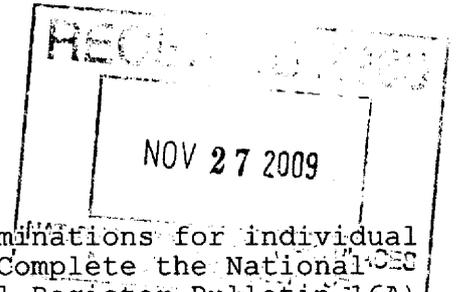


United States Department of the Interior
National Park Service

1203



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 any 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 Lee, Captain Daniel S. and Fannie L. (Brooks), House

other names/site number Peoples Memorial Hospital

2. Location

street & number 803 1st Street East not for publication N/A
city or town Independence vicinity N/A
state Iowa code IA county Buchanan code 111 zip code 50644

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation sheet for additional comments.)

Barbara A. Mitchell, DSHPO
Signature of certifying official

November 20, 2009
Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

Lee, Daniel S. and Fannie L. (Brooks), House, Buchanan County, Iowa

4. 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): _____

Edson H. Beal 1.7.10

Beal

Signature of Keeper

Date of Action

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

Contributing	Noncontributing
<u>1</u>	<input type="checkbox"/> buildings
<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/>	<input type="checkbox"/> structures
<input type="checkbox"/>	<input type="checkbox"/> objects
<u>1</u>	<input type="checkbox"/> Total

Number of contributing resources previously listed in the National Register N/A

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

Lee, Daniel S. and Fannie L. (Brooks), House, Buchanan County, Iowa

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: VACANT/not in use Sub: _____

7. Description

Architectural Classification (Enter categories from instructions)

LATE VICTORIAN/Italianate

Materials (Enter categories from instructions)

foundation Stone/limestone

roof Asphalt

walls Brick

other Stone/Limestone
Concrete

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

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, 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.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1867

Significant Dates 1867

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation _____

Lee, Daniel S. and Fannie L. (Brooks), House, Buchanan County, Iowa
Architect/Builder Roberts, David J.

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

=====
9. Major Bibliographical References
=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

preliminary determination of individual listing (36 CFR 67) has been requested.

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Other

Name of repository: _____

=====
10. Geographical Data
=====

Acreage of Property less than one acre

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	15	591700	4702150	3	_____	_____
2	_____	_____	_____	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.)

Lee, Daniel S. and Fannie L. (Brooks), House, Buchanan County, Iowa

11. Form Prepared By

name/title Tony Bengston/director e-mail address tonybengston@yahoo.com

organization Buchanan County Historical Society date Feb. 10, 2008

street & number 1006 150th Street telephone (319) 415-1175

city or town Fairbank state IA zip code 50629

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Buchanan County Historical Society

street & number PO Box 321 telephone (319) 334-4616

city or town Independence state IA zip code 50644

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1

Lee, Daniel S. and Fannie (Brooks), House, Buchanan County, Iowa

The Captain Daniel S. and Fannie L. (Brooks) Lee house is located in Buchanan County, Iowa at 803 First Street East in Independence. The home sits on a picturesque knoll back off the street surrounded by mature oak trees. At the time of construction in 1867, the house was located outside the town of Independence, but over the years the town has developed around the house. The site still holds a serene atmosphere, more so than much of town.

The north front lawn is filled with eleven mature burr oak trees flanking a sidewalk which leads straight to First Street East and complements the symmetry of the building. The east lawn has been filled with a parking lot which served the property when it functioned as a hospital. The south lawn is being developed as a Victorian garden by the Buchanan County Master Gardeners. The land directly west of the Lee House is the new location of the Independence Public Library, constructed in the winter and spring of 2008.

The Lee House was built by David J. Roberts in 1867 using soft brick laid in a running bond pattern on a native limestone block foundation. A course of smooth cut limestone separates the foundation from the brick walls. This dividing course runs at the same level as the front porch and is not present on the back south side. All doors and windows feature sills and arched lintels of this same cut and smoothed limestone. Each lintel is composed of two half arch pieces and a projecting keystone. The two story walls are capped with a medium pitched simple hipped roof and a belvedere. Three chimneys protrude from the roof but interior evidence indicates there were originally four. A heavily bracketed soffit completely surrounds the top of the brick walls and the top of the belvedere.

The front north elevation of the building features a masonry and concrete porch across the entire width. A wooden hatch on the west end of the porch floor covers the coal chute which leads into the basement. The porch roof is supported by square columns with round-topped panels and molded capitals. Paired windows which extended to the level of the porch floor flank a double door of oak with heavy moldings and brass hinges. The fanlight above the door is of etched glass. The second floor has three pairs of windows with higher sills directly above the windows and doors on the first floor. All windows are fitted with double hung sashes with a variety of light divisions which seem to depend on the size of the sashes.

The east face of the building has the same arrangement as the front except the windows and doors are not in pairs. The shadow of a small side porch is evident on the brickwork surrounding the door in the middle of the first floor (currently covered with plywood sheeting) on this side of the building. There is also a corresponding gap in the limestone course that divides the limestone and brick portions of the walls which could accommodate a porch floor.

The windows on the south face of the building mimic the north face except the double door is replaced with a single window whose sill is at the same level as the windows (the resulting space filled with plywood) and the easternmost aperture contains a door instead of a window. Here the façade is completely absent of the limestone dividing course which could indicate a porch which extended across the complete width of the building. Directly below the central window there is a bulkhead and an exterior stair into the basement. The placement of this stairway would seem to conflict with the existence of a porch in this location and there are no scars on the walls to indicate a porch roof. It is possible the door on this side was reached by a flight of stairs which are long gone and the dividing course in the walls was considered an unnecessary feature for the back of the house. The interior staircase to the basement shown on the blueprints (circa 1917) has since been converted to a closet.

In 1917 the house became the home of the Peoples Memorial Hospital AKA Peoples Hospital. Additions constructed in 1923, 1930, 1950, 1957 connected to and completely covered the west face of the Lee House. These additions have been demolished by the City of Independence, the current owner of that portion of the property.

The west face of the building retains the remnants of concrete and plaster from the interior rooms of the demolished addition. These patches of plaster are surrounded by original exterior brickwork. This west wall is the current project at hand with grants being written to have the wall re-bricked to remove the remnants from the hospital addition and restore the uniform brick surface of the Lee Mansion.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 2

Lee, Daniel S. and Fannie (Brooks), House, Buchanan County, Iowa

The interior of the house is remarkably intact considering its history as a hospital. This is confirmed by recently discovered drawings by Harry E. Netcott and A. M. Donnan, the architects involved with the initial conversion for hospital use. These drawings are held by the Buchanan County Historical Society.

Upon entering the front door, one is confronted with a spacious hallway which extends to the rear of the house. The north/south interior walls are masonry while the east/west walls are of frame construction. The south end of this hallway has been boxed in to provide space for a small bathroom. This bath contains the south facing window with the raised sill and no doubt was the reason for the alteration. An open stair with a prominent newel post and banister rises on the east wall to provide access to the second story. The banister is most likely made of walnut while the interior woodwork appears to be of clear pine. All of the other interior woodwork has been painted (with one exception noted later).

In the northeast corner of the first floor is a room which could have functioned as a dining room. This room has a boxed chimney which certainly once featured a fireplace. Passageways connected this room to the southeast room which most likely was the kitchen. There is a narrow chimney in this room which could easily accommodate a stove. On the west side of the central hall are two rooms connected by a large open doorway. These rooms could have originally been a double parlor. The connecting doorway contained pocket doors which are no longer present. Both of these rooms retain fireplaces with stone mantelpieces. The one in the north room has been painted along with the woodwork but the one in the south room retains the remnants of its original faux finish. These mantels are made of slate which was then painted to resemble marble. All of the ceilings in the rooms on the first floor were lowered to the upper edge of the window casings.

The second floor rooms are arranged much like those on the first. All four chimneys are evident but there are no fireplaces. These could easily have accommodated stoves as a heat source in the upstairs rooms if the gas fired steam heating system is not original. At the south end of the hall, lift top cupboards fill the wall below the paired window. There is a small room at the north end of the hall which contains the only unpainted woodwork in the house.

The north and south rooms on the west side of the hall are of equal size and a shallow closet for each room has been sandwiched between them. There is a fire door in the west wall of the north room which provided access to the second floor of the hospital additions. The northeast room is much the same as the west rooms and has a narrow closet in the southwest corner. The southeast quadrant is divided into a small room in the corner, a post World War II bathroom to the west of it, a short hallway connecting to the north room, and an enclosed stairway which extends to the attic and on to the belvedere. (Please refer to the floor plan for the exact placement of these features.) What appears to be original wallpaper remains at the upper end of this staircase. The ceilings of the hallway and the two north rooms are covered with ornamental pressed tin squares.

In the attic the tops of the interior masonry walls are visible. The structural beams have been shaped by hand instead of sawn in a mill. The fitted joints between the various elements of the framing are secured with wooden pins. Three wooded casement windows are located on each wall of the belvedere. The window frames of six lights (with the upper two lights forming an arched top) are hinged on one side and swing inward. Exterior shutters cover these windows and they are hinged to swing outward.

The Captain Daniel S. and Fannie L. (Brooks) Lee House and the land directly under it are owned by the Buchanan County Historical Society. The building has been used as a weather tight storage area. Updates include roof work in 2003, cleaning of the attic in 2003, gutters in 2004 and reglazing windows in 2005. Renovation continues as funding permits. The BCHS has been submitting grants to fund renovation of the west wall. This will consist of removing the remaining plaster and concrete from the old hospital addition and restoring the brick and mortar to its original appearance. Future plans include reviving missing elements with in kind features. The wall between the waiting room and dining room had been removed during hospital use. It has since been replaced, but awaits the reinstallation of the pocket doors. There are also hopes of reviving the east porch for handicap accessibility. Other needs include wiring, plumbing, heating, sewer, interior walls and a handicap bathroom. When complete, it will be furnished with pieces from the Society's collection and opened as a house museum with a Civil War era library, primitive kitchen and office as well as a facility for meetings and small weddings.

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

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 3

Lee, Daniel S. and Fannie (Brooks), House, Buchanan County, Iowa

Integrity:

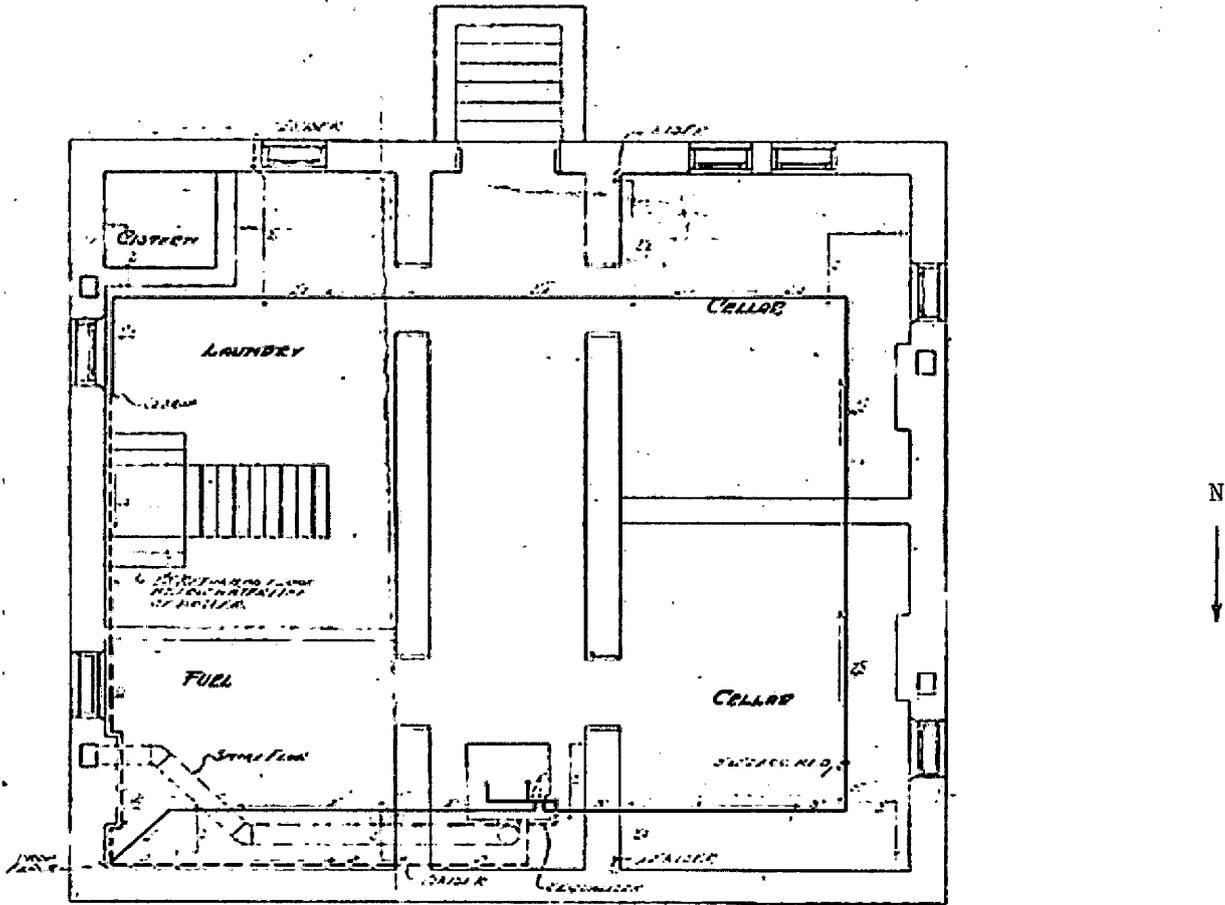
The Lee House significantly retains all seven aspects of integrity. The home remains in its original location and near original setting among the mature oak trees, providing superb integrity of feeling. It retains integrity of design, materials and workmanship, with only a few changes to its original Italianate features, such as the removal of the side staircase and east porch. This workmanship of the home has its own significant value within the realm of architecture throughout the Midwest. The Lee House contains excellent integrity of association as the only residential building associated with Daniel S. Lee, first county Civil War volunteer and first mayor of Independence. The house will continue to be restored with historically appropriate replacements. The wall between the waiting room and dining room has already been replaced and awaits pocket doors. Utilization of the house will concentrate on the life of Daniel Lee and his law career. Photos of the house dating back over 100 years show how little the house has changed and how its integrity has been preserved.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Floor Plan Page 4

Lee, Daniel S. and Fannie (Brooks), House, Buchanan County, Iowa



*Basement Plan
CEILING 1'-0"
SCALE 1/4"=1'-0"*

*HOSPITAL BUILDING
INDEPENDENCE ~ IOWA*

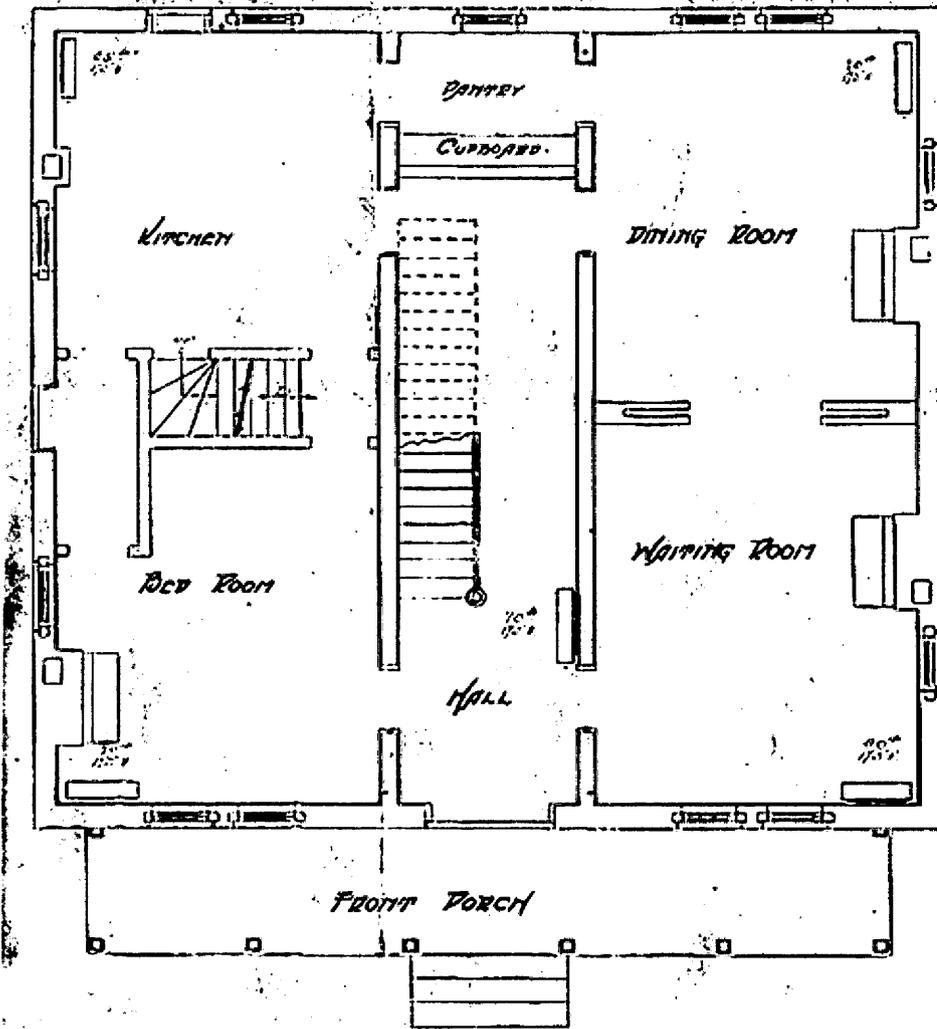
Basement Plan of People's Hospital circa 1917. Inverted blueprint. Original in possession of Buchanan County Historical Society.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Floor Plan Page 5

Lee, Daniel S. and Fannie (Brooks), House, Buchanan County, Iowa



FIRST FLOOR PLAN
CEILING 12'-0"
SCALE 1/8" = 1'-0"

HOSPITAL BUILDING
INDEPENDENCE — IOWA

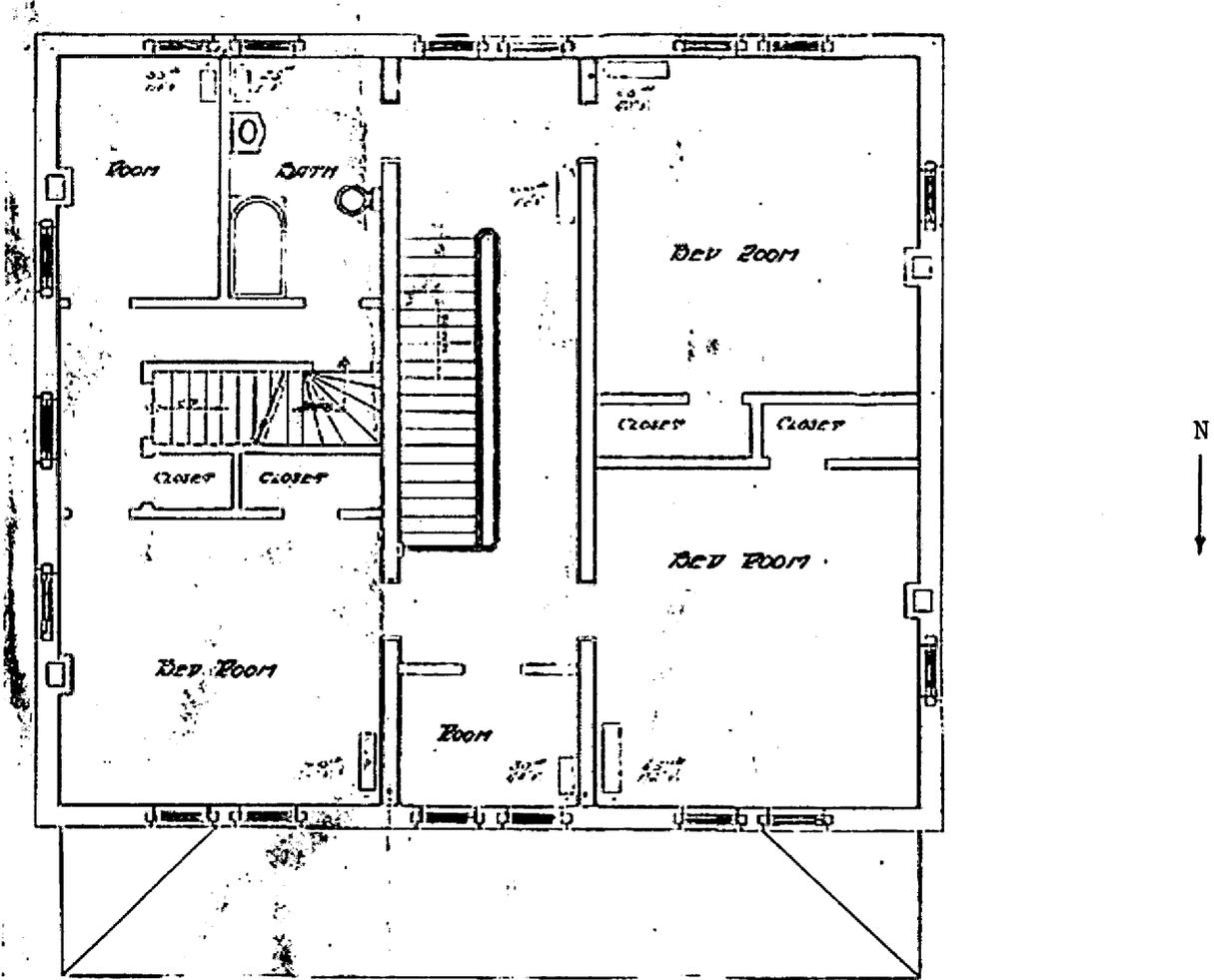
First Floor Plan of People's Hospital circa 1917. Inverted blueprint. Original in possession of Buchanan County Historical Society.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Floor Plan Page 6

Lee, Daniel S. and Fannie (Brooks), House, Buchanan County, Iowa



SECOND FLOOR PLAN
CEILING 10'-9"
SCALE 1/8"=1'-0"

HOSPITAL BUILDING
INDEPENDENCE IOWA
HARRY E. METCOTT & A. M. DORTCH
ARCHITECTS

Second Floor Plan of People's Hospital circa 1917. Inverted blueprint. Original in possession of Buchanan County Historical Society.

United States Department of the Interior
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National Register of Historic Places Continuation Sheet

Section number 8 Page 7

Lee, Daniel S. and Fannie (Brooks), House, Buchanan County, Iowa

The Lee House is locally significant under Criterion C as an excellent example of the Italianate style of domestic architecture. Its simple cubical form, symmetrical proportions, belvedere, and extensive use of brackets are typical of the Italianate style in the United States in the nineteenth century. The only other extant masonry Italianate house in Independence is the residential portion of the Seeland Brewery (1873) at 1010 Fourth Street NE. This home does reveal the use of brackets and a hipped roof, but no longer displays the belvedere and columned porches. The Wapsipinicon mill (1867) is a brick structure demonstrating the use of brackets, arched windows and a belvedere. Some of the downtown storefronts also display Italianate features such as projected window molding and cornices. A non-extant building on the premises of Seminary of Notre Dame (2nd Ave. NE) contained elements such as brackets and a belvedere. The Col. Lake home at 201 3rd Ave. NE, once exhibited a belvedere with arched windows and columned porches. This was a wooden structure and no longer displays any of these features. These buildings did or still do exhibit features of the Italianate style, but are extremely different from the Lee House. The Lee House is a one of its kind, with so much integrity and well worth preserving.

The Italianate style was popular in the United States from approximately 1840 to 1885 and encompassed a broad range of architectural expression from picturesque villas to adaptations of formal architecture from the Renaissance. Andrew Jackson Downing popularized the style with his pattern books published in the 1840s and 1850s. While the style was used for commercial and public buildings, it was most popular for residential buildings like the Lee House. Significant distinguishing characteristics of the Italianate style found in the Lee House include the cubical form of the house, topped with a low-pitched hipped roof and belvedere. Deep overhanging eaves on the house and belvedere are supported with decorative brackets. Tall, slender windows with round arches are another characteristic of the Italianate style. Tabor's Souvenir of Independence, Iowa (1892) shows both the north and east entrance featured a columned porch likely trimmed with eave brackets.

Daniel S. Lee was a prominent early settler in Independence. He was born on October 16, 1817, in Genesee County, New York. Following the death of his mother, the family was broken up and Daniel Lee was supporting himself by the time he was 16 years old. He worked on area farms during the growing season and attended school in the winter months. He left Genesee County in 1842 with \$22 and all his belongings in a small hand satchel.

Lee made his way to Akron, Ohio, by way of Buffalo, New York, and Cleveland, Ohio. His resources being greatly reduced, he advertised for students and opened a school. For the next four and one half years he also studied the law with the Hon. William C. Dodge. He was admitted to the bar in the fall of 1846 and opened his own office in Akron, Ohio, in 1847.

He and the former Fannie L. Brooks were married in Northfield, Ohio, in 1850. Fannie Brooks Lee was born on March 12, 1828, in Bethel, Vermont. At the age of 6 years, she moved with her parents, Mr. and Mrs. P. A. Brooks, to Summit County, Ohio, where she lived until her marriage.

In 1851, D. S. Lee headed west in search of brighter prospects. He arrived in Dubuque, Iowa, where he stayed for several months teaching school and studying the law. He was admitted to the bar of the Iowa Supreme Court in 1852. He again headed west and arrived in Independence. Due to high water in the Wapsipinicon River, he was delayed for two weeks and during that time, he decided to stay in the young city. He was the first professional lawyer in Independence and also served as land agent for a company based in Dubuque.

Mr. Lee promptly requested his wife join him in their new home. In 1852, he was elected to the office of prosecuting attorney. In 1854, Mrs. Lee's parents and siblings followed them to Independence. In the middle 1850's, he helped organize the first bank with partners P. E. and E. B. Older. This was a prosperous venture until the Panic of 1857 when the bank was wiped out. In 1858, Lee helped organize the Buchanan County Agricultural Society which was responsible for holding early county fairs. Mr. Lee helped draft the constitution. At the first exhibition produced by this society, Lee won the prizes of \$4.00 for the best breeding mares and \$5.00 for the best stallion, 5 years and older. Both Lees served on committees which organized the 4th of July celebration in 1860. The purpose of the event was to raise money to purchase a bell for the town of Independence.

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 8

Lee, Daniel S. and Fannie (Brooks), House, Buchanan County, Iowa

With the beginning of the Civil War, Daniel Lee made a rousing patriotic speech at a mass meeting at the county court house in Independence. He ended the speech by becoming the first volunteer from Buchanan County. He helped raise a company of men which eventually became Company E assigned to the 5th Regiment Iowa Volunteers. On June 1, 1861, Lee was elected to the rank of captain. Mrs. Lee was also involved in the effort. On October 25th of the same year, she was elected to the office of president of a soldier's aid society in Independence.

During his three years of service, Captain Lee proved to be a very capable officer. He served under General Fremont in Missouri, and under General Grant for several battles leading up to the siege of Vicksburg. Captain Lee transferred to the Army of the Gulf and was on the staff of General Charles L. Matthies for eight months before mustering out of the service in August of 1864.

Captain Lee returned to a newly incorporated Independence and was the first person elected to fill the office of Mayor. He served for one and one half terms before resigning to devote all of his time to personal business pursuits. In 1867, Captain and Mrs. Lee moved into their new residence constructed on property at the edge of town. Captain Lee continued his political career in 1869 when he was elected to the office of Representative to the Iowa State Legislature. He held this office through the 13th Assembly. The Lees continued to be active in the social events of Independence during their later years. In 1877, Captain Lee became a charter member of the Early Settler's Association of Buchanan County, Iowa.

For several years preceding his death in 1878, Captain Lee suffered steadily declining health. He died at the home of his brother-in-law, Charles Brooks, on May 25th, of a condition described as "softening of the brain". Captain Lee was memorialized in the Buchanan County History of 1881 as being of "medium height, straight as an arrow, with a well developed head, and was a striking handsome man, easy and graceful in every movement, affable and kind." Mrs. Lee remained at her brother's home for several years before returning to her home on First Street East in Independence.

Fannie L. Lee began experiencing declining health early in the new century. By January 1904, Mrs. Lee, her brothers, Charles Brooks and George Brooks, and her sister and brother-in-law, Harriet and A. P. Barber, had entered into an agreement to provide for the management of Mrs. Lee's affairs. Fannie L. Brooks Lee died at her home in Independence in the fall of 1904. The funeral was conducted several days later at the Lee home. Mrs. Lee was buried with her husband in Oakwood Cemetery in Independence, Iowa.

Harriet and Asa P. Barber inherited the Lee residence and the surrounding acres of land. George Brooks retained the right to remove the barn he had constructed on the property. In 1913, the Barbers sold the property to Leonora and George Blamer, who eventually sold the house and a little over two acres of land to the newly organized Peoples Hospital in 1917.

Peoples Memorial Hospital was the first modern hospital in Independence. It replaced a collection of facilities provided by individual physicians and other private citizens. As the needs of the community grew, the hospital was enlarged in 1923, 1930, 1950 and 1957. These additions completely covered the west side of the Lee residence. When a new hospital facility was built in 1968, the "old hospital" became a long term care unit known as Peoples Nursing Care Center. As years passed, the Lee House portion of the building was used less and less. It finally was used only for storage. In the 1990's the care center was moved into a new wing at the hospital building. The old building was no longer needed and the Peoples Memorial Hospital Board of Trustees deeded the building and land back to the Buchanan County Supervisors.

In 1993 the Buchanan County Supervisors divided the property between the Buchanan County Historical Society and Operation Threshold, Inc., of Waterloo, Iowa. In the agreement worked out between all parties, the Buchanan County Historical Society became the owners of the portion of the building which was the original Lee residence and the land directly under the building. Operation Threshold, Inc., took possession of the 2.17 acres which was the remainder of the original Lee parcel and the later additions of the hospital building. Operation Threshold, Inc., planned to adapt the building to provide low income housing units. Funding for this project was not forthcoming and Operation Threshold, Inc., eventually deeded their portion of the property back to Buchanan County.

United States Department of the Interior
National Park Service

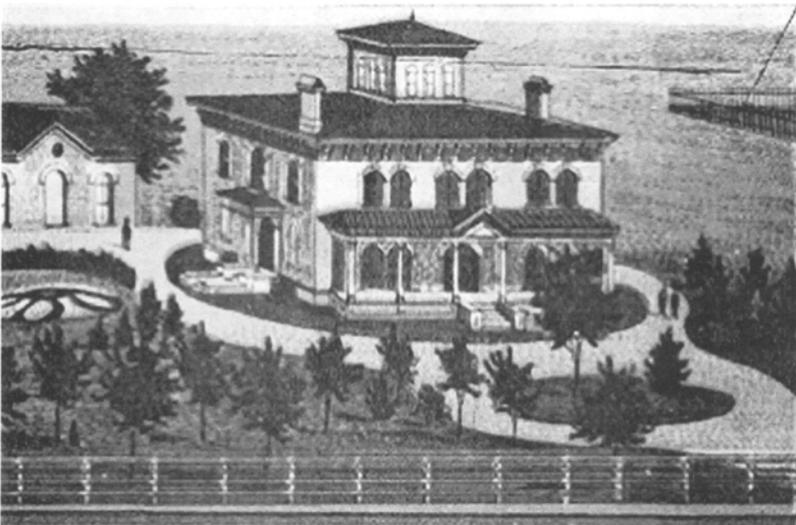
National Register of Historic Places Continuation Sheet

Section number 8 Page 9

Lee, Daniel S. and Fannie (Brooks), House, Buchanan County, Iowa

In order to obtain control of this large parcel of land uniquely situated in a main residential area, the City of Independence notified the Buchanan County Supervisors of the City's interest in the property. Early in 1994 the City and County made an agreement and the City of Independence became the owner of the parcel which Operation Threshold, Inc., had previously held. The Buchanan County Historical Society retains ownership of the parcel which is in effect the Lee House. Recently the City demolished the additions made to the Lee House. The Historical Society has used the Lee House as a weather tight storage area. The Historical Society is renovating the building as funding permits. When completed, it will be furnished with pieces from the Society's collection and opened as a house museum and meeting facility.

David J. Roberts was an accomplished and skillful architect and builder with the city of Independence containing many examples of his work, including the Rush Park Show Barn with architect J. C. Sunderland and the J. B. Cobb house. He was born in 1827 in Wales. He came to America at the age of five, settling in Oneida County, New York. Roberts came to Independence from Wisconsin in 1864. David Roberts died of stomach cancer on Jan. 28, 1894 in Independence.



Daniel S. Lee Mansion-Souvenir of Independence, Iowa, 1892 B. W. Tabor.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 10

Lee, Daniel S. and Fannie (Brooks), House, Buchanan County, Iowa

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

**National Register of Historic Places
Continuation Sheet**

Section number 10 Page 11

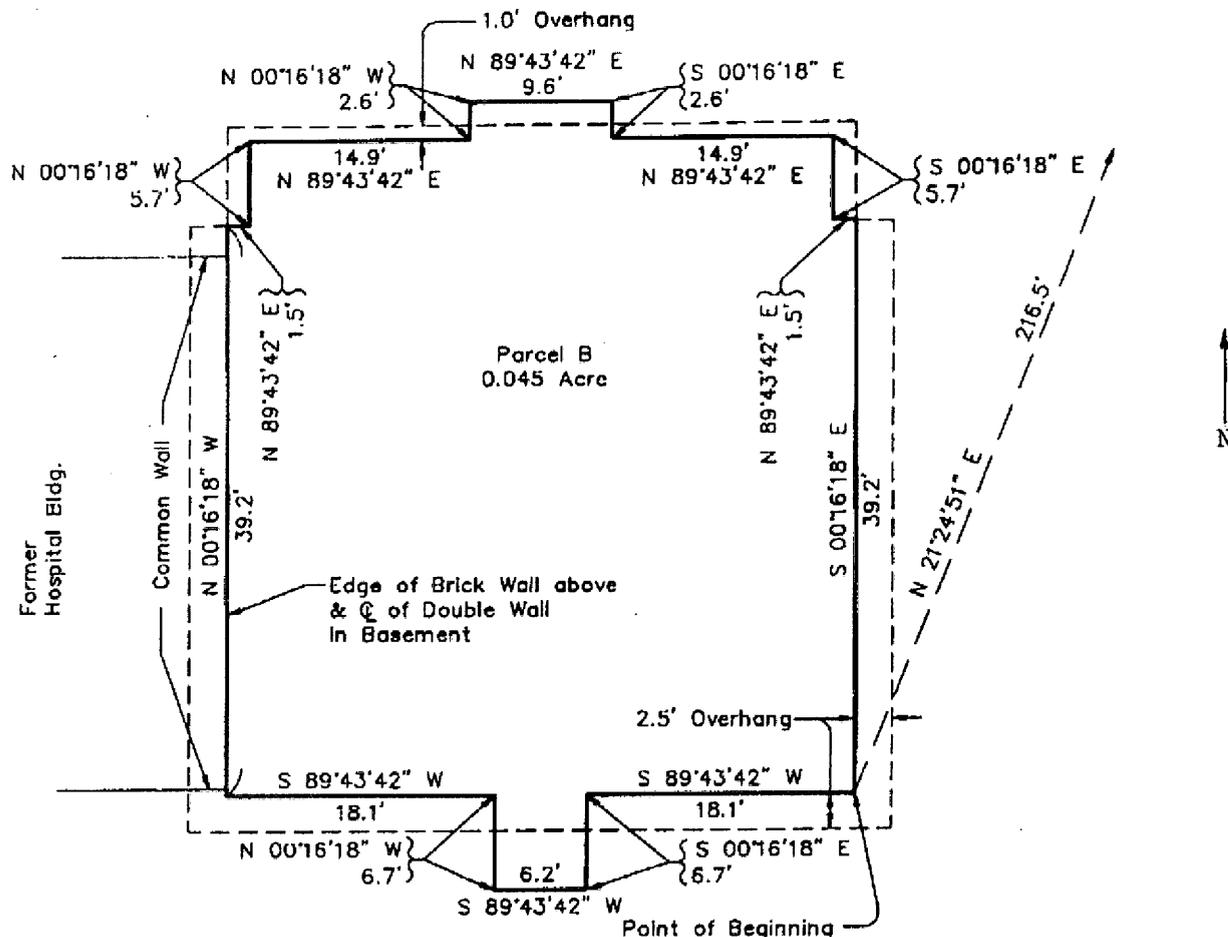
Lee, Daniel S. and Fannie (Brooks), House, Buchanan County, Iowa

Verbal Boudary Description:

The southeast corner of the brick residential structure, otherwise known as the Lee Mansion, is situated 216.5 feet southwest of the northeast corner of the property (Parcel B on the survey below).

Boundary Justification:

The boundary described above is specifically the Lee House and only the ground under it as deeded to the Buchanan County Historical Society filed Aug. 31, 1992 in the Buchanan County Recorder's Office, Independence, Iowa at Book 534 Page 511. This is the extent of the property owned by the Buchanan County Historical Society (Parcel B on the survey below). The City of Independence has established a resolution granting a buffer zone to the Buchanan County Historical Society. This buffer zone includes the eaves of the house as well as area on the east side for future recreation of the porch with handicap accessibility.



Altered Survey and Plat of Lee House and property underneath owned by the Buchanan County Historical. Scale: 1 inch=13 feet
Corrective Survey and Plat filed in the Buchanan County Recorder's Office, Independence, IA on Sept. 5, 1995 at File No. 1995R02240.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photos Page 12

Lee, Daniel S. and Fannie (Brooks), House, Buchanan County, Iowa

The following information is common to photographs 1 through 8:

Photographer-Tony Bengston
CD-R number 118
Kodak Professional Endura paper

Date-Mar. 6, 2008

1. South elevation- camera facing North

Date-Apr. 3, 2008

2. Front above door window- camera facing South
3. Interior door trim example
4. Attic stair opening and windows- camera facing South
5. Stair banister and spindles- camera facing North
6. Fireplace in northwest room- camera facing West
7. East elevation- camera facing West- note door with missing porch
8. North elevation- camera facing Southwest

Date-June 22, 2008

9. South elevation- camera facing north- note Independence Public Library to the left

Date- July 30, 2008

10. North and West elevations- camera facing Southeast- note remnants on side of house from old hospital as well as newly constructed Independence Public Library to the right

Date-Sep. 15, 2008

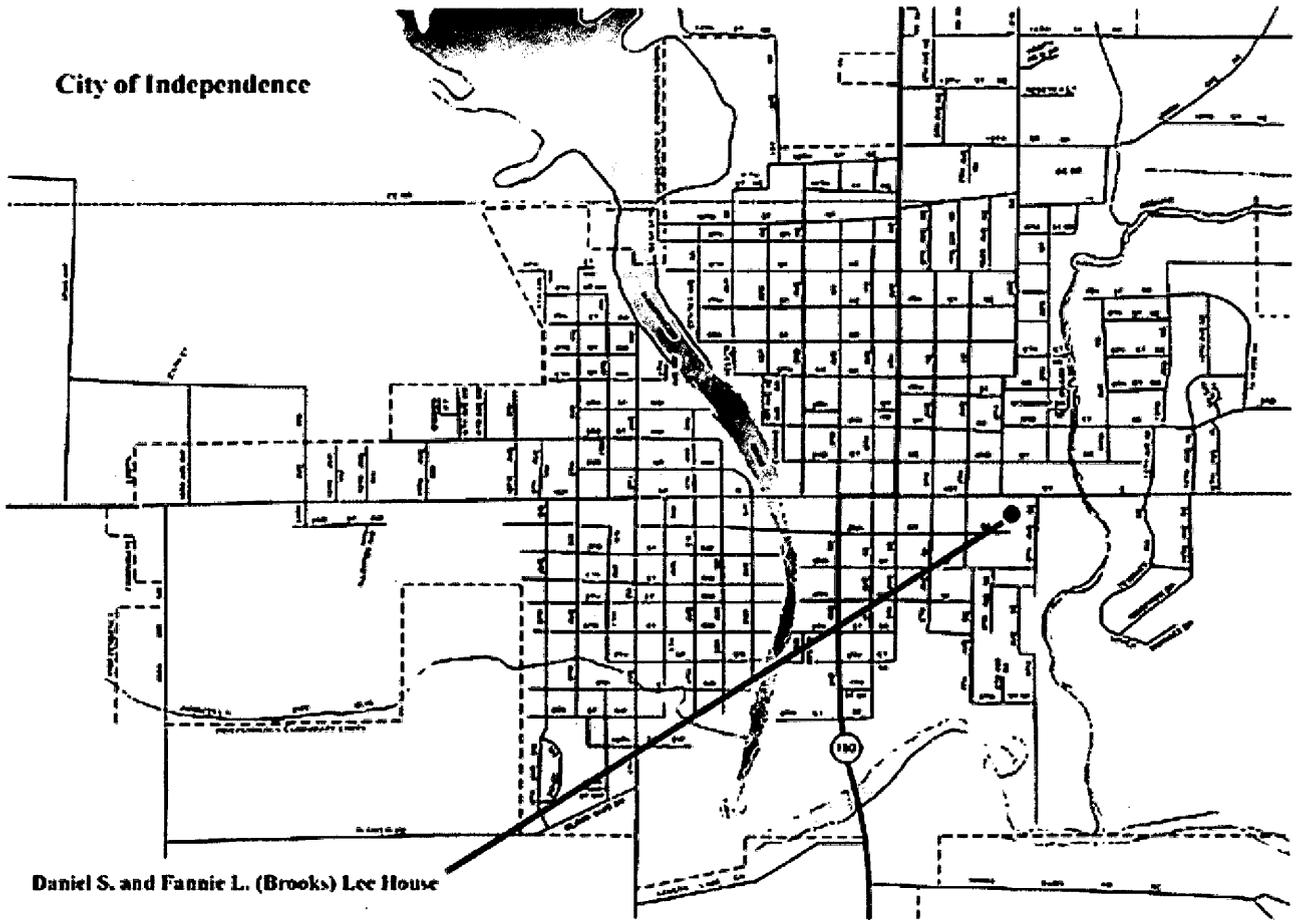
11. View from 1st St.-camera facing South- note Independence Public Library to the right

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

**National Register of Historic Places
Continuation Sheet**

Section number Plat Map Page 13

Lee, Daniel S. and Fannie (Brooks), House, Buchanan County, Iowa





157028 INC 1177 1 R05

Lee House Buchanan County, IA 1



15705 11 18 1250 2 005

Lee House Buchanan County, IA 2



1570624 IM01204-2 R11
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Lee House Buchanan County IA 3



1570624 IMG 1269-4 RPS
©2008 Nikon Imaging System

Lee House Buchanan County IA 4



Lee House Buchanan County IA 5



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Lee House Buchanan County IA 6



1570534 INC 1905-7 466

Lee House Buchanan County IA 7



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Lee House Buchanan County IA 8



1622270 PL 104 5

1622270 PL 104 5

Daniel S. + Fannie L. (Brooks) Lee House, Buchanan Co. Iowa # 9



Daniel S. + Fannie L. (Brooks) Lee House Buchanan Co IA #70



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