

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 76 N 27 W - 30
District Name Legacy In Stone TR
Map Reference # 32

Identification

1. Site Name Wm. Anzi Nicols House
2. Village/Town/City Vic. Winterset Township Union County Madison
3. Street Address One Mile East of Winterset on Highway 92
4. Legal Location 76N 27W 30 SW1/4 SE1/4 *
Urban: subdivision Rural: township block range parcel section subparcel
1/4 section of 1/4 section
- (Map 2)
5. UTM Location: zone 15 easting 416,400 northing 4,577,320; Acreage less than one acre
6. Owner(s) Name Penn Dixie Cement Corp. c/o Gerald & Bev Pearson
7. Owner(s) Address RR Box 6155 Okoboji IA 51355
(Street address) (City) (State) (Zip)
8. Use: Present Guest house Original Residence

Description

9. Date of Construction c. 1856 Architect/Builder David Harris
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other Native limestone
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site:
New windows sensitive restoration
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other large barn with stone first story
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other farmstead

18. Map



19. Photo

Roll _____ Frame _____ View _____

*Nomination boundary:

A circle, 150' diameter, with center point located at center point of house. excludes outbuildings.

SIGNIFICANCE

20. Architectural Significance

—a. Key structure/individually may qualify for the National Register

—b. Contributing structure

Theme(s): Vernacular Architecture

Subtheme(s): Identified Master Designer/Builder: Harris;

Function: Residential

The William Anzi Nicols House is an early example of a vernacular farm residence built of limestone. It is one of several extant asymmetrical massed rectangle houses with a raised basement and entrance to the side of the gable front. Notable features include a square stone chimney at the peak of the south gable and the use of a summer beam in the construction.

The 18' x 28' one and one half story gabled house is constructed of locally quarried finished cut and rubble limestone. It is the only stone building with a full sized top story with the walls of the house forming the side walls of the attic living area. The south facade sited to the road has a door at the side of the gable and a window centered in the gable peak. The main family entrance facade is on the east. It has entrances one half flight down to the raised basement and one half flight up to the main floor. A window to the main floor is beside the second door. There are no openings in the back half of the building on this facade. The north gable facade has two windows at ground level, an attic window centered above them and a small basement window centered below them. There are two windows toward the front of the west facade.

All facades are constructed of a combination of finished cut quarry faced stone and rubble. Stonework is laid in bands with two against one broken bond alternating with narrow courses. Joints have been repointed. Window treatment consists of protruding undecorated dimension sandstone sills and dimension sandstone lintels with axed surface texturing. The splayed windows are paneled with undecorated wood. Recessed doors are paneled with a single wide board at the top and each side of the reveals. There are transoms above the doors. Overhanging eaves and verges are closed. There is a flue within the south gable wall topped with a squared chimney of dimension stone.

The interior of the raised basement has finished cut quarry faced stone with coursed random bond. The main floor has tongue and groove wainscoting to chair height. There is similar paneling on the ceiling and an exposed summer beam. Wide tongue and groove boards are used for the flooring.

The design of the house and the two against one broken bond suggest that it was built by David Harris.

21. Historical Significance

—a. Key structure/individually may qualify for the National Register

—b. Contributing Structure

Theme(s): Early Settlement

In 1855, William Anzi Nicols bought this 80 acre farm from Eastman and Henry Skiff who seem to have been land speculators. He owned the land until his death in 1867 after which time William Knowlton and C. D. Bevington, two well known land speculators, owned it for many years. Therefore, the house must have been built between 1855 and 1867 before it was bought by the specialist who probably simply held the property.

Atlas of Madison Co., Iowa Philadelphia: Harrison & Warner, 1875.

Courthouse Records. Winterset, Iowa: Madison County Records' Office.

22. Sources

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