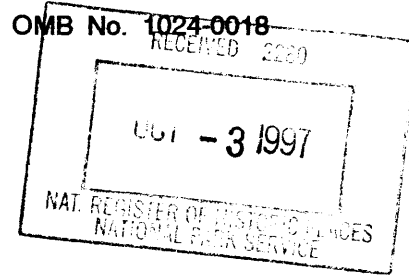


NPS Form 10-900
(Rev. 10-90)

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**



1288

1. Name of Property

Historic Name Manatt, William, House
Other names/site number N/A

2. Location

Street & number 306^{1/2} Jackson Street Not for publication N/A
City or town Brooklyn Vicinity N/A
State Iowa code IA
County Poweshiek Code 157 Zip code 52211

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Patticia Chenkin 9-22-97
Signature of certifying official Date

STATE HISTORICAL SOCIETY OF IOWA
State or 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 commenting or other official Date

State or Federal agency and bureau

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling

Current Functions (Enter categories from instructions)

Cat: EDUCATION Sub: Library

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN /Italianate
LATE VICTORIAN /Queen Anne

Materials (Enter categories from instructions)

foundation STONE
roof ASPHALT
walls WOOD: Weatherboard

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, 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.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a 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)

EXPLORATION: Settlement

Period of Significance 1869 - 1906

Significant Dates 1869
ca. 1900

Significant Person (Complete if Criterion B is marked above)

Manatt, William

Cultural Affiliation _____

Architect/Builder Unknown

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

9. Major Bibliographical References

(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: _____

10. Geographical Data

Acreage of Property: less than one acre

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	15	546104	4619804	3	_____	_____
2	_____	_____	_____	4	_____	_____
	<input type="checkbox"/> 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 Hanson, Carol Carpenter
Organization _____
Date February 1, 1997
Street & number 3304 V Court
Telephone 515-987-1523
City or town Waukee State IA Zip code 50263

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 the SHPO or FPO.)

Name City of Brooklyn; James Rhinehart, Mayor

Street & number City Hall, Jackson Street

Telephone City Clerk: 515-522-7066

City or town Brooklyn State IA Zip code 52211

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 the 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 Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 1

Manatt, William, House
name of property
Poweshiek, IA
county and State

Narrative Description

The William Manatt house, built in 1869, is a two-story frame, Late Victorian home with Italianate features, characterized by tall, segmentally arched windows and hooded crowns. Dental molding enhances the arched rooflines. A front porch circling one-half of the house was added at a later date.

The house faces east onto Jackson Street and is set on a hill overlooking the downtown main street, to the south, with residential homes to the east and north. Currently also on the property are an older two-car garage and a small office-storage building built in the 1950's.

The rectangular house plan has a front-gabled roof, with a cross gable toward the rear. The original foundation is still visible in the basement; it is made of local fieldstone. There remains a brick chimney on the north of the house, though no living persons recall there having been a fireplace in the north dining room. An early picture of the structure indicates two additional chimneys. (They may have all been used for a coal-burning furnace in the basement, since the Rock Island Railroad was completed in the county and through the town of Brooklyn in 1863, six years before the house was built.)

The downstairs interior includes a front hallway with a mahogany staircase leading to the second floor. Two stained glass windows are on the north wall of the staircase. The front hallway leads to the dining room, or, on the left, to the front parlor. An adjoining second sitting room has an exterior side door, and a double opening into the dining room. At the back of the house is a large kitchen, a back hall with bathroom, as well as stairwells to the basement and the second floor. A two-story screened porch and sleeping porch were added to the original house.

Upstairs are two large bedrooms, both with peer mirrors original to the early house; a bathroom and dressing room that were probably built originally as one bedroom, and a back hall leading to a smaller bedroom, sleeping porch and back stairs leading down to the kitchen.

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CONTINUATION SHEET

Section 7 Page 2

Manatt, William, House
name of property
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Nearly all the original woodwork remains, including the main stair case, wide door frames and baseboards.

Although Sanborn Fire Insurance maps were made of the town in 1894, 1899 and 1916, it is surprising and disappointing that none of them show the outline of this house on the town's main street. Thus only suppositions can be made regarding changes in the original house plan. (The town had no zoning restrictions that regulated buildings or additions, and thus no city records exist that would have clarified the changes made. Also, because the house has never been sold, no legal abstract has been made of the property.)

From a picture of the house, circa 1869, we can determine the following alterations:

- the addition of a large front porch circling the front half of the house. This required the removal of the original small, ornate southern side porch as well as of the curved arches over the front double doors and two first floor front windows. It is most likely that the circular porch was added in the late 1800's.
- the enclosure of the south kitchen porch, removal of a facing window, and the addition of double windows on the south kitchen wall, to create a kitchen "nook" breakfast area.
- the two-story addition on the back side of a screened porch and sleeping porch.

The house remained in the possession of the Manatt family until 1962, when it was donated to the town for use as a library. The alterations since then include removal of kitchen cabinets to make a passage into the middle sitting room, enclosure of the first story screened back porch, and exterior siding, which was added in the mid-1960's. Also, the floor of the original porch was removed and altered somewhat to allow wheelchair access to the side door. The lower railing was replaced and filled in so as to deny entrance on the south side of the porch.

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

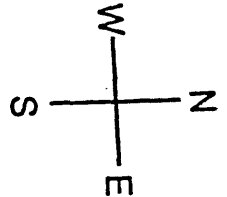
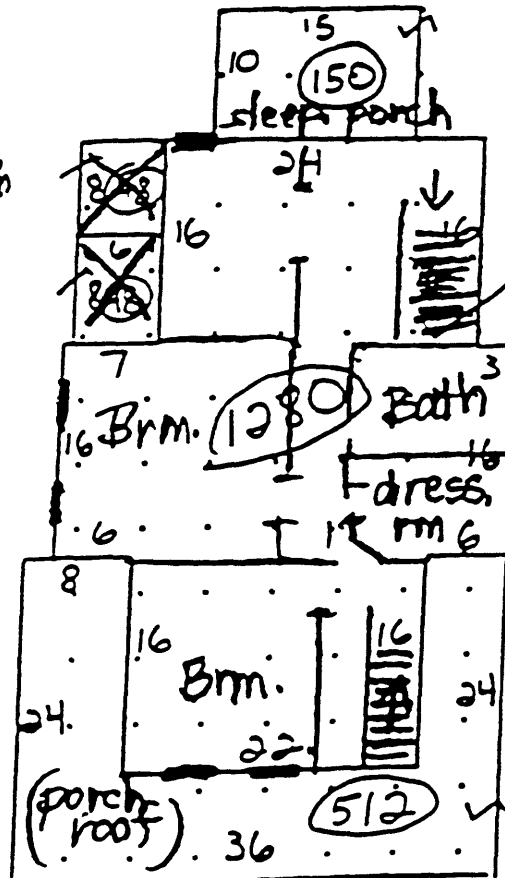
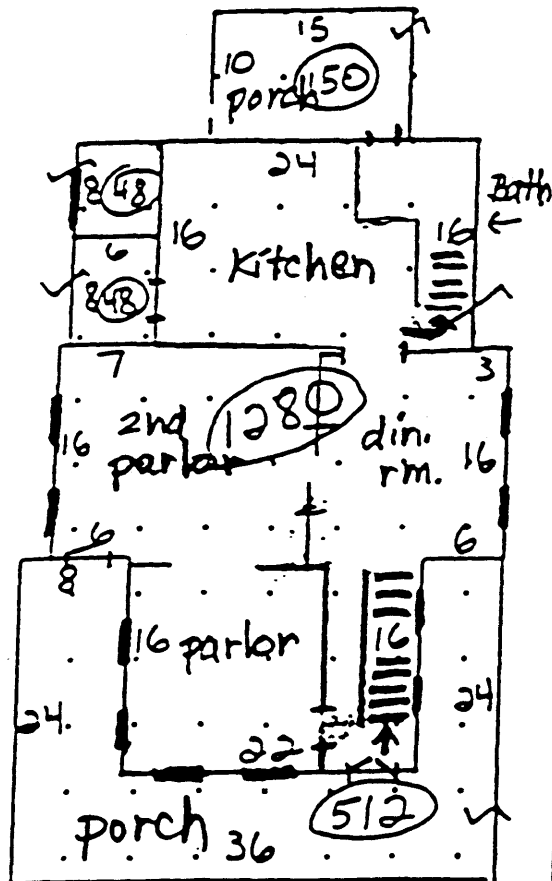
Section 7 Page 3

Manatt, William, House
name of property
Poweshiek, IA
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Outline sketch and dimensions taken from 1963 real estate record for Town of Brooklyn for property taxes, filed at County Assessor's office, Poweshiek County, IA.

First Floor

Second Floor



United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 4

 Manatt, William, House
name of property
 Poweshiek, IA
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Summary Statement of Significance

The property is significant under Criterion B for its association with William Manatt, a leading pioneer whose farmstead gradually came to be absorbed by, and stand at the heart of, the city of Brooklyn. He had arrived in 1848 from Holmes County, Ohio, with his Irish-born father, later joined by an entourage of four older and six younger brothers and sisters plus in-laws. His father and six sons, William included, filed entries to land in Bear Creek Township during the year, and the family's holdings amounted to the most extensive in the vicinity. These possessions contained the original site of the town of Brooklyn, a considerable part of which was laid out in 1855 by William's father, Robert Manatt, and a later addition that was called Manatt's Addition in honor of William Manatt, who first owned much of the city's original land. William rose to be among the most important and wealthy members of this large, prominent family associated with the area's settlement and with its agricultural and commercial growth. His house stands as a reminder of this earliest of the town's origins.

Background

William Manatt, at the age of 26, moved his young family from Ohio to Poweshiek County in 1849. He and his father, Robert Manatt II, had earlier become the second and third settlers to acquire land and settle in the area of Bear Creek township that would become the town of Brooklyn.

While another of Robert's sons maintained the family homestead back in Holmes County, Ohio, the father-son team had begun scouting out the Poweshiek County region several years earlier while farming some land in the eastern Iowa area of Washington County. Various accounts record Robert and William as having been in the Bear Creek area as early as 1846. William purchased 80 acres of undeveloped land for the standard price of \$1.25 per acre from the federal government in March of 1848, the same year that the county was organized. The first vote in Poweshiek County was taken in April of 1848, with the purpose of organizing the county. The polling was done in the Bear Creek

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Section 8 Page 5

Manatt, William, House
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precinct, comprised of nine townships. According to one account, William Manatt's was one of the seven votes cast.

William was married to Mary Ann Carpenter of Ohio in 1845. Two sons were born to the couple: Wesley in 1846 and John in 1849. It was that young family that William brought to Iowa in 1849, following by a few months his father Robert's large family of children and in-laws. The families all settled in cabins built near the banks of Bear Creek in what is now north Brooklyn.

A daughter, Sarah Manassa Manatt, was born to William and Mary Ann in March of 1851, becoming the first child born in the town of Brooklyn. Young John, age five, died in 1854, and was the first person to be buried where the city cemetery would later be established. Wife Mary Ann also died later that year.

William began acquiring more property to the south and west of Bear Creek, and the west area of town became known as "Manatt's addition." In January of 1857, he granted a strip of land he owned to the Mississippi and Missouri Railroad Company for the sum of \$1. The railroad reached Brooklyn in 1862, and became a significant factor in the growth of Brooklyn. In 1863, he deeded additional land to M & M RR and, for \$30, sold nearby property where the business district of the town grew. William built many businesses and residences in the community. In 1869 he granted land to the Chicago, Rock Island and Pacific Railroad Company.

In 1863, at the age of 40, William had married again, once more bringing a young bride from Holmes County, Ohio, to the wide prairies of Iowa. Twenty-three year old Roxann Shrimplian became the step-mother to Wesley and Sarah, and the mother of William's second family: Lola, born 1864; Nellie, 1872; Thursia, 1874, and Coe, 1881. (Two other children born to the couple died in infancy.)

In 1869 William built the large family home overlooking what had become the main street of the growing town. The house occupied the highest point of the property,

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Section 8 Page 6

Manatt, William, House
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which encompassed an entire "city block" and included a large barn, carriage house and pasture area.

Besides owning considerable property on the downtown main street, William owned several businesses there as well, managed by one or more nephews with the Manatt name. Brooklyn, like many early Iowa towns constructed mainly of wooden buildings, suffered its share of devastating fires; in fact, there were five bad fires affecting the downtown area in the years from 1875 to 1894. The Brooklyn Chronicle, reporting about the 1886 fire, wrote, "The wind veered from time to time, but finally got back into the south, and sparks fired every building to the north for a quarter of a mile." One of those buildings was the Manatt house, setting majestically on the hill overlooking the scene. According to the Chronicle, "William Manatt's residency on the hill was on fire two different times. This seems incredible, but such was the case."

William continued to purchase various outlying properties and eventually owned an estate of fifteen hundred acres of farmland. The county history journal written in 1911 wrote that Manatt "began its improvement and through the succeeding years was actively and helpfully identified with the growth and development of Poweshiek county through his activities along agricultural lines," his efforts making him "one of the best known and most substantial agriculturists of this county."

In January of 1906, at the age of 83 years, William Manatt died in the family home, and his funeral was held there several days later. The businesses of Brooklyn closed for the funeral as a sign of respect. That week, the Chronicle wrote, "He at one time owned the land on which Brooklyn now stands, and at the time of his death his real estate holdings here were very large." The obituary reported that, "Mr. Manatt has spent almost 60 years in Brooklyn, and has had a large influence in shaping the destiny of the town."

William's widow Roxann and two of his daughters, Thursia Manatt and Nellie Manatt Sherwood, continued to live there for all or most of their lives. (Roxann died in

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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 7

Manatt, William, House
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1923; Thursia in 1953; and Nellie, having later moved to Wesley Acres in Des Moines, in 1962.) In the mid-1950's William's youngest son, Coe Haven Manatt, and his wife, Nellie Jones Manatt, moved into the large house on the hill, the last members of the family to live there.

The significance of the Manatt family to the Brooklyn community cannot be overstated. The county history journal of 1911 reported that, "Perhaps few names are better known in this community than that of Manatt, and (William) was long recognized as one of the most prominent, well-to-do and respected citizens of Poweshiek county." William, his father and brothers were all instrumental in the platting and development of the town.

In the next generation, William's son Coe helped organize the Farmers' Institute, which sponsored an annual fall exhibit to draw together farmers and town business people. Coe also made possible the development of the Brooklyn public golf course on Manatt-owned property east of town. His sister Thursia was an accomplished musician, and served as organist and choir director of the First Presbyterian Church for 30 years. In 1924 she organized a group called the Civic League Club, with the purpose of beautifying the town. His sister Nellie Sherwood donated land south of the family home to the town for a new fire station. Coe's wife Nellie Jones Manatt was also an excellent musician, and was organist-choir director at Grace Methodist Church for almost 50 years.

Before Coe died in 1962, he and his wife had decided the family home and surrounding property would be given to the town of Brooklyn for "library, civic and cultural purposes." The gift was made by Coe, the youngest of William's nine children, in memory of his parents, William and Roxann Manatt.

To this day, the descendants of Robert Manatt II carry on the tradition of a strong sense of community responsibility. The town's main industry is Manatt's, Inc., a concrete paving company; its owners Merlin and Gerald "Junie" Manatt being the great-great

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CONTINUATION SHEET

Section 8 Page 8

Manatt, William, House
name of property
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grandsons of Robert Manatt II. The family members continue to generously support civic and educational projects in the community, including efforts to preserve the William Manatt house.

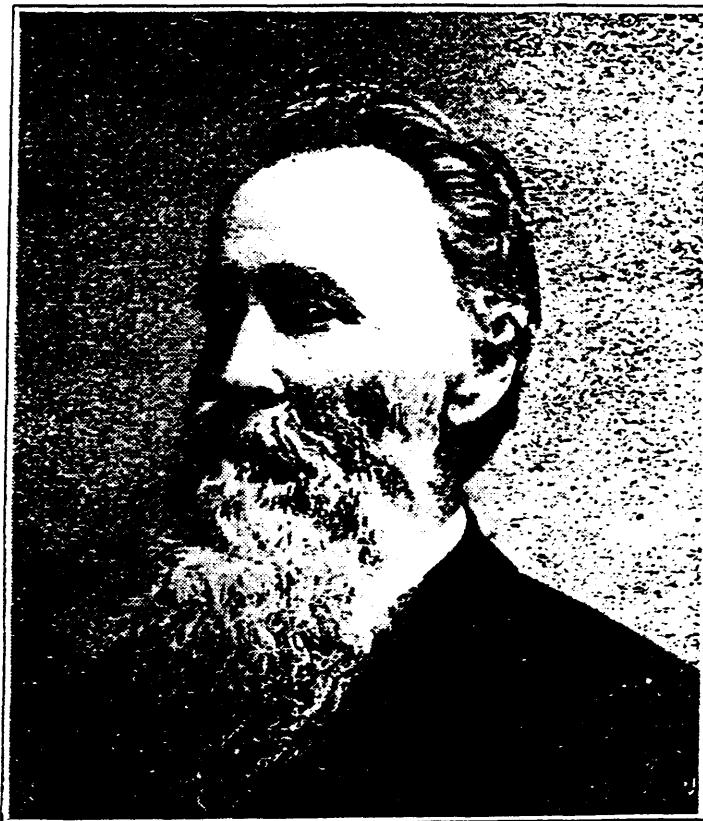
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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 8 Page 9

 Manatt, William, House
name of property
 Poweshiek, IA
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Source: History of Poweshiek County, Vol. I, 1911; opposite p. 314.



WILLIAM MANATT

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 9 Page 10

Manatt, William, House
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National Park Service

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CONTINUATION SHEET

Section 9 Page 11

Manatt, William, House
name of property
Poweshiek, IA
county and State

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 10 Page 12

 Manatt, William, House
name of property
 Poweshiek, IA
county and State

Verbal boundary description

N 1/2 NE 1/4 of sec. 23-80-14

Beginning at southeast corner of property, where sidewalk and walled corner of flag display meet, proceed 121 feet westward to a point extending five feet beyond west side of the building, proceed north 86 feet to a point five feet north of the building, then proceed eastward 121 feet to the sidewalk, and south 86 feet to beginning point.

Verbal boundary justification

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

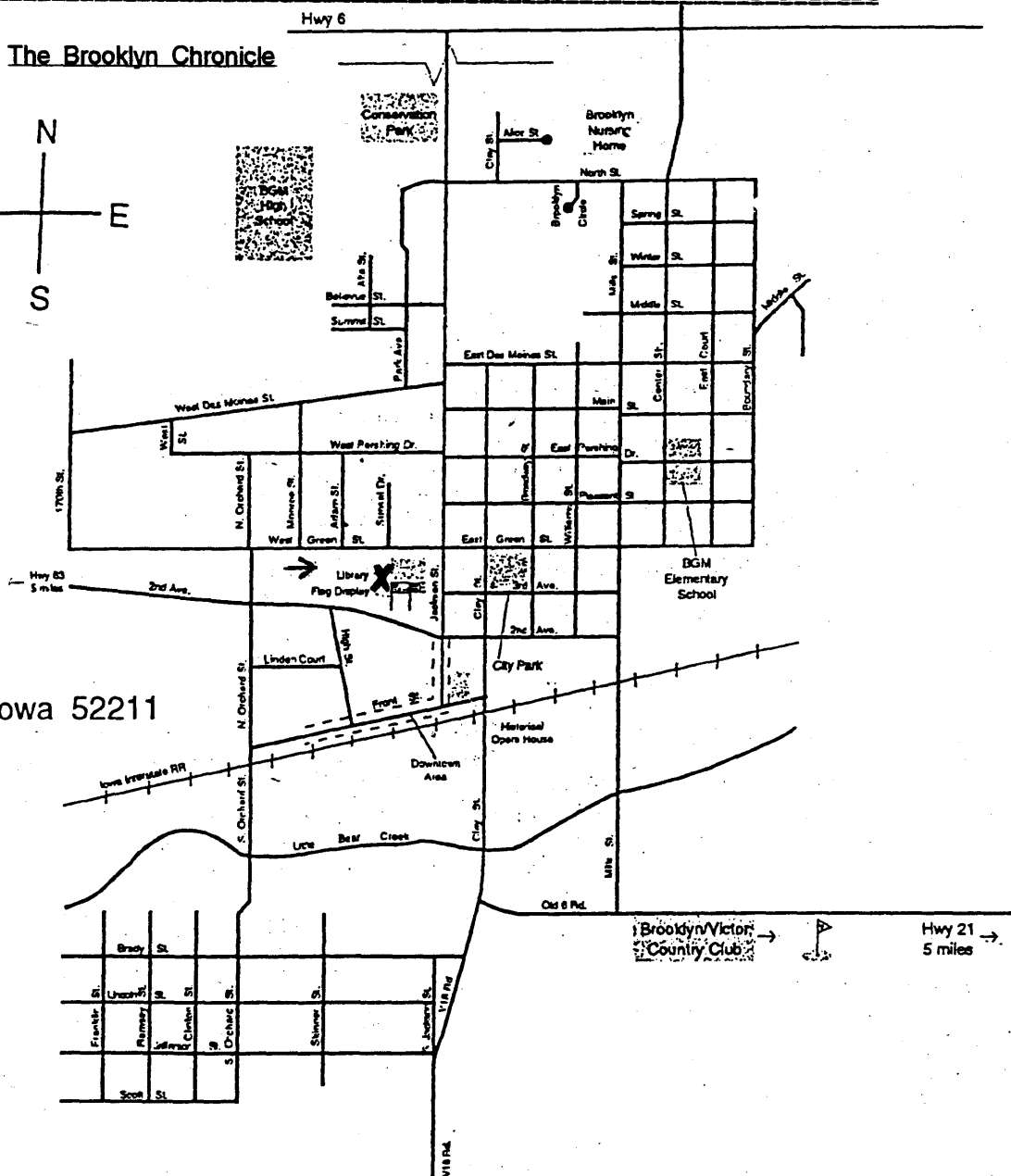
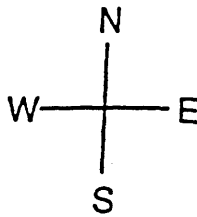
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NATIONAL REGISTER OF HISTORIC PLACES
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Section 10 Page 13

Manatt, William, House
name of property
Poweshiek, IA
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Source: The Brooklyn Chronicle



City of Brooklyn, Iowa 52211

66 miles to
Des Moines and
to Interstate-35

Interstate-80 - Exit 197

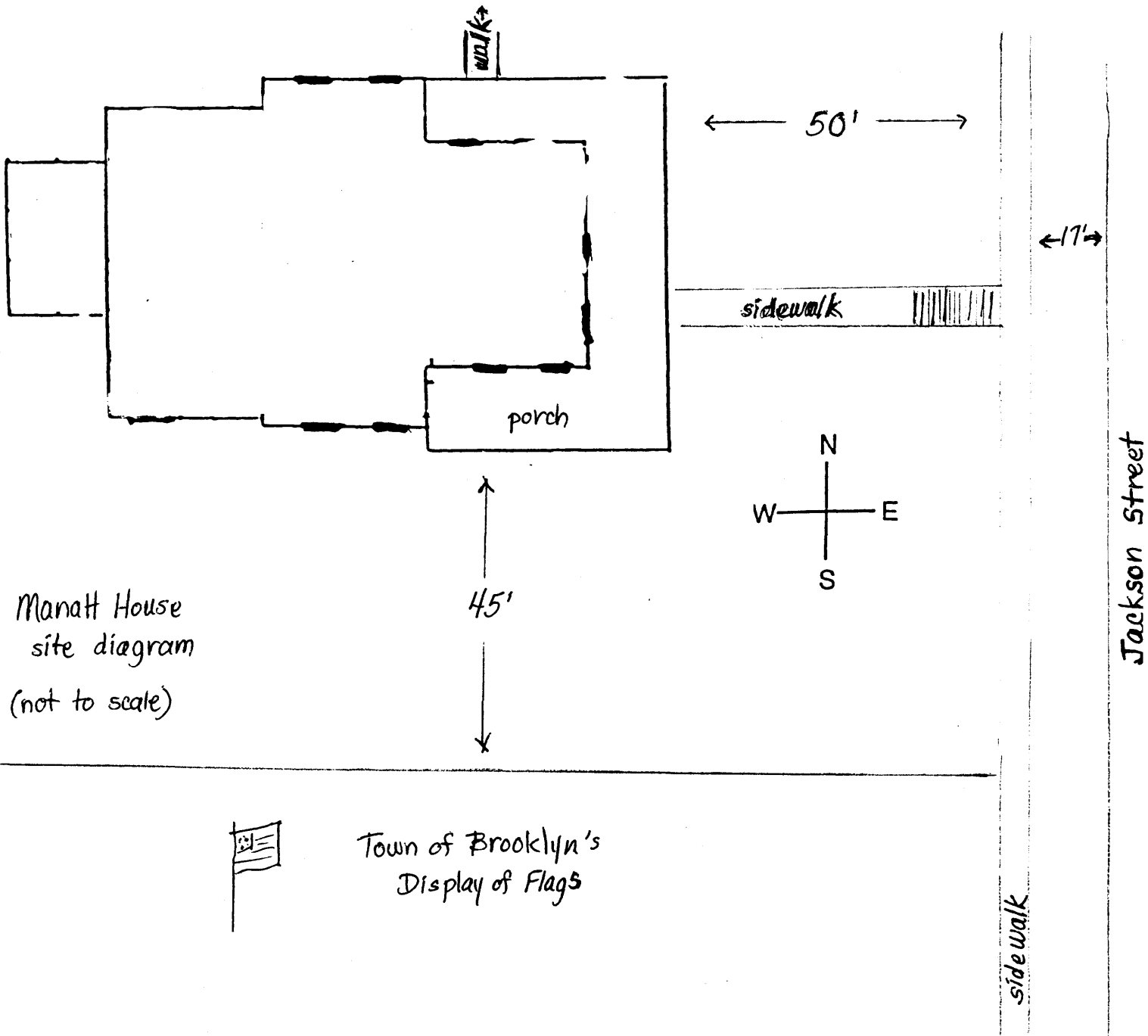
Approx. 50 miles to
Cedar Rapids →
or Iowa City

United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

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Manatt, William, House
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 11 Page 15

 Manatt, William, House
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Photograph from THE DES MOINES SUNDAY REGISTER, June 23, 1996, page 1C, "On the Road to Brooklyn," by Alyssa Haywoode.



Some of the state flags that fly beside the Brooklyn Public Library.

PHOTO BY ALYSSA HAYWOODE/THE REGISTER

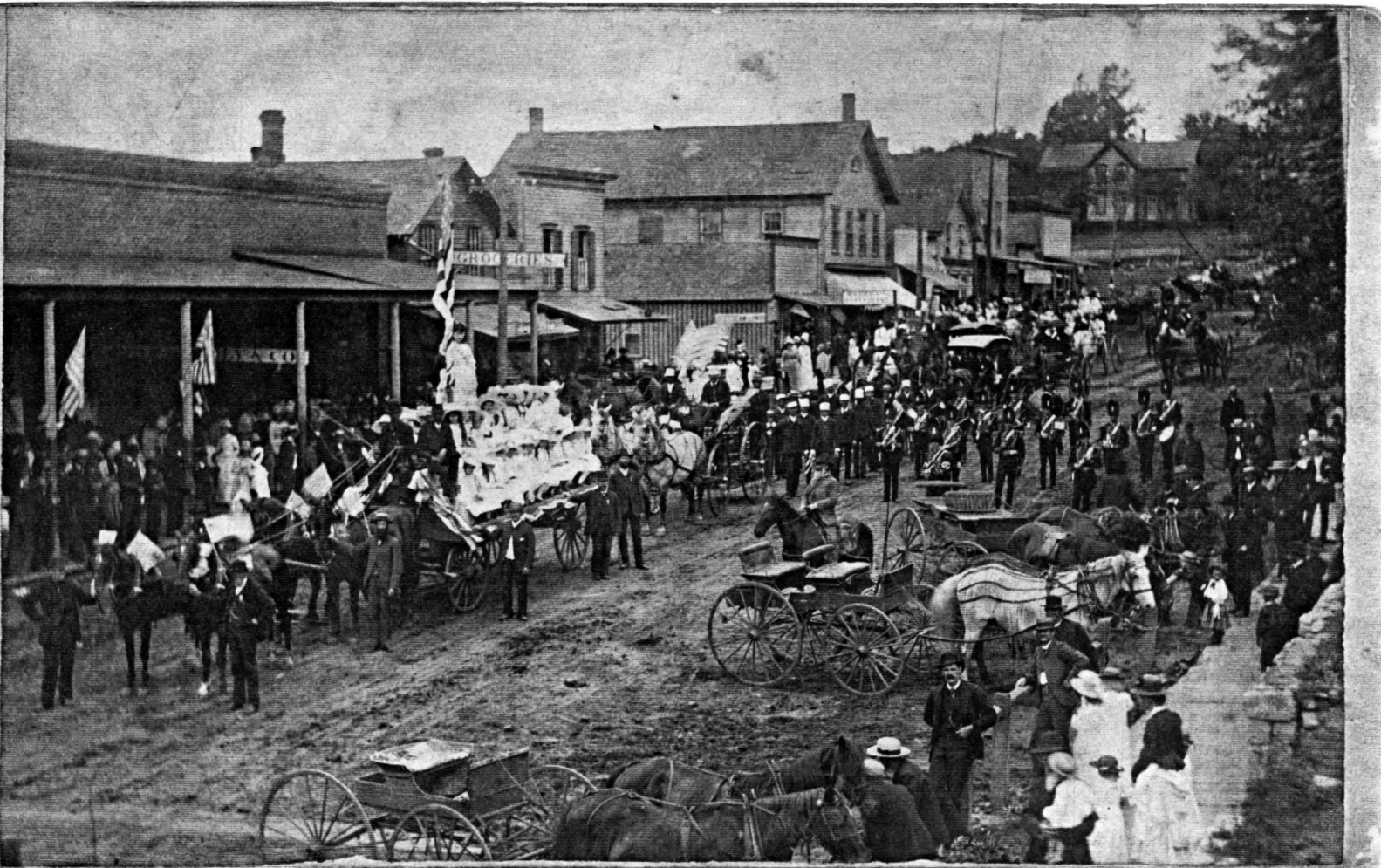
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NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 11 Page 16

Manatt, William, House
name of property
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Photograph of a downtown Brooklyn, Iowa, celebration, "Goddess of Liberty," on July 4, 1886. The William Manatt house, built in 1869, is seen at upper right corner.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Manatt, William, House

MULTIPLE NAME:

STATE & COUNTY: IOWA, Poweshiek

DATE RECEIVED: 10/04/99 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 11/18/99
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 97001288

NOMINATOR: STATE

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 11/5/99 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Accepted

RECOM./CRITERIA Accept

REVIEWER Graham Beall

DISCIPLINE Historian

TELEPHONE _____

DATE 11.5.99

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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number _____ Page _____

William Manatt House (Updated Information)
Poweshiek County, Iowa

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (X See continuation sheet for additional comments.)

Patricia Chalkin DSITPO 9-21-99
Signature of certifying official Date

STATE HISTORICAL SOCIETY OF IOWA

State or 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 commenting or other official Date

State or Federal agency and bureau

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

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number 2 Page 1

William Manatt House (Updated Information)
Poweshiek County, Iowa

EXPLANATION OF THE AMENDMENT

This amendment to a previously listed National Register Registration Form is being filed under "Section VI. Amending National Register Forms" of National Register Bulletin 16-A, using alternative #1 listed on page 71. Alternative #1 requires submission of "continuation sheets with the new information and an explanation of the amendment."

This nomination is being amended to change the street number of the property. The city changed the number to accommodate a new property built next to this property.

2. LOCATION

street & number 304 Jackson Street not for publication N/A
city or town Brooklyn vicinity N/A
state Iowa code IA county Poweshiek code 157
zip code 52211