NPS Form 10-900
United States Department of the Interior
National Park Service

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Nat. Register of Historic Places
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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* 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.

1. Name of Property

Historic name: Perkins, George and Lola (Early) Residence
Other names/site number: Wilson Residence, Lines Residence, Wells Residence
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 803 West Main Street
City or town: Sac City State: IA County: Sac
Not For Publication: N/A Vicinity: N/A

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 at the following level(s) of significance:

___national ___statewide x local

Applicable National Register Criteria:

___A ___B x C ___D

Stan Kay 3 DEC 2015

Signature of certifying official/Title: **Date**

State Historical Society of Iowa

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Carson H. Beall 1.26.16

Signature of the Keeper — Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	x
Public – Local	
Public – State	
Public – Federal	

Category of Property

(Check only **one** box.)

Building(s)	x
District	
Site	
Structure	
Object	

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

Contributing	Noncontributing	
2	0	buildings
0	0	sites
0	2	structures
0	0	objects
2	2	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC/single dwelling
DOMESTIC/secondary structure

Current Functions
(Enter categories from instructions.)
DOMESTIC/single dwelling
DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions.)
Late 19th and 20th Century Revival/Colonial Revival

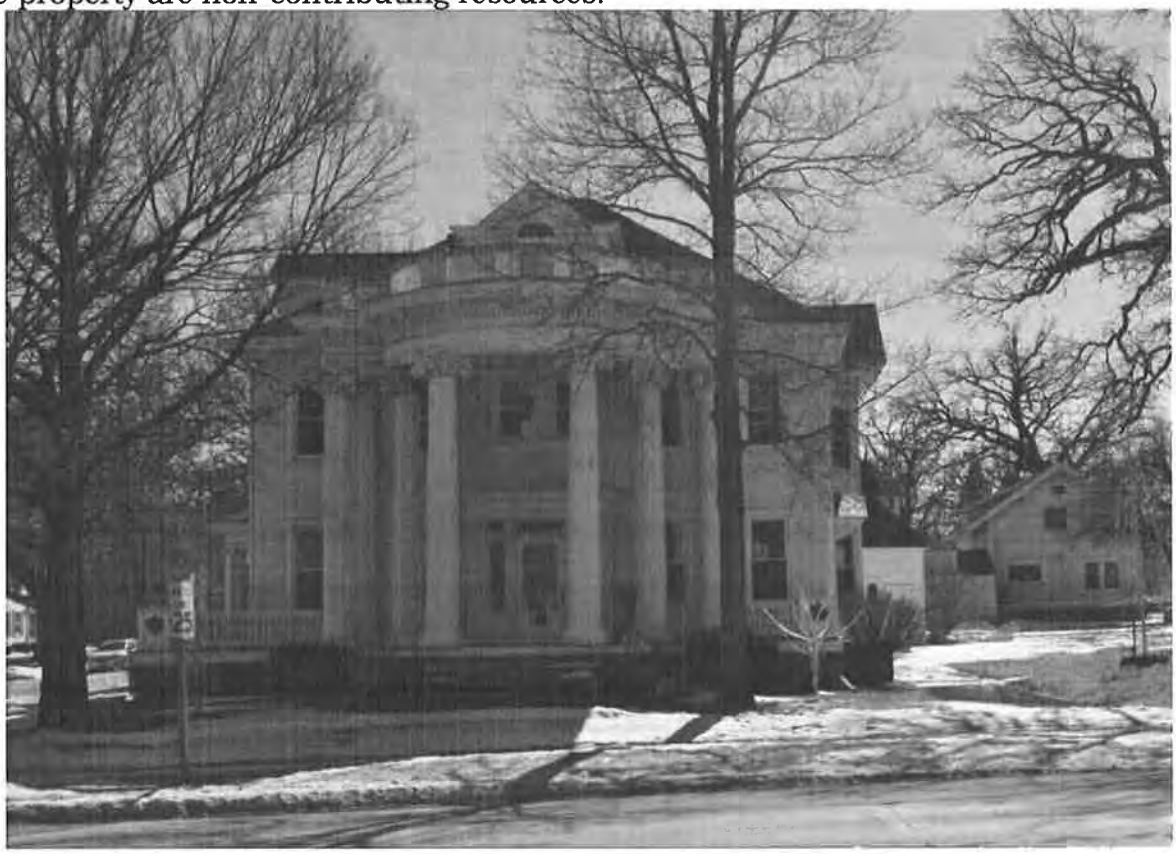
Materials: (enter categories from instructions.)
Principal exterior materials of the property: Wood/weatherboard
Stone/granite
Asphalt

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

While driving across Iowa on Highway 20, one encounters the Northwest Iowa community of Sac City and its 2300 residents. Sitting atop Main Street hill above the town's scenic business district is the 1912 two and one-half story Colonial Revival house built by George and Lola (Early) Perkins. The prominent Sac City residents purchased the plans from George Barber to build the Colonial Revival house on the southwest corner of Main Street and South Eighth Street. Six large Ionic columns support the curved balcony that forms the cover for the stately rounded front portico. A garage at the south end of the property was originally a carriage house. The house and garage are situated on a north-south axis on a relatively flat large corner lot. The house and garage exteriors have undergone relatively few changes in the past 100 years and remains in quite good condition. A wrought iron fence and metal gazebo on the property are non-contributing resources.



(*Image 1*)
North face of the 1912 George Barber designed house built by George and Lola (Early) Perkins. (photo Perry) (2015)

Narrative Description

The George and Lola (Early) Perkins residence in Sac City is one of the crowning jewels in a town with many large older houses. The size and grandeur of the nearly 5000 square foot house, coupled with its prime corner location at the top of Main Street hill, set the dwelling apart from most neighboring properties. The Colonial Revival architecture sets the house apart from most houses in the county.

The house is supported by a foundation of large native stones cut in rectangular shape. The house is covered with white, painted wood lap siding. The covered two-story semi-circular portico on the building's north face is the most distinctive feature of the house. The north portico extends along the east face of the building as an open porch that converges with a single-story covered porch outside the east door. The location of the porches would have allowed residents to observe passers-by on Main Street and also observe the traffic traveling to and from Sac City's central business district.

Two steps lead from the sidewalk parallel to Main Street to the sidewalk going to the front stair case on the north face of the house. The north portico is accessed by a flight of six curved concrete steps with stone sides that match the foundation. The large semi-circular portico is covered by a balcony supported by six round fluted two-story Ionic columns and two half-square columns that are attached to the house itself. The original light fixture hangs in the center of the portico. The wooden front door has beveled glass and is flanked by side lights with leaded glass. The other fenestration on the north face consists of double hung windows on the main floor and six double hung windows on the second floor. All windows in the house have vinyl replacement sashes. There is a deep cornice surrounding the balcony that is enclosed by a curved wooden balustrade. An arched window from the third floor dormer provides access to the balcony.

The east face of the house features an open porch with a white wooden balustrade on the north portion. The balustrade continues into a covered porch on the south portion. The one story porch covering is supported by eight round white wooden columns with capitals that match the larger columns on the north portico. A more modern screen-enclosed porch sits on the southernmost part of the east face of the house, abutting with the original porch to create a porch that spans the entire east face. Dormers with a rounded-top windows are placed near the north and south sides of the east face so that the roof of the dormer extends the slope of the hipped roof. Slightly south of the central axis of the east face, a two-story trapezoidal bay with four windows on each story sits below a dormer with a pointed window. Three additional windows and two doors complete the fenestration of the first floor's east face. There are four additional windows on the east face's second floor.

The south face of the house has two doors and five windows on the main floor, seven windows on the second floor, and two curved-top windows in a centered dormer. Gutters and down spouts are present on all sloped roofs.

The west face of the house abuts a narrow driveway that allows access to the garage from Main Street. A door with a small overhanging roof above it gives access to the house's central hallway. A two-story bay extends from the middle of the west face; there are five windows on each floor of the bay. The bay area is capped by a dormer

with a pointed window. There are five additional windows on the main floor and eight additional windows on the second floor of the west face. An external stairway on the south side of the west face leads to the basement.

The hipped roof and dormers are covered in grey composite shingles.

Upon entering the front (north) door, one finds a vestibule with original tile floor. (See image 11, page 33) Passing through another beveled glass door flanked with leaded glass sidelights, one enters the spacious central hallway. There are painted wood ceiling beams in the hallway and a wide arch where the hallway narrows to accommodate more area for the dining room. Two sets of painted colonnades on the west side of the hallway lead to the front parlor on the north and the fire place room in the middle of the east side of the house. (See image12, page 34) An office with original oak book cases is in the northwest corner. A large open stairway with painted spindles and a mahogany-toned banister opens into the central hallway along the narrower corridor that leads to the west carriage door. (See image 13, page 34) Oak French doors lead visitors into the dining room across from the fireplace room. There are two built-in oak cabinets with leaded glass doors in the north wall of the dining room, as well as original oak wainscoting and oak ceiling beams. (See image 14, page 36) A butler's pantry, with original cabinetry, connects the kitchen to the dining room. A servant/family stairway in the south hallway provides access to the second story. Original hardwood floors are extant throughout the residence except for the kitchen. A door at the south end of the central hallway separates the public areas of the residence (north part) from the kitchen, restroom, pantry, and back stairway on the south.

Ascending to the second floor via the main staircase, one reaches a spacious landing half-way up the stairs. Upon reaching the second story, one enters a wide central hallway with doors to the four bedrooms, one bathroom and a sleeping porch. The doors are a dark wood finish, but all other wood work is painted white. One interesting feature of the second floor is that the closets serve not only as storage areas, but passageways from one bedroom to the next. Sinks and built-in cabinets in the closets were certainly a luxury at the time the house was built. The main bathroom retains its original tile flooring, pedestal sink, built-in medicine cabinet, and sitz bath. (See image 15, page 37)

The third story has one modest bedroom on the south and a large open area on the north. The bedroom was probably designed for a maid. A local legend claims that the large area of the third story was used as a ballroom, but no evidence has been found to support this assertion. The wood floor may have been designed for dancing, but the open rafters and lack of finished ceiling would suggest that even if the room had been designed as an area for entertaining, it was never finished. The windows on the north side do provide a beautiful view of the surrounding area as well as access to the balcony that covers the front portico.

There is a full basement under the house with stone walls and concrete floor. The basement is divided into several smaller rooms.

Carriage House/Garage

The other contributing resource on the property is a one and a half story white wood-lap sided garage that occupies the southeast part of the lot. The building was originally a carriage house and has been converted for use as a garage. The garage sits on a concrete slab and abuts the east-west alley that bisects the block. The construction date of the carriage house is unknown. Property transfer records indicate the lot was vacant when the Perkins purchased it in 1905 and the presence of a door opening onto the driveway on the west would suggest the presence of a driveway to the carriage house on that side when the house was constructed in 1912. There is no evidence that Barber designed the carriage house. The extant specifications make no mention of a carriage house.

The north face of the carriage house currently has two doors, one set of three rounded-top windows on the east and one set of two rounded-top windows on the west. There are two original double hung windows in the lower part of dormer and a circular vent in its peak. The west face of the garage shows evidence that a door has been removed. The only fenestration is three small windows in the hexagonal dormer. The south face of the garage has a modern single overhead door that appears to have replaced a sliding door. The east face has a modern double overhead door as well as a second story door that once allowed storage of hay or straw on the upper level. The hipped roof, three dormers, and small arched windows mirror architectural details of the house. Unlike the residence, the upper portion of the garage is covered with wooden fish scale shingles.

Non-contributing Resources

There are two non-contributing resources on the property. A modern fence, built in 2010 and designed to look like a black wrought iron fence, encloses the south-east corner of the yard. A metal gazebo built in 2011 sits in the center of the yard to the west of the house. Although both have been added to the property in the last ten years, they certainly do little to detract from Barber's design.

Integrity Statement

Overall, there is a high degree of integrity the Perkins house and carriage house. The specific aspects of integrity are as follow:

Integrity of **location** is completely intact. The house and carriage house/garage have remained in their original location since they were built.

The buildings retain a high degree of integrity of **design**. The characteristic large columns that support the curved front portico are completely intact. Examining Barber's specifications for the house indicates that the architect would easily recognize the residence as his design. The only modifications of design are the addition of an enclosed porch on the southeast corner of the house, enclosing the southwest porch, and the modification of bases on two of the front columns which owner plans to restore to original design. The carriage house maintains its distinctive roof line, windows, and shape even though it has been repurposed into a garage.

Integrity of **setting** is, for the most, part intact. When the Perkins began construction, there was a large house immediately to the west. Since the adjacent house was razed in the 1990's and the lots combined into one parcel, the Perkins residence and carriage house have become less crowded on the lot. The remaining houses in the neighborhood are extant.

The resources maintain significant integrity of **materials.** There are vinyl replacement sashes for the windows in the house, although the garage retains original sashes. Siding is original, as are the other exterior materials on the walls and foundation. The original wood shingles have been replaced with composite shingles. The entry way has the original tile flooring and the wood work and wood floors are extant in most of the residence.

Integrity of **workmanship** is well represented in the century-old house and carriage house. The leaded glass, fine woodwork in the dining room and library, and workmanship in the stairway are fine representations of the quality of work that Barber expected when he designed houses.

Integrity of **feeling** is easily demonstrated by ascending the front steps to the majestic portico. Guests today experience a similar feeling of importance that Mrs. Perkins desired for her guests.

Anyone driving by the property understands the integrity of **association**. The residence and carriage house retain their position of prominence at the top of Main Street hill and allow passersby the opportunity to imagine a time when relative affluence and opulence were a way of life for those who lived in the residence.

House Alterations

Throughout its 100 year history, the house has undergone remarkably few alterations. When Raymond and Pearl Wilson purchased the house from the Perkins family, all of the original furnishings were included. Light fixtures, original plumbing (including the extant sitz bath), and even the original central vacuum system remained. The house was filled with period pieces and some of the original furniture from the D. Carr Early residence. Heavy drapes covered most of the windows and large family portraits gazed thoughtfully from many of the walls. As one would expect, the family of bibliophiles had a huge book collection that was housed in bookcases that lined the upstairs hallways and spilled over into piles of books on the floor. Many of the family's clothes were still in closets. The Wilsons, in consultation with an interior designer, selected pieces to retain with the house and had a large auction to divest many of the pieces that did not fit their needs. People came from several states for the opportunity to acquire a piece of history. Costume designers from California movie studios purchased many of the elegant clothes and furs. A large Italian gold gilded mirror that hung awkwardly over the parlor windows had once graced the parlor of the D. Carr Early residence; the Carlson family, who had converted the Early Mansion into a restaurant, purchased the mirror and returned it to hang in parlor it had once graced. Shortly after renovating the house and moving into it, the Wilsons celebrated their 50th wedding anniversary with an open house. Raymond often joked that 20 people came to see them and 980 people came to see the house. (Hubert Perry)

The only major changes in the basic floor plan have occurred in the kitchen/pantry area. The area was opened up to create one large eat-in kitchen. Vinyl replacement sashes for the windows have provided greater energy efficiency, but also compromised some of the exterior's integrity. In the 1980's, the Lines family added a screened porch with an outside door and stairway on the southeast corner of the house. The 1950's floor plan of the house indicates the presence of a screened porch just west of the added porch which became part of the kitchen in the early 1960's.

Future Plans

The current owner plans to maintain the house as a single-family residence. She and her family members love to showcase the property with extensive decorations for both Halloween and Christmas. Each year, hundreds of costumed visitors are welcomed into the residence, where the inside and outside decor puts everyone into the Halloween spirit.

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.
- [x] 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 grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

1912

Significant Dates

1912

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

Architect/Builder

Barber, George

Larson, Elmer

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The George and Lola (Early) Perkins residence is locally significant under criterion C as a fine late example of George Barber's mail-order architecture. The 1912 construction date places the design and Barber's modifications in the last three years of the architect's life, after he had ceased publication of catalogs of his works. Mrs. Perkins was able to personalize the residence by exchanging letters with Mr. Barber. Interviews with Mrs. Perkins substantiate Barber's claim to have tailored his designs to fit the tastes of the women who used his houses. The grand Colonial Revival design, as selected by the prominent local Perkins family, exemplifies Barber's influence on housing standards not only locally, but throughout the United States. The carriage house/garage, while not attributable to Barber, is a fine example of turn-of-the-century attention to detail and design. The period of significance begins in 1912, when the Perkins family moved into the residence.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Perkins Family

George and Lola Mae (Early) Perkins were prominent citizens of Sac City. As president of First National Bank, George was a well-known man about town. Lola had grown up in the grandest residence in Sac City. The 1874 Early Mansion, a Second Empire red brick mansion, had long been a local landmark. When George and Lola wanted to build a house, the selection of a lot one block northwest of the Early Mansion must have seemed an ideal location. The picturesque site at the top of Main Street hill called for a grand edifice suitable not only to the location, but the social standing of a bank president and the daughter of the late Judge D. Carr Early.

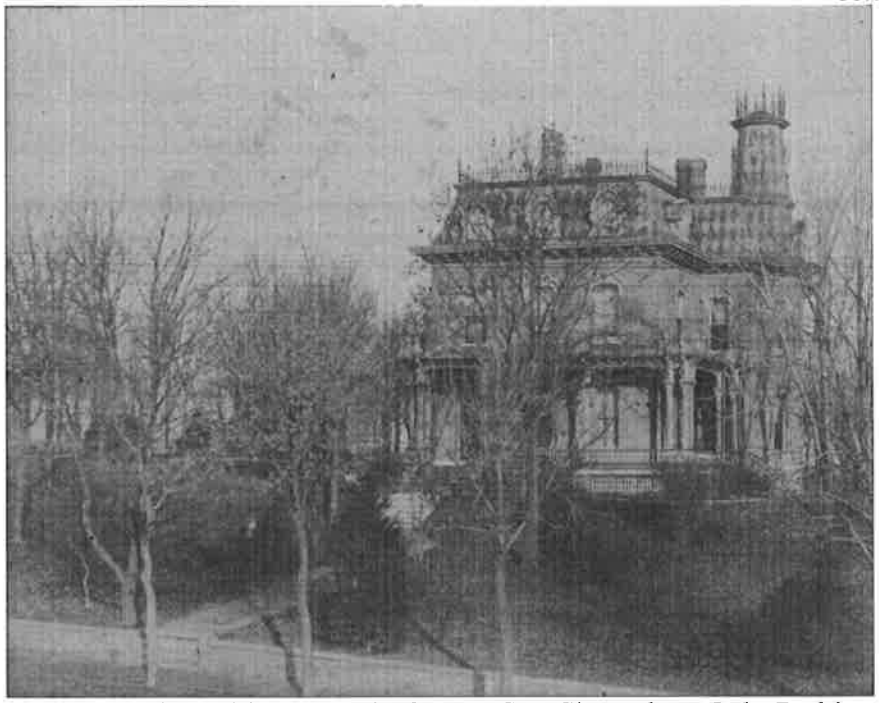


Image 2: D. Carr Early residence, Main Street, Sac City, where Lola Perkins grew up. *ca.* 1880 (Perry Collection)

A 1914 history of Sac County describes Mrs. Perkins. Because the book's pages are almost exclusively devoted to men's contributions to the area, the amount of detail about Mrs. Perkins certainly demonstrates the community's high regard for her and her family.

> Mrs. [Lola] Perkins is one of Sac City's most talented and estimable women and is active in church, social and club life. She is native born to Sac County and received her primary education in the Sac City High School, after which she studied for three years in Drake University, pursuing a musical and commercial course, and then, continuing her studies in Philadelphia, she graduated from the National School of Elocution. She graduated from Neff College of Philadelphia and received the degree of Bachelor of Arts. She made a tour of Europe with a company of young ladies and studied for two years in the Mmle. Tribou Finishing School for Young Ladies in Paris and became a proficient linguist in the French language. Returning home from her studies abroad, she was prevailed upon to give private lessons in French to Sac City students and was offered a position as French instructor in her alma mater of Neff College and was offered the position of teacher of foreign languages, especially French, in Drake University. Home life appeals to her in its truest sense and she is active in the social doings of the community in which she has spent her life from childhood. (Hart, p. 389-390)

Lola had grown up in Sac City and doubtless knew and understood all of the quirks of small town society. Her husband, George B. Perkins, was a transplant to the community. Following his education in Fond du Lac, Wisconsin, George moved to Sac City in July, 1896, at the age of 22. He was almost immediately hired as a bookkeeper at the Sac County State Bank. He must have begun seeing Lola not long after coming

to Sac City, as the couple was married in June, 1899. In the fall of 1900, George was elected Clerk of District Court and served two terms (1901-1904). During this time, the couple's first two children were born. (Their third child was born in 1914) After leaving elected office, he was hired as president of First National Bank in Sac City. His uncanny investment ability led to the acquisition of a significant amount of farm land. He was elected mayor of Sac City in 1906 and continued to help the bank flourish and prosper.

> The First National Bank, of which Mr. Perkins is the official head, takes first rank among the banking concerns of the county. To be the titular head of such an important financial concern calls for ability of a high order and attainments such as will command the respect of similar institutions and the patrons of the bank. The president of the First National Bank of Sac City, while yet a young man in years, carries easily and in a dignified manner the responsibilities engendered by the importance of his duties. His ability is unquestioned; while reserved to a certain degree. Mr. Perkins, by virtue of his education and attainments, and through possessing a pronounced aptitude for the banking business, has achieved a primary success in his chosen field. (Hart, p. 389)
>
> He is active in civic affairs in a modest and unassuming way and is ever ready to lend a helping hand in matters which have an important bearing on the public welfare and the upbuilding *(sic)* of his home city. (Hart, p. 390)

Mr. Perkins was active in the Republican Party. It may be important to note that George B. Perkins of Sac City has been confused with George D. Perkins of Sioux City who served in the United States House of Representatives. Nevertheless, George B. Perkins served two terms in the Iowa House of Representatives (1919-1923) and two terms in the Iowa Senate (1923-1928). He also served as a state bank examiner, was elected Mayor of Sac City, spent 20 years as treasurer of the Sac City School District, and was active in the Masonic Lodge and many local civic organizations.

Although the George and Lola Perkins' activities and social standing may not, at first, seem germane to the architectural significance of their residence, it is significant that a prominent family in a quintessential small town in Iowa opted to use the services of mail-order architect George Barber when erecting their new house. Political and familial connections could have afforded the opportunity to utilize the services of many regional architects. Noted Iowa architects Proudfoot and Bird had designed the1893 house known as Seven Oaks one block south, as well as the 1908 Sac City Chautauqua Pavilion. (Both are listed on the National Register of Historic Places.) Proudfoot and Bird also designed the 1911 Carnegie Library building one block east of the Perkins house; Perkins' active involvement in the community would leave little doubt that the couple was aware of at least one significant architectural firm that could have designed a unique house for the lot at the corner of Eighth and Main. Nevertheless, they opted to engage the services of Mr. Barber who had gained national prominence for his catalogue designs.

Lola Perkins' travels and education had afforded her many opportunities unknown to most women in Sac City. Interviews indicate that it was she who reached out to Barber to begin the correspondence that ultimately led to the design of the residence at 803 Main Street. (Deck, p. 3) This interview is an important affirmation of Barber's

statements that he considered (and perhaps catered to) the needs of women when designing homes. (Bud Phillips)

> A beautiful and complete home is the dream of every American housewife. A home, with an exterior of pleasing design, beautiful and correct in every minute detail, and an interior of faultless arrangement, planned to greet the eye at every turn with new thoughts of surprising fitness. All are susceptible of the most artistic embellishment in furnishings and decorations the deft hand of the skillful mistress can bestow upon them. Such may be and should be the **Modern American Home.** (Barber, **Turn-of-the-Century Houses**, p. 4)

(*Image 3*) George Perkins, Iowa House of Representatives 1919-1923
Photo: https://www.legis.iowa.gov/legislators/legislator?ga=39&personID=2729

(Image 4) Lola (Early) Perkins, *ca.* 1917. (Cropped from a group photo at Sac City Museum)

The Perkins must have contemplated building a new residence for some time. Transfer records show that Lola Perkins purchased the lot on the corner of Eighth and Main from Lamont Lee on 20 March 1905. (Transfer book C, p. 57) This purchase would have been only months after George began his tenure as a bank president.

It is unclear when the Perkins family first contacted George Barber to begin planning for the house that was ultimately erected in 1912 at a cost of $14,000. (*Sac Sun*, 16 January 1913) The house's specifications do not have a date listed; nevertheless, crossing out "Klutz" from "Barber & Klutz" on the specifications sheets would indicate the specifications were written after Mr. Klutz died in 1907. (DiMattei) A 1951 interview with Mrs. Perkins gives a little insight into the process.

> The present owner's wife [Lola Perkins] who is some 80 years old, would spend the school holidays with Southern classmates when she was attending Bryn Mawr College in Pennsylvania. When she decided to build after marriage and circumstances permitted she wrote to the architect who submitted the plans. All preliminary sketches and changes were conducted by mail and at no time was there a meeting of the architect and client. (Deck, p. 3)

George and Lola Perkins made very few changes to the house over the years. They enclosed the southwest porch *ca.* 1920. (Deck, p. 2) The Perkins family lived in the residence until their deaths. Eloise Perkins assumed ownership of the property on 20 April 1935. (Transfer Book H, p. 52) The house and all of its furnishings were then sold to Raymond and Pearl Wilson in 1959. (Transfer Book J, p. 55) Mr. Wilson was a prominent local druggist. The Wilsons restored the house and retained many of the furnishings. They also removed some original walls in the south portion of the main floor to create a large open kitchen. Milo Lines purchased the house in 1974 (Transfer

Book J, p. 55) following Raymond's death. The Lines family added the screened porch on the southeast corner of the residence. The house was sold in 2004 to the current owner, Roberta Wells, and her late husband Verlyn Wells.

Architect **George F. Barber** combined keen business sense, first-hand knowledge of the building trade, and an understanding of style to create an extremely influential presence in late 19th and early 20th Century American architecture.

> Information about George Franklin Barber's background is somewhat sketchy. We know he was born in July 1854 in DeKalb, Illinois, but that at a very early age, apparently due to the death of his parents, he was sent to live with an older sister and her husband on a farm near Fort Scott, Kansas. There is little evidence that he had much formal education, and most likely he was educated at home. At a very early age, he took an interest in horticulture and architecture, and while in his teens began the process of self-education in both subjects. Early records indicate that he supported himself as a carpenter and as a dealer in ornamental nursery stock while studying architecture in his spare time, largely through the medium of books purchased through the mails. Barber seems to have had the financial wherewithal to acquire a rather substantial architectural library, which included not only a number of standard works on the subject like Weale's Rudimentary Series, which were English publications on technical subjects, but a number of pattern and plan books like Palliser's *American Cottage Homes*, and probably periodicals as well. He perfected his skills by sketching architectural elements from these works, writing short descriptions of them, and copying the geometrical exercises from books like Edward Shaw's *Civil Architecture*, a standard work on building and architecture which dated back to 1830 and would have been in its eleventh edition when Barber obtained it.
>
> By 1884 Barber was describing himself as an "architect," and that same year returned to DeKalb to act as such for the firm of Barber and Boardman, Contractors and Builders, which was partially owned by his older brother. George's arrival enabled the firm which had largely done residential work to take on larger and more complicated projects like the large, stone Congregational Church in DeKalb he designed in 1885 and which took three years to complete. Due to this and other large projects, Barber, unlike many self-trained and proclaimed architects, appears to have had little difficulty in being accepted as a professional by publications like the *Inland Architect and News Record*, the leading architectural journal in the Midwest. At the same time, due to his background and training, he moved freely within the architect-builder/contractor community, who had a mutual antagonism with much of the professional architectural fraternity, and his work received favorable attention in their principal publication, *Carpentry and Building*. (Christian, p. 2-3)

(Image 5) George F Barber from *Cottage Souvenir Number Two*

Although Barber's reputation as an architect would have earned at least a listing among significant artisans of the turn of the century, his importance arose primarily as a result of the combination of his design skill and marketing ability. At a time when most noted architects eschewed mass-produced plans, Barber honed his marketing skills and used published catalogs of plans to become a noted designer of houses for many clients.

> Barber met with success in Iowa because of his ability to successfully market his firm and its product. It is this quality, which can best be described as salesmanship, that sets him apart from his contemporaries, both in the pattern book/mail order field and the professional architectural community. In fact, many of his approaches and methods appear to have been borrowed from his fellow Illinoisians Montgomery Ward, Richard Sears, and Marshall Field, all of whom had considerable success in selling goods to the Iowa consumer. Like them, Barber seems to have grasped the meaning of the concept of what historian Daniel Boorstin has chosen to describe as the rise of the "Consumer Community" during this period. According to Boorstin, "in the older world almost everything a man owned was one-of-a-kind. In the newer world, the unique object, except for jewelry and works of art was an oddity and came to be suspect. If an object of the same design and brand was widely used by many others, this seemed an assurance of its value." Barber quickly grasped this concept and applied it to his architectural practice. (Boorstin, p. 90) (Christian, p. 5)

The exact number of Barber houses built in Iowa will never be known. Some may have fallen victim to the passage of time; others may have been modified to become unrecognizable. In 1989, Ralph Christian estimated that there were 100 or more standing Barber houses in Iowa. (Christian, footnote 30). The current Iowa Site Inventory lists 16 Iowa houses attributed to Barber. As noted in the table below, the George and Lola Perkins residence was completed 10 years later than all of the others in the inventory.

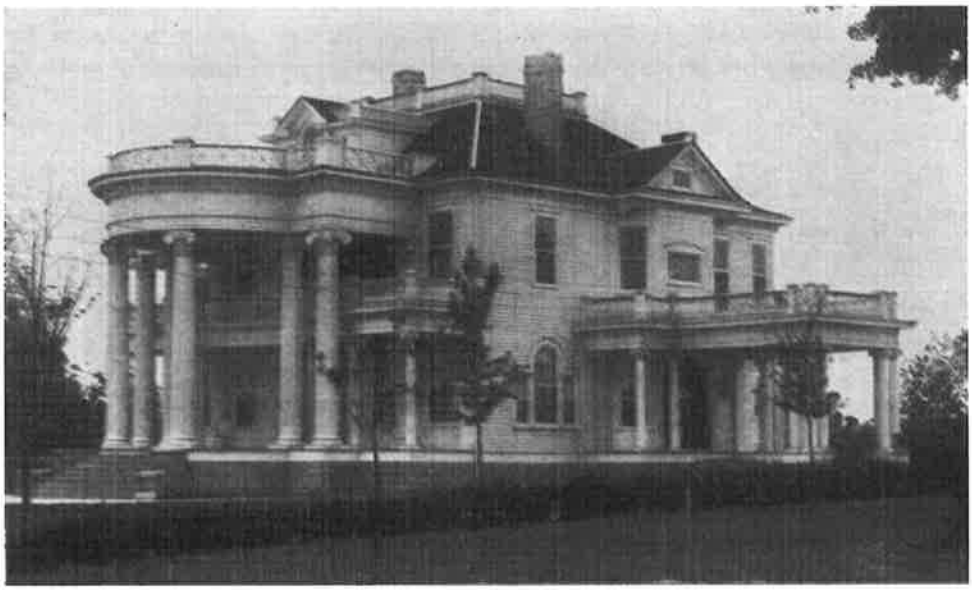
Property	Location	Year Constructed	National Register Listing
Jesse and Mary Allee House	Newell, IA	1891	Yes
Eugene and Olivia Paine House	Iowa City, IA	1892	No
Justin Ball House	Mount Pleasant, IA	1892	Yes
John and Marietta (Creek) Carey House	Denison, IA	1893	Yes
Alvin Bushnell Bell House	Ida Grove, IA	1894	Yes
J. Harry McMurray House	Grinnell, IA	1894	Yes
Dr. Walter F. and Hattie Hammond House	Grinnell, IA	1894	Yes
James A. Beck House	Fairfield, IA	1896	Yes
C. R. Joy House	Keokuk, IA	1897	Yes
Joseph Green House	Mount Pleasant	1898	No
Webb Hulz House	Keokuk, IA	1898	No
G. W. S. Allen House	Mount Pleasant, IA	1900	Yes
J. V. Banta House	Osceola, IA	1902	Yes
Mrs. Margaret Shifflet House	Grinnell, IA	1902	Yes
William Van Patten House	Grinnell, IA	1902	Yes
Perkins House	Sac City, IA	1912	Current Application

Table 1: Barber Houses included in the Iowa Site Inventory at the State Historical Society of Iowa. Compiled by Bruce Perry

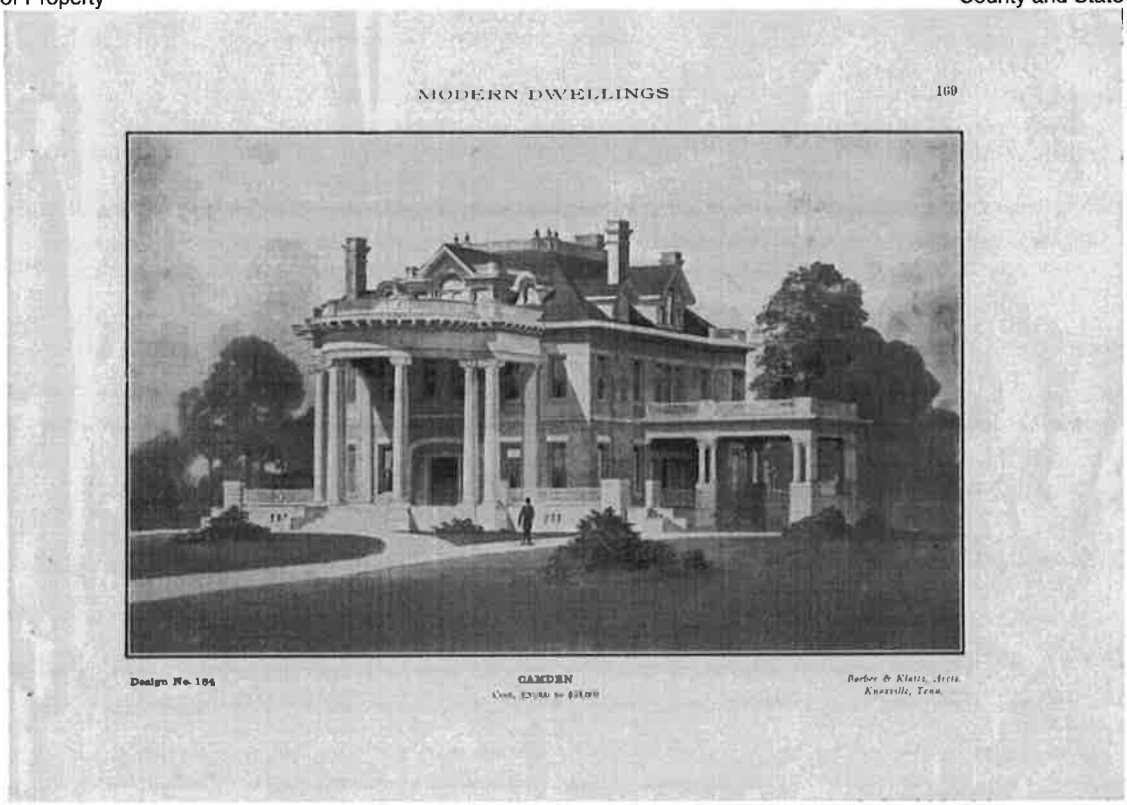
One interesting facet of Barber's career is the ease with which one can follow the metamorphosis of design by comparing the various catalogs. The 1887 *Cottage Souvenir* contains engravings of 18 homes and their floor plans. Although the houses vary in price from $900 to $8000, the style is remarkably consistent from one dwelling to the next. After 1887, Barber published at least a dozen more catalogs of homes. These catalogs can be used to demonstrate changing tastes in American residential architecture.

> As the asymmetrical, picturesque Queen Anne and Romanesque styles faded in popularity, Barber began offering several types of Colonial Revival houses. The smaller and simpler ones were modeled after early New England vernacular cottages. Others he called "Colonial Renaissance" because of their "Adamesque" features; the larger, more formal type based loosely on 18th-century Georgian mansions, he termed "Colonial Classic." These, which were popular with wealthy executives, featured colossal, two-story columns fronting impressive porticos. (Massey and Maxwell)

The "Colonial Classic" (today known as Colonial Revival) was the design concept that the Perkins family selected for their new residence. Barber published his last catalog in 1907, so it is doubtful that the exact house design for the Perkins house was ever published. Nevertheless, an examination of other known Barber designs leaves no doubt as to the similarity of style among the house atop Sac City's Main Street Hill and those in the following images. The designs all come from Barber's later period.



(Image 6) R L. Covington House in Hazleton, Mississippi was one of Barber's later designs. The similarity between this house and the smaller Perkins residence is evident. (Photo: Mississippi Department of Archives and History)


MODERN DWELLINGS 169

Design No. 164

CAMDEN

Barber & Klutz, Arcts.
Knoxville, Tenn.

(*Image 7*) Although of brick construction, this house has very similar features to the Perkins residence. The size constraints of the Perkins lot would have precluded constructing canopy to cover the driveway. (*Modern Dwellings,* p. 169)

MODERN DWELLINGS 171

Design No. 165

RESIDENCE AT SPRINGFIELD, OHIO
Cost, Approximately $25,000, Elaborately Finished

Barber & Klutts, Arcts.
Knoxville, Tenn.

(*Image 8*) Although much grander in style, the curved portico and dormer style on this house is very similar to the Perkins residence. (*Modern Dwellings*, p. 171)

MODERN DWELLINGS 175

Design No 188

A MODERN COLONIAL HOME
Cost, $10,000 to $11,000

Barber & Klutz, Archs.
Knoxville, Tenn.

(*Image 9*) The dormers, front door, and the curved portico on this house are very similar to the Perkins residence. (*Modern Dwellings*, p. 175)

MODERN DWELLINGS 177

Design No. 188

AN IDEAL HOME
Cost, $11,000 to $12,000

Barber & Klutz, Archts.
Knoxville, Tenn.

(*Image 10*) A much grander Colonial Revival house, designated as "An Ideal Home" by Barber. Lola Perkins would certainly have enjoyed this Southern-style residence. (*Modern Dwellings*, p. 177)

After written consultations with Mrs. Perkins, Barber provided detailed specifications for the construction of the house in Sac City.

> It is intended in these specifications to embrace all of the labor and materials necessary in the erection and completion of the building in all its parts, the whole to be comprised within any contract or contracts that may be made for the same. The entire work is to be constructed and finished in every part in a good, substantial, and workmanlike manner, according to the accompanying drawings and these specifications, to the full intent and meaning of the same, and to the entire approval and acceptance of the owner and superintendent...The contractor shall not make any changes to the plans. (Barber, "Specifications")

The specifications detail virtually every aspect of construction. Details about excavation work, type of foundation stone, mortar composition, fire place linings, chimney construction, and plaster composition assured the house would stand for

years to come. The flooring on the first two floors was to be "plain oak, 7/8 by 2 1/4", thoroughly smoothed for waxing." (Barber, "Specifications") At a time when most other houses in the area featured oak woodwork, Barber requested white pine for all but the den and dining room, because of his desire for painted woodwork in most of the house.

Surprisingly, Barber did leave a few details to the owner's discretion.

> The kitchen pantry to be fitted up with 7/8-inch sap pine or poplar shelves, to be placed as shown with standards, where needed, from bottom to top. Build a counter-shelf 3 feet high, 1 1/2 inches thick, with bins, drawers, and cupboards below, as directed by the owner. (Barber, "Specifications")

Many of the finish colors were specified. The exterior was to be "Colonial Yellow" with a trim of "Gloss White." The treads and railing of the front stair were to be "Mahoganized" with the balance of the stairway white enamel.

> Dining room-natural; Den-Flemish Oak; Kitchen pantries, rear hall, and lavatory-medium oak. After wood work has been stained as above, Finish as follows: One coat of best white shellac with three coats of best light varnish, or equal, rubbed down to a smooth and even surface, after each coat with fine sandpaper or steel wool, except the last coat, which shall be rubbed down to a smooth finish. (Barber, "Specifications")

The specifications for the "hot water heating apparatus" required a one year guarantee and ability "to heat building to 70 degrees Fahrenheit in 0 degree weather." (Barber, "Specifications") Barber exactly listed requirements for plumbing, maximum cost of each fixture, type of light switches, and wiring needs for electric doorbells.

An examination of the houses surrounding the Perkins residence demonstrates that Barber's architectural style had little influence on neighboring properties. Many neighboring houses were built prior to 1912, but most of those built after 1912 have few similarities. There are two houses the Perkins house may have influenced. Traveling a block southeast, one encounters large columns that resemble those in Barber's design. (See image 16, page 38) Looking north across Main Street, one sees a Colonial Revival house with a small curved entryway that mirrors the shape of the Perkins' grander veranda. (See image 17, page 39)

Even though Barber's architecture had minimal influence on the immediate surrounding area, his prolific output of designs had a profound influence on the way houses were built throughout Iowa and beyond.

Conclusion

The George Perkins residence in Sac City is locally significant under criterion C as a fine late example of George Barber's Colonial Revival architecture. One could say with some certainty it was among the last Barber homes constructed in Iowa with Barber's input. The house is at least ten years later than other known Barber homes in Iowa. The 1912 construction date was after Barber quit publishing catalogues of his designs and at a time when the architect primarily focused his efforts on properties near his Tennessee office. As an extant house built less than three years before the architect's death, the property gains additional significance. Interviews with Mrs. Perkins provide a vital link to Barber's process of incorporating women's desires into the design and

specifications of the individual houses. The house's location in rural Iowa demonstrates that Barber's influence was wide-spread and not isolated to metropolitan areas. As clients, the locally prominent Perkins family is a classic example of the small-town clientele that sought Barber's services. An interview with Ralph Christian summarizes Barber's place in Iowa architecture.

> Christian says, "Barber had his finger on the market. He appealed to a certain category of upper middle class professionals. The houses we have studied tend to be the homes of the local banker, lawyer, or maybe the leading cattle merchant. Barber houses in Iowa almost always tend to be the larger houses. They were built by the elite of society, although Barber catalogues did offer plans for modest size homes." (Spearman, p. 23)

The well-preserved Perkins residence is a wonderful example of a very late Barber design constructed by a prominent local family in rural Iowa. The house exhibits a high degree of integrity that makes it worthy of inclusion on the National Register of Historic Places.

Archeological Potential

Archeological study was not done as part of this application. Hart's 1914 *History of Sac County* does recount finding numerous Native American artifacts near the North Raccoon River in Sac City. The now vacant area adjacent to the residence may have some buried artifacts from the house that once stood there. Unfortunately, more than 150 years of buildings, streets, and disturbances of the substructure in the area would certainly have had a negative impact on the area's archeological potential.

9. Major Bibliographical References

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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 # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

_x__ State Historic Preservation Office
____ Other State agency
____ Federal agency
_x__Local government
____ University
__x_ Other
Name of repository: _Sac City Public Library, Sac City Museum, Bruce Perry Collection of Sac City Ephemera _____

Historic Resources Survey Number (if assigned):

_____

10. Geographical Data

Acreage of Property ____.5 acres_____

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: Longitude:

2. Latitude: Longitude:

3. Latitude: Longitude:

4. Latitude: Longitude:

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☒ NAD 1983

1. Zone: 15	Easting: 336056	Northing: 4698581
2. Zone:	Easting:	Northing:
3. Zone:	Easting:	Northing:
4. Zone:	Easting :	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The George and Lola (Early) Perkins residence in Sac City sits on a 150' by 132' lot at the southwest corner of Main Street and South Eighth Street. The nominated property is bounded on the north by Main Street, east by South Eighth Street, south by the alley that bisects the block, and west by a line parallel to South Eighth Street.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property is the lot that Lola Perkins purchased in 1907 to build the house and the vacant lot to the west that has now been combined with the property to form a single entity. Although the additional land had a house on it at the time the Perkins house was built, the Lines family purchased the adjacent property, razed the house, and combined the two lots into one parcel. The vacant area to the west of the house provides a much clearer view of the residence and also gives the house needed space to fully showcase Barber's design.

11. Form Prepared By

name/title: Bruce Perry
organization:
street & number: 212 South Eighth Street
city or town: Sac City state: Iowa zip code: 50583
e-mail BruceLPerry@gmail.com
telephone: 515 979-5620
date: 29 June 2015

Property owned by

name/title: Roberta Wells
street & number: 803 West Main Street
city or town: Sac City state: IA zip code: 50583
e-mail bobbiewells@live.com
telephone: 712 660 8245

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: George and Lola (Early) Perkins residence
City or Vicinity: Sac City
County: Sac State: Iowa
Photographer: Bruce Perry (1-10, 17), Roberta Wells (11-16)
Date Photographed: 6 March 2015 (1-10), 12 May 2015 (11-16), 15 July 2015 (17)

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 17.
North face of Perkins house showing curved portico, steps and original light fixture hanging in the front of the house. (camera facing south)

2 of 17
Detail of front door. The modified bases can be seen in the central two columns. (camera facing south)

3 of 17
East side of curved portico and open porch that connects to it. Upper balcony provides a wonderful view of surrounding area. (camera facing west)

4 of 17
East face of Perkins house showing dormers, original porch configuration and the added screened porch on the southeast corner. Non-contributing fence is in the foreground. (camera facing west)

5 of 17
South face of Perkins residence and east face of garage. (camera facing north)

6 of 17
West face of house and garage. Small porch on southwest corner was enclosed by the Perkins family in the 1920's. Original property line when the house was constructed was less than three feet away from the west side of the garage. Note dormer on the garage and the fish scale shingles on the upper portion of the garage. (camera facing northeast)

7 of 17
Looking south down the driveway, one sees the house's west entrance that would have allowed direct access from the driveway. Arched windows in the garage are original. (camera facing south)

8 of 17
Northwest corner of the residence with garage in the background. (camera facing southeast)

9 of 17
Stone foundation on east side of house. Original wrought iron grates cover the openings that lead to the crawl spaces under the porch. (camera facing west)

10 of 17
South side of garage and house. Second story door of garage was originally for hay storage for horses or cows. (camera facing north)

11 of 17
Inside front doors lead to vestibule. Leaded glass is original, as are the floors and painted colonnades that help create a spacious feel inside the residence. (camera facing north)

12 of 17
Original oak cabinetry in the library. (camera facing west)

13 of 17
Original cabinetry and door in butler's pantry. (camera facing east)

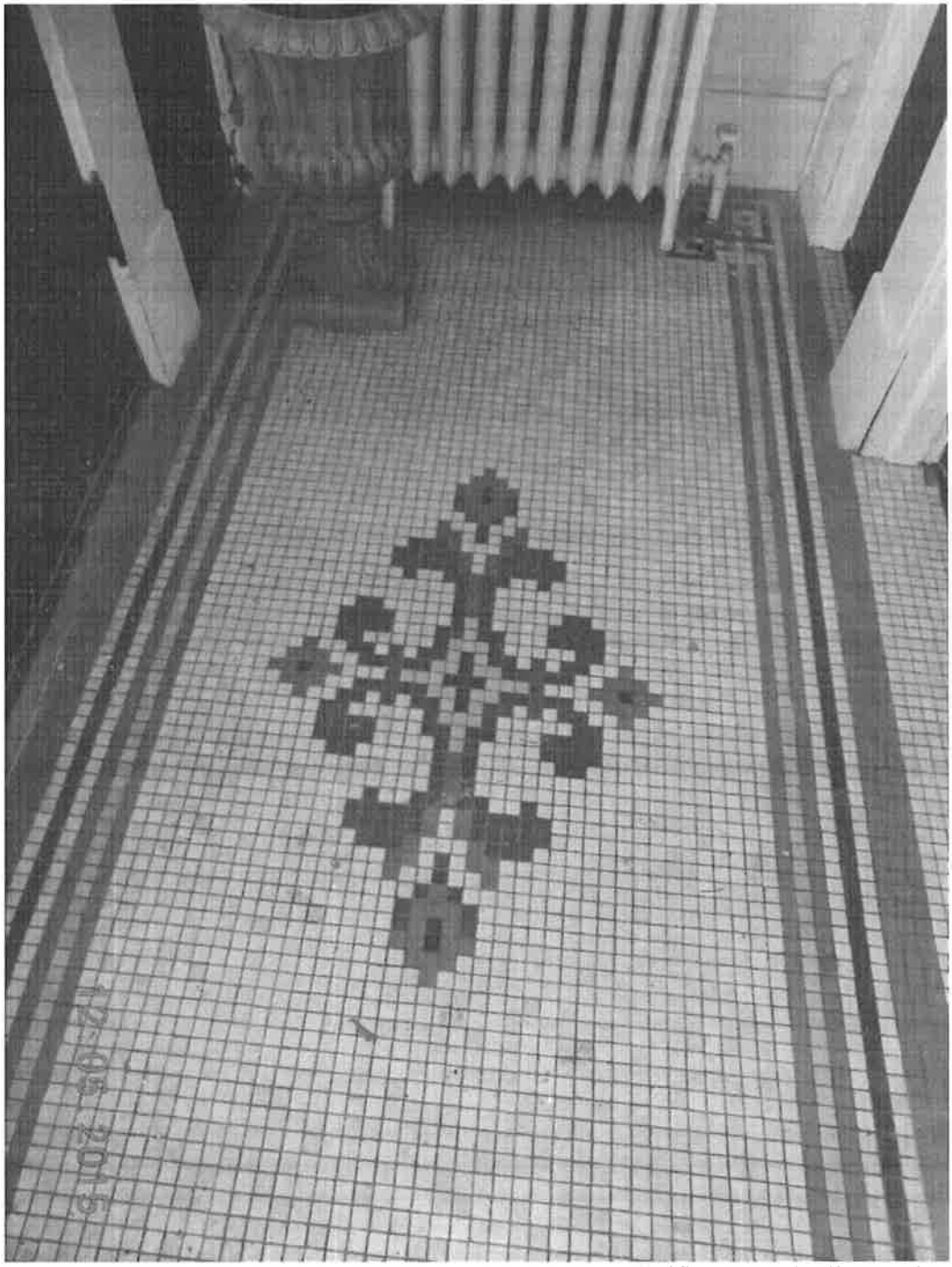
14 of 17
Interior leaded glass window and French door leading into dining room. Built-in china hutches and wainscoting are visible in the background. (camera facing northwest)

15 of 17
Oak beams and woodwork in dining room. (camera facing southwest)

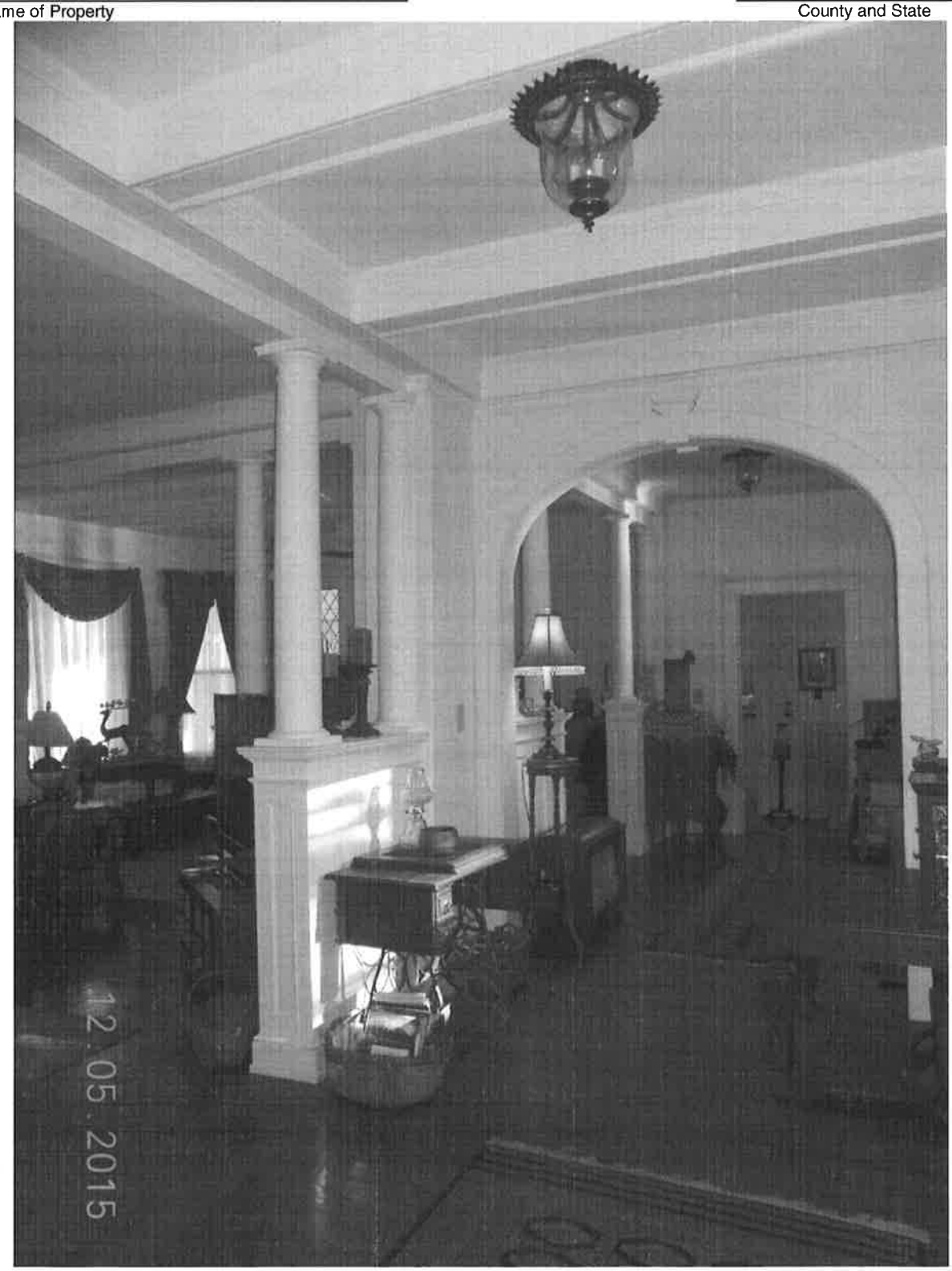
16 of 17
Original sink and small radiator in closet connecting bedrooms. (camera facing west)

17 of 17
View of metal gazebo on the west side of house and garage in the background. (camera facing south)

Imbedded current images

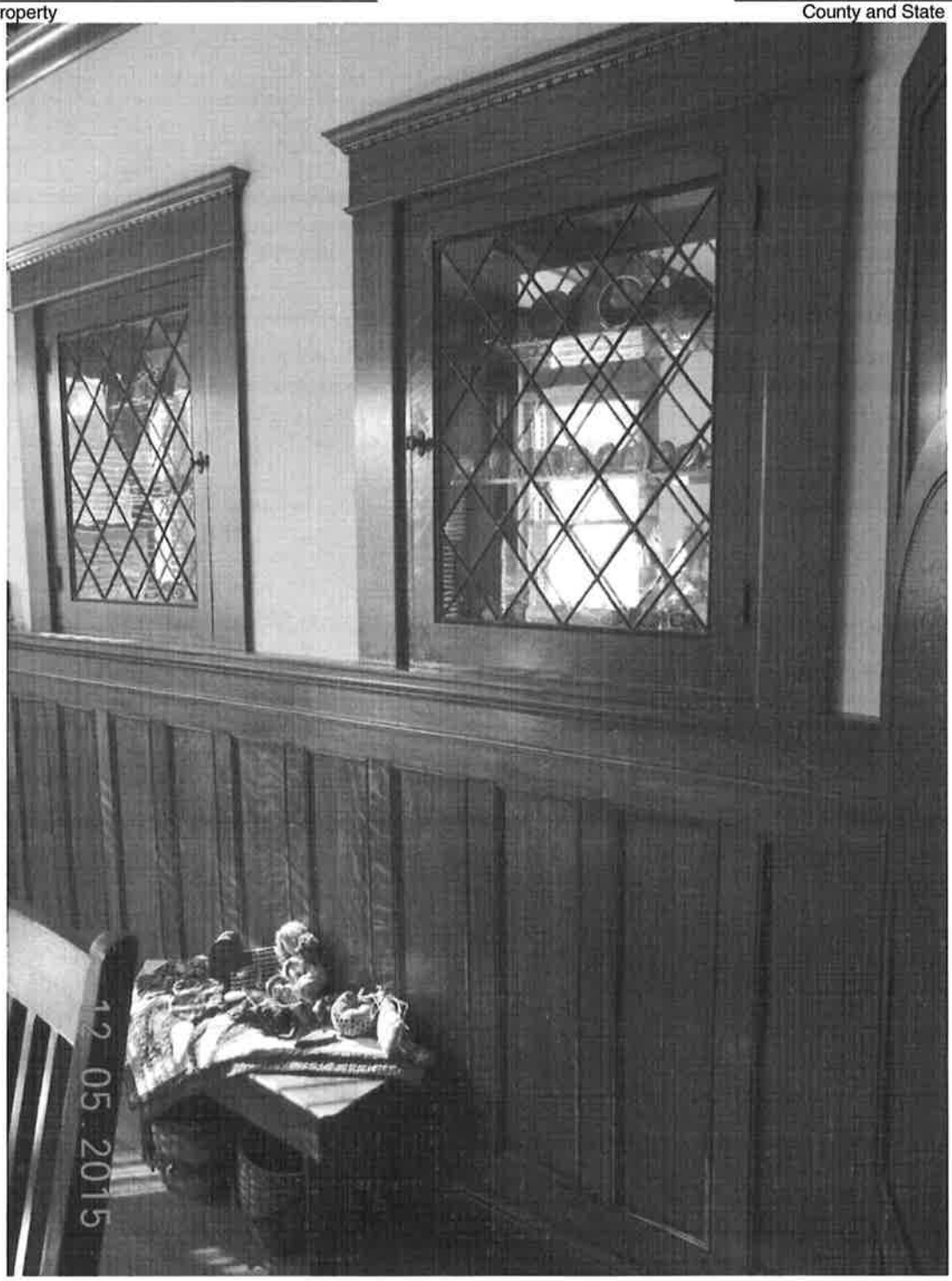


(Image 11) Original tile floor in vestibule. Barber's specifications indicate that the Perkins were to select the tile. (Photo Roberta Wells) (2015)



(Image 12) Main floor hallway, showing beamed ceilings, arch, colonnades and original wood floors. Looking south. (Photo Roberta Wells) (2015)

(Image 13) Main staircase. Specifications called for painted spindles, wood-finished treads, and "mahogonized" banister and newel posts. (Photo Roberta Wells) (2015)



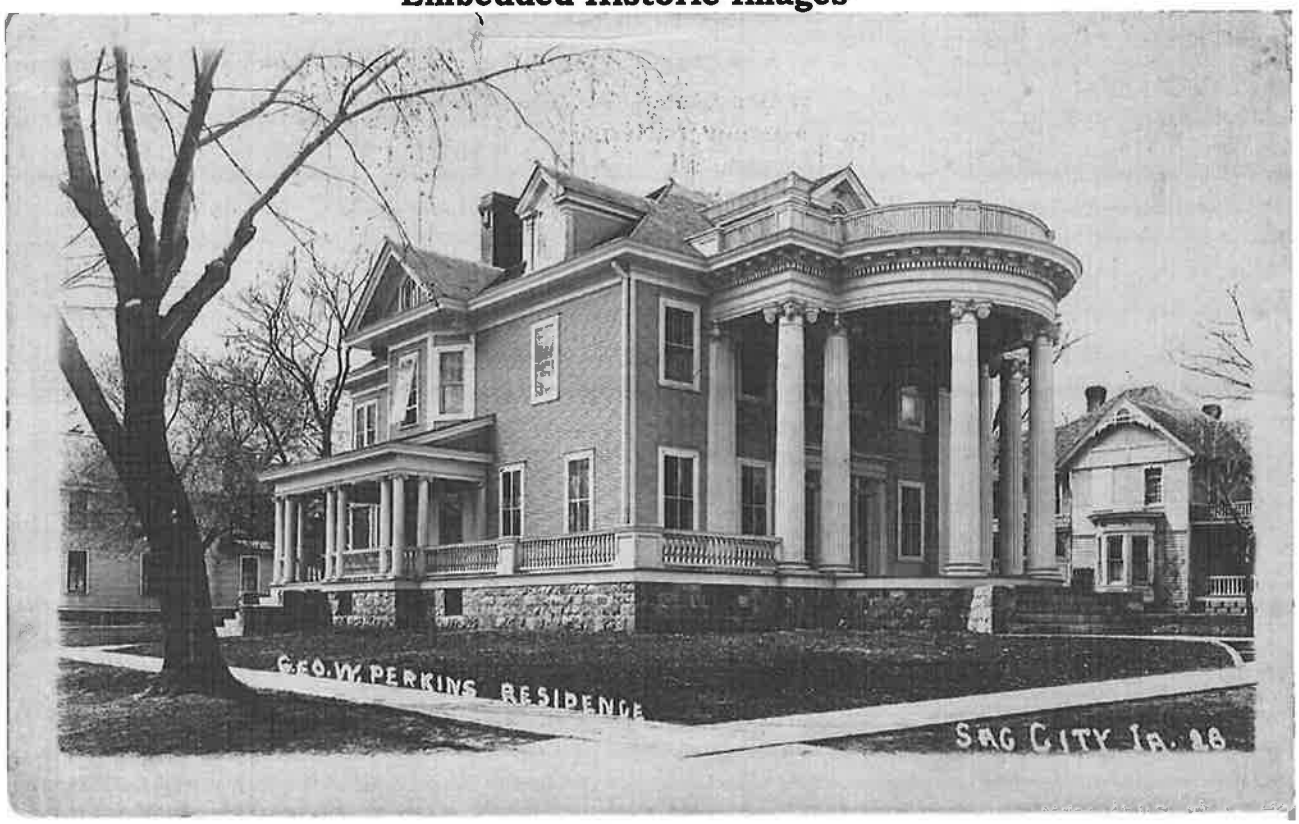
(Image 14) Built-in cabinets and wainscoting on north wall of dining room. (Photo Roberta Wells) (2015)

(Image 15) Second floor bathroom, showing original floor tile, sink, and sitz bath. Looking east. (Photo Roberta Wells) (2015)

(Image 16) This 1913 house less than a block away from the Perkins residence bears little similarity to the Barber design. Nevertheless, the builder seems to have copied the column design from the much more elaborate Perkins residence. (photo Bruce Perry) (2015)

(Image 17) The Colonial Revival house immediately north of the Perkins residence has a small semi-circular balcony that mirrors the much grander portico on the Perkins house. The Perkins residence may have had some influence on the neighbors, as they razed all but the fireplace of a relatively simple cottage in this location and built this large Colonial Revival house around the extant fireplace in 1920. The leaded glass upper windows also bear striking similarity to the windows Barber designed above the front door of the Perkins house. (photo Bruce Perry) (2015)

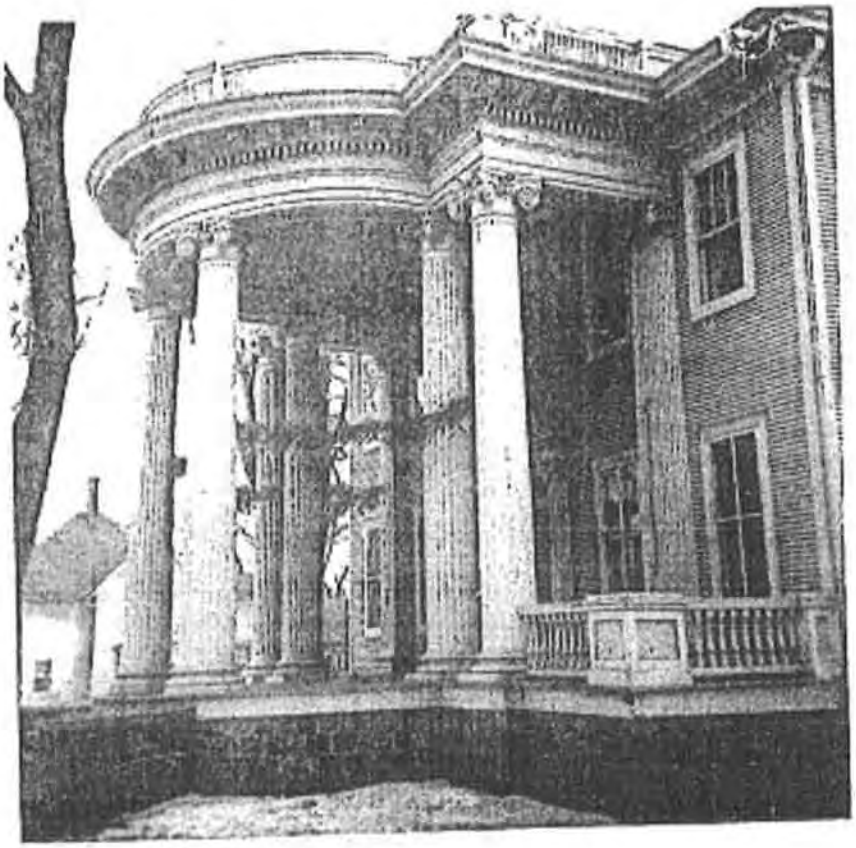
Embedded Historic Images



(Image18) George Perkins residence, *ca.* 1915. The specifications indicate the house was painted yellow with white enamel trim. (photo Perry collection)

(Image 19) Perkins residence, *ca.* 1922. Screens were installed on east porch to help the family enjoy mosquito-free breezes. Main Street was a brick street. (photo Perry collection)

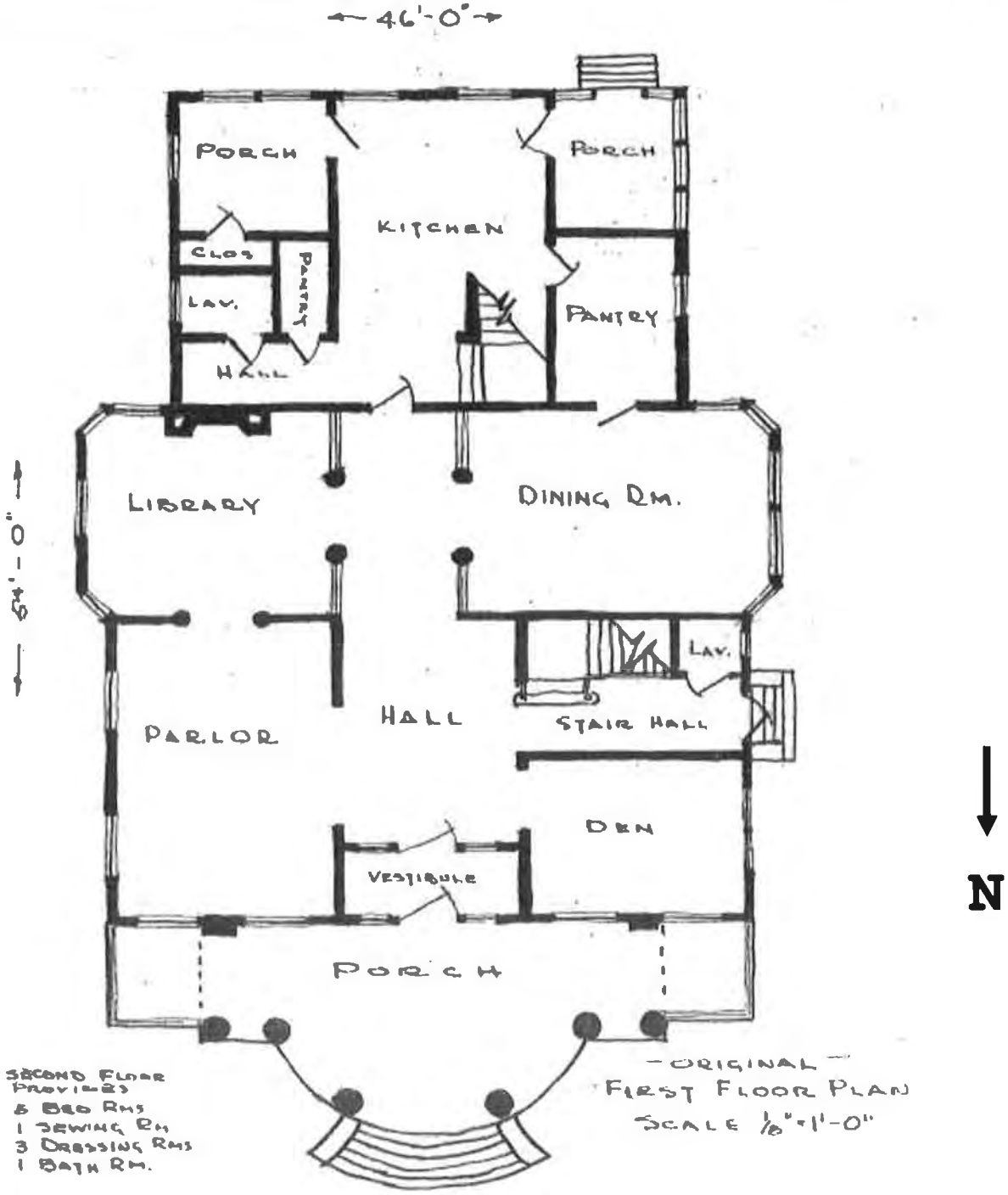
(Image 20) Southeast corner of house, 1951. (photo Edward Deck)



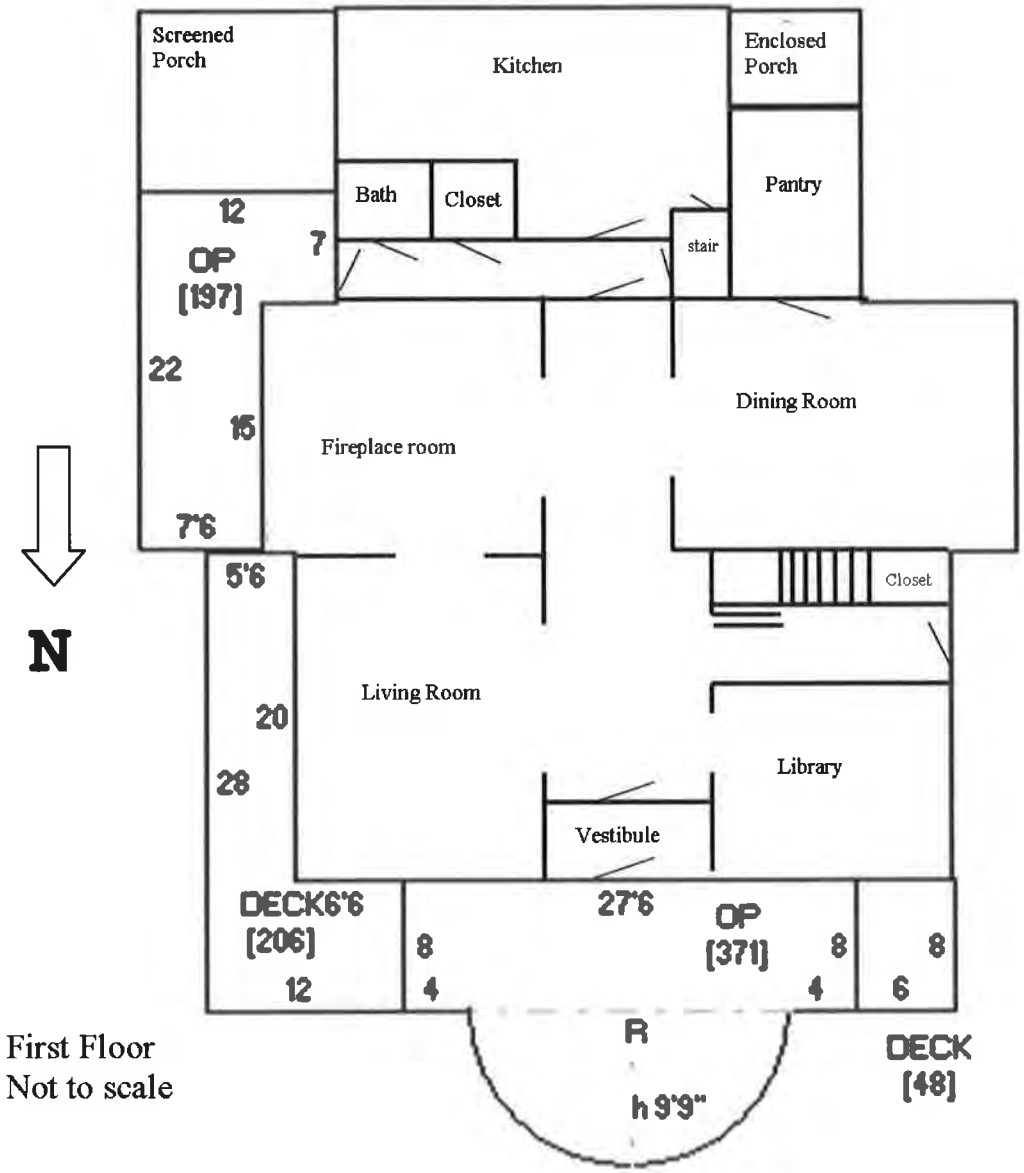
(Image 21) Detail of portico, 1951. (photo Edward Deck)

(Image 22) North Elevation, 1951. (photo Edward Deck)

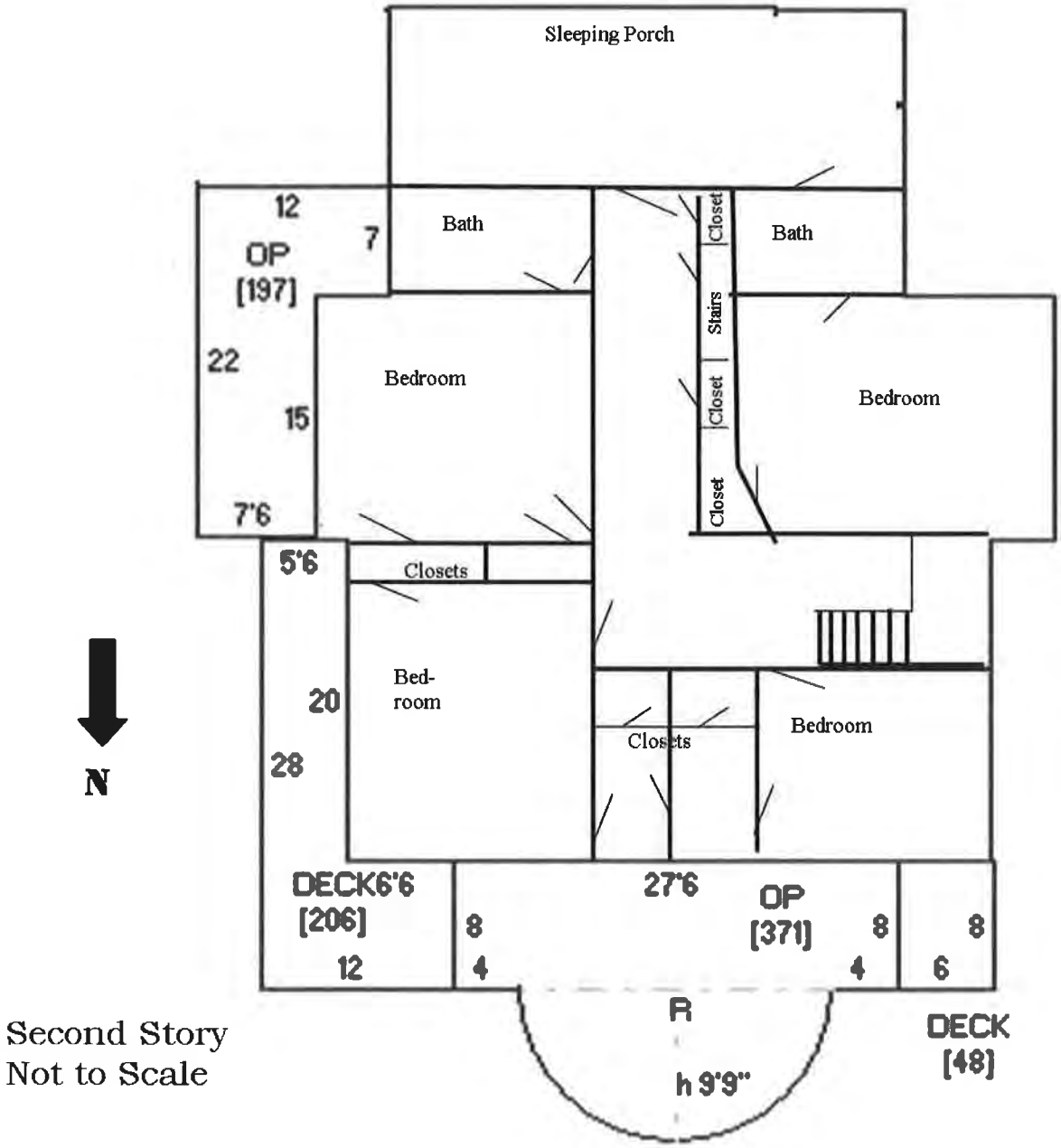
(Image 23) Northeast corner, 1951. (photo Edward Deck)



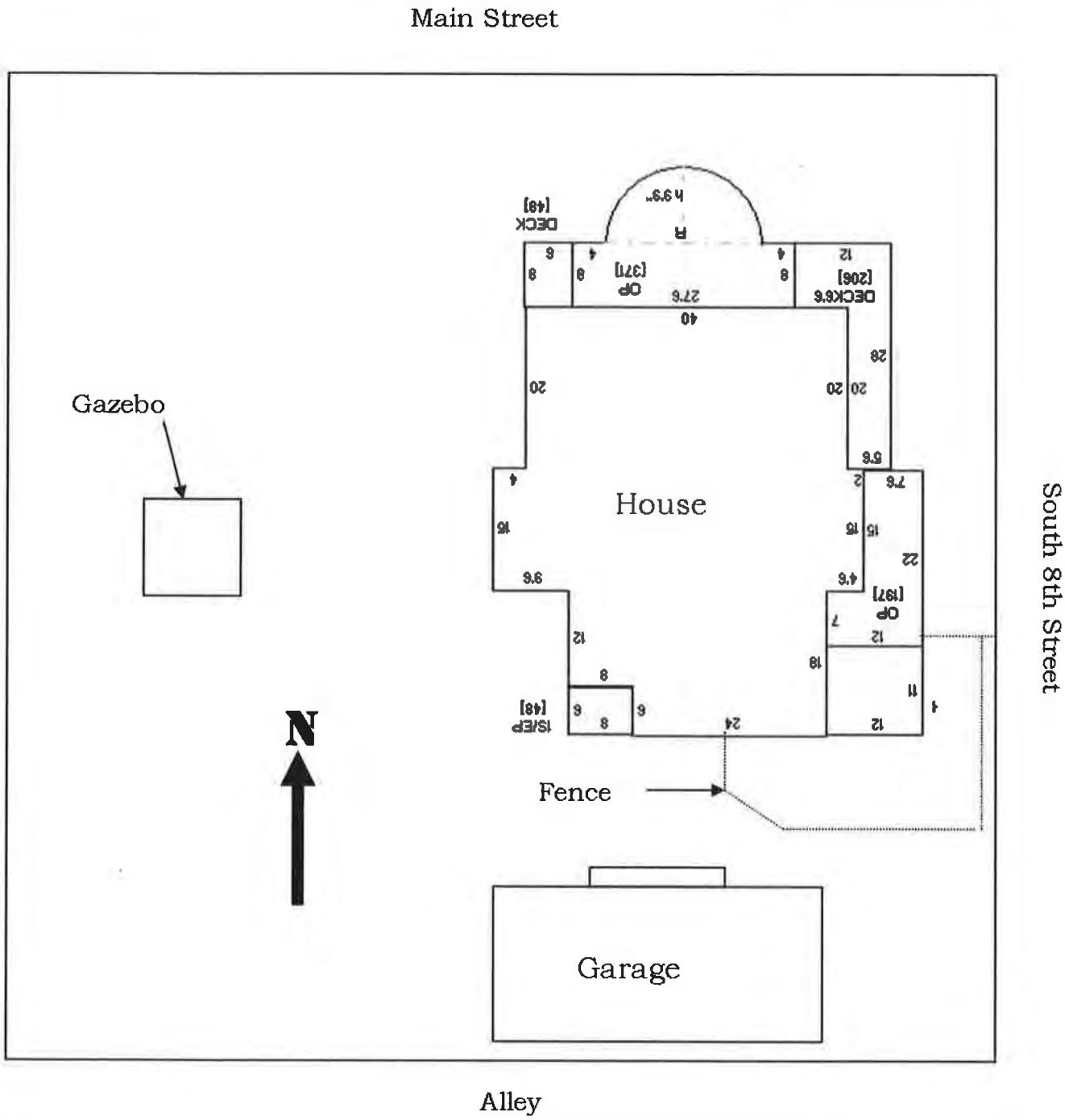
(Image 24)
1951 Floor Plan of first floor as drawn by Edward Deck



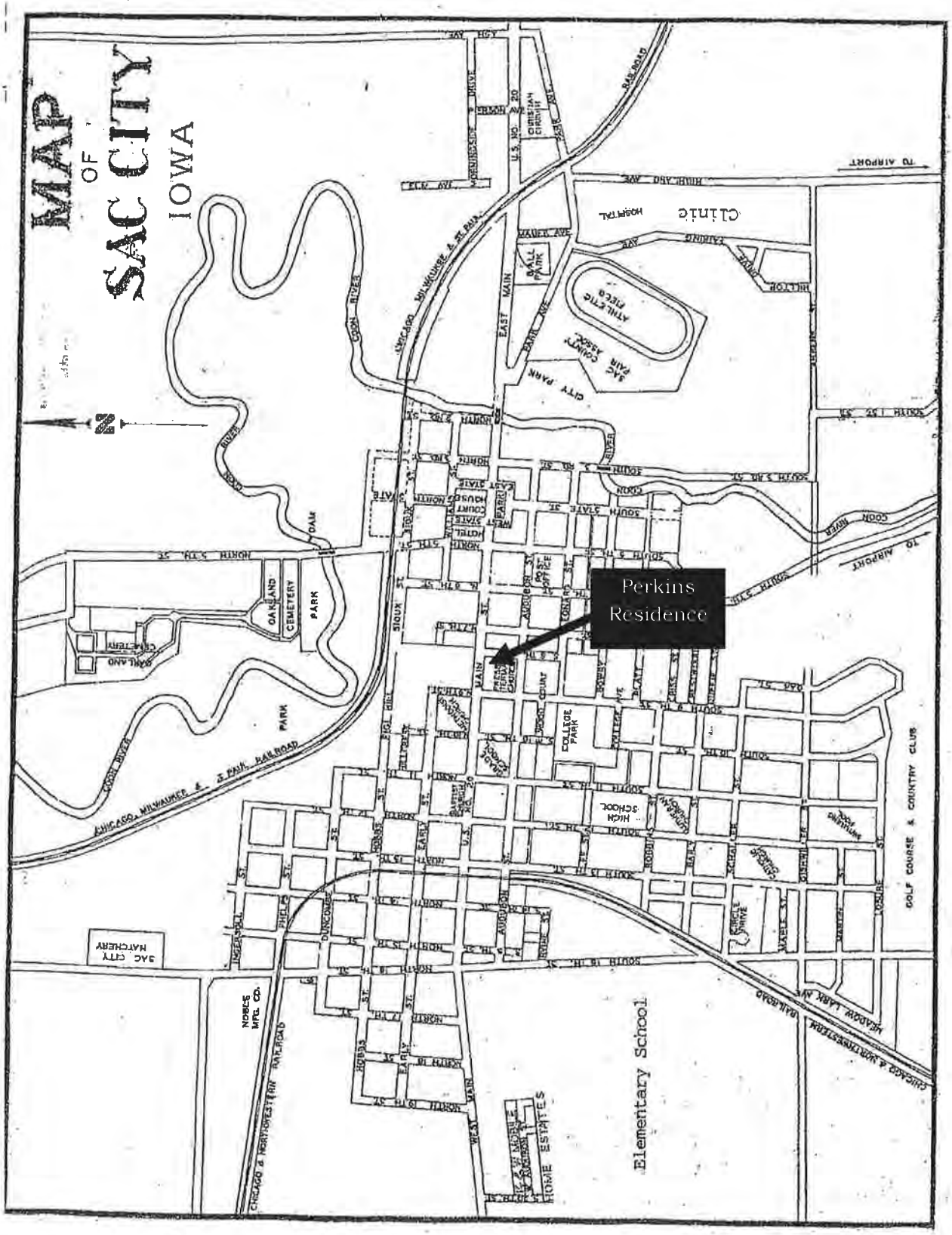
First Floor
Not to scale



Second Story
Not to Scale



Property Sketch (Not to scale)


MAP
OF
SAC CITY
IOWA
N
Perkins
Residence
Elementary School
HOME ESTATES
COLLEGE PARK
HIGH SCHOOL
GOLF COURSE & COUNTRY CLUB
CITY PARK
BALL PARK
ATHLETIC FIELD
SAC COUNTY FAIR ASSOC.
CLINIC
HOSPITAL
OAKLAND CEMETERY
PARK
COURT HOUSE
HOTEL
POST OFFICE
SAC CITY NATCHERY
NOBLE MFG. CO.
CHICAGO, MILWAUKEE & ST. PAUL RAILROAD
CHICAGO & NORTHWESTERN RAILROAD
COON RIVER
TO AIRPORT
EAST MAIN
WEST MAIN
SIOUX
AUDUBON
CONAR
HOBBS
EARLY
PHELPS
DUNCOMBE
MAPLE
CIRCLE DRIVE
MEADOW LARK AVE.

Perkins, George and Lola (Early) Residence — Name of Property

Sac County, IA — County and State

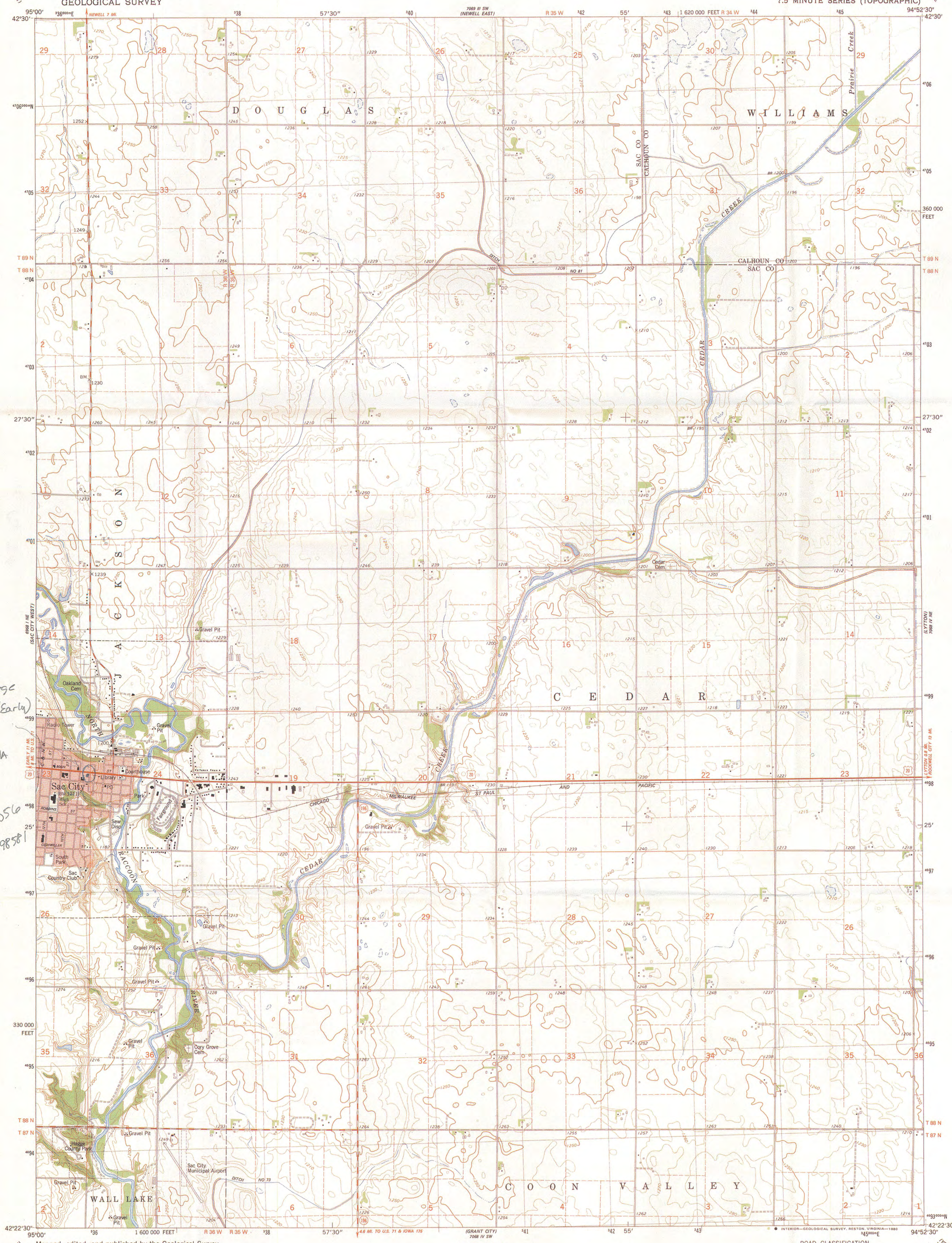
Map from Google Maps, accessed 29 June 2015

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

SAC CITY EAST QUADRANGLE
IOWA
7.5 MINUTE SERIES (TOPOGRAPHIC)



Perkins, George and Lola (Early) Residence
Sac Co., IA
Zone 15
Easting 336056
Northing 4698581

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1974. Field checked 1975. Map edited 1980

Projection and 10,000-foot grid ticks: Iowa coordinate system, north zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 15
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 5 meters north and 21 meters east as shown by dashed corner ticks

Red tint indicates area in which only landmark buildings are shown

Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

UTM GRID AND 1980 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND BY THE IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

QUADRANGLE LOCATION

ROAD CLASSIFICATION

Primary highway, hard surface
Light-duty road, hard or improved surface
Secondary highway, hard surface
Unimproved road
Interstate Route
U. S. Route
State Route

OCT 23 1980
USGS Historical File Topographic Division

SAC CITY EAST, IOWA
N4222.5—W9452.5/7.5
1980
DMA 7068 IV NW—SERIES V876

1950

SPEED
LIMIT
25

303

12 . 05 . 2015

ESTEE LAUDER
Twister
CONNECT 4
12 . 05 . 2015

Caddy & Tools
bare
Libby's
CENBEANS
FETTUCCINE
Campbell's
CHUNK
PHILLY-STYLE CHEESESTEAK
Hamilt

12.05.2015

12.05.2015

ENJOY
THE LITTLE THINGS
IN LIFE BECAUSE
ONE DAY
YOU WILL
LOOK BACK AND
REALIZE
THEY WERE THE BIG
THINGS
12 . 05 . 2015

12.05.2015