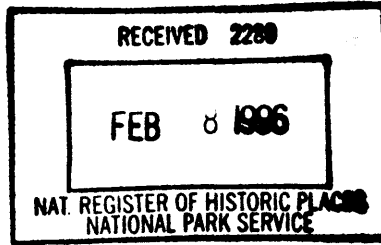


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United States Department of the Interior
National Park Service

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 SEVEN OAKS

other names/site number Dixon House

2. Location

street & number 707 Audubon Street N/A not for publication

city or town Sac City N/A vicinity

state Iowa code IA county Sac code 161 zip code 50583

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 Shanklin, DSHPO 2-1-96
Signature of certifying official/Title Date

State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Edson H. Beall
Signature of the Keeper

Date of Action

3/7/96

Entered in the
National Register

Seven Oaks
Name of Property

Sac 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	
2	0	buildings
0	0	sites
0	0	structures
0	0	objects
2	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

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/single dwelling

Domestic/secondary structure

Current Functions
(Enter categories from instructions)

Domestic/single dwelling

Domestic/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian/Queen Anne

Materials
(Enter categories from instructions)

foundation Stone/granite

walls Wood/weatherboard

Wood/shingle

roof Wood/shingle

other Brick

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1893

Significant Dates

1893

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

J. M. Russell - Storm Lake, IA

Proudfoot & Bird - Des Moines, IA

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

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

Name of repository:

Seven Oaks
Name of Property

Sac County, Iowa
County and State

10. Geographical Data

Acreege of Property Less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	15	336080	469824.0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Bruce Becker and Tancy Becker, Owners

organization N/A date August 7, 1995

street & number 700 Oak Hill Drive telephone (712) 662-4771

city or town Sac City state IA zip code 50583

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

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

name Frances L. Becker

street & number 700 Oak Hill Drive telephone (712) 662-4626

city or town Sac City state IA zip code 50583

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Seven Oaks
Sac City, IA

DESCRIPTION

The nominated property, Seven Oaks, has been known by this name for over one hundred years because of seven oak trees situated around the home and carriage house. The name Seven Oaks appears above the front porch.

Seven Oaks is a 2½-story Late Queen Anne style house with a modified rectangular plan, an intersecting gable roof, and a front porch. The walls are finished with weatherboard on the first and second stories and wood shingles on the upper half story, and the roof is shingled with cedar. The foundation is fieldstone, and the chimneys are brick. The interior of the house reflects the style in its extensive oak woodwork, ornate original light fixtures, and flowering vine sculptural relief on the living room walls as shown on the photograph submitted with this application. The house is in a residential area with tree-lined streets. The property occupies the entire North half of the block, and the house sits on the West half of the lot. It fronts North onto Audubon Street and is set behind a lawn that slopes slightly to the sidewalk. A garage, originally the carriage house, sits to the Southeast of the house.

The house has had few structural changes since it was constructed in 1893. In the early 1900's, two sun porches were added to the Southeast corner, one on the first floor and one on the second. It appears that these may have been original open porches that were enclosed. Also in the same time frame, a balcony on the Northeast corner of the second story was enclosed and converted to a bathroom. Another change occurred in the late 1950's or early 1960's when the original kitchen, the South portion of the first story, was converted to a small modern kitchen and a small den.

The original carriage house was also changed at some point by the addition of a one story, one car extension to the East. The construction of the carriage house originally echoed that of the house. The interior ceiling is wainscoting and car-siding, the walls are tongue and groove, and the floor is now concrete. The carriage house has suffered extensively from neglect and harsh weather. Repair to the roof, windows, and exterior walls is essential to prevent continuing deterioration of the interior and exterior of the building, and extensive repair to the interior will be necessary. This is considered a contributing building.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

Seven Oaks
Sac City, IA

Description (continued)

The basement of the house is unfinished. There are two entrances, one by stair from the first floor and one walk-out door to the South. There are six areas in the basement. One is the boiler room, complete with the original boiler. A second is a room with a fireplace. A third is a small bathroom. The other three areas seem to be nonspecific in use. There are several foundation-level windows that allow natural light to enter.

The main entrance to the house is through the front porch on the North side. It is a double door entrance, and the space between the doors is floored with marble tile. The floors on the first story are white oak tongue-and-groove with inlaid mahogany and walnut borders in various patterns. The walls are plaster, as are the 10 foot ceilings, and white oak is laid across the ceilings in a pattern of continuous squares and rectangles. Two of the windows incorporate stained glass.

The first story consists of an entry, from which the main staircase leads to the second floor, and there are doors to the dining room and living room. The living room occupies the Northwest corner of the house and was created from the two original parlors. The room has a fireplace, and a door that leads to the basement staircase or the den, and a pocket door that leads to the dining room. The dining room has Lincrusta wall covering on the bottom half of the walls, and has a swinging door that leads to the kitchen. The kitchen is flanked to the East by sun porch and to the West by a small den. There are back doors to both the South and to the North on the sun porch. The den has a fireplace, a door that leads to either the living room or the basement stairs, and the maid's staircase that leads to the second story.

The second story consists of a master bedroom and bath, three other bedrooms, a sun porch, and another bathroom. The floors are white oak, and the walls and 9 foot ceilings are plaster.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7, 8 Page 3

Seven Oaks
Sac City, Iowa

Description (continued)

The third story consists of two bedrooms, a storage room with two quarter round windows, and an unfinished attic with a semi-circle or eyebrow window on both the East and West sides. The floors are pine, and the walls and 9 foot ceilings are plaster.

Statement of Significance

Seven Oaks is locally significant under criterion "C" as one of the examples of Queen Anne influenced design in Sac City. There are other Victorian homes in Sac City, but the most notable are of styles other than Queen Anne. J. M. Russell designed the house and Proudfoot & Bird designed the sun porches. Both were noted Iowa architects.

The steeply pitched gable roofs, the tall windows, and the rising chimneys of Seven Oaks carry the eye upward. The spacious interior, with its tall ceilings, is complimented by ornate floors, ceilings, walls, and windows. Both the exterior and interior reflect and typify its architectural style and create its significance.

Over a period of 102 years, Seven Oaks was home to not one, but two of Sac City's more prosperous families. Sac City was platted in 1855, only a year after the first permanent settlers arrived. As the town flourished and grew, businesses were established, and in 1871 the Sac County State Bank opened its doors. In 1886, Eli N. Baily, age 29, arranged to purchase that bank, and later that year he and his wife, Amie, moved to Sac City. Eli's bank prospered, and it remained under his control until his death in 1923.

In 1892, W. J. and Mary Dixon moved to Sac City, and until 1899, W. J. served as Clerk of Court for Sac City. That year, he opened the W. J. Dixon Lumber Company in Sac City, also with yards in Lytton and Nemaha. The lumber company prospered, and was owned and operated by the Dixon family until the 1980's.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3a

Seven Oaks
Sac City, Iowa

Description (continued)



Residence of E. N. Baily

Historical Picture of Seven Oaks
Sac City, Sac County, Iowa

Photographer Unknown, Circa 1900 - Location of Original Negative Unknown

Picture Depicts North Side and West Side of Home, Camera Direction to the Southeast
Picture Photocopied from Reflections - Sac City Quasiquicentennial (1855 - 1980)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 4

Seven Oaks
Sac City, IA

Statement of Significance (continued)

It was Eli and Amie Baily that built Seven Oaks in 1893 as their new family home. It was suitable for a prominent banker's residence because of its location and its elegance. The connection between the Baily and Dixon families occurred when Eli and Amie's daughter, Elizabeth, married W. J. and Mary's son, Paul. Elizabeth and Paul lived in Seven Oaks, and the house remained in the family until it was sold in 1990 to settle Elizabeth's estate.

Both the Baily and Dixon families, as well as operating successful businesses, were active in civic and cultural activities in Sac City. For instance, W. J. Dixon served as a member of the City Council of Sac City.

Interestingly, Seven Oaks was the first home in Sac City to have electricity because it had its own generator. In fact, the generator is still in the basement of the house. Appreciating the value of electricity, Eli Baily was one of a group of businessmen that established the first light company in Sac City in 1898.

In December of 1904, the Sac City Chautauqua Association was formed, and the President of the Association was W. J. Dixon. After the Chautauqua building was completed, the Association worked to bring entertainers, educators, and politicians to perform and speak at the facility. Among those who came were Governor A. B. Cummins and William Jennings Bryan. The controversial Senator Robert M. LaFollette of Wisconsin, was a guest at Seven Oaks during his stay in Sac City.

In January of 1907, a library board convened to plan to build a Carnegie Library in Sac City. The board President in 1909 was W. J. Dixon. Two of the building committee were W. J. Dixon and Eli Baily, and the library was built in 1912. Later members of the board were Mrs. Mary Dixon and Mrs. Elizabeth Dixon.

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

**National Register of Historic Places
Continuation Sheet**

Section number 9, 10 Page 5

Seven Oaks
Sac City, IA

Bibliography

Humphries, Mrs. Edward D. History of Sac City. Unknown.

Kline, Denise. The Sac Sun. "Seven Oaks Has a New Look".
Sac City, IA: 5/19/92

Pomada, Elizabeth, and Michael Larson. America's Painted Ladies.
New York, NY: Dutton Studio Books, 1992.

Verbal Boundary Description

Lots 1 and 2, Block 27, in the Original Town of Sac City, Sac
County, Iowa

Verbal Boundary Justification

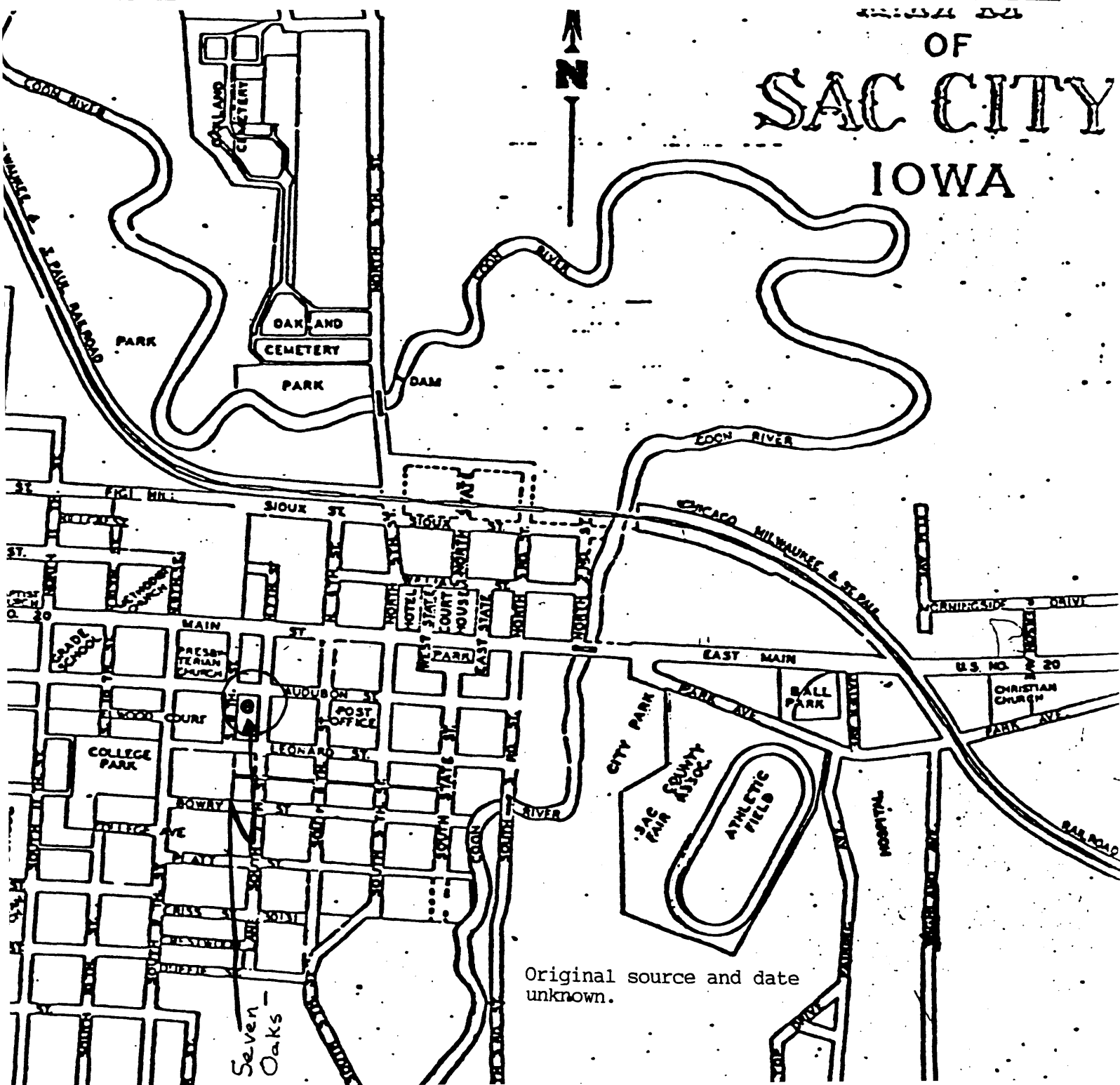
The nominated property includes the entire parcel historically
associated with the house.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Add'l Page 6

Seven Oaks
Sac Co., Iowa



Original source and date
unknown.

Seven
Oaks

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Add'l Page 7

Seven Oaks
Sac Co., Iowa

