

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 98000378

Date Listed: 5/1/98

Property Name: Hall, Hannah Morse Fowler, House

County: Buchanan State: Iowa

none
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Linda McClelland
Signature of the Keeper

May 1, 1998
Date of Action

=====
Amended Items in Nomination:

Section 2: Location

The mark indicating "Not for Publication" is, hereby, dropped because there is no reason for restricting information concerning this property.

Beth Foster of the Iowa State Historic Preservation Office was notified of this amendment on May 1, 1998.

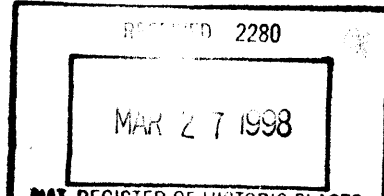
DISTRIBUTION:

**National Register property file
Nominating Authority (without nomination attachment)**

FEB 26 1998

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 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 Hall, Hannah Morse Fowler, House

other names/site number Hall/Rate Farm

2. Location

street & number 1285 Garfield Ave. not for publication

city or town Buchanan vicinity

state Iowa code Ia county Cedar code 031 zip code 52772

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.)

Patricia Overkemp DSHPD 3-6-98
Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA

State of 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 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

Linda McClard

5/1/98

Hall, Hannah Morse Fowler - House
Name of Property

Cedar, Iowa
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

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

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

N/A

Number of contributing resources previously listed in the National Register

0

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)

Mid-19th Century/Greek Revival

Materials
(Enter categories from instructions)

foundation Stone/limestone
walls wood

roof metal

other

Narrative Description

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

Hall, Hannah Morse Fowler - House
Name of Property

Cedar, Iowa
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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.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1854

Significant Dates

1854

Significant Person

(Complete if Criterion B is marked above)

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

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 # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

Hall, Hannah Morse Fowler - House
Name of Property

Cedar, Iowa
County and State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1

1	5
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6	4	5	1	4	0
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4	6	2	4	2	8	0
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Zone Easting Northing

3

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Zone Easting Northing

4

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 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 Donald F. Stout - Recording Secy.

organization Cedar County Historical Society date 1-20-1997

street & number 607 Orange telephone 319-886-2740

city or town Tipton state Iowa zip code 52772

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 SHPO or FPO.)

name Cedar County Historical Society

street & number 607 Orange telephone 319-886-2740

city or town Tipton state Iowa zip code 52772

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.

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7. DESCRIPTION

SUMMARY PARAGRAPH

The Hall house is located in the southeast quarter of Section One. This house, although constructed in the fall of 1854, is not the original house. The original house was built in late 1848, at a site some 50 feet southwest of the current 1854 house. The 1848 residence was torn down in the 1968-70 period.

This residence, presiding over the crest of a gentle rise, beckons as you turn off a gravelled road and wend your way some 70 rods up a lane guided by a contemporary rail fence to the summit. Today the extant buildings include a 1854 post and beam dwelling, a 1922 gabled barn, a hog house and machine shed of about 1900 vintage. The prime useage of the cropland of this historic farmstead is production of food for man and animals.

HISTORICAL BACKGROUND

The original owner of the Hall House site and surrounding lands, was Hannah Morse Fowler Hall from Wallingford, Connecticut. She was a woman of means whose first husband, Mr. Fowler, was an attorney. In 1845 she and her second husband, Abram Hall, reached the Territory of Iowa. In mid-June 1848 they moved to Cass Township in Sections 1 and 12 Cedar County, Iowa. They did not make original entry on this land. Two Beisenbarrick brothers, in 1840, made the original entry at the then going rate of \$1.25 per acre. In June 1948 the price Hannah paid was nearly \$3.00 more per acre. A neat profit in 8 years and the ground was still virgin land. A classic example of land speculation in the early settlement of a rural Iowa county.

As to the character of the land, Wm. A. Burt, upon surveying Sections One and Twelve in the east half of Township 80 Range 4 West of the Fifth Principal Meridian, entered these remarks in his field notes for Section One: "in the north, land rolling, second rate prairie - in the west land was rich rolling prairie - in the east the land was rolling second rate prairie. The date was April 13, 1837, the weather was clear". Now at the Section 12 notes: "broken land in the north, soil was first rate with white oak trees. Just north and east of the Cedar River there was a heavy growth of timber consisting of white, black, bur and yellow oak along with hickory - on first rate soil".

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Of the men hired to break the prairie sod, one was Edward F. Rate, future owner of the property. On February 20, 1856 he wed Lydia, the oldest Hall daughter. Since the agricultural development preceeded the manufacturing endeavors in Iowa we will address this first. Through the ensuing years the Rates purchased adjoining land as it became available, increasing to some 539 acres. In the spring of 1891 the Edward Rate family moved to Iowa City. The good Cedar County farmland continued to produce bountiful crops under tenant farmers to current time, 1996.

THE HOUSE :

General Features -

The house is two basic rectangular blocks joined together. Each block has its own roof ridge and these ridges are not the same height from grade (refer to photo of west elevation).

The cellar/basement had the same perimeter as the house. The cellar walls were as usual laid up of various flat limestone segments from a limestone out-cropping on the premises of this farmstead. Sometime in the past the exterior wall faces were plastered with cement, in the typical manner. A number of other early neighborhood foundations were built from this same type of limestone.

The northern portion of the cellar/basement now presents a concrete floor and plastered interior walls. Quite an embellishment over its pioneer cellar. This likely occurred in the 1969-1973 period of updating. The north fireplace has its base in this area. Access to the remodelled portion is via a ground level set of steps downward on the west side of the house under the northern of the two blocks. This entry is by the usual entryway arrangement of masonry walls from the basement floor up to grade level and covered by a pair of hinged wooden doors crafted from boards on a low incline for drainage purposes. An entry could also be made from the south cellar.

The south portion of the house had a true cellar with a dirt floor, no wall enhancements or other niceties. This was the cellar where the tenant stored his fruits and vegetables, both canned and dry. There was an inside access stairs to this in the southwest corner of the south block. Also there was an exterior ground level entry, same characteristics as the west side entry. This cellar housed a huge base for the massive fireplace above. The huge supporting beams were comprised of tree logs hewn flat on two sides.

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This residence originally had wood lath plastered walls and ceilings. Later, probably 1968-1972, due to water penetration of the roof, the plaster of the ceilings in some areas fell, sheet rock was inserted to provide a base. Then a "skim" coat applied in lieu of the normal "white" coat of the traditional plastered ceiling. Currently some of the repairs needs repair. Modern 12" ceiling tile has been applied to some ceilings, except the original plaster remains in place. Nearly all the walls, excepting one small southeast bedroom, retain the original plaster. The current owners intend to direct some restoration efforts in the wall and ceiling areas where necessary.

The attic is a window to the past history of the structure, for here a minimum of change has occurred. As I climbed the stairs the construction aura flashed from a residence to a barn roof pattern. It was built like a barn, displaying huge hand hewn beams joined by mortise and tennon joints secured by oak pins. The rafters rested on massive purlins midway to the ridge, the same framing as the large old pioneer barns of Cedar County. As usual there were differences in the style of the various components. There were two types of rafters both in configuration and time period. Some of the seat cuts were not positioned properly to the timbers they were intended to mate with. The floor and ceiling joists were all massive and carried a large margin of surplus strength. A glance at the north gable end revealed that the house had no sheathing - just clapboards applied directly to the studs. This was common practice for this period. The roof sheeting boards varied in width from 6" or 8" up to some 21" wide. The north gable end was embellished with a large louver in the configuration of a half circle. Each of the two south gable ends featured a small square window.

Interior Entry, Arrangement, and Features:

The formal entrance is in the north elevation of the joined blocks. Proceeding southward on the east elevation you will note a lean-to or shed type section, extending from the start of the southern block to the south elevation. The major purpose of the shed section is to provide space for the south elevation entryway into the the kitchen and provide a roof and south wall for the recessed porch (refer to east elevation for viewing).

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When you come to visit this candidate follow the lane around to the gate in front of the south elevation. The following description of the interior is predicated on a south entrance.

Entering the door you step into a kitchen 13' x 15½'. One salient point is a section of red brick that has a patch of brick of another shade. The patch resulted when the fireplace was modified by movement to the reverse side of the wall. This modification also transferred the mantel. Originally the fireplace was not an ornament but a working fireplace which provided the meals for this pioneer family. Later an iron kitchen range tapped into the fireplace flue. Originally there was a door in the west wall of the kitchen for access to a walk through pantry.

A dining room, 18' x 24', joined the kitchen on the north. This dining room could also be entered from the recessed porch on the east or an exterior door on the west. There were two windows in the recessed porch wall plus two more in the dining room west wall. The floor was 3½" fir flooring.

Moving northward is a designated living room 22½' x 14½', extending from the west elevation to the east elevation. In the original concept this room had been divided by a wall in the middle which provided a bedroom on the west - a sitting room on the east. Evelyn Larkin, the last person to live in the house, had the dividing wall removed about 1969. In the process one end partition stud was left as an example of the interior wall framing. This oak stud was hand hewn and mortised to receive a knee or sway brace. A new fireplace (1972?) vintage was situated on the north wall of this room. The mantle itself was old, having been attached to the opposite face of the wall. There are two windows in the west elevation and two more in the east elevation. The east side was also favored with a semi-formal exterior entry way.

An opening in the north wall of the living room allows entry to a hall 4½' x 14½' going north. Near the end of this hall, and on the left, was a door to a bedroom sized 14½' x 14½' with two windows in the west elevation and two more in the north elevation. This room is in the northwest corner of the building on the ground floor.

The formal entryway from the north comes into this same hall. Also in this hall the main stairs to the second level lands near the formal entrance. Now proceeding up the main stairway heading southward, we arrive at a landing and hallway running back towards the north and near the north wall a door opens to the left (west) to give access to this northwest bedroom on the second floor. Here we find a pleasant light room 14½' square with two windows on the north plus two on the west. The ceilings in

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the north block are 93" while the south block has 83" ceilings.

In the 1968-1970 period a doorway was cut into the south wall of this 14½' square bedroom. The new doorway provided access to a small bedroom 9' x 14½'. Then this bedroom was converted into a bathroom. The west wall of this recent bathroom has one window to the west. The original bedroom closet also has a west window.

The original door to the former small bedroom was south of the new bathroom and just west of the door accessing the stairs to the attic. On the right side of the stair door is a door to another small bedroom 9' x 11½'.

On the wall that houses the attic stairway, and near the end of this bedroom, is a small door providing access to a closet and storage area under the attic stairs. At the extreme north of this 9' x 11½' bedroom is a door to the landing and hall at the top of the main or formal stair case of the residence. This bedroom is enhanced by two windows on the east and one on the south.

Upon returning to the attic stairs and looking southward, the 10" floor difference between the north block and south block becomes apparent. This lower room has historically been called the "weaving room" for it was used during one certain time span in weaving cloth for their clothing. This 15½' x 15' room is bright and "cheery" with three windows in the west wall plus three in the east wall. All first and second level windows are 12 pane double sash.

On the south wall of the weaving room a door leads to the back stairs hall, measuring 68" x 122". This hall, in the daytime, is illuminated by a window on the west and one on the south. Off the back stairs hall to the east is a small bedroom 9' x 10' with a window on the east and one on the south. This room at times was called "the hired man's room".

With respect to other interior features - the panel doors and 12 light windows are original with the exception of one east window in the kitchen - this window is the proper style but was a replacement some 10 years ago. Floors appear to be original when you discount the sheet vinyl on the kitchen floor for example. The dining room floor is in better condition than one might expect. You will not find ornate trim in this house. The door and window casings and baseboard are not molded, just flat and square with butt joints. The current formal staircase was rebuilt with new walnut newell posts, balustrade and balusters in the 1968-70 retrofitting era. A set of old stair case components was found in the attic. In the southern block of this building the staircase appears to be the original.

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OTHER (NON-CONTRIBUTING) ELEMENTS NEAR PROPERTY

Extant Buildings:

A barn 64' 4" x 42' 3" gabled on the east and west elevations with two dormers in each of the north and south metal clad roofs. Both the north and south elevations have one centrally located sliding door for access of hayracks, etc. In addition the north elevation has a passage door for the farmer on the east end. On the south elevation in each corner a smaller hinged access for animals. All doors were fabricated of vertical boards. The external elevations are clad with the regular 1" x 12" vertically applied boards with battens. A central driveway provides access to the interior for the storage of hay, machinery, grain and other varied typical uses of a farm barn. The exterior face is protected by the familiar red paint.

This barn, although built in 1922, retained some of aspects of the pioneer barns. A modified post and beam with all the heavy members dressed smooth at the mills but still mortised and the tennons secured by oak pins. The smaller members like knee braces secured to the posts and beams with heavy spikes, not oak pegs. This barn displayed what is known in the trade as a vertical stiff leg truss with 6" x 8" legs resting on a heavier beam. The legs were usually spaced 12' with various braces and struts extending to the roof ridge. The original barn, 60' x 80', burned on September 4, 1921 when struck by lightning. The tenant was forced to sell all his livestock since the fire destroyed all the supply of feed for the winter.

A hog house, 47' x 20' of the usual configuration, built in the 1890-1930 period. The length is on the east to west axis with the main opening in the east end. A bank of windows are situated on the south elevation. The exterior cladding of 1" x 12" vertically applied boards with the usual battens and painted barn red.

A machine shed, 36' x 18', stands on a north-south axis. The openings for the removal or placement of farm machinery is in the east elevation and large sliding doors provide access. The usual 1" x 12" vertical boards, battens and red paint comprise the exterior surface. Probably constructed in the 1890-1920 era.

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A corn crib, 28' x 9' about 16' high, on a north south axis, stands southeast of the barn. It is built of a conglomerate of woven wire, snow fencing and some wooden boards, rather typical of the 1910-1940 period. Not painted, could be used with a little overhaul. The widespread use of combines has negated a need for its useage of storing ear corn.

Also adjoining the corn crib on the south end is an open shed 15' x16' clad in corrugated galvanized metal. Due to recent vintage it is not a contributing resource to this historic farm.

Adjoining the eastern boundary of this farmstead is a small extant building located in the extreme northwest corner of the NW $\frac{1}{4}$ of Section 7 Township 80 Range 3 on an irregular two acre tract of land. The building (a house) has been abandoned but it is roofed with metal and is still standing. It retains a potential for restoration. An unpretentious 1 $\frac{1}{2}$ story gabled specimen 20 $\frac{1}{2}$ ' x 14 $\frac{1}{2}$ '. The south elevation could be presumed as the formal entry as it contains a door and two windows to the west in an unbalanced pattern. The gable ends are on an east-west axis. The east elevation also has a door with a window above in the gable. The west elevation presents a window in the ground level and one in the loft area gable. The north elevation was enhanced by a shed type addition, 20 $\frac{1}{2}$ ' by 9' 8" in depth. Also on this north elevation of the principal building there is a doorway to the leanto (shed). On the north wall of this lean-to is a "storage cave" constructed of a brick face 8' across with an entry way to an eleven foot deep brick room with a domed ceiling and plastered. The walls of this cave were 4' to the start of the arch which was 7' in height. The main structure (house was lathed and plastered on the walls. The ceiling was covered with molded strips known in the trade as beaded ceiling. The south elevation of the house looks out at a grassy area- the other elevations have trees for a curtain. The cave, except for the face, is covered by soil. In August 1948 a band of 6 or 7 thieves were using this house as a base for their operations in Cedar County. In due time they were caught booked and tried. Some ended up in prison. Edward Rate bought this property on January 19, 1899 for \$250.00. Why, remains unanswered.

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Non-Extant Elements:

Buildings not previously mentioned consist of the Buchanan Glove factory which was built around 1870 by Rate on his farm just south of his dwelling. The factory was 20' x 20', a two story structure with two windows and a door on each level (refer to picture). The east elevation which butted the west wall of the hoghouse had three windows in the second level. Fenestration of the north elevation unknown. A driveway and storage lean-to, 12' x 20', flanked the west elevation. The photo plainly shows the 12 pane double sash windows. The wall (exterior had clapboard (bevel siding). The 12' x 20' lean-to was obviously built later since the track for the sliding door of the storage building extended over on the factory building and past the upper level door. Continuing west from the storage building we found the concrete foundation for the now non-extant corncrib 48' 6" by 8'.

- Rate Family -

To summarize the Rate family's combination of agriculture and commercial enterprise, in addition to farming, Edward Rate, was an entrepreneur and inventor. Henry Hall (Rate's brother-in-law) was of the same commercial bent as Rate. By 1871 Hall was guiding the Hall Husking Glove factory in Chicago. Rate had his husking glove factory established in Davenport, Iowa by 1880. Edward Rate was a remarkable man to handle the management of two diverse operations, although compatible, concurrently. Time and efforts were expended in both endeavors and close contact between agriculture and commerce remained viable with on site visits in addition to a constant flow of communication (letters, telegrams, etc.) In the preparation of these nomination documents copiew of many letters were perused and a feeling of personal involvement was created.

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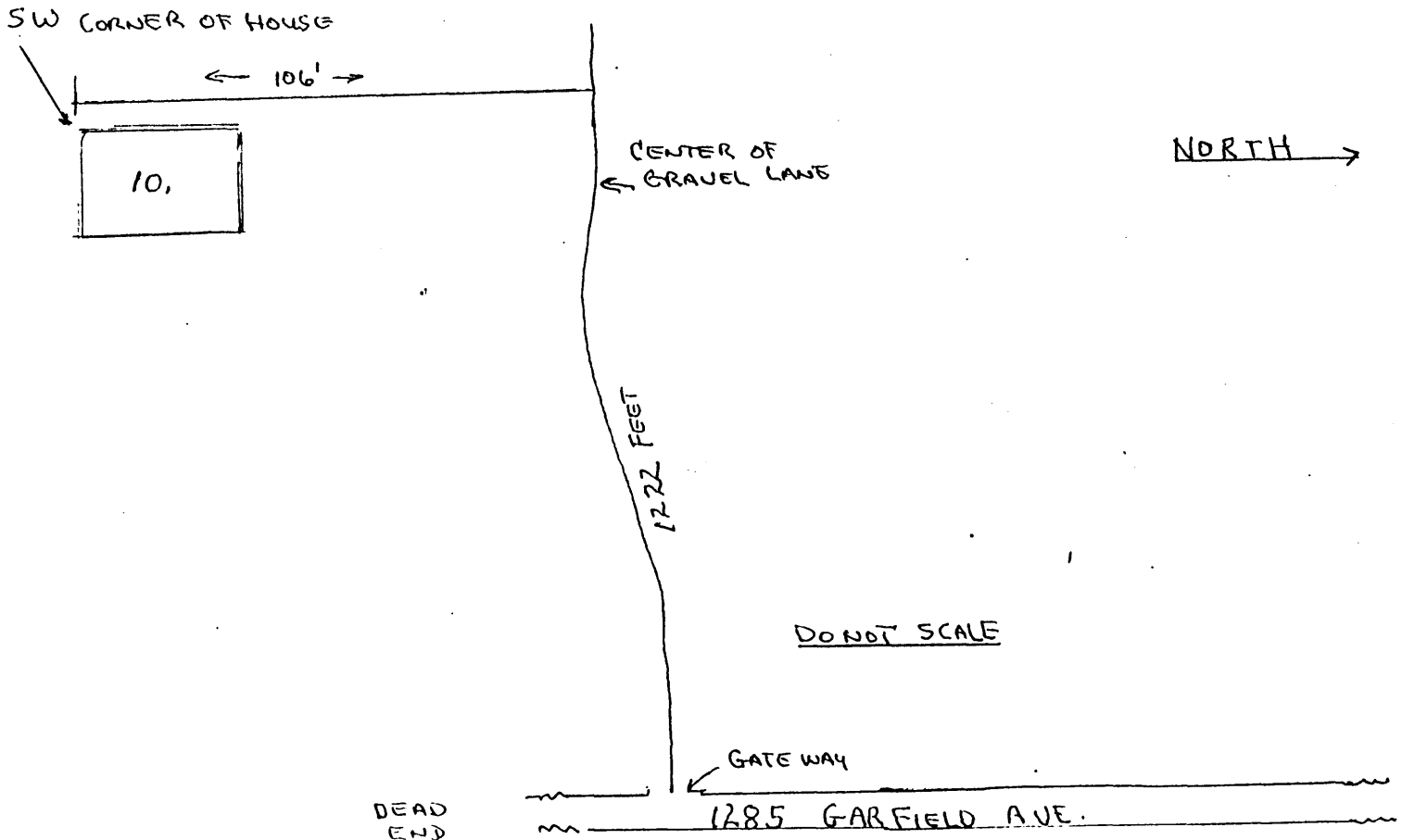
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The will of the grantor stated that the grantee (Cedar Co. Historical Society) should establish a ten acre tract to be known as the Bickett/Rate Historical Preserve. The Society to date has not decided on the actual configuration of this Preserve to be carved out of this 539 acre farm. However the access lane and the house will be permanently aligned as depicted on this sketch.

Refer to Section 7 page 10 for the relationship of the other buildings to the house (No. 10).



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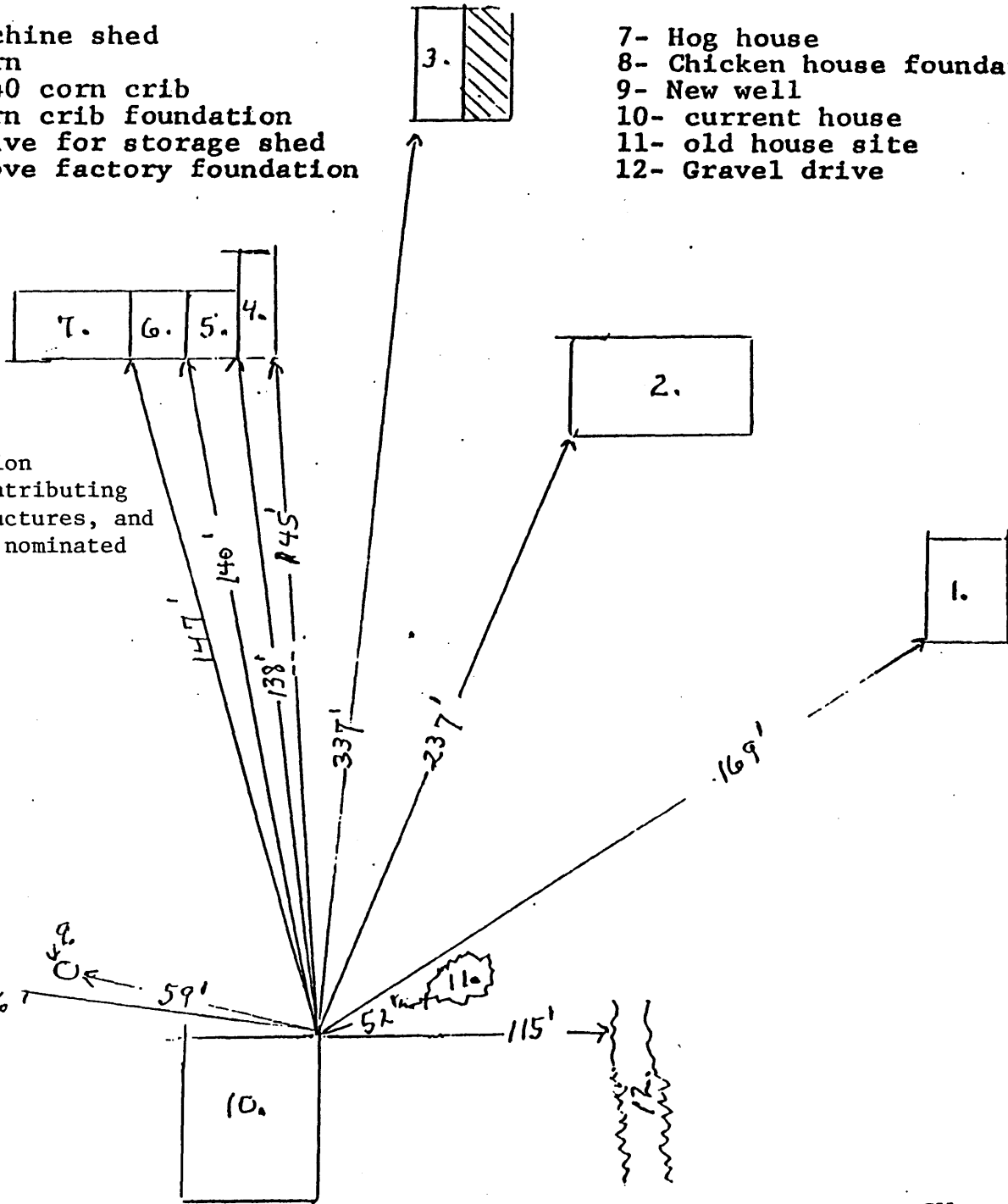
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CFN-239-006

- 1- Machine shed
- 2- Barn
- 3- 1940 corn crib
- 4- Corn crib foundation
- 5- Drive for storage shed
- 6- Glove factory foundation

- 7- Hog house
- 8- Chicken house foundation
- 9- New well
- 10- current house
- 11- old house site
- 12- Gravel drive



House in relation to other noncontributing buildings, structures, and sites near the nominated property.

Note: All measurements originate at SW corner of residence and are to the nearest point of each structure. A land wheel was employed.

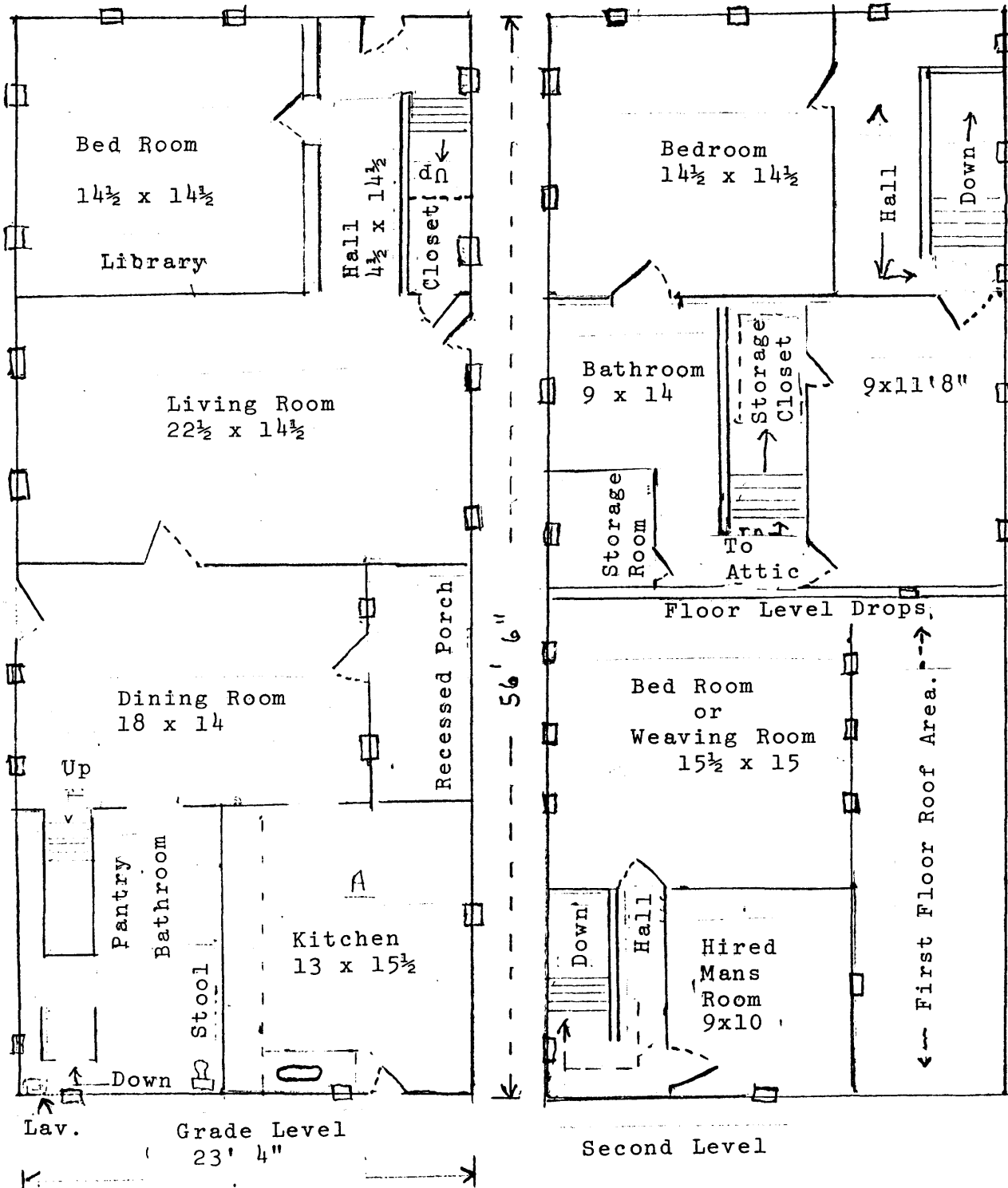
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1/8" = 1'
But do not scale

North ↑



FLOOR
PLAN

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ARCHEOLOGY STATEMENT

The historian who prepared these nomination papers consulted with a geology professor who lived near the area of the site of the Hannah House above. He had been on the grounds numerous times in the past 60 years. The historian had also been over the land and timber along with the house surroundings for some 60 years.

A lady who had lived in the house for 10 years (1925-1935) was questioned as well. All three had never found any Indian artifacts on the current house site.

Along the creek and river of this property artifacts have been found in the past and are still to be found in remote areas from the homestead.

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CFN-259-1116

STATEMENT OF SIGNIFICANCE

Summary Statement

The house is eligible for the National Register under Criterion "C" as a significant, well preserved, rural expression of front-gable Greek Revival influenced architecture built during the early statehood era of Iowa. Of additional interest is the method of construction of this 1854 house which is framed of post and beam construction. This makes it a relatively uncommon survivor of residential building techniques in a state where most of its wood frame construction activity occurred during the later era when balloon framing and platform framing predominated.

Hanna Hall's immigration to Iowa from Connecticut was distinctive in certain respects. She arrived not via a series of settlement through Pennsylvania, Ohio, etc. but in one bold leap. Her initial purchase was not of original entry land but from a previous buyer, a classic example of land speculation. Also in sharp contrast to prevailing social patterns of the time, the female member of the Hall family provided the purchase funds and the title conveyed to her, not her husband. As the result of an earlier marriage these funds were a part of her assets.

The Hall house, with its Greek Revival influenced design, linked the family with the region from which they emigrated. It provided a comforting tangible remembrance of evidence of the past. There were numerous examples in Cedar County of the New England style of architecture during the development of Cedar County. However, the vast majority have either been demolished or the configuration altered to a degree the integrity suffered drastically. Basically this candidate retains its early integrity.

Edward Rate, the house's next major occupant, operated a glove manufacturing business. When Edward Rate was managing his Buchanan glove factory he of course resided at his farm. Later when he became deeply involved with the glove businesses in Davenport and Chicago, he was gone from the farm for extended periods of time. Even though physically absent a close communication with his Cedar County family was maintained by means of frequent letters and some visits.

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When Edward Rate was managing his Buchanan glove factory he of course resided at his farm. Later, when he became deeply involved with the glove businesses in Davenport and Chicago, he was gone from the farm for extended periods of time. Even though physically absent a close communication with his Cedar County family was maintained by means of frequent letters and some visits. In these letters he would state his manufacturing problems, and in addition, continue to help with advice and suggestions related to the farming branch of the family operations.

In the 1880's his son, Henry, was in charge of the farm and living on the site. One little sideline was shipping eggs in barrels to Connecticut to a relative who was engaged in the produce business there and could not fill his requirements locally. To prevent breakage the eggs were packed in oats. Today, 1996, "recycling" is a "buzz" word. The packing oats were recycled by feeding them to humans, livestock or fowl.

The Rate family moved to Iowa City in the spring of 1891, the same year they transferred the Buchanan glove operations to a building that had been purchased in Iowa City. They continued to own the Cedar County land but needed a tenant to farm and maintain their large rural property. A crop share agreement was signed with E.H. Walker on February 29, 1892, effective the next day March 1, 1892. This tenant continued to farm until he had a closing out sale on February 14, 1898 and moved to Maryland to live. A pattern was established of owner and tenant relationship, and today, 1996, such an arrangement continues but the Rate family passed the ownership of the property to the Cedar County Historical Society in January 1996.

Their Cedar County agriculture holdings were important to, and fondly regarded, by the Rates and they wanted to maintain and retain these ties to the extent that they reserved three rooms (one down and two up for their useage at any time. In addition the north half of the cellar was retained for storage of fruit and vegetables.)

Furniture was left in these rooms and members of the family would come out from Iowa City on the B.C.R. & N. RR to Buchanan, which was only half a mile from the Rate farmstead as the crow flies.

When coming from Iowa City the train passed over Rate land enroute to the depot in the village of Buchanan which was located just across the road from the Rate land. In the early stages of the railroad construction Ed Rate offered to give land to the railroad for a depot site, but the railroad decided for shipping reasons the depot should be in Buchanan.

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Cedar County, IowaSection number 8 Page 13BACKGROUND INFORMATION ON RATE FAMILY -
MANUFACTURING ENTERPRISES ELSEWHERE:

In August 1871, H.L. Hall, brother-in-law of Edward F. Rate, headed up a firm known as Hall Husking Glove Factory at 90 South Water Street Chicago, Illinois. Edward Rate had his own glove factory established around 1870 on his farm near Buchanan, Iowa.

On September 3, 1880 Rate was setting up a husking glove factory at 103 West Second Street Davenport, Iowa. In a letter to his son Henry Rate at the Rate farm he stated that sales were slow - he was advertising heavily in September and October of that year. He had sent ads to 255 newspapers in Iowa, Nebraska, Kansas and Missouri. In addition, flyers were being sent to all the hardwaremen in Iowa. Their logo was " Rates Husking Gloves-Champion of The World".

In 1884 Rate moved his Chicago factory to a new site at 146-148 South Green Street, Chicago. Rate was back looking after the Buchanan glove factory in May 1887. Then on January 31, 1889 Rate wrote his family at Buchanan that he would like to sell the entire operation in Chicago.

The actual date of selling the Chicago factory is vague but in late February, 1891 he was in Iowa City and had just purchased a new glove factory. This property was known as the " Glass House" formerly occupied by the Iowa City Glass Co. a rare bargain at \$2,250.00. The main part of the building was 84' x 84' with an ell 48'x144' situated on a tract of 4½ lots. Rate conducted his manufactory here until February, 1898 when the building was destroyed by fire. In the spring of 1891 the Buchanan factory was closed and the equipment moved to Iowa City. Rate, without insurance suffered a complete loss when the "Glass House " building was destroyed. But Rate was an entrepreneur and quickly procured another site, the former Iowa City Grape Sugar property which covered a square block.

In 1908 the E.F. Rate & Sons factory was in full production. A large variety of leather gloves and mittens were being manufactured in huge quantities. A substantial tannery was incorporated in this complex.

More bad fortune came to bedevil the Rate factories during a violent storm on January 29, 1909 which blew the roof off and demolished the fifth story of the factory. The loss of this floor and roof so damaged the structural integrity that the remaining walls collapsed inward and \$20,000 worth of gloves and other leather goods lay exposed to the weather.

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Offices

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Section 10: Verbal Boundary Description

The house is a rectangle 76'6" north to south, and 43'4" east to west, centered on the house. This area allows for an extension of ten feet on each side of the house.

Section 10: Boundary Justification

This nomination includes only the subject house. All other nearby structures and sites are excluded because they fall outside the period of significance and are not associated with the Hannah Morse Fowler Hall era of occupancy.