

MAR 27 2002

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 Lane, Samuel M. House

other names/site number

2. Location

street & number 1776 8th Avenue N/A [] not for publication

city or town Marion N/A [] vicinity

state Iowa code IA county Linn code 113 zip code 52302

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [X] locally. ([] see continuation sheet for additional comments).

Signature of certifying official/Title Date

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

Lane House
Name of Property

Linn County, 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 | |
| 2 | 1 | buildings |
| | | sites |
| | | structures |
| | | objects |
| 2 | 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)

DOMESTIC/single dwelling/residence

DOMESTIC/secondary structure/garage

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling/residence

DOMESTIC/secondary structure/garage

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Italianate

Materials

(Enter categories from instructions)

foundation STONE/Limestone

walls BRICK

roof ASPHALT

other _____

Narrative Description

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

Lane House
Name of Property

Linn County, Iowa
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)

ARCHITECTURE

Period of Significance

1868

Significant Dates

1868

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Unknown

Primary location of additional data:

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

Name of repository:

Lane House
Name of Property

Linn County, Iowa
County and State

10. Geographical Data

Acreeage of Property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 [1]5 [6]1[6]5[6]5 [4]6[5]4[3]1[1]
Zone Easting Northing

2 [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []
Zone Easting Northing

3 [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []

4 [] [] [] [] [] [] [] [] [] [] [] [] [] [] [] []
[] 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 Leah D. Rogers/Consultant, with research conducted by Judy Hull

organization _____ date March 24, 2002

street & number 217 NW 5th Street telephone 319-895-8330

city or town Mt. Vernon state IA zip code 52314

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 Donald and Llewellyn Balster

street & number 1776 8th Avenue telephone 319-377-3466

city or town Marion state IA zip code 52302

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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Continuation SheetSection number 7 Page 1Lane House
Linn County, Iowa

Narrative Description

The Samuel M. Lane House is located at 1776 8th Avenue, Marion, Linn County, Iowa. The house faces south fronting 8th Avenue, which was the fashionable and wealthy neighborhood in Marion in the late nineteenth and early twentieth centuries. This neighborhood was known locally as "Pucker Street," reportedly for the superior attitude of some of its upper class residents. The Pucker Street Historic District, of which the Lane House is a contributing building, is also being nominated to the National Register of Historic Places. In addition to the house, the Lane property includes a small, one-stall frame garage built in the early twentieth century and a three-stall brick garage added to the property in 1992. Of the secondary buildings, the early twentieth century garage is considered contributing, with the more modern garage considered non-contributing, although it is certainly built in a sympathetic design and is hidden from public view other than from the rear of the lot.

The house is a two-story Italianate-styled home built of locally manufactured brick. It has a low-pitched hip roof covered with asphalt shingles and a limestone foundation. Features of note include the shaped stone lintels on the windows, the tall, narrow windows on the ground floor of the front façade that originally reached to the porch floor, the wide eave overhang, the wide friezeboard, and the wood shutters. The overhang originally had brackets that may have been removed in the 1930s. The one-time presence of the brackets was confirmed by an old postcard photograph of the house showing eight brackets across the front but not around the sides. The windows include two-over-two double-hung windows and one cottage window with a leaded glass header. There is a two-story rear ell that was a one-story summer kitchen originally but was enlarged to its present form by the early twentieth century. Also attached to the rear was the original brick carriage house, which was first remodeled into an early automobile garage and more recently into a den. The bar in this den was the original brick-lined privy, the vault of which is still present underneath the floor.

In the early twentieth century, the original front porch, which was a full-length, flat-roofed open porch that had square (probably chamfered) posts, was replaced with a large wrap-around porch that features very ornate paired posts that are carved with an elaborate braided-rope type of pattern. The paired posts rest on brick piers. In the 1930s, the original double front doors were replaced with a single door flanked by three-light sidelights. The front windows appear to have been reduced at the same time. Above the front door is the original three-light transom, with a curved two-light transom above that. A more modern modification was the enclosure of the wrapped-around portion of the front porch to form a sunroom; however, the entire front of the porch remains open.

The interior retains many original components and features of note including the curving walnut staircase baluster, original woodwork (door and window surrounds and mopboards) and flooring, and the curved walls in the hallway on both the first and second floors. The fireplace in the front room came from the old Daniel's hotel and was added by the current owners. It has an oak mantelpiece with glazed tile around the firebox, and a mirror over the mantel.

While there have been some modifications through the years, most notably the replacement of the original porch, the most significant of these modifications occurred before 1940 and represent important components of the building's historical and architectural evolution. The distinctive front porch is considered a contributing rather than a detracting component of this building. Overall, the Lane House retains good integrity and is being nominated to the National Register to recognize the importance of this building to the Pucker Street Historic District and as a well-preserved Italianate brick house in the City of Marion. The current owners, Donald and Llewellyn Balster, are very interested in maintaining the historic look of this home and preserving it for future generations.

The property is now an odd-shaped lot having something of an L-shape formed by the addition of a full rear lot to this property in the twentieth century so that it would reach from 8th to 9th avenues. The property shares a driveway with the adjacent property, with an additional half-circle drive in the front yard. The older garage has a driveway leading north to 9th Avenue, while the garage built in 1992 is accessed via the common driveway with the neighboring property leading out to 8th Avenue.

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Continuation SheetSection number 8 Page 2Lane House
Linn County, Iowa**Statement of Significance**

The Samuel M. Lane House is considered locally significant under Criterion C as a good representation of the early brick Italianate-style homes built along 8th Avenue in the Pucker Street Historic District in the late 1860s. This home and its history reflect the social and architectural history of this neighborhood, which was populated by Marion's wealthy and influential citizens in the late nineteenth and early twentieth centuries and whose stylish homes line 8th and 9th avenues within this District. The Lane House is a landmark along 8th Avenue. The significant date for this property is the year that it was built, 1868.

Historical Background

Samuel M. Lane purchased Block 3, on part of which this house now sits, in May 1868 from James K. Hervey for the total price of \$900 [Hervey had earlier purchased this block for \$800 in 1866, so the \$100 increase was a small profit]. The following May of 1869, Lane sold this property to George S. Lawrence for the sum of \$7000—the tremendous increase in price strongly suggesting that the house had been built in the meantime. While Lane did not retain this property for long, it does appear that he had the house built; therefore, the historic name of the property refers to this association. Not much is known of Lane, although he was the School Board President in Marion in 1869, a position that would indicate that he was respected and of some influence in the community (Hull 1998:28-30). Unfortunately, he was not listed in either the 1860 or 1870 U.S. Population Censuses for Marion, so his tenure in the community must have been short. It is known that the house was standing by 1868 because it was represented on a panoramic illustration of Marion along 8th Avenue (see Page 8). It is also similar in style to several other brick houses built along 8th Avenue in the late 1860s including the Hubbard House (1525 8th Avenue; built in 1861), the Latham House (1580 8th Avenue; built in 1866), the Cobban House (1425 8th Avenue; built in 1866), and the Cardell House (1649 8th Avenue; also built in 1866).

George Lawrence, and his wife Sarah, owned this house from 1869 until 1877 when it was sold to Thomas C. Ovington. Unfortunately, little is known of George Lawrence and, interestingly, while he was listed in the 1870 U.S. Population Census for Marion, he was listed as "without" an occupation. George Lawrence, a native of New York, died in 1876, and his widow, Sarah, was residing in New York when the house was sold to Ovington in February 1877. Thomas C. Ovington was the son of Thomas S. Ovington, who owned a successful mercantile in Marion. Thomas C. was in partnership with his father in this business, which was then known as the T.S. Ovington and Son Mercantile. Thomas C. did not live long in this house, passing away in May 1879. His widow, Josie Walton Ovington, sold this property to Edgar N. Lessee on October 1881. The Lessee family owned this house for about ten years, but little is known of Edgar Lessee. On August 24, 1891, the property was sold to Sabria Rathbun Caldwell, who was married to Dr. J.W. Caldwell, who had been a Marion dentist since the early 1880s. Mrs. Caldwell had been a teacher in Marion in the 1880s prior to her marriage. Her brother, Samuel W. Rathbun, was the longtime editor of the *Marion Register*. Sabria Caldwell died in 1915, followed by Dr. Caldwell in 1918. They had no children; however, the Caldwells were no longer living at the house prior to their deaths. It had been sold in 1902 to J.C. and S.J. Wallace, who retained possession until December 1913, when it was sold to Dora M. Lillie, who along with her husband, Clinton D. Lillie, owned this house until 1930 when it was sold to Andrew P. and Sara Elizabeth Munsen.

Andrew Munsen was a building contractor, and upon purchase of the Lane House, he set about modernizing the house, including updating the plumbing and heating systems. He also made some structural changes taking out fireplaces (although the chimneys remain) and removing some exterior trim, shortening the front windows and replacing the front door. The current owners put back a fireplace in the downstairs front parlor using a historic piece salvaged from the old Daniel's Hotel.

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Lane House
Linn County, Iowa

The Munsens owned this house for 19 years, renting it to a number of families. Then in November 1949, the house was sold to Thomas J. and Betty M. Davis. It was the Davises who screened in part of the large porch. In February 1957, the Davises sold the house to Ralph and Martha Young. Mr. Young, had for a time been in charge of the *Sentinel*. The Youngs did not retain ownership long, selling the house in August of that same year to Eloise Engel and her nephew Richard Straley. Eloise Engel had been a ballet dancer, but was in a wheelchair during her occupation of this house. In 1958, Richard Straley quitclaimed his interest in the property to Eloise Engel, with Mrs. Engel selling the property in June 1959 to realtor Alma A. Henderson, who resold it the following month to the current owners, Donald and Llewellyn Balster. The Balsters added the fireplace from the Daniel's Hotel and enclosed the screened-in section of the front porch. They also added the brick garage in 1992 and remodeled the former carriage house/garage attached to the rear of the house into a den.

Architectural Significance

While there were no long periods of historical association with any one individual, the Lane House is considered a good example of the prosperous and stylish homes that were built by Marion's leading businessmen and professionals along 8th Avenue in the late nineteenth century. It is a particularly good example of the Italianate-styled brick homes built in this neighborhood in the late 1860s. There are four other such homes within the Pucker Street Historic District along 8th Avenue including the Hubbard House at 1525 8th Avenue built in 1861, the Cobban House at 1425 8th Avenue built in 1866, the Judge Latham House at 1580 8th Avenue built in 1866, and the Cardell House at 1649 8th Avenue built in 1866. The Lane House built in 1868 at 1776 8th Avenue reflects the end of this mini-building boom along 8th Avenue in the late 1860s. In fact, there would be no new houses built in this neighborhood until the 1880s, with most of those later houses reflecting the then-popular Queen Anne style of architecture. The Lane House is also notable architecturally for its use of locally manufactured brick, which appears to be an important property type in the City of Marion as a whole reflecting an important early pioneer industry.

The Italianate style of architecture was popular nationally between 1840 and 1885, with one of the principal subtypes of this style being the simple hip-roofed square or rectangular two-story that often had a cupola at the roof apex. Between 1850-1880, this style was particularly popular "in the expanding towns and cities of the Midwest," with the examples present in the Pucker Street Historic District reflecting this popularity in the growing community of Marion (McAlester and McAlester 1998:212). While the examples in Marion would not necessarily be considered high style or elaborately styled examples of the Italianate, they do represent stylish homes meant to impress and of the latest fashion. That so many were built along 8th Avenue in the 1860s, demonstrates the development of this neighborhood during this period as the place to "view the town's fashion leaders" (Oxley 1995:150) and as "the most desirable street for the wealthy of Marion" (Oxley as quoted in Hull 1998:1). By 1870, 8th Avenue has become the city's social center populated by the town's business and professional leaders. The Lane House is a good reflection of that social and architectural history.

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Lane House
Linn County, Iowa

Major Bibliographic References

- Hull, Judith, compiler
1998 *A Walk Down Pucker Street (8th Avenue)*. Third Annual "Housewalk," Swamp Fox Festival, Marion, Iowa.
- 2002 Updated information on Lane House. (unpublished).
- McAlester, Virginia, and Lee McAlester
1998 *A Field Guide to American Houses*. Alfred A. Knopf, New York.
- Oxley, Marvin
1995 *History of Marion: 1838-1927*. Edited, revised and reprinted by Marion High School, Marion, Iowa.
- Rogers, Leah D.
2001 *Architectural/Historical Survey and Evaluation of the Pucker Street Historic District, City of Marion, Linn County, Iowa*. Prepared for the Marion Historic Preservation Commission and the State Historical Society of Iowa.
- 2002 *Pucker Street Historic District*. National Register of Historic Places nomination.

Other Sources:

- Sanborn fire insurance maps, 1883-1926+
Assessor's Records, Linn County Administrative Building, Cedar Rapids, Iowa
Panoramic illustration of the City of Marion, Iowa, 1868 (Library of Congress Map Collections website)
Additional historical and structural information provided by Llewellyn Balster and Richard Noska.

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Lane House
Linn County, Iowa

Verbal Boundary Description

The boundary of the nominated property consists of part of Lot 2 and all of Lot 3 of Block 3 of Daniels 1st Addition to the City of Marion, Linn County, Iowa.

Boundary Justification

The boundary encompasses the lot historically associated with this house and its surrounding front and back yards.

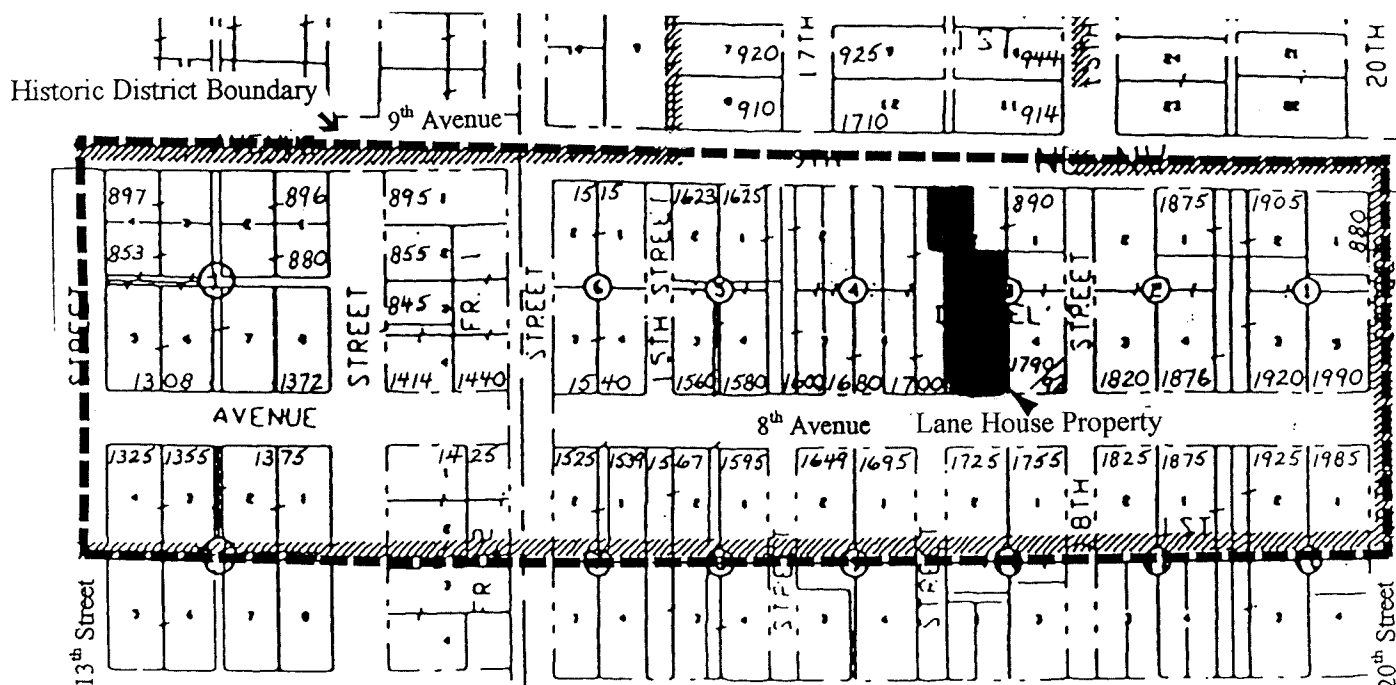
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Lane House
Linn County, Iowa

Location of Lane House Property within the Pucker Street Historic District
(Source: 2001 City Plat Map provided by the City of Marion)



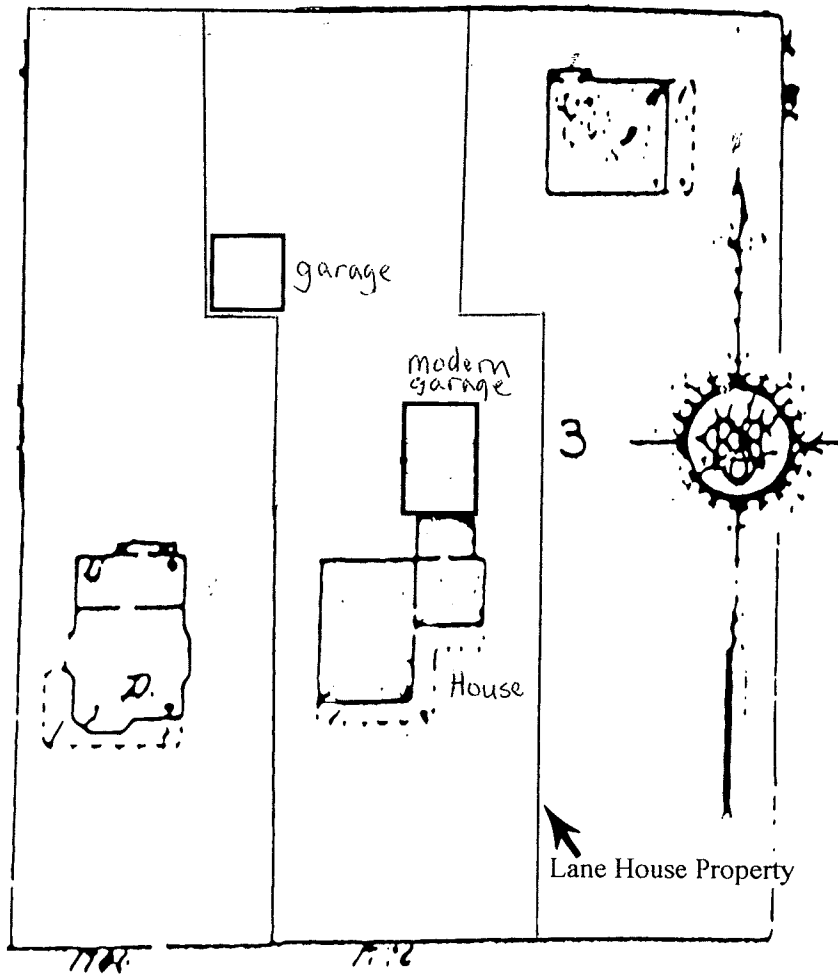
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Lane House
Linn County, Iowa

Plan Map of Nominated Property Showing Lane House and Garages
(Source: 1926+ Sanborn Fire Insurance Map, with added information)



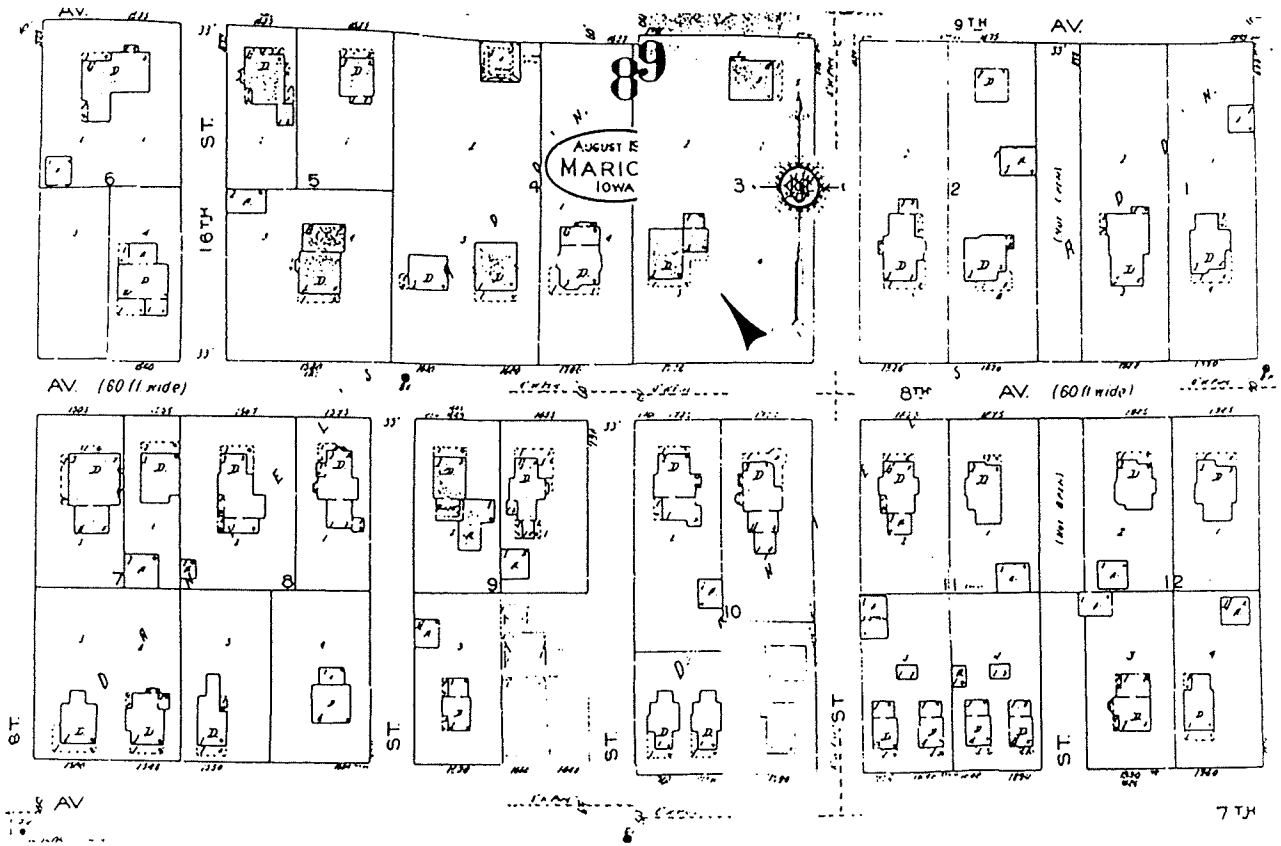
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Lane House
Linn County, Iowa

1926+ Sanborn Fire Insurance Map Showing Lane House



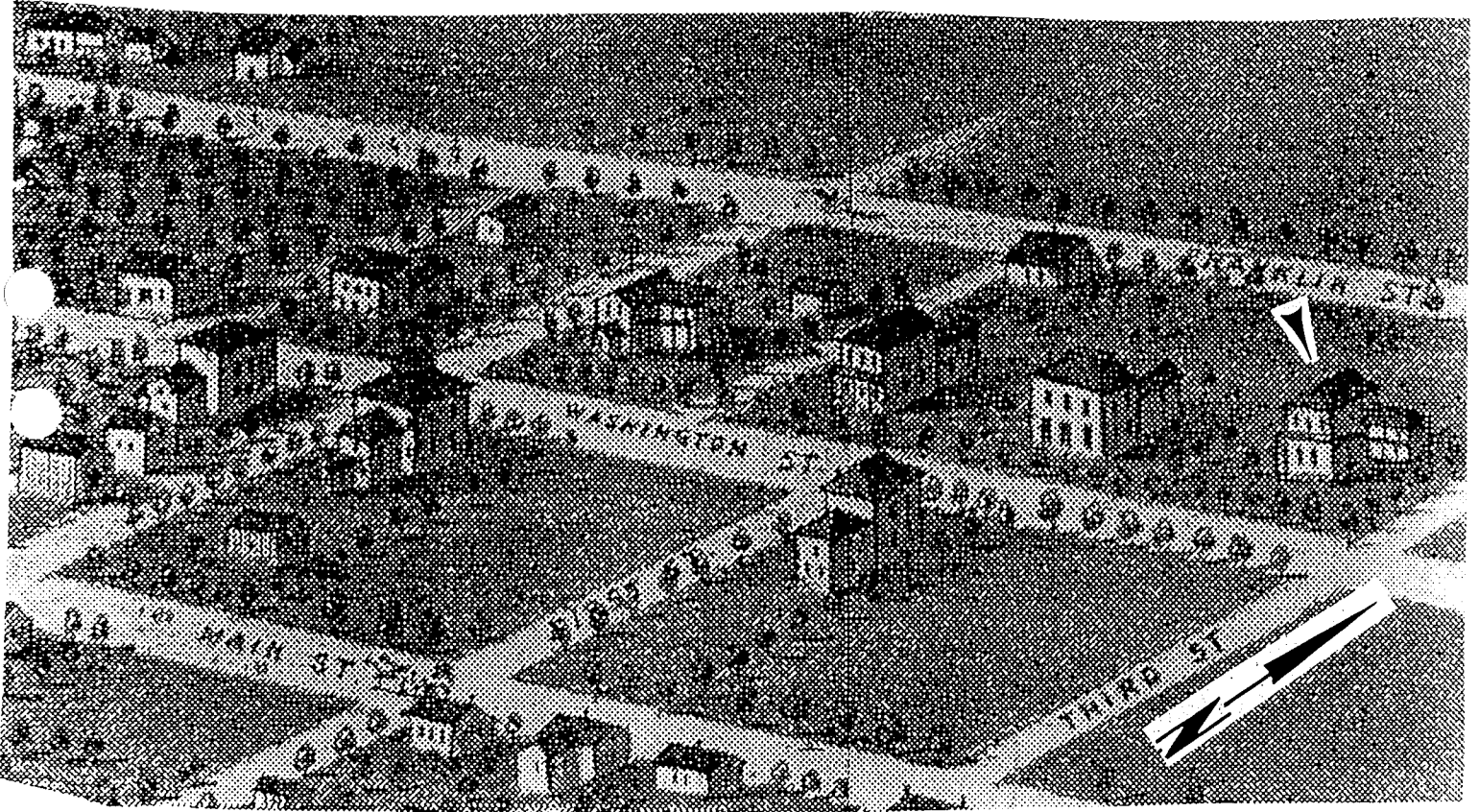
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Lane House
Linn County, Iowa

1868 Panoramic Illustration Showing Lane House
(Source: Library of Congress Panoramic Map Collections Website)



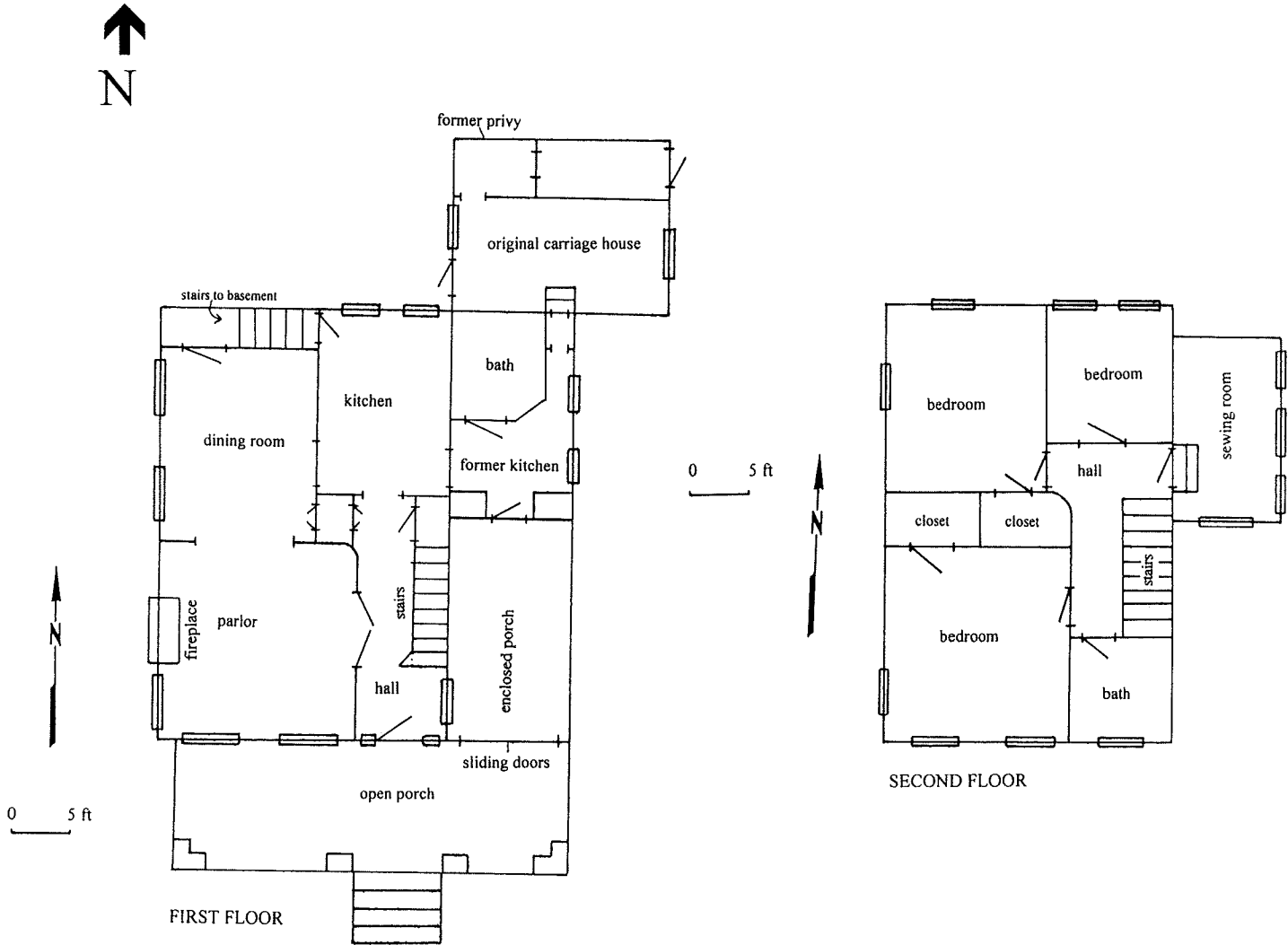
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Lane House
Linn County, Iowa

Sketch Maps of First and Second Floor Plans, Lane House
(measured and drawn by Leah D. Rogers)



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Lane House
Linn County, Iowa

Photographs:

Date of Photographs: November 2001 and February 2002
Photographers: Leah Rogers and Katrina Krupicka
Location of Original Negatives: Donald and Llewellyn Balster, Marion, Iowa

| Photo Number | Description/View |
|--------------|--|
| 1 | General View of Lane House, View to the NE |
| 2 | Front (south side) of Lane House, View to the North |
| 3 | Detail of Front of Lane House, View to the North |
| 4 | Rear (north side) of Lane House and Brick Garage, View to the SSE |
| 5 | Brick Garage at Rear of House, View to the ENE |
| 6 | Frame Garage at Rear of Property, View to the SW |
| 7 | Detail of Front Porch, View to the East |
| 8 | Detail of Front Door, View to the North |
| 9 | Detail of Cottage Window on West Side of House, View to the East |
| 10 | Interior View of Front Parlor Door, Hallway, and Staircase, View to the East |
| 11 | Interior View of Front Door, Hallway, and Staircase, View to the SSE |

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Lane House
Linn County, Iowa

Map Showing Direction of Photographs

