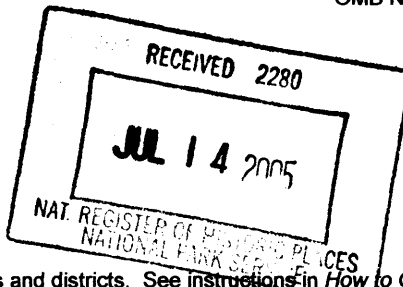


United States Department of the Interior
National Park Service

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 Brookhart, Smith Wildman and Jennie (Hearne) Residence

other names/site number United Presbyterian Home

2. Location

street & number 1203 East Washington [N/A]not for publication

city or town Washington [N/A]vicinity

state Iowa code IA county Washington code 183 zip code 52353-2198

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).

Rowell J. Soike July 13, 2005
Signature of certifying official/Title 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 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:)

Signature of the Keeper

Date of Action

Lynnda McMilland

8/22/05

Brookhart, Smith Wildman and Jennie (Hearne) Residence
Name of Property

Washington County, IA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
0		sites
0		structures
0		objects
1		Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Family

DOMESTIC/Hotel

HEALTH CARE/Medical Business/Office

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

LATE 19th & EARLY 20th CENTURY AMERICAN

foundation CERAMIC TILE

MOVEMENTS

walls BRICK

roof ASBESTOS

other CONCRETE

Narrative Description

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

Brookhart, Smith Wildman and Jennie (Hearne) Residence

Name of Property

Washington County, IA

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.

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.

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 # _____

Areas of Significance

(Enter categories from instructions)

POLITICS/GOVERNMENT

ARCHITECTURE

Period of Significance

1910-1926

Significant Dates

1910

Significant Person

(Complete if Criterion B is marked above)

Brookhart, Smith Wildman

Cultural Affiliation

Architect/Builder

Clausen & Clausen

10. Geographical Data

Acreage of Property 2.86 Acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	[1][5]	[6][1][0][6][7][3]	[4][5][7][2][6][7][8]	2	[1][5]	[0][0][0][0][0]	[0][0][0][0][0]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[1][5]	[0][0][0][0][0]	[0][0][0][0][0]	4	[1][5]	[0][0][0][0][0]	[0][0][0][0][0]

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 Molly Myers Naumann, Consultant

organization _____ date February 2005

street & number 167 West Alta Vista telephone 641-682-2743

city or town Ottumwa state IA zip code 52501-1437

Additional Documentation

Submit the following items with the complete 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 United Presbyterian Home, c/o Michael D. Moore, CEO/Administrator

street & number 1203 East Washington telephone 319-653-5473

city or town Washington state IA zip code 52353-2198

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

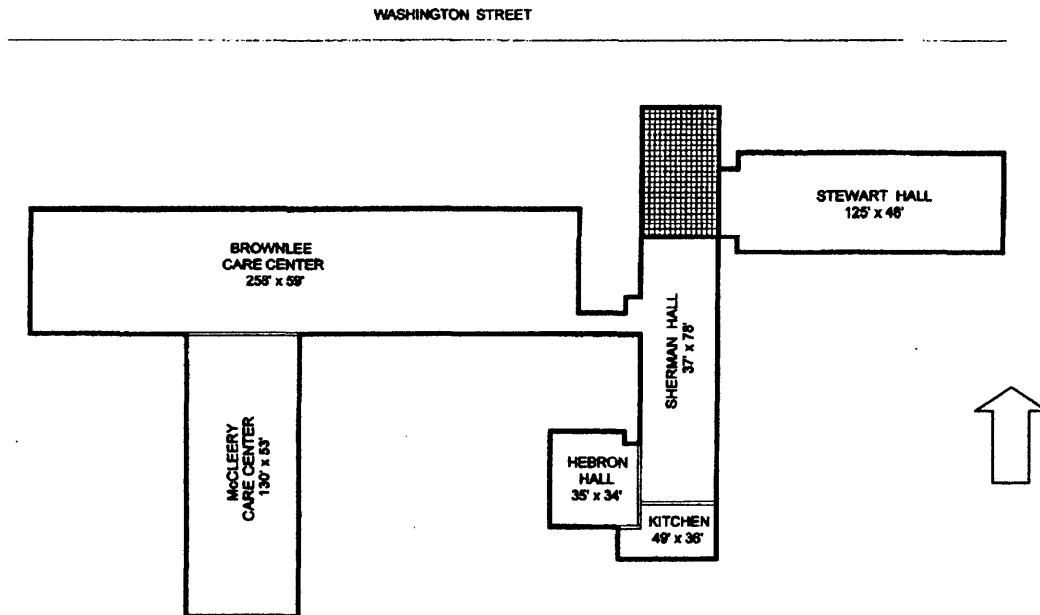
National Register of Historic Places
Continuation Sheet

Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA

Section number 7 Page 1

NARRATIVE DESCRIPTION:

The Smith Wildman & Jennie (Hearne) Brookhart residence (1910) at 1203 E. Washington Street, Washington, Iowa is located on the south side of IA Hwy 92 near the east edge of town. Today the house serves as the center of the United Presbyterian Home, housing the main offices and guest rooms. Modern brick wings can be seen on the east, south, and west of the residence, but only the east and south wings are directly attached to the original structure. The east wing (Stewart Hall) is attached at the rear of the east elevation, and the south wing (Sherman Hall) attaches at the rear of the house. The medical wing on the west side (Brownlee and McCleery Care Centers) is attached to Sherman Hall, not the Brookhart residence. Behind all of these, and barely visible from the street, is the large brick barn, now known as Hebron Hall, that was constructed at the same time as the residence. This too is attached to Sherman Hall. Thus, all of the buildings connect, but only two have direct access to the original house. The additions do not obscure the façade and both side elevations are clearly visible. Despite these additions, the house retains a high degree of integrity, and would be instantly recognized by members of the Brookhart family.



Site Plan for the United Presbyterian Home
Shaded rectangle at top is the Brookhart Residence
(Computerized site plan based on sketch, not to scale, March 2005)

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 7 Page 2

This was designed as a "fireproof" masonry house by the Davenport architectural firm of Clausen and Clausen. It was said that Brookhart himself designed the roof system, and architect A.K. Adler of Chicago was interested in traveling to Washington to photograph the unusual design. No original drawings have been located. Stylistically the house represents a simple Craftsman design, with an unadorned exterior and interior.

Exterior:

This "fireproof" two story brick house is constructed of concrete, hollow ceramic tile, steel rods, steel mesh, and brick. The only "flammable" material is the red oak woodwork. It rests on a high foundation, is rectangular in shape with a gable roof, and has a symmetrical front gable entry on the north elevation. Exterior walls are of warm red-brown vitrified brick laid in a running bond. The main block measures 37' x 48' and there is a broad porch across the front that measures 37' x 12.' The central portion of the porch rises two stories. A small entry porch (7' x 10') is located on the west elevation, and a solarium (7' x 20") is located on the east elevation. Both porches and the solarium are of brick construction with flat roof. All porch supports are massive brick piers with corbelled capitals, those on the front measuring 1' 9" square, while those on the side porch are somewhat smaller at 14" square. The solarium wall is treated as a brick pier, echoing those on the front porch. The piers on the front porch extend above the roof line, creating the appearance of a crenellated roof. Concrete coping completes the roofline. Cast concrete is used for the water table, window sills and lintels, and a stringcourse connecting second floor windows at the sills.

Entry is gained through a 5' x 11' vestibule that extends into the front porch. The single entry door is 3'4" wide and 9' tall, and is flanked by broad (2'3") sidelights which feature three over three panes, small rectangular panes at the top, with three very long panes extending to the sill. This pattern is repeated around the doorway from the vestibule into the living room. The design of these sidelights shows influence of the Prairie School. Both the vestibule door and that into the living room are original, massive oak doors with a single large pane of glass. The façade contains a single window (3'10" wide) on each side of the entry. On the second floor, windows are directly above the first floor openings, and at the attic level there is a triple window with a broad center opening and narrower sides.

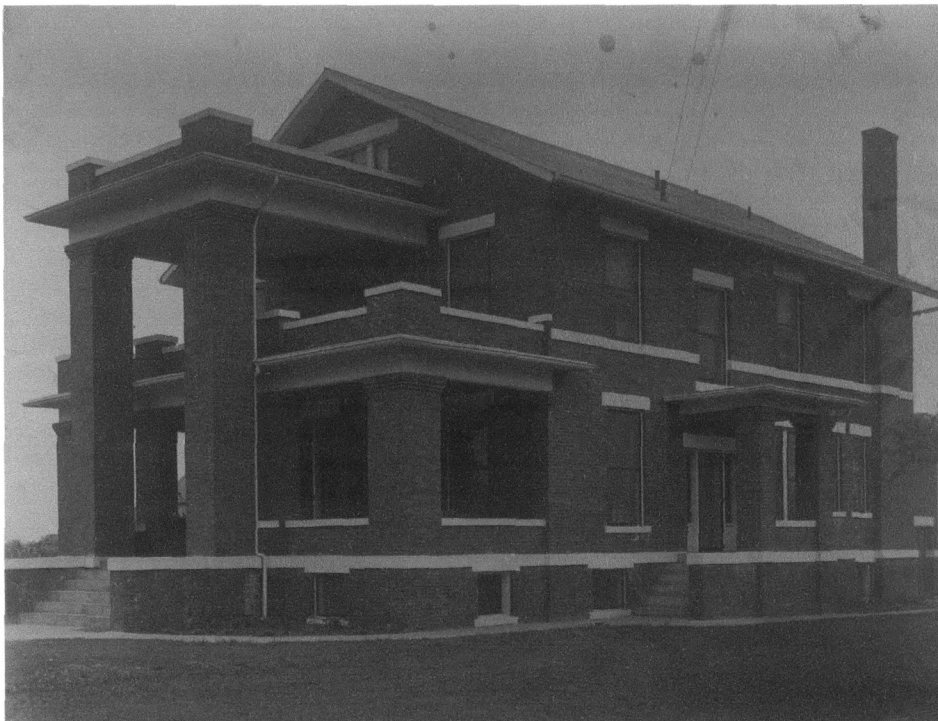
On the east elevation, the solarium serves as a connector between the house proper, and the three story Stewart Hall (125' x 48') from 1980 immediately to the east. Although the new construction adjoins the solarium, the solarium retains its independence visually. Access to the new building is from the rear of the solarium. Due to the addition only a single window on the first floor is visible, that being in the living room, and on the second floor two windows can be seen, one in the front bedroom and the other in the bath.

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 7 Page 3



Historic Photograph looking to the SE, taken shortly after construction was completed
(Courtesy of the United Presbyterian Home)

On the west elevation, the first floor has a window in the living room, a door from the porch into the hall, a double window in the den, and two windows in the kitchen. An exterior brick chimney rises along the rear of this elevation. On the second floor the window and door are above those on the first floor, then a single window above the pair in the den, and a single narrow window above the two in the kitchen. The rear, or south elevation is not visible at the first or second floor level due to the addition of the 37' x 114' Sherman Hall (c. 1950 with 1982 remodeling), but the attic window is visible and is identical to the one in the front. There is a full basement beneath the house, and half-windows there follow the placement of the floors above. A roof of asbestos shingles completes the exterior.

Note that originally a set of concrete steps led from the front walk up to the porch. To make the building more easily accessible, the grade was raised and a driveway placed at the front, making the steps no longer necessary.

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 7 Page 4

Interior:

The interior of the Brookhart residence is almost totally intact. Three materials figure prominently into the design: red oak, concrete, and ceramic floor tile. Due to the masonry construction, the exterior walls are 20" thick and the interior walls are 15" thick.

The first floor consists of a large living room (35' x 21') across the front of the house, with a dining room (12' x 27') occupying the southeast corner, and the kitchen (16' x 12') occupying the southwest corner. Between the kitchen and living room is a den. Stairs to the second floor are located in the southwest corner of the living room. "Back" stairs to the basement and second floor are located between the den and kitchen.

The living room features a 7' wide fireplace on the east wall. It is constructed of large (6" x 12') glazed hollow tile, with hearth of the same material, and a simple red oak mantle supported by paired brackets. The fireplace opening is arched and the tiles there are arranged as a "surround" complete with keystone. To the left of the fireplace is a window, and to the right is a doorway into the solarium. Along the south wall doors open into the dining room and den. The open oak staircase to the second floor is located in the southwest part of the living room, with a hallway leading to the west porch between the stairs and the den. A single window on the west wall is aligned with that on the east wall. The red oak woodwork is simple, with a plain cornice above doors and windows the only decorative element. Baseboards are 5 1/2" wide, framing around the doors and windows is 4 3/4" wide on the sides and under the sill, with a 7" cornice at the top. The staircase railing continues this simplicity with square balusters and newel posts in the Craftsman manner. The staircase has a terrazzo surface.

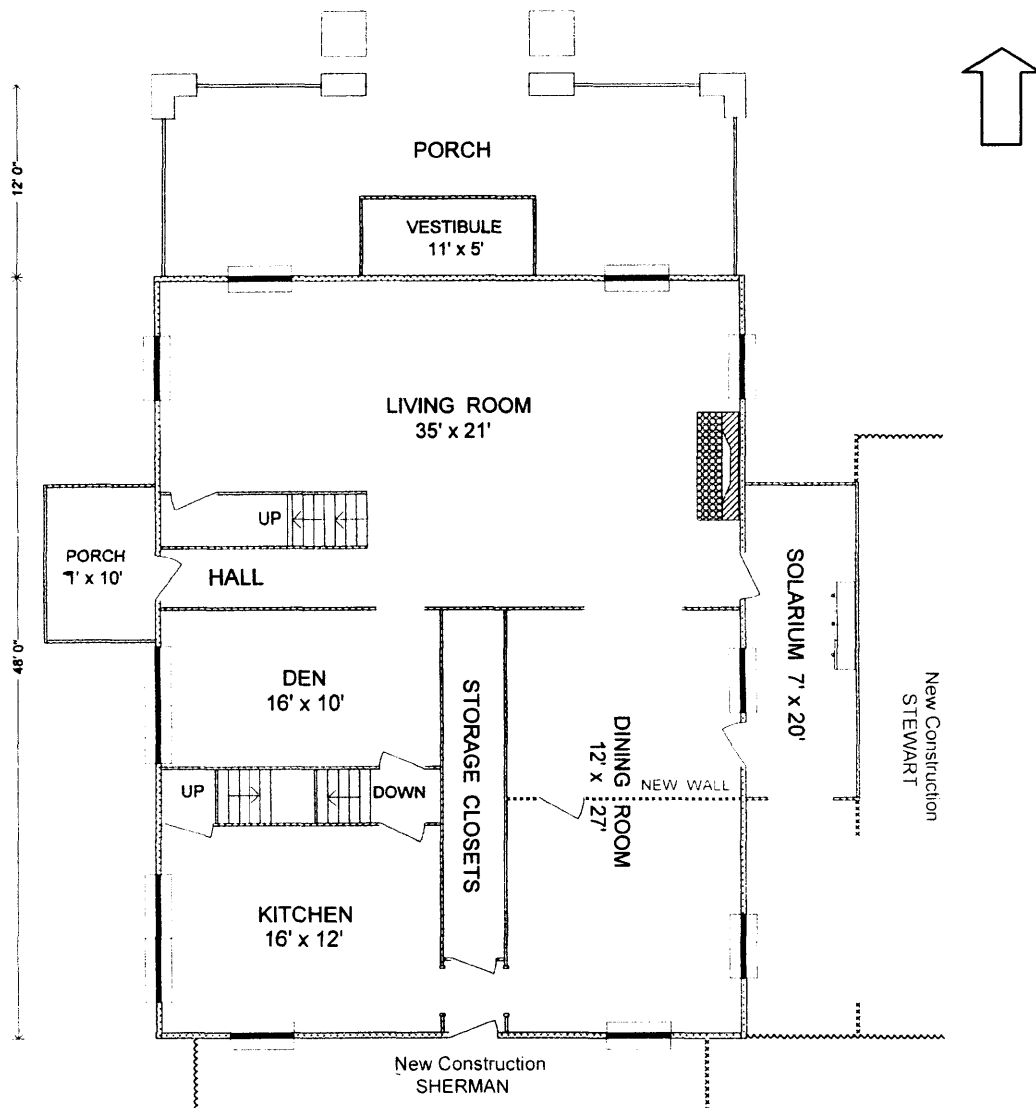
The living room floor is of interest as it has a geometrically patterned tile border all the way around the room. The center of the floor was left in its plain concrete condition, necessitating the use of rugs to cover that area. This same type of floor treatment (tiled border with plain concrete center) is found in every room on both the first and second floors. Each room, including the second floor hall, has a different border pattern. The same limited palette of colors is used throughout the house, white tile forming the base of all the patterns with the addition of green, gold, rust and black. Sometimes a room will have only two colors, while other rooms may have the full range of colors.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA

Section number 7 Page 5



Brookhart Residence First Floor Plan
(Computerized drawing based on sketch, not to scale, February 2005)

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 7 Page 6

The 27' x 12' dining room has been divided into two offices, but the wall could easily be removed. When the wall was constructed, a built-in sideboard with china cabinets on the west wall was in the way. The sideboard was removed and re-installed in the east wall of the solarium. Like all other woodwork in the house, the sideboard is of red oak, and the china cabinets are enclosed by doors with small leaded glass panes. The tri-partite design of the cabinet is highlighted by tall pilasters, crowned by a broad bracketed cornice. Two windows on the east wall of the dining room and one on the south were closed in due to the new buildings on the east and south.



Doorway showing the different decorative tile patterns in the dining room (top) and living room (bottom)

The den opens directly off the living room and connects through a short hall to the kitchen in the southwest corner. The den is relatively small (16' x 10') and differs from the other rooms in the house by having a double window. This was apparently to provide more light into Brookhart's home office. The kitchen has doors leading to staircases to both the basement and second floor. These stairs are of iron, rather than concrete construction. The basement is roughly divided into three storage rooms and a furnace room. It has poured concrete floors throughout.

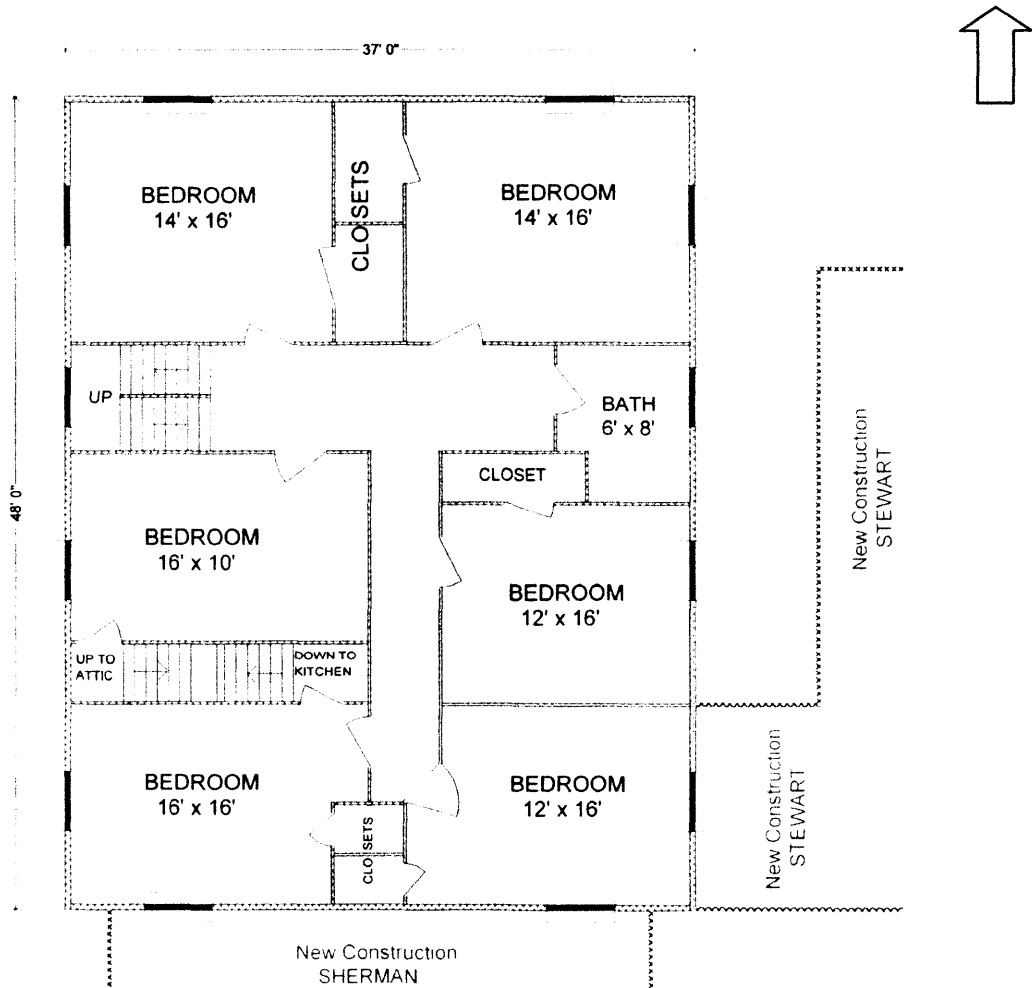
The second floor contains six bedrooms, bath, and a center hallway off of which all the rooms open. As on the first floor, different decorative tile patterns are found on the floor of each room. The stairway leads onto a broad hall running east/west with two bedrooms on the north side, a bath at the end, and one bedroom opening off the south side. This broad hallway

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA

Section number 7 Page 7



Brookhart Residence Second Floor Plan
(Computerized drawing based on sketch and not to scale, February 2005)

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 7 Page 8

intersects with a narrower north/south hall that leads to a bedroom on the east, a bedroom in the southwest corner of the house, and the master bedroom in the southeast corner of the house. The two bedrooms on the west side of the second floor each have a door leading to a set of stairs. The southwest bedroom steps lead down to the kitchen directly below, while the other bedroom steps lead up to the attic. The bedrooms vary in size, from 10' x 16' to 16' x 16.' Originally there was a lavatory in each bedroom, with hot and cold water connections. No date has been determined for the removal of these.

The attic is one of the most interesting places in the house. Like the rest of the rooms, the attic has a concrete floor. It is one large (basically 37' x 48') unbroken space, with the large triple windows in the gable ends. There are no interior supports, piers, columns, or posts. The roof itself provides the structural support. This will be discussed more in Section 8, but it does explain why this attic was a favorite gathering place for not only the Brookhart children, but all the children in the neighborhood. It was a great place to roller skate!

Integrity:

As noted in the beginning, the S.W. Brookhart Residence retains a high degree of physical integrity. Originally it was a small farm in the country, but the town of Washington expanded to include it within the city limits. Due to this community growth, the house suffers from a loss of site integrity. The alterations to the house itself occurred when it was converted into use as the main offices of the United Presbyterian Home in 1946. At that time new construction began which eventually converted the acreage into a residential neighborhood. It appears that the first major alteration to the Brookhart farmstead was the conversion of the 1910 brick barn into housing in 1949. The construction of Sherman Hall (south wing) occurred within the next two or three years. Stewart Hall was built c.1980, with the medical wings following shortly thereafter.

The exterior of the house is unchanged except where the new wings have been directly attached on the east and south. The design of these wings and how these were attached to the house has been very sympathetic. The descendent firm of Clausen and Clausen, Scholtz-Gowery-Gere-Marhof of the Quad Cities, was responsible for designing Sherman Hall and the remodeling of Hebron Hall.

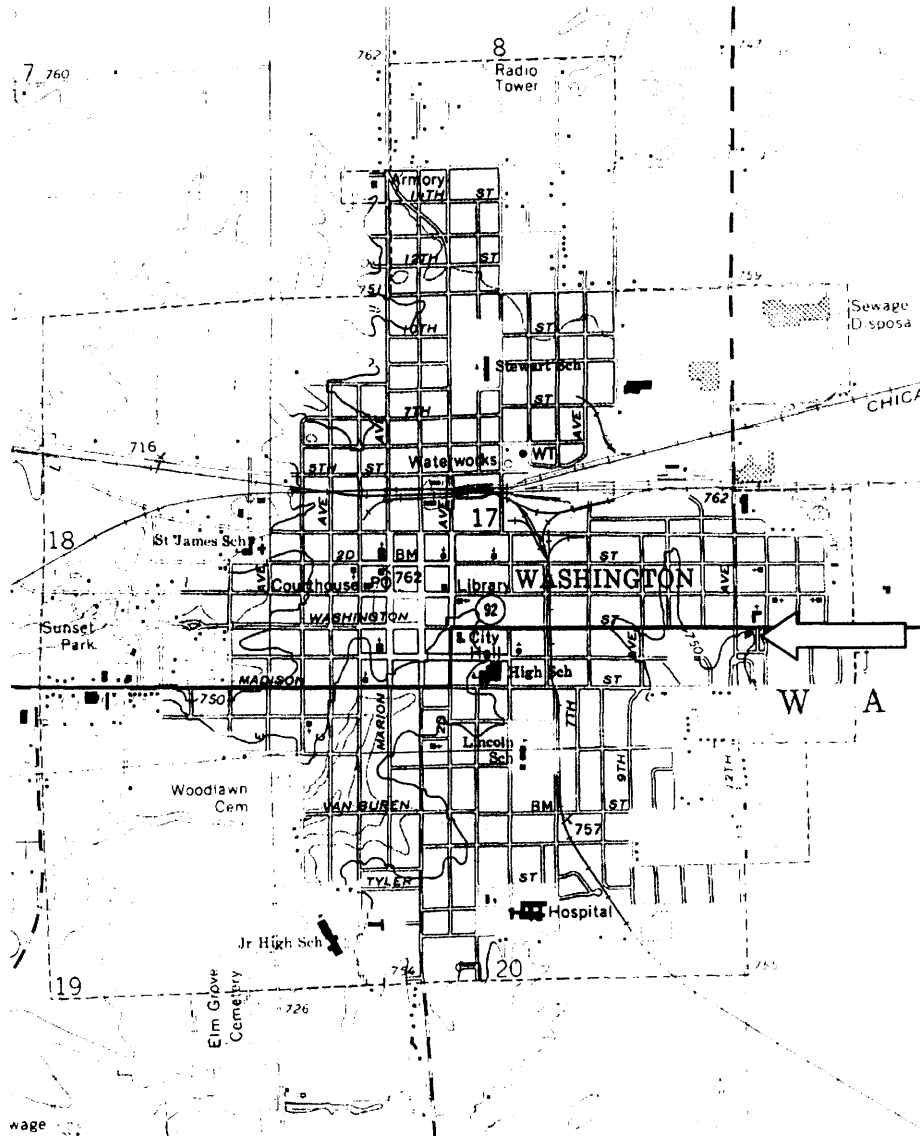
On the interior, few major changes have been made. These include the division of the dining room into two offices, and the closing of windows in the east and south walls. An entry was cut into the south wall of the solarium connecting it to Stewart Hall and a second floor window was converted to a door connecting to Sherman Hall. None of these is blatantly intrusive, and the strength of the interior design elements maintains the original character.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA

Section number 7 Page 9



U.S.G.S. Map of Washington Quad (1969)
Arrow indicates location of Brookhart Residence

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA

Section number 8 Page 10

SIGNIFICANCE:

The Smith Wildman & Jennie (Hearne) Brookhart Residence (1910) has state-wide significance under Criterion B as the residence of the most significant (and controversial) figure in Iowa politics in the 1920s, and as a member of a group of senators from the mid-west and west that fought for governmental assistance for farmers in their region. In addition, Brookhart was an important figure in military circles due to his emphasis on marksmanship as a necessary skill, thus becoming known as "The Man Who Taught the Army How to Shoot." The residence is locally significant under Criterion C as a good example of a substantial early 20th century "fireproof" residence of "steel concrete" construction that was designed by the Davenport architectural firm of Clausen and Clausen. The period of significance is from 1910 to 1926, from the date of construction to the year the family moved out of the house.

Criterion B:

(George W. McDaniel spent almost twenty years researching the life of Smith W. Brookhart before writing an article for the Palimpsest titled "Smith Wildman Brookhart: The Man Who 'Taught the Army How to Shoot'" and a book, Smith Wildman Brookhart: Iowa's Renegade Republican. Although other sources were used in the research necessary for this nomination, McDaniel's works provided the majority of the information. Seeing no reason to reinvent the wheel, McDaniel will be quoted extensively here. Unless otherwise noted, quotes found in this section are either from this article or from McDaniel's book.)

"Of all the men who have represented Iowa in the United States Senate, few were as well known in their own time as Smith Wildman Brookhart. During his Senate years, 1922-1933, newspapers from the *New York Times* to the *San Francisco Examiner* covered his speeches and expressed editorial opinion about him. Articles by and about him appeared in the *Saturday Evening Post*. A favorite target of editorial cartoonists, especially the *Des Moines Register's* Ding Darling, Brookhart was called a radical, an insurgent, a progressive, a socialist, a communist, a Bolshevik, a buffoon, and was numbered among the Senate's 'sons of the wild jackass.'" (McDaniel, book, p. xv)

Smith Wildman (his mother's maiden name) Brookhart was born in Scotland County, Missouri in 1869. At age ten, his family moved to Iowa and his early education consisted of country schools, before he went on to graduate from Bloomfield High School and Southern Iowa Normal. He read law in both Keosauqua and Bloomfield, and was admitted to the bar in 1892. That same year he set up practice in Washington, Iowa. In 1897 Brookhart was married to Jennie Hearne. His brother J.L. Brookhart joined the law firm in 1898. "Within a year [of setting up practice] Brookhart was elected county attorney and had begun a life-long career in politics" leading eventually to the U.S. Senate. (McDaniel, Palimpsest, p 31) During his Bloomfield years he met James B. Weaver, the People's Party candidate for president in 1892, and was introduced to Populist ideals. This meeting was one that would have great impact as Brookhart's career progressed.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA

Section number 8 Page 11

Brookhart the Marksman

(The information in this section is taken from McDaniel's Palimpsest article.
Much is paraphrased and other parts are quoted directly)

Shortly after moving to Washington, Brookhart joined Company D of the Iowa National Guard, the unit based in Washington. In 1897 he became a second lieutenant. Brookhart's favorite military drill was rifle marksmanship. During the Civil War marksmanship had not been considered very important. The weapons used were not very accurate, so an advancing line of soldiers firing as they walked was much more effective. After the war, new breech-loading weapons were introduced that were much more accurate if in the hands of a skilled shooter. "This launched a movement for riflery training, headed by militant journalist William Conant Church, founder of the National Rifle Association (NRA) in 1871." (Palimpsest, p 32) Company D had a tradition of prize-winning rifle marksmanship teams. Brookhart earned a sharpshooter's medal, but never became a great shooter. "His real skill was in pressuring for training programs and in articulating a philosophy and methodology." (Ibid., p 33) Company D was stationed in Florida during the Spanish-American War. Following the war the group was mustered out and the company was dissolved. Brookhart worked to organize a new company, and set up a rifle training program. He was well aware of the "political currency" that could be gained from the National Guard. Unfortunately, the men were not as enthusiastic as their leader, and in 1902 he resigned from the company.

In 1903 the U.S. War Department founded the National Board for the Promotion of Rifle Practice to "encourage rifle practice and to produce qualified marksmen in the event of war. Quasi-governmental, the National Board was instructed to stage shooting competitions, build and maintain rifle ranges, and 'create a public sentiment in respect to the necessity of rifle practice as a means of national defense.'" Governor Albert B. Cummins, as commander of Iowa's National Guard, appointed Brookhart Inspector of Small Arms Practice, with the rank of colonel. Brookhart was in charge of rifle marksmanship for all National Guard units in Iowa and of preparation of an Iowa team for national competition. (Ibid., p 35) Brookhart's greatest honor as a coach was his selection by the NRA and the National Board to lead the American team at the Palma Trophy competition. The Palma was a true international competition, and in 1912, under the tutelage of Brookhart, the U. S. team won.

Following this victory, Brookhart (a life member of the NRA) was elected to the National Rifle Association board of directors. He served in a variety of positions for the NRA, ultimately serving as president from 1921-25. From 1912-1916 he also served on the National Board for the Promotion of Rifle Practice. There was strain between the National Guard and the regular Army in terms of how important rifle practice and matches might be, and ultimately, when the National Board was reorganized, Brookhart was not reappointed. (Ibid., pp 37-38)

With the U.S. entry into World War I, General John J. Pershing toured battlefields and conferred with allied leaders, becoming convinced that rifle marksmanship was necessary. He required that the U.S. troops be trained by U.S. instructors, who had honed their skills through marksmanship matches during the years. One of the most able, Brookhart, asked to be called to

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 8 Page 12

serve, but as an outspoken critic of the Army, he had been blacklisted, and it took the work of two friends to get him called to active duty. He wrote a six-part series of articles for the NRA's *Arms and the Man* called "Rifle Training in War," which ran in April and May of 1918. There was nothing new in the articles, they simply gathered in one place the ideas Brookhart had used so successfully since the 1890s. He stressed the shooter, not just the weapon, and emphasized that the shooter must be in complete control of himself (no alcohol or tobacco) and his weapon. The NRA and the National Board reprinted the articles in a pocket-sized *Rifle Training in War*, that became the Army's standard rifle manual during 1918. Brookhart wrote the "Ten Commandments of the Firing Point," a checklist about gripping the weapon, breathing, and squeezing the trigger. He had these printed on small cards and required all instructors and students to wear them pinned to their sleeves. (*ibid.*, pp 38-42)



Brookhart in uniform, c.1912
Courtesy of the State Historical Society of Iowa
(McDaniel, *Palimpsest*, p 31)

Brookhart left the Army in the fall of 1919 and returned to Iowa. In the years following the war Brookhart continued to push for proper rifle training. As NRA president from 1921-1925 he spoke even more forcefully in support of the annual [marksmanship] matches. The NRA

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 8 Page 13

presidency was the "greatest honor accorded in the shooting game," and Brookhart "promised to represent the riflemen of America, and to aid them in developing the shooting game, wherein knowledge is power, just as it is in any other field of effort." He was elected to the U.S. Senate in 1922 where he exerted influence to ensure that Congress continue appropriations for the national matches. The Depression brought about the end of the matches due to funding. Brookhart continued his interest in rifle shooting, but did not participate. (*Ibid.*, pp 43-44)

"Rifle shooting was never a recreational activity for Smith Brookhart. Nothing really was. He approached rifle shooting as he did the other interests of his life, with a single-mindedness that bordered on obsession. His passion for rifle marksmanship, which began in Washington County, Iowa, had taken him to the national stage in Washington D.C. In 1921 Alex R. Miller profiled Brookhart in a long article in the *Burlington Hawk-Eye* [6 November 1921]. Miller seemed to have a sense of the man: 'He is direct, to the point of bluntness. He tells the truth.....If you do not like the way he does things, you may go your way, he will go his.' Having spent decades in an unrelenting crusade to establish rifle training, Brookhart was surely pleased that the article called him the man who 'taught the army how to shoot.'" (p 45)

Brookhart the Politician

(Information in this section is taken from McDaniel's book about the Renegade Republican and much is paraphrased or quoted directly.)

As McDaniel noted, Brookhart's election as county attorney was just the beginning of a life-long career in politics. When he left the National Guard in 1902, he was a candidate for district judge. "Like most young attorneys in 19th century Iowa, he began his political career as a Republican. Over a periods of years, however, he would reevaluate the position of the party, especially as it related to the question of railroad rates. In the first decade of the 20th century, his study of the subject would lead him to ally himself with the progressive wing of his party. Unlike other Iowa progressives, he would never waver from his commitment to progressivism with its faith in government regulation to insure economic equality and justice." (McDaniel, p xvi)

It is said that the Republican state convention of 1897 was the beginning of the division of the party "into what by 1901 came to be called the 'Progressive' and the 'Standpat' factions. When Albert B. Cummins became the Republican nominee for governor in 1901 it was declared "the first significant defeat suffered by the 'Standpatter crowd' in over thirty years." Brookhart and Cummins met in January 1901 during a lawsuit regarding the "Titus Amendment." For the first time Brookhart and Cummins were allied on an issue and from this would grow a political alliance stretching over twenty years. (pp 52 & 54)

"Brookhart's life serves as a mirror reflecting the changes taking place in the United States from the end of the Civil War to the end of World War II. Even before he became a political progressive, he was progressive in the sense that he believed that forward movement was good and necessary. But he also believed that progress should not take place at the

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 8 Page 14

expense of individual rights and the loss of those values and opportunities he believed were rooted in the founding of the nation." (p xvii)

After leaving the position of Washington County Attorney in 1900, Brookhart next turned his political sights to a congressional seat. However, "he was unable to reach an accommodation with Joseph W. Blythe. Blythe was the political representative of the Burlington Railroad which dominated politics in the First Congressional District. Brookhart maintained that he left Blythe's office 'determined to fight the railroads and drive them out of politics.' He thus aligned himself with the progressive forces of Governor Albert Cummins. Yet this affiliation did not advance his political career, as in 1910 he lost the Republican primary contest for the First Congressional District. Frustrated in his political endeavors, Brookhart turned to journalism, and purchased the *Washington County Press* in 1911. As a progressive editor, he announced in 1912 that he would vote for the Bull Moose candidate, Theodore Roosevelt, but he would not join the Progressive party as he believed Republicans could reform their party to be progressivism's vehicle. Nevertheless, he generally downplayed the subject of party regularity: 'The doctrine of standing by party if party is wrong, is dead.'" (Briley, "Brookhart and Senatorial Dissent," p 60)

In 1920 Brookhart first indicated that he was becoming restless as a regular Republican, when he challenged his friend Albert Cummins in the Republican senatorial primary. He disagreed with Cummins' position on returning the railroads to private ownership after World War I with what many farmers and laborers felt was a too generous guarantee of railroad profits. He felt that Cummins was a former progressive who sold out to the railroads. Although the primary was hotly contested, Cummins won by a substantial margin. The Iowa voters were not ready in 1920 to elect an "outsider." (Briley, p 61)

All of that had changed by 1922. A major agricultural depression throughout the nation's heartland was created by overexpansion of agriculture during World War I, and the decline of the European market following the war. The price of corn, grain, hogs, and cattle all declined, making the repayment of farm mortgages difficult if not impossible. "Iowa Governor N.C. Kendall recognized the possible political repercussions of the Iowa farmers' economic plight and complained to fellow Iowan and Secretary of Agriculture Henry C. Wallace: 'The people of Iowa are wholly dissatisfied with existing conditions, and unless substantial relief is afforded, the political revolution of 1920 will be remembered as a zephyr compared to the tornado which will occur in 1922.'" (Briley, p 62) Although Brookhart represented the progressive wing of the Republican party, and was snubbed by the conservative Republicans, in 1922 he won an unexpired U.S. Senate seat in the general election by defeating his Democratic opponent Clyde Herring by 160,000. (*Ibid.*, p 64)

"When he went to the Senate in the 1920s, Brookhart joined the group of insurgent progressive senators who formed a minority within the business-dominated Republican Party. Prominent members of this group included, among others, George Norris (Republican, Nebraska), Robert M. LaFollette, Sr. (Republican, Wisconsin), William E. Borah (Republican, Idaho), and Henrik Shipstead (Farmer-Labor, Minnesota). The progressive minority, however, was often so fragmented that it was unable to mount a coordinated, effective program to

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 8 Page 15

challenge the prevailing political climate. Undaunted by this, Brookhart remained true to his populist-progressive roots and continued to serve as a voice for Iowa farmers and labor he felt were not well served by the Republican Party. By the eve of the New Deal, he had come to realize that his vision of America was best represented by the Democratic Party and its candidate, Franklin Delano Roosevelt." (McDaniel, pp xvi & xvii)



Brookhart with LaFollette in Des Moines, 15 October 1924
Des Moines Register photo, Courtesy of State Historical Society of Iowa
(McDaniel, p 177)

In the 1924 election Brookhart continued to make waves within his own party. Although he had easily won renomination as the Republican senatorial candidate, he was at odds with many positions of his party, and was especially displeased with the party's vice-presidential candidate, Charles G. Dawes. On 1 October 1924, Brookhart called for the resignation of Dawes as the vice-presidential candidate and the nomination of a different candidate of a more progressive vein. (Briley, p 70) He felt so strongly about this that on 3 October, the *Ottumwa Courier* carried a banner headline across the front page "Party Wrong, I'm Right: Brookhart." He apparently won election to a full term in the Senate, but the Democratic candidate, Daniel Steck of Ottumwa, contested the election. Votes were recounted, and again, Brookhart was the winner. The Republican caucus was as displeased with the results as Steck was, and in 1925 he was dismissed from the party, and in 1926 the Senate overturned his victory. "He immediately returned to Iowa, defeated Cummins in the Republican primary, and returned to the Senate in

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA

Section number 8 Page 16

November of 1926. His political career finally ended with defeat in the 1932 Republican primary." (Briley, p 59)



Berryman in the *Washington Star*, from the *Sioux City Journal*, October 7, 1924. Courtesy, State Historical Society of Iowa.

Cartoon following his "Party Wrong, I'm Right" speech, October 1924
(McDaniel, p 235)

The Brookharts apparently moved to Washington, D.C. after the 1926 election, renting their house in Washington, IA. Following his defeat in 1932, Brookhart remained in Washington, D.C. and was appointed by the Roosevelt administration as a special advisor for Russian trade in the newly created Agricultural Adjustment Administration. He left this position in the AAA in January 1935. Although he again ran for the Senate in 1936, he was firmly defeated.

In June 1936 the Brookhart family returned to Washington, IA for the wedding of daughter Florence and Clarence E. Yount of Prescott, AZ. "The wedding took place at noon in front of the fireplace of the brick house whose renters kindly vacated the house for the day so that the Brookharts could go 'home.' It was a small wedding with only family and close friends present....

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 8 Page 17

The afternoon of the wedding the Brookharts held an open house for their many friends in Washington. It was a time to renew friendships and relay the latest family news." (McDaniel, p 289)

He spent the last of his Washington, D.C. years as a practicing attorney, serving on various boards, and keeping in touch with Iowa politicians in the nation's capital. Following a stroke in 1942, he and Jenny visited several of their children, and in 1943 moved to Prescott, AZ where he entered a veterans hospital. Jenny died in December 1943, and Smith died in November 1944.

"Brookhart was one of many characters on the political stage, but nobody dominated Iowa politics in quite the way he did during the 1920s. He was the lightning rod that discharged the discontent of farmers during those years of depression. He was also so strong a catalyst in the political mix that it was impossible for all other politicians not to react to his presence. Iowa politics in the 1920s was largely characterized by the struggle between the regular Republican Party and Smith Brookhart for the support of Iowans. (McDaniel, p xvii)



Smith Brookhart leaving the AAA in Washington, D.C.,
ready to fight for American farmers,
Courtesy of State Historical Society of Iowa
(McDaniel, p 183)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA

Section number 8 Page 18

Criterion C:

In the early 20th century there was a great deal of interest in "fireproof" houses. This stemmed partly from the lack of adequate fire protection in many locations and also from the interest in a relatively new building material, steel concrete (also known as ferroconcrete, armoured concrete, or reinforced concrete). The 1911 Encyclopedia Britannica contained a lengthy article on concrete, its history and uses. It stated that the introduction of steel concrete was generally attributed to a French gardener, Joseph Monier around 1868. In order to reduce the thickness of the walls of concrete water basins he strengthened them by building a network of iron rods. In this way the best qualities of each material could be utilized. The value of this idea was quickly recognized and a number of reinforced concrete systems were then patented. In each some system of iron bars was introduced to the wet concrete. Some used round bars, some had square bars, some flattened the ends of the bars into "fishtails" and others twisted the bars to allow for greater contact with the concrete. In the Kahn system a square bar with "branches" was used. In the "expanded metal" system "no bars were used, but instead a strong steel netting is manufactured in large sheets by special machines. It is made by cutting a series of long slots at regular intervals in a plain steel plate, which is then forcibly stretched out sideways until the slots become diamond shaped openings, and a trellis work of steel without any joints is the result." (Britannica on-line)

"Fireproof" houses could be constructed using several different techniques. One would be using reinforced concrete slabs throughout, but this was most often used for factories, garages, and tall buildings. Another was to use concrete or tile blocks through which the steel reinforcing rods would be inserted. And yet another was to construct a house totally of concrete blocks.

Gustav Stickley promoted the use of cement on metal lathe because "these materials have proven themselves to be both durable and inexpensive." (Stickley, More Craftsman Homes, p 11) He also designed houses with walls of "vitrified terra cotta blocks, the plastering being laid directly on the blocks, both outside and inside." (Ibid., p 36) In 1909 William Radford recommended the construction of cement houses, citing the loss of "the forest primeval." Concrete blocks, many of them with a rusticated surface creating the illusion of stone, were very popular during the first decades of the 20th century, a primary use being auto garages which needed to be fireproof, and the foundation and porches of houses. Although no state-wide survey of concrete houses has been done, a number of them have been identified through community and neighborhood surveys. In Ottumwa three concrete block houses were designed by local architect George M. Kern for the Fullmer brothers between 1908 and 1912. The brothers were the owners of the local concrete plant. (One of these houses is a key structure in the Vogel Place Historic District, NRHP.) Proudfoot and Bird designed the McNeill House (NRHP) in Oskaloosa using reinforced concrete. In Spencer a 1921 newspaper article noted that "A fireproof house, perhaps the first in Iowa, is being built by the Spencer Construction Company on West Fourth Street....." (Spencer Reporter, 12 October 1921)

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 8 Page 19

When Smith and Jennie Brookhart broke ground for a new house on the east edge of Washington in April 1909, caring little for style or design, Brookhart insisted on two qualities for the house: it must be "fireproof and child proof." Brookhart had always been interested in new endeavors. For example, at one point he requested information from the Iowa State Extension Office on establishing an apple orchard. An orchard was planted behind the house, and tended to by his family, purportedly to earn additional money while he was away. This curiosity extended to modern technology and led to Brookhart's interest in the new "fireproof" construction that was made possible by the use of reinforced concrete.

In 1909 Smith W. Brookhart described his new house as "It's only a plain farm house, and built to raise my five boys and one girl." (*Washington County Press*, 30 April 1909) Obviously, it was more than just a "plain farm house" because the architectural firm of Clausen and Clausen of Davenport had been commissioned to design it. Exactly how Brookhart became aware of the firm and why he selected them has not been determined. In addition, the newspaper noted "The mere fact that home contractors have charge of the work is of itself an assurance that the work will be first class and that everything will be as 'snug as a bug in a rug.'" (Op. Cit.)

Frederick Clausen founded Iowa's oldest architectural firm still in existence. He was European trained and opened his office in Davenport in 1871. Frederick had several partners between 1895 and 1904 when his son Rudolph joined him and the firm became Clausen and Clausen. This partnership continued until Frederick's retirement in 1914. Following the retirement Rudolph was joined by Water Kruse and the firm functioned as Clausen and Kruse. (Shank, Wesley. *Iowa's Historic Architects*, pp 40-2.) The successor firm is Scholtz-Gowery-Gere-Marhoff of the Quad Cities. A search of their files did not locate plans or drawings for the original house, but the firm has been responsible for two of the additions over the years, and plans are available for these.

Despite his mention in the 1909 newspaper, Chicago architect A.K. Adler does not appear to have been actively involved with the construction of the Brookhart house. Abraham K. Adler was the son of renowned architect Dankmar Adler, and was in practice with his father from 1893 until his father's death in 1900. At that time Abraham Adler and Samuel A. Treat formed the firm of Treat & Adler to continue the business of the late Dankmar Adler. (*Chicago Daily Tribune*, 13 March 1900) In a *Chicago Daily Tribune* ad from 11 February 1907 A.K. Adler was identified as the Chicago manager for the Kahn System of Reinforced Concrete produced by the Trussed Concrete-Steel Co. of Detroit, Michigan and a 1909 article in the same newspaper identified him as an "architect and specialist on steel reinforcing." It was from this perspective that he would have been interested in the design of the Brookhart roof.

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 8 Page 20

Brookhart's "fireproof" house was considered to be unusual enough that the April 1909 newspaper article went into great detail about its construction.

Smith W. Brookhart will have one of the handsomest homes in the neighborhood of Washington when contractors J.J. McKeone, Roy Davis and Harry Shrader turn over to him the \$8500 dwelling now under way of construction. The excavating has been completed and workmen began Monday on the foundation.

This is a building that will be systematically arranged and yet substantial and massive in every part. Appreciative persons who have looked at the plans do not hesitate to declare that the "Brookhart home will be a dream of a place."

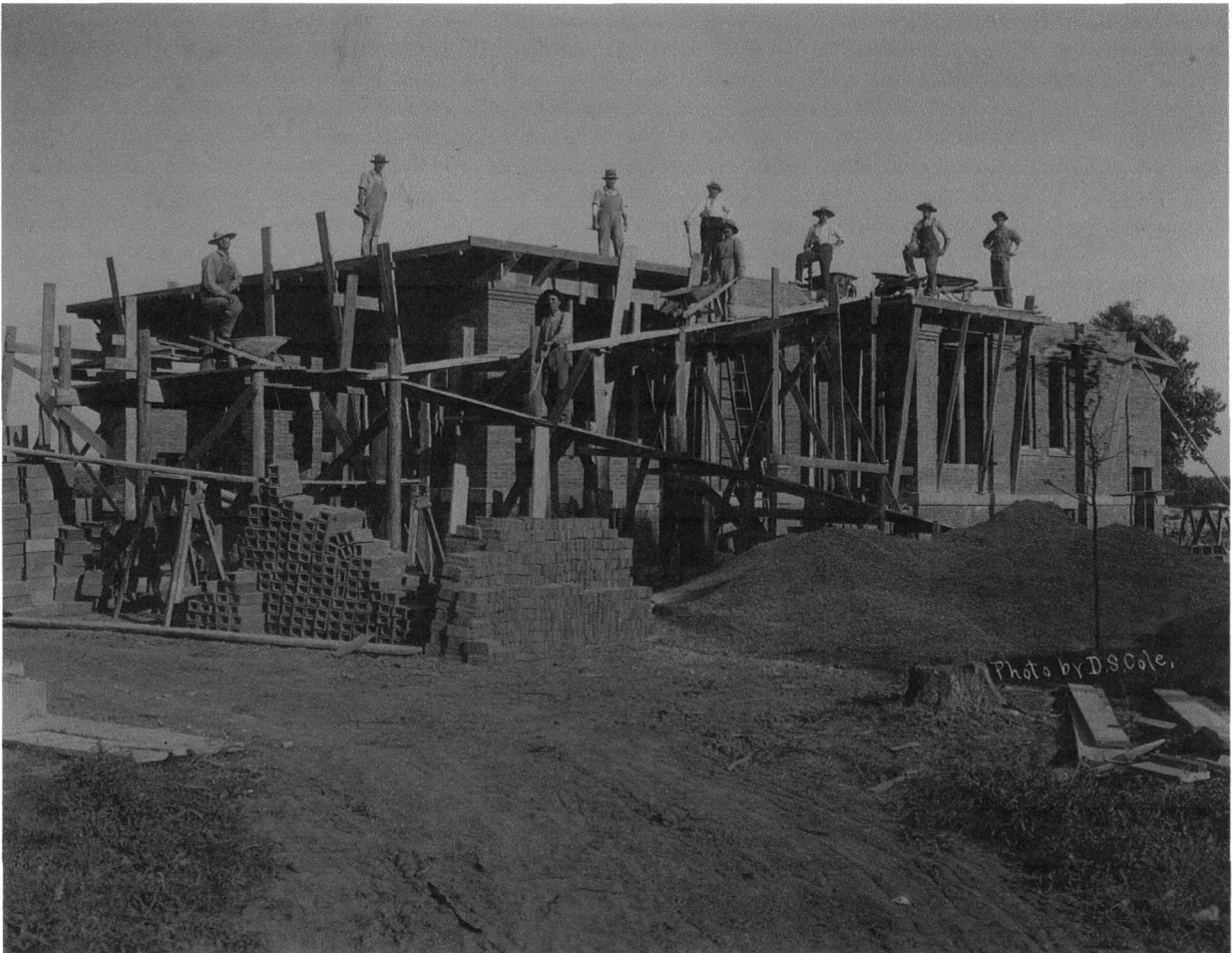
The building will be two stories, fireproof throughout, and the outside walls will be of vitrified brick. The floors will be made of hollow tile 5" space between. The tile dimension, 8" high and 12" wide. Re-enforcing steel rods are placed between the rows of tile, and concrete is then poured in all of these spaces over the steel rods, and to a depth of 2" above the tops of the tiles. The tile makes the floors light and deaden the sound. They are held in place by concrete beams which are made by pouring concrete between them. After concrete has set the braces and forms are taken out and the ceiling plastered like a brick wall. All the floors over the house will be the same except the porch floors which will be solid concrete with steel re-enforcing. A test has been made and they will stand 700 lbs. to a square foot. The floors are finished on top of this construction in either mosaic, terrazzo, or plain cement. The roof construction will be similar to floors and finished with asbestos shingles. This roof theory is entirely original with Mr. Brookhart, and the Chicago architect Abraham K. Adler, says it is the first roof he ever heard of being built this way. He expects to come out to Washington and take pictures of the building during the time of construction.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA

Section number 8 Page 21



Photograph taken during construction in 1909
Photo by D. Cole
(Courtesy of United Presbyterian Home)

A tour of the basement of the house reveals the reinforced concrete and ceramic tile construction method described in the news article. Not only are all of the floors of concrete, but all interior walls (except those added by the United Presbyterian Home) are of tile construction.

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

National Register of Historic Places Continuation Sheet

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 8 Page 22

The "expanded metal" system was the one chosen by Brookhart for the construction of the roof. This photograph shows the forms in place to construct the free span concrete roof. A number of extra steel mesh forms can still be found in the attic. Just like the floors, wood forms and braces held the concrete in place until it set, then were removed.



Photograph taken during construction 1909-10
No photographer noted, possibly D. Cole
(Courtesy of United Presbyterian Home)

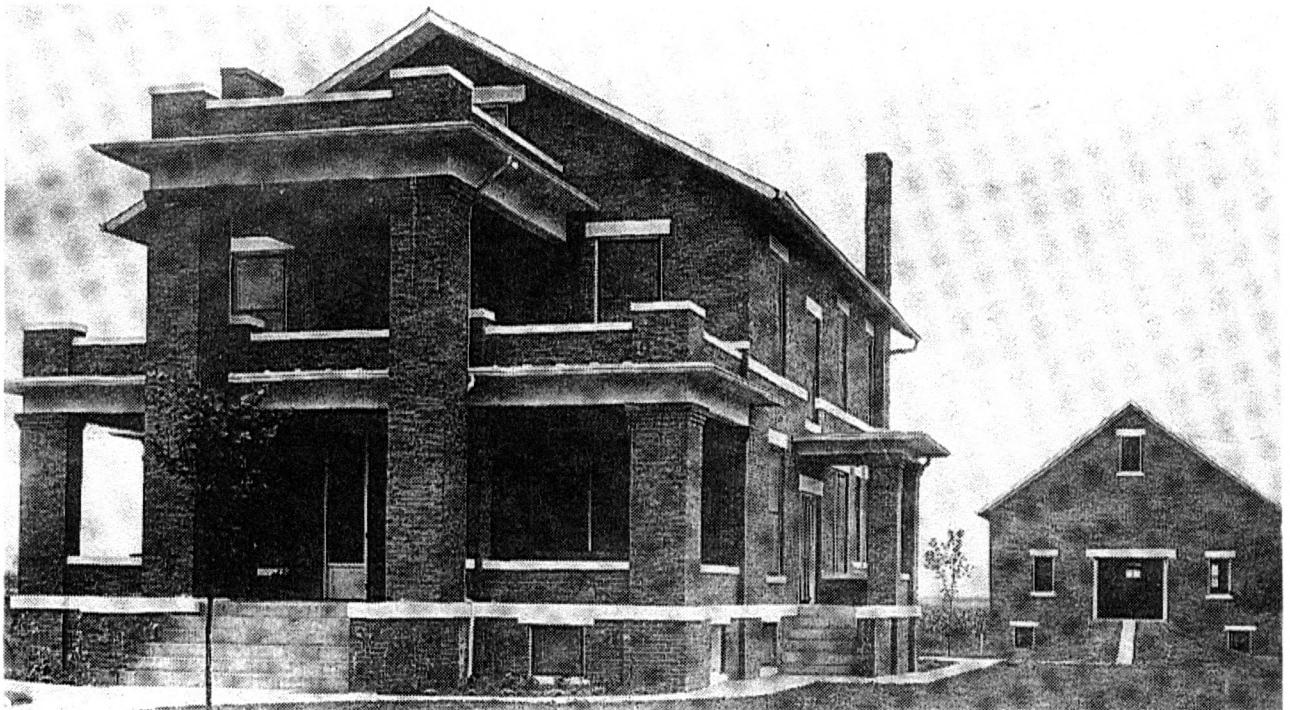
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 8 Page 23

The house was far from "plain" on both the exterior and interior. It is interesting that although Brookhart opted for a fireproof house, and was more than happy to use reinforced concrete, he decided on more "impressive" brick for the exterior. The porches and solarium, and the treatment of sills and lintels with the brick exterior, give this house a monumental feeling quite unlike the late 19th century residences found along other parts of Washington Street. On the interior, the richness of the simple red oak woodwork, and the intricacies of the decorative tile borders set this house apart from others in the small county seat town. The cost of the brick and concrete house and matching barn came to \$13,000.



Historic photograph of house and barn, no date
The barn is extant but greatly altered and hidden from the street view by Brownlee Hall
Courtesy of John Yount, grandson of Smith & Jennie Brookhart
(McDaniel, p 91)

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 8 Page 24

Conclusion:

The Brookhart residence has state-wide Criterion B significance as it is associated with Brookhart the man and the politician during an important period of his life, 1910-1926. It was during this period that Brookhart "taught the Army how to shoot" and when Iowa's "Renegade Republican" went to Washington to represent the farmers, the common people he felt were being ignored by the administration.

The Smith W. Brookhart residence (1910) has local Criterion C significance as a fine example of an early 20th century architect-designed "fireproof" house executed in brick, tile, and reinforced concrete. It is representative of what was then an unusual building method, one not often found in a rural county seat town. The integrity of the residence's character-defining features has been maintained at an exceptionally high level, despite the additions to the building. The hollow tile walls and reinforced concrete floors and roof are highly visible. The decorative tile borders found in all the rooms on the first and second floors remain in original condition and illustrate the early 20th century blending of function and aesthetics. It is also illustrative of Brookhart's approach to life, which was never to do anything half way. The Brookhart residence might gain state-wide Criterion C significance if a state-wide survey of "fireproof" houses was conducted.

The integrity of the site has been impacted by the large brick buildings of the United Presbyterian Home on the east, south and west. However, these physically connect with the Brookhart house in only two places, at the rear of the east elevation, and on the south elevation. The residence maintains a strong independent presence that is more easily seen in photographs than in the site plan. Although the Brookhart family might be disappointed that the acreage that once contained an apple orchard has been developed into a residential neighborhood and the United Presbyterian Home, they would immediately recognize the house itself. Entering through the front door, their only question would be "Where is our furniture?"

The United Presbyterian Home purchased the property in 1946 and is proud of the Brookhart residence and is committed to its preservation.

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 9 & 10 Page 25

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jennie
(Hearne) Residence
Washington County, IA**

Section number 9 & 10

Page 26

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GEOGRAPHIC DATA:

Verbal Boundary Description:

N 250 Ft Lot A SW ¼ 16-75-7 & Baker's SD N Irr Pt Lots A & B

Boundary Justification:

This is the geographic area historically associated with the Brookhart Residence as part of the Brookhart Farm and includes the lots containing the wings that have been attached to the original resource.

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

**National Register of Historic Places
Continuation Sheet**

**Brookhart, Smith Wildman & Jessie
(Hearne) Residence
Washington County, IA**

Section number Photos Page 27

The photographs submitted with this nomination were taken by Molly Myers Naumann in August 2004. The negatives are located in the files of the United Presbyterian Home, 1203 West Washington Street, Washington, IA 52353.

- 1 Façade showing relation to brick wing on the east, looking SSW
- 2 Detail showing relation of the original solarium to the east wing
- 3 Façade and west elevation, looking SE
- 4 Detail of west elevation showing addition at the rear in background
- 5 Detail: Main entrance, looking S
- 6 Detail: Foyer with sidelights
- 7 Interior: Fireplace at east end of living room
- 8 Interior: Sideboard originally in west dining room wall, moved to solarium
- 9 Interior: Front stairs rising from living room
- 10 Interior: 2nd floor hallway at top of stairs, note tile floor
- 11 Interior: Detail of tile floor in 2nd floor bedroom
- 12 Interior: Detail of tile floor in another 2nd floor bedroom
- 13 Interior: Attic showing free span concrete roof, looking N
- 14 Interior: Attic showing the concrete arches of the roof, looking SW
- 15 Interior: Portion of attic ceiling showing the steel mesh forms of the arches
- 16 Interior: Pile of extra steel mesh forms for the roof design