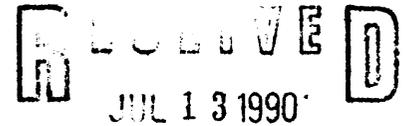


1208

United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Smith, Peter and Mary, House
other names/site number Hopkins House, Otto House

2. Location

street & number 304 West Main Street not for publication
city, town Lake City vicinity
state IOWA code 019 county Calhoun code 025 zip code 51449

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing: Historic & Architectural Resources of Lake City, Iowa:
1854-1940
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.
[Signature] 7/3/90
Signature of certifying official Date
Bureau of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this 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] 8/27/90
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Single Dwelling

Current Functions (enter categories from instructions)

Domestic/Single Dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian: Italianate

Late Victorian: Gothic

Materials (enter categories from instructions)

foundation Concrete
walls Brick
Wood
roof Asphalt
other

Describe present and historic physical appearance.

See Continuation Sheet, attached.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

CFN-259-1116

The Peter and Mary Smith House, built 1886-1887, is an unusual looking house exhibiting no clear architectural style, but displaying influences of two late 19th Century styles and one early 20th Century style. Facing south, it is situated at the northwest corner of West Main and West Streets in Lake City and surrounded by residences dating to various periods in the town's history, mostly between the late 1880s and the 1940s. It is easily recognizable to those travelling Highway 175 (Main Street) as one of the older homes along the thoroughfare.

The Smith house is a two-story, L-plan building with a one-story ell to the west and two small one-story extensions, one on the northwest and one on the northeast. Its bays are irregular. The house has a concrete-faced foundation and brick walls with an exterior brick veneer. Since Lake City boasted four brick kilns in the 19th Century it is possible that the house was built of local brick. The roof is steeply-pitched and hipped; the east and south gable ends are jerkinheaded. The western ell is gabled and the northside extensions are slightly hipped. The entire roof is covered with asphalt shingles. Two interior brick chimneys rise from the roof, one at the top of the main roof and another in the north roofslope of the eastern ell. A wide open porch wrapping from the south to east sides, and a two-story bay window on the southern ell are the most noticeable structural features on the house.

The house has several entrances, as was common in 19th Century homes. A door in the eastern ell leads into what may have been the living room. To its left is a second door, opening into the main body of the house and what was probably the parlor. A third door is on the south side of the western ell. The kitchen door is at the northeast corner of the house. Windows throughout the residence are one-over-one-light double-hung sash, and probably replaced earlier two-over-two-light glazing around the turn of the century.

The main stylistic influences on the original house were Italianate and Gothic Revival. The features of the residence are predominantly Italianate, and include the aforesaid brackets, segmentally arched lintels and cutout wooden designs over the windows, and the prominent, angled front bay window which has panelled spandrels, full entablature and bracketed cornice. The Gothic Revival features include the graceful, cross-braced bargeboard in the gable of the eastern ell and the jerkinhead gable ends. The bargeboard is open, and supported at the ends by paired, scrolled brackets.

The porch was an early 20th century addition and exhibits elements of the Shingle Style in its panelled supports and slightly arched openings. The square posts rest on a clapboard apron with a lattice skirt below. The front doors and their transom windows also appear to be early 20th century additions. The front doors have a single large sheet of glass with bevelled edges, but the more decorative transom windows are of stained glass set in a geometric pattern.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 2

CFN-259-1116

The inside of the Smith house has been modernized but retains molded door and window surrounds, and rather simple stair bannister. Interior doors probably had working transoms overhead, but now contain decorative wood panels. A huge set of French doors with rectilinear panes of glass leads from the present living room into the one-story western ell. These are Craftsman in design, and may date to the construction of the little ell.

Since its construction, owners have made several changes to the house. Indoor plumbing was reportedly installed c. 1900, which corresponds to an increase in the tax assessment records from \$600 to \$2,400 between 1897 and 1900. No dates for any of the exterior alterations are known, but the porch appears to have been added c. 1905. It replaced a small, one-bay porch over the two front entries; the original porch appears to have had chamfered posts, which emphasized the Italianate feeling of the house.

The western ell may have been built around the same time as the present porch or shortly afterward since the windows originally on the west wall of the house were moved to the west side of the addition and have retained segmentally-arched lintels, something few people do today. A door or window in the southwest corner of the front ell was bricked in with the same bricks used in the addition. On the rear of the addition is a one-bay extension, also of the same brick. The wall where this extension attaches to the rear of the original house shows signs of repair or a replaced door or window, contemporary with the ell and its extension since the same brick is again present.

The most detrimental alteration to the original Smith house was the application of aluminum siding and replacement windows to the kitchen, a one-story extension from the north side of the eastern ell. An enclosed hyphen now connects the porch near the kitchen door to a modern garage at the northeast corner of the house. Both of these alterations occurred within the last ten years. (These alterations were not made to the house's primary facade.) The foundation was faced with concrete at an unknown date, but appears recent.

Despite these modifications, a comparison of the existing structure with historic photographs shows that the Peter and Mary Smith House retains a surprising amount of design integrity. The front porch is an historic alteration, reflecting the attempt of an owner to upgrade the house's appearance around 1905. The western ell is sympathetic to the overall style of the house since the original windows and a door with transom overhead were set in it. The extension to the rear of this ell and the aluminum sided kitchen are visible only from the backyard; neighboring houses screen them from view. The modern garage and hyphen are more visible, but since they are behind the house, their visual impact is reduced. When the house is seen from the south and west

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 3

CFN-259-1116

along Main Street, they are invisible. These alterations have not obscured the feeling of historic time and place presented by this house.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Commerce
Architecture

Period of Significance

1887-1899
1886-1887

Significant Dates

1887
1887

Cultural Affiliation

None.

Significant Person

Peter Smith

Architect/Builder

Unknown.
Unknown.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

See Continuation Sheet, attached.

See continuation sheet

9. Major Bibliographical References

See Continuation Sheet, attached.

See continuation sheet

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

Specify repository:

Iowa Site Inventory

10. Geographical Data

Acreeage of property Less than one acre.

UTM References

A

1	5
---	---

3	5	6	8	0	5
---	---	---	---	---	---

4	6	8	0	7	4	0
---	---	---	---	---	---	---

Zone Easting Northing

C

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

B

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

Zone Easting Northing

D

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

See Continuation Sheet, attached.

See continuation sheet

Boundary Justification

See Continuation Sheet, attached.

See continuation sheet

11. Form Prepared By

name/title Tracy Ann Cunning
organization PHR Associates date 2 January 1990
street & number 725 Garden Street telephone 805-965-2357
city or town Santa Barbara state California zip code 93101

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 1

CFN-259-1116

INTRODUCTION

The Peter and Mary Smith House is locally significant under Criterion B for its association with Peter Smith, a prominent pioneer and businessperson in Lake City, and under Criterion C for its embodiment of distinctive characteristics of late 19th Century architecture in Lake City. The structure is historically significant in the area of Commerce, since retailing, banking, and land sales were the primary economic pursuits that enabled Peter Smith to have it built. The house is the only extant building in town which has been positively identified as one of Peter Smith's homes of residence. It is also one of the few examples of "high style" domestic architecture in Lake City. Little remains intact from the town's early years, which elevates the historical and architectural importance of the Peter and Mary Smith House (Historic and Architectural Resources of Lake City, Iowa: 1854-1940, "Lake City Multiple Property Analysis").

BACKGROUND AND SIGNIFICANCE

Peter Smith and his first wife, Sarah, arrived in Calhoun County from Cass County, Michigan around 1855, and were among the earliest white settlers of the area. They established a farm near the present Smith Farmhouse on the western edge of Lake City. Within a year Calhoun County residents selected "the area of greatest settlement" (now Lake City) for a county seat, and landowners "deeded land for the sale of town lots" (Historic and Architectural Resources of Lake City, Iowa: 1854-1940). In 1856 the Smith's gave forty acres of land to the town. Between the 1850s and the turn of the century the Smith family deeded land for much of Lake City, and two additions were named for them.

Settlers designated a square in the middle of the new town for the courthouse, which was built in 1857 by two local residents. On May 27 of that year Peter Smith was elected the first Calhoun County judge. For the next twenty years the Smith's were a prominent family of farmers, real estate dealers and merchants. Both Sarah Smith and later Peter's second wife, Mary, also bought and sold their own land.

In 1870 Peter, Sarah, and Peter's brothers Christian and Henry helped organize the Christian Church. Four years later Peter sold two lots in town to the Church for the construction of a church building, which had been meeting in various places. The Smith's were active members of the church throughout the rest of the century, the men serving as trustees, clerks, secretaries, and treasurers (Christian Church minutes).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 2

CFN-259-1116

Peter and Sarah lived on the farmstead on the west edge of town until 1871, when they moved into Lake City proper. Peter and two of his sons started a general store in town. In 1874, Peter and Sarah moved to Glidden, a bustling railroad town about fifteen miles south of Lake City, where he worked in the grain elevator business (Lake City Journal, November 14, 1874). His sons Marcus and Cyrus had been in the grain and lumber business in Glidden since 1874, and he may have joined them (History of Greene and Carroll Counties, 1887). In May 1875 Sarah died, and one year later Peter married Mary Orr of Lake City.

Peter and his new wife returned to Lake City in 1881, perhaps upon hearing the news of the arrival of the railroad there. The Toledo & Northwestern (which became part of the extensive Chicago & North Western system in 1890) laid rails to Lake City in the winter of 1881, and new opportunities for economic growth followed soon after. Smith and his son Cyrus (who sold his part of the Glidden grain business to brother Marcus) organized the first bank in Lake City, and by 1887 Peter was able to afford the construction of a substantial brick home at 304 West Main Street.

"Between 1885 and 1897 Lake City's population more than doubled, growing from about 900 to over 2,000" (Lake City MPD), and business boomed. Although power and wealth were distributed among several families, when he died in 1899, Peter Smith was undoubtedly one of the most influential, well-to-do people in the town. Although his land transactions probably tapered off after he went into banking, Peter continued buying and selling land until his death (County Recorders books).

His children carried on this tradition. The sons were merchants, land dealers and farmers in the Lake City area and in Carroll County. His daughter, Dora Smith Patrick and her engineer husband, Robert, purchased the west portion of the 304 W. Main Street property in 1894, and may have lived next door to her parents. Mary Orr Smith lived in the house until May 1900, when she sold the property, and moved to another home on property of her own; there is some evidence that she lived a few houses west of her stepson, General Cass Smith of 500 W. Main Street (Vivian Campbell, interview).

The Peter and Mary Smith House was probably built in 1886-1887. Smith purchased the property in October 1883, and in 1887 the taxable value jumped from \$40 to \$660, which would indicate that the new house was complete. A c. 1885 photo of the town taken from Central School shows the house definitely standing out as one of the grander homes in Lake City, and with very few close neighbors.

Built during the years when Lake City was transformed from a sleepy town to a thriving shipping center and railroad division headquarters, this house reflects the financial stability and taste of one of the most active people in the community at that

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 3

CFN-259-1116

time. Peter Smith was a successful entrepreneur of great importance to Lake City, which he reinforced by the construction of a new brick house with features more elegant than many homes in the town.

The architecture of the Smith home exhibits primarily the influence of the Italianate style, then still popular in rural Iowa, with a hint of Gothic Revival in the bargeboard and roofline. It is typical of small town residential architecture in that it represents no single style, but is instead an amalgamation of prevailing late 19th century styles. Today, most of Lake City's houses date to 1881-1895 and some also display "high style" characteristics, but few retain as much integrity of design as the Peter and Mary Smith House. Over the years owners have modified the house by adding small wings and replacing the front porch, but the original form of the house is intact. An impressive edifice in the 1880s and '90s, it continues to draw attention as the home of a prominent figure in the town's history as well as one of the most stylish homes in Lake City.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 1

CFN-259-1116

Biographical and Historical Record of Greene and Carroll Counties, Iowa. Chicago:
Lewis Publishing Co., 1887.

Calhoun County Land Transfer Block Books.

Calhoun County Tax Assessor's Records.

Campbell, Vivian. Lake City Historian, Lake City Historic Preservation Commission.
Telephone Interview, 20 December 1989.

"Here's to Peter Smith, The Oldest Settler." Lake City Graphic, June 6, 1899.

Lake City Christian Church Minutes Record Book.

Lake City Journal. November 14, 1874.

Lake City Multiple Property Analysis, Lake City Historic Preservation Commission, 1987,
pp. 14-33.

Lake City Tax Assessment Books, 1889-1911.

Stonebreaker, Beaumont. Past and Present of Calhoun County. Chicago: Pioneer
Publishing Co., 1915.

c. 1885 Photograph of Lake City, looking west from Central School.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 10 Page 1

CFN-259-1116

Peter and Mary Smith House
304 W. Main Street
Lake City, Iowa

Verbal Boundary Description: The precise verbal boundary description is a rectangle measuring 82' wide by 132' deep, as follows:

From the southeast corner of W. Main Street and West Street,
West 82',
Thence North 132',
Thence East 82' to West Street,
Thence South 132' to W. Main Street and the point of beginning.

Boundary Justification: This nomination includes only the subject house and attached garage located on the southeasterly lot of Block 5 (no lot number) of Smith's 2nd Addition. All other structures are excluded.

Sketch Map of 304 W. Main Street

