

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received AUG 28 1984
date entered SEP 27 1984

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

1. Name

historic E. R. Hays House
and/or common Bybee & Davis Funeral Home

2. Location

street & number 301 ~~North~~ Second St, _____ not for publication
city, town Knoxville _____ vicinity of
state Iowa code 019 county Marion code 125

3. Classification

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

4. Owner of Property

name Gerald T. Zager
street & number Box 87
city, town Knoxville _____ vicinity of state Iowa 50138

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk's Office
street & number Marion County Courthouse
city, town Knoxville _____ vicinity of state Iowa 50138

6. Representation in Existing Surveys

title N/A has this property been determined eligible? _____ yes _____ no
date _____ federal _____ state _____ county _____ local
depository for survey records
city, town _____ state

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

The E. R. Hays House (1895) in Knoxville combines Victorian eclecticism in its porch and trimwork with a late usage of Italianate style design on the building's mass. The design represents the work of noted Iowa architects Foster and Liebke.

This two story red-brown brick residence consists generally of a broad rectangle on plan (54' by 38'). A two story angled bay projects from the southeast corner. A shallow pavilion, topped by a gabled dormer (pedimented by the presence of a pent roof and cornice) projects from the north wall. A two story gabled bay extends from the south half of the west wall and sports a combination hip and gabled cap roof. A gabled front porch covers the west entry alongside that bay, and covers an entrance to the west side of the south bay. The asphalt shingled roof is hipped with a rectangular flat deck top. A broad central flue (no cap) projects from the center of the house. A stone porch deck services a door on the east rear. A cellar entrance is located south of and alongside that deck. The restrained assymetry of the overall plan reflects a trend toward the more symmetrical plan which is typified by the last decade of the 19th Century.

The ornamentation of the house massing is the notable visual feature of this house. This ornamentation is most evident in the gable and window treatment. The north gable is sheathed with half round shingle, the angled gable and the west gable in vertical board. The original gable facing was vertical corrugated siding of a narrow 7/8" width. The same material is used on the frieze. This broad frieze is indented above each second story window. Narrow pairs of oriental scrolled brackets support the soffit and cornice at each outside corner and turn. Single or double brackets are centered between window pairs. The angled bay frieze has a line of square blocks across it. Similarly the soffit is enclosed with beaded weatherboard.

The 8" water table, and door and window sills are asbestine stone. Window headings combine asbestine stone springers and segmental rubbed brick arches, with a stone drip mold cap. Those windows on the first floor continue the curve of the upper sack is carried through this upper cap. On the second floor the cap is straight.

Paired upper windows, a double door entry way with curved transom and a large picture window with art glass transom constitute the main facade fenestration. On the north side, the symmetrical six window arrangement on the central pavilion is balanced by flanking single ranks of side windows. Those on the west side include a large art glass staircase window and a small closet window below. The east wall has six openings, including a door. the openings are vertically alligned but are unevenly spaced. The south wall bay had two window pairs per floor on its main face, flanking single windows and one door on each side, and single ranks of windows on each wall surface flanking the bay. The angled corner bay includes a picture window with a window pair above. The front porch is especially interesting in that the entrance is to the right of center.

The porch trim incorporates turned posts, curved solid brackets with single four leaf clover silhouettes in each corner, bargeboard and stick style surface detail. The use of gable roofs for porches is of interest. Nine inch square brick piers support the porches. The upper foundation consists of three range courses of ashlar stone. Five basement windows with segmental arches of stone voissoirs are located on the north, south and east walls of the seven foot tall basement walls.

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The architect's building specifications are informative concerning the working relationship between architect and client and provide details about the house's original plumbing and services. The owner was responsible for procuring the art glass transoms, the upper glass panels for the front vestibule and for the sitting room doors, the staircase art glass window and the furnace. Original fixtures which were provided by the architect/contractor included a thirty gallon iron boiler, a galvanized cast iron kitchen sink with Douglass pitcher pump, and a bathroom equipped with wash bowl (sink with pump), water closet and a five and a half foot tub.

Building details included the following which are of interest. The house utilized a hollow wall construction which was favored by the architects. They instructed the contractor to "...Build the outer walls full thickness as figured leaving a hollow that must be kept free from loose mortar." These walls were fourteen inches thick above the water table and apparently were intended to allow a two inch cavity between front and rear wall planes. Peerless red mortar was specified for the arches at least, and mortar joints throughout were minimized in size to create a continuous wall mass visually. Two foot long blind metal wall anchors joined floor joist ends and the load bearing walls, being placed every six feet. Verandahs were roofed with "Camaret I.C. charcoal roofing tin." The house had a gravity flow heating plan with in-wall ducts. A cistern survives near the northeast rear corner.

The interior plan included a basement dogleg stair which led from kitchen to laundry. An in-wall double flue on the north wall serviced the laundry and a central furnace room. The triangular chimney rose from the center of the plan and its two angled 45 degree serviced the sitting and dining rooms on first floor. Interior basement walls were of brick. On the main floor single or paired pocket doors separated all of the main rooms in the front. An elaborately paneled dog leg stairway with half landing led upstairs in the northwest front corner. A second stair set led from the kitchen to a servants room upstairs and eventually to the roof deck and a roof hatch. Second floor pocket doors separated the two main bedrooms. Five closets were provided for upstairs. Downstairs a bath, china and dish closets off the kitchen, and one large closet were provided for. All floors were of pine, those in the kitchen were yellow pine. Yellow pine was used to wainscot the kitchen (2'8" high). Hardwood millwork was used in the four main downstairs rooms. The dining room and hall woodwork was of red oak, the first floor bedroom of ash, and sitting room of hickory. The main stair used kiln dried red oak, while the rear stairs used yellow pine for the stairs and risers and red oak for the railings and newel post. Second floor woodwork was of yellow pine. The original interior remains intact in terms of plan and details. Two fireplaces survive in immaculate condition and marvelous detail. The sitting room fireplace retains a decorative metal surround, a cherry wood fireplace and a large round bevelled glass side mirror. A rectangular mirror and shelving are alongside the round mirror. The dining room fireplace has the same components and substitutes a large rectangular mirror with side mirrors. The stairway is framed by a decorative wooden screen and turned columns.

Alterations to the original house have been minimal on the interior and much of the exterior. Fire and related water damage to the second floor in the 1922-3 fire resulted in the removal and refinishing of all woodwork and the resurfacing of walls

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and ceilings on that level. The same woodwork survives but was replaced. The roof is apparently a totally new structure, and the charred attic floor can still be seen. The elevation views from the original plans called for more elaborately detailed gable faces, using symmetrical patterns of exposed vertical and diagonally aligned narrow boards on what appears to have been a stuccoed exterior on the two main gable faces. Apparently this detailing was never carried out. Fire damage from a c. 1922-3 roof fire has left two types of gable treatments, the front and corner gables are faced with vertical board, the west gable with half round shingles. Roof top cresting and gable finials are gone. The stonework has been painted. A rear porch deck of concrete block has replaced a stone stoop. Sanborn Fire Insurance Maps indicate the same porch and building configuration with the exception that the 1931 map fails to show the south porch. Neighbors who lived across from the house during the 1920-30's period state that the porches are both original.

The most notable alteration has been the 1961 construction of an adjoining chapel of red brick veneered concrete block. The single story side gabled building is rectangular on plan (33' by 66') and includes a two door basement garage with excavated east approach. Gable ends are aluminum sided. Fenestration consists of triple window sets and two entrances on the south side. Decorative shutters are affixed to the window sets. The addition joins the house only at the south bay and the double door entryway retains the transom of the original bay transom.

The house is sited two blocks from the town square on a double lot. It is the largest and most prestigious house of its period in the town.

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 type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1895 **Builder/Architect** William Foster and Henry F. Liebbe, arch.

Statement of Significance (in one paragraph)

The E. R. Hays House (1895) in Knoxville combines Victorian eclecticism in porch and porch trim with a late usage of the Italianate style on the building's mass. The design represents the work of noted Iowa architects Foster and Liebbe.

Ed R. Hays (1846-1896) was a Knoxville lawyer as early as 1872. He was to serve a partial term in the 51st Congress replacing E. H. Conger who had resigned. Hays has this house built for his family but according to family historical tradition he died soon after it was completed. Death occurred on 26 February 1896, and if this story is accurate it dates the house to c. 1895-6. The family remained in the house until 1935. Its use by Bybee and Davis funeral home began that same year. The present owner has managed the same firm since 1955 under the same name.

The construction of the Hays House took place within the context of rapid growth in Knoxville in 1895. New construction that spring included a new lumber yard, a new steam laundry, two cigar factories, the St. James Hotel, two new churches, a new Odd Fellow's Hall, and "...more than a score of new residences under construction." Lastly a "...splendid electric light system" was to be operational (Knoxville Journal, 21 April 1895). A new courthouse was completed in August of that same year.

County Assessor information indicates that the house suffered a fire in 1912. Local neighbors recall a major roof fire c. 1922-3. The written instructions for the original construction survive but are undated. Elevation views and plans by the same firm also survive and were apparently forwarded August 13, 1912 to Miss Isabel Hays, daughter of the first owner, perhaps for use in restoring the house. These correspond with the original building specifications.

William Foster (1841-1909), Des Moines architect, first appears in local city directories in partnership with architect Henry F. Liebbe in 1884. The undated plans for a "Two Story Brick Dwelling For E. R. Hays, Esq., Knoxville, Iowa" reference the architects' Des Moines office as being in the Opera House Block. They were at that address as of 1895. It is assumed then that the plans for Hays' house were made in 1895. The architectural partnership was responsible for many public and institutional buildings throughout the state of Iowa. These included the Clarinda State Hospital, and St. Paul's Episcopal Church in Des Moines and a series of county courthouses. Foster built the Opera House Block and after 1895 he entered the theater business field full time. The Hays commission then was one of the last completed under the joint partnership prior to Foster's departure. Foster apparently favored the use of the cavity wall construction as a guard against moisture and used it in his own house and in other commissions including the Hays house. Liebbe continued to design commercial buildings, hospitals, banks, and warehouses as a member of the distinguished firm Liebbe, Nourse and Rasmussen of Des Moines.

9. Major Bibliographical References

Building Specifications and Blueprints, "Two Story Brick Dwelling For E. R. Hays, Esq., Knoxville, Iowa" c. 1895, Foster and Liebbe, Architects, Des Moines.
 Knoxville Journal, 29 February 1896, 21 April 1895.
 Sanborn Fire Insurance Maps, Knoxville, Iowa, 1899, 1907, 1913, 1931, 1939, Sanborn Fire Insurance Map Company, New York.

10. Geographical Data

Acreage of nominated property less than one acre

Quadrangle name Knoxville

Quadrangle scale 1/24,000

UTM References

A

1	5	4	9	1	8	8	0	4	5	7	4	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

Lots 4 and 5, Block 5, Neals Addition, City of Knoxville, Iowa. Includes house and garage addition only.

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

state N/A code county code

state code county code

11. Form Prepared By

name/title James E. Jacobsen, National Register Coordinator

organization Iowa SHPO date 22 August 1984

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 state 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 Adrian A. Pedersen

title Executive Director Iowa State Historical Department date 23 August 1984

For NPS use only

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

date 9-27-84

Joyce M. Sammons
 Keeper of the National Register

Attest: _____ date _____

Chief of Registration