson, who was 13 years older than her husband, died in their home in October of 1932. Peter continued to help Harry with the farm for many years. When he passed away in 1957 the home was left to Harry and Emilie, who continued to operate the chicken farm until retirement in 1965. Deteriorating from lack of use, the chicken house was torn down a decade later.

Harry and Emilie were respected citizens of Lowell and members of the Schneider Presbyterian Church. Harry was a member of the Knight of Phthias of Hammond and Emilie was active in the community. As a 4-H leader she held many 4-H meetings at the house. She also used the home to hostess meetings of the Lowell Senior Home Demonstration Club, of which she was a charter member. Their two children, William and Harriet, have many fond memories of growing up in this house. During this period of ownership Harry and Emilie made a few changes to the interior. As a child, William Peterson remembers the present parlor was once actually two separate rooms. The wall was removed some time mid-century to create a larger space. A beam in the ceiling testifies to the location of this original wall. As a child William remembers pocket doors in the archways leading into the parlor. Emilie also stripped and stained the front stairway and the woodwork in the study and parlor later in the century, giving it a lighter milkwash finish. Harry died on December 7, 1973 and Emilie retained ownership of the home for eleven years. She was staying with her daughter in California when she died there on Dec. 8, 1984. The house at 260 Burnham was left to heirs William Peterson and Harriet Peterson Barker, who made the decision to sell the home.

Although the condition of the house had deteriorated due to a period of vacancy, Thomas and Eileen Ramstrom could see potential and purchased the home in 1986. Thomas and Eileen loved the character of this house and worked to create an exceptional home for their family. Here they have raised their four children, Tom Jr., Justin, Rusty and Molly, and are now welcoming grandchildren to share in the legacy of this stately, yet comfortable home.

The Ramstroms have retained the unique architectural elements of the home, such as the windows, doors, and exterior embellishments. Changes were made to ensure the home's safety, such as the installation of a new electrical system in 1987 to replace the knob and spool that was still in place at the time of purchase. They also erected a shed at the northeast corner of the property around 1990. In 2000, Thomas, a mason by trade, moved the fireplace from the angular wall at the northeast corner of the parlor to the mid-section of the bay on the west side of the parlor, building an impressive new chimney, but retaining the original fireplace mantle. Mauve at the time of purchase, they repainted the exterior of the house a soft yellow in 2003. A new roof with architectural shingles was added in 2008 and that same year they also installed a new forced air furnace in the basement. Aside from painting walls to suit their decor, much of the upstairs has been left unchanged. However an upstairs bathroom was needed, so they added a 3/4 bath in what was formerly a closet in the rear bedroom on the north side of the house. They recently replaced the original steps that emerge from the west side bay door and are currently in the process of building a deck beyond the covered porch on the east side of the home. Future historic preservation plans include professional restoration to retain the beauty of the stained glass windows.

The Burnham Home is featured in the Historic Homes Walk, on the Lowell Public Library website, and is featured on the cover of the Historic Homes of Lowell brochure

James Brannon House
Name of Property

Lake County, IN
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Assessor's list & Transfers of Real Estate in Lowell, Book 216 (1895-1899), Calumet Regional Archives, Gary, IN

Assessor's list & Transfers of Real Estate in Lowell, Book 216 (1899-1903), Calumet Regional Archives, Gary, IN

Assessor's list & Transfers of Real Estate in Lowell, Book 216 (1903-1907), Calumet Regional Archives, Gary, IN

Assessor's list & Transfers of Real Estate in Lowell, Book 216 (1907-1911), Calumet Regional Archives, Gary, IN

Brannon, Eleanor Foster (1932-1907), Unidentified newspaper article, Scrapbook of Richard Schmal, Lowell Town Historian

"Passed Away Yesterday A.M." (Perry Brannon), Lowell Tribune, January 10, 1948

"Peterson, Ellen (Nillson), Obituary", Lowell Tribune, January 10, 1948

"Peterson, Emilie E., Obituary", Lowell Tribune, December 12, 1984

"Peterson, Harry G., Obituary", Lowell Tribune, December 13, 1973

Lake County Interim Report, Indianapolis: Historic Landmarks Foundation of Indiana, 1996

"Lowell Indiana Sesquicentennial, 1852-2002", Lowell Sesquicentennial Committee, 2002

McAlester, Virginia, and Lee McAlester, Field Guide to American Houses, New York, Alfred Knopf, 2006

"Mrs. Francis Govert, 71, Called Lase Sunday", Lowell Tribune, May 2, 1946

Our American Heritage, 1852-1952 Lowell Centennial Inc., 1952

"Pioneer History: The Sourvenier Album of Lake County," Lowell Tribune, November 26, 2000

Souvenir Album of Lake County, 1906, E.E. Woodcock, 1906

"The Brannon Family", Lowell Tribune, Richard C. Schmal, July 1, 1981

"The Town of Lowell After 1900", Lowell Tribune, Richard C. Schmal, June 24, 1997

William Frederick Howat, A Standard History of Lake County, IN and the Calumet Region, Volumes I & II, Lewis Publishing Company, Chicago, 1915

James Brannon House
Name of Property

Lake County, IN
County and State

Interviews: Conducted by Cathy LaReau

Thomas & Eileen Ramstrom, (Present Owners) 5/14/09

William & Barbara Peterson, 7/16/09

Richard Schmal (Historian for the town of Lowell) 7/2009, 9/2009

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 # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of epository: Indiana Historic Sites and Structures Inventory

Historic Resources Survey Number (if assigned): 089-370-93039

10. Geographical Data

Acreage of Property 3.3
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>465220</u>	<u>4571380</u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Part of the Northeast 1/4 of the southeast 1/4 of Section 23, Township 33 North, Range 9 west of the 2nd Principal Meridian, described as follows: Commencing at a point 35 rods South of the Northeast corner of said Quarter Section; thence West 66-2/3 rods; thence South 217.5 feet; thence West 13-1/3 rods; thence South 30 feet; thence East 80 rods to the East line of said Quarter section; thence North 15 rods to the place of beginning, EXCEPT the East 550 feet thereof, in the Town of Lowell, in Lake County, Indiana.

260 Burnham St.
Lowell, IN 46356

Boundary Justification (Explain why the boundaries were selected.)

This is the historic property boundary.

James Brannon House
Name of Property

Lake County, IN
County and State

11. Form Prepared By

name/title Cathy LaReau
organization _____ date October 2009
street & number 15615 Colfax St. telephone 219-696-6492
city or town Lowell state IN zip code 46356
e-mail _____

Additional Documentation

Submit the following items with the completed form:

- **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. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: James Brannon House
City or Vicinity: Lowell
County: Lake Co State: IN
Photographer: Cathy LaReau
Date Photographed: May 14, 2009
Description of Photograph(s) and number:
Camera facing north, exterior south facade
1 of 20.

James Brannon House
Lowell
Lake County, Indiana
Cathy LaReau
May 14, 2009
Camera facing northwest, exterior southeast facade
2 of 20

James Brannon House
Lowell
Lake County, Indiana
Cathy LaReau
May 14, 2009
Camera facing west, exterior east facade
3 of 20

James Brannon House

Name of Property

Lake County, IN

County and State

James Brannon House
Lowell
Lake County, Indiana
Cathy LaReau
May 14, 2009
Camera facing south, exterior north facade
4 of 20

James Brannon House
Lowell
Lake County, Indiana
Cathy LaReau
July 16, 2009
Camera facing east, exterior west facade
5 of 20

James Brannon House
Lowell
Lake County, Indiana
Cathy LaReau
May 14, 2009
Camera facing east, exterior west facade
6 of 20

James Brannon House
Lowell
Lake County, Indiana
Cathy LaReau
May 14, 2009
Camera facing east, view of interior front staircase
7 of 20

James Brannon House
Lowell
Lake County, Indiana
Cathy LaReau
July 16, 2009
Camera facing east, view of upper section of interior front stairway
8 of 20

James Brannon House
Lowell
Lake County, Indiana
Cathy LaReau
July 16, 2009
Camera facing east, interior view of east dining room wall
9 of 20

James Brannon House
Lowell
Lake County, Indiana
Cathy LaReau
July 16, 2009
Camera facing south, view of interior south wall of parlor
10 of 20

James Brannon House

Name of Property

Lake County, IN

County and State

James Brannon House

Lowell

Lake County, Indiana

Cathy LaReau

May 14, 2009

Camera facing northwest, view of northwest section of parlor

11 of 20

James Brannon House

Lowell

Lake County, Indiana

Cathy LaReau

July 16, 2009

Camera facing west, view of fireplace on west wall in parlor.

12 of 20

James Brannon House

Lowell

Lake County, Indiana

Cathy LaReau

May 14, 2009

Camera facing north, view of interior north wall of study

13 of 20

James Brannon House

Lowell

Lake County, Indiana

Cathy LaReau

May 14, 2009

Camera facing west, view of interior west wall of bathroom

14 of 20

James Brannon House

Lowell

Lake County, Indiana

Cathy LaReau

May 14, 2009

Camera facing south, view of interior south wall of kitchen

15 of 20

James Brannon House

Lowell

Lake County, Indiana

Cathy LaReau

May 14, 2009

Camera facing west, view of interior west wall of kitchen

16 of 20

James Brannon House

Name of Property

Lake County, IN

County and State

James Brannon House

Lowell

Lake County, Indiana

Cathy LaReau

May 14, 2009

Camera facing southwest, view of interior south wall of 2nd story, rear bedroom
17 of 20

James Brannon House

Lowell

Lake County, Indiana

Cathy LaReau

May 14, 2009

Camera facing northwest, view of interior west wall of 2nd story, west bedroom
18 of 20

James Brannon House

Lowell

Lake County, Indiana

Cathy LaReau

July 16, 2009

Camera facing northeast, view of interior east wall of 2nd story, east bedroom
19 of 20

James Brannon House

Lowell

Lake County, Indiana

Cathy LaReau

May 14, 2009

Camera facing southwest, view of interior south and west walls of 2nd story, front bedroom
20 of 20

James Brannon House
Name of Property

Lake County, IN
County and State

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name Thomas & Eileen Ramstrom
street & number 260 Burnham St. telephone 765-430-0054
city or town Lowell state IN zip code 46356

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. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Brannon, James, House

MULTIPLE NAME:

STATE & COUNTY: INDIANA, Lake

DATE RECEIVED: 2/03/11 DATE OF PENDING LIST: 3/09/11
DATE OF 16TH DAY: 3/24/11 DATE OF 45TH DAY: 3/21/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000120

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 3-26-11 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



James Brannon House, Lake Co., IN #1

James Brannon House, Lake Co., IN #2





James Brannon House, Lake Co., IN #3

James Brannon House, Lake Co., IN #4





James Brannon House, Lake Co., IN #5



James Brannon House, Lake Co., IN #6



James Brannon House, Lake Co., IN #7



James Brannon House, Lake Co., IN #8



James Brannon House, Lake Co., IN #9



James Brannon House, Lake Co., IN #10



James Brannon House, Lake Co., IN #11

James Brannon House, Lake Co., IN #12





James Brannon House, Lake Co., IN #13



James Brannon House, Lake Co., IN #14



James Brannon House, Lake Co., IN #15

James Brannon House, Lake Co., IN #16





James Brannon House, Lake Co., IN #17

James Brannon House, Lake Co., IN #18





James Brannon House, Lake Co., IN #19



James Brannon House, Lake Co., IN #20

DNR Indiana Department of Natural Resources

Division of Historic Preservation & Archaeology • 402 W. Washington Street, W274 • Indianapolis, IN 46204-2739
Phone 317-232-1646 • Fax 317-232-0693 • dhpa@dnr.IN.gov • www.IN.gov/dnr/historic



January 28, 2011

Carol D. Shull
Interim Keeper of the National Register
National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, N.W.
Washington D.C. 20005

Re: James Brannon House, Lake County, Indiana.

Dear Ms. Shull,

Enclosed is a National Register of Historic Places nomination for the James Brannon House, Lake County, Indiana. The Indiana Historic Preservation Review Board reviewed the application and voted in favor of recommending its approval for the National Register of Historic Places.

Please address any questions you or your staff may have about this nomination to my National Register staff, Paul Diebold, Frank Hurdis, or Holly Tate.

Sincerely,

Robert E. Carter, Jr.
State Historic Preservation Officer

REC:PCD:pcd

enclosure: nomination package