

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received

date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Christopher Brookner House

and/or common

2. Location

street & number 222 North Dixon Avenue

not for publication

city, town Dixon

vicinity of

state Illinois

code 61021

county Lee

code 103

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input checked="" type="checkbox"/> other: apartment

4. Owner of Property

name Louise Warner Ph. D.

street & number 4644 Reservoir Road NW

city, town Washington

vicinity of

state D.C. 20007

5. Location of Legal Description

courthouse, registry of deeds, etc. Lee County Court House

street & number

city, town Dixon

state Illinois 61021

6. Representation in Existing Surveys

title Illinois Historic Sites Survey has this property been determined eligible? yes no

date 1973 federal state county local

depository for survey records 320 South Main Street

city, town Benton

state Illinois 62812

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

The Christopher Brookner house ⁽²⁾ at the intersection of North Dixon Avenue, formerly Hackleton Street ⁽⁴⁾, and East Everett Street is a two story brick and frame dwelling with an attached frame shed. (See drawing and photographs of east and west elevations, #3,4). The house, 222 North Dixon, is on the southeast corner of the intersection, one block from the north bank of the Rock River.

The carpenter builder, Christopher Brookner combined several styles: ITALIANATE elements on the exterior include the wooden porch, the hip roof, bracketed cornice moulding, floor to ceiling windows, brick belt course marking the first floor (articulated in stone at the porch). To a lesser degree, FEDERAL influence is seen on the exterior. The use of brick, simple building massing, window treatment with six over six pane double hung windows, louvered shutters, and flat arch brick window lintels are all elements of the Federal Style. GREEK REVIVAL is represented by plain limestone lintels, and the main entry door. On the interior, the fireplace is Greek Revival.

The house has always been used as a dwelling, sometimes as a 2-unit dwelling, with the frame section occupied by a second family. At present it is rented to two tenants.

Exterior changes have been slight, perhaps because only three families have owned the house since it was built in 1861-2 ⁽³⁾

The brick part of the house is solid masonry construction, built on stone rubble basement foundation. The plan is L-shaped with three downstairs and three upstairs rooms. A half bath replaces the pantry downstairs; upstairs a bathroom has been made from part of a bedroom.

The rectangular frame section, an early addition (date unknown), is built over a crawl space on stone foundation walls. Door openings once linking this section to the brick section are now closed for tenant separation. The frame section is clad with painted wood lap siding with 5" exposure. Window style, foundation stone, and shutter hardware match the brick section. The first floor is built at the same level as the first floor of the brick section and includes what is now a living room, kitchen, pantry and narrow stair to the upstairs. The living room has an oak floor (relatively new) and a painted pine wainscot (1 x 4 smooth faced vertical boards). Adjacent to the living room was formerly the kitchen linked to a dining room in the south east corner of the brick house section. The upstairs floor level is 1' - 3" below the upstairs floor level of the brick section and includes a bedroom and a bathroom (added). The ceiling ht. is low (7' - 2"), the floor is painted pine 1 x 6 tongue and groove boards.

An inspection of the frame section indicates to us that it was an early addition. In the attic space of the frame section a portion of the painted wood cornice moulding of the original brick section is exposed to view, clearly showing that the frame section was an addition. Although the exact date of the frame addition is not known, physical evidence suggests that it was built very early: Antique window glass that is flawed and wavy, primitive wainscot, built-in pantry cabinet, shutter hardware which matches that on the original house all suggest early construction.

Additions and alterations to the frame section include (1) shed addition built to south which houses the boiler for the hot water baseboard heating system now serving the frame section, (2) addition of plumbing and electricity, and (3) addition of kitchen downstairs and bath upstairs.

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7. DESCRIPTION

All windows are original. Windows on the frame and brick parts have louvered wooden shutters with the original hardware. In the brick section, there are stone lintels and sills on the west and north elevations. The east elevation has stone window sills and brick flat arch lintels. All windows are 12 paned except for two 16 paned floor length windows on the first floor front (west elevation) in the parlor (see interior photographs).

A hipped roof covers the brick and frame sections. Asphalt shingles replace the original roof (see photographs). The composition of the original roof is not known, but in the early 1920's the roof was wooden shingles.

Brickwork consists of common bond with Flemish bond at each eighth course.

The most striking feature is a one story wooden piazza across the entire brick section of the west elevation (front) of the house. The piazza roof (tin is supported by seven wooden paired or trebled wooden columns. There is no railing, or any evidence that one ever existed. The space between the porch floor and the ground is covered by lattice, divided by the bases of the columns, and by front and side steps.

A single panelled front door has 5 paned sidelights on either side.

The stairs in the brick section are dog leg. Stair decorations are a walnut turned newel post, balusters and hand rail.

Base, window frames, doors and doorway mouldings are painted wood.

The parlor wood front fireplace is simple in design (see photo). Interior walls are lath and plaster.

Changes as noted are the addition of plumbing and electricity.

8. Significance

Period	Areas of Significance—Check and justify below							
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion				
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science				
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture				
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/				
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian				
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater				
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation				
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)				

Specific dates ca 1862 **Builder/Architect** Christopher Brookner 1817-1879

Statement of Significance (in one paragraph)

This brick house survives, unpainted and with details of the exterior of the house almost unchanged. It is one of the best preserved and least modified houses of that period in Dixon. The house is located in a residential neighborhood removed from the business and commercial part of town. Owned and built by Christopher Brookner, an immigrant carpenter and one of Dixon's earliest settlers, this house is best regarded as SIMPLE ITALIANATE, although to a lesser degree it exhibits details more common to GREEK REVIVAL or FEDERAL Style. The low pitched hip roof, bracketed cornice, L-shaped floor plan, floor to ceiling parlor windows, and low porch with roof supported by slender columns are all elements characteristic of simple Italianates. The 12 paned windows, plain stone and flat arch lintels and double sidelite entry door are more likely to be found on earlier Federal or Greek Revival homes. One element of this house which deserves note is the porch which is its dominant architectural feature. Although this type of low porch is seen in several other surviving houses of the period, this is clearly the best example in Dixon. The slender columns, fine proportion and detailing, and exposed roof framing show a lightness characteristic of the early Italianate.

In the Brookner house the first floor level is placed slightly above grade and the corresponding low front porch is without railings. This was a common building practice that virtually disappeared with a later victorian adaptation to climate and technology where the first floor and porch level were raised several feet above grade, affording more light and ventilation to the basement, allowing higher basement ceilings to accommodate central heating, and creating more separation between frame construction and snow on grade.

Mr. Brookner's house is near others listed in the Illinois Historic Landmarks Survey. One is on the northwest corner of Brinton Avenue and East Everett Street, a block away, and the other is at 605 East Fellows Street, two blocks away. This house is certainly one of the early brick domiciles on the north side of the river. The other north side brick houses of approximately the same era included in the Survey - 703 North Brinton and 119 East Chamberlain - have been painted.

As noted in Section 7, paragraph 4 preceding, subsequent owners of Mr. Brookner's house were his widow, a family named Moeller and his great granddaughter. Exterior changes are an early frame addition (date unknown), a new chimney on the outside wall of the north elevation, and a roof over an exterior door on the west elevation in the frame section, removal of original fireplace chimneys (3), addition of shed to the north of the frame section.

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BIBLIOGRAPHY

1. _____ "History of Lee County together with Biographical Matter, Statistics etc." 1881, Chicago, IL, H.H. Hill & Co., p. 177.
2. _____ "Inventory of Historic Structures in LEE COUNTY; Interim Report." October 1972, unpagued.
3. _____ "Recollections of the Pioneers of Lee County", 1893, Dixon IL, Inez A. Kennedy, p. 344-5.
4. Lamb, George. "Historical Reminiscences", undated, Dixon, IL, A P & M Enterprise Publication, unpagued.
5. _____ "Portrait and Biographical Record of Lee County, Illinois, containing Biographical Sketches of Prominent and Representative Citizens, Together with Biographies of all Governors of the State and of the Presidents of the United States", 1892, Chicago, IL, Biographical Publishing Co., p. 229.
6. Smith, Marjorie. transcriber, "Lee County Illinois 1850 Census", 1972, Thomson, IL, 61285.

- Heritage House Rt 1 Box 211, Christopher Brookner and wife Jane listed.

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10. Geographical Data. Verbal Boundary description

A part of Lots Number four (4) and five (5), in Block Number Seventeen (17), in the Town of North Dixon (now a part of the City of Dixon) bounded as follows to-wit: Commencing at the Northwest corner of said Block, and running thence southerly along the Westerly line of said Block a distance of one hundred feet, more or less, to a point which is 50 feet Northerly from the southwest corner of said Lot Five (5); thence at right angles easterly with the Northerly line of said Block, a distance of 70 feet; thence at right angles Northerly 100 feet more or less, to the Northerly line of said Block and thence Westerly along the Northerly line of said Block 70 feet to the place of beginning, and situated in Lee County, Illinois.

9. Major Bibliographical References

See Continuation sheet, page 2

10. Geographical Data

Acreeage of nominated property .16

Quadrangle name Dixon, IL

Quadrangle scale 1:62,500

UTM References

A 16 294950 4639750
Zone Easting Northing

B Zone Easting Northing

C Zone Easting Northing

D Zone Easting Northing

E Zone Easting Northing

F Zone Easting Northing

G Zone Easting Northing

H Zone Easting Northing

Verbal boundary description and justification

See Continuation sheet - Geographical Data, page 3

List all states and counties for properties overlapping state or county boundaries

state	code	county	code

11. Form Prepared By

name/title John R. McLane Jr., Thomas Anderson, Louise Warner Ph D

organization McLane and McLane Architects date January 23, 1984

street & number 212 S. Ottawa Avenue telephone (815) 284-6056

city or town Dixon state Illinois

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *[Signature]*

title *Practa* date 9/24/84

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

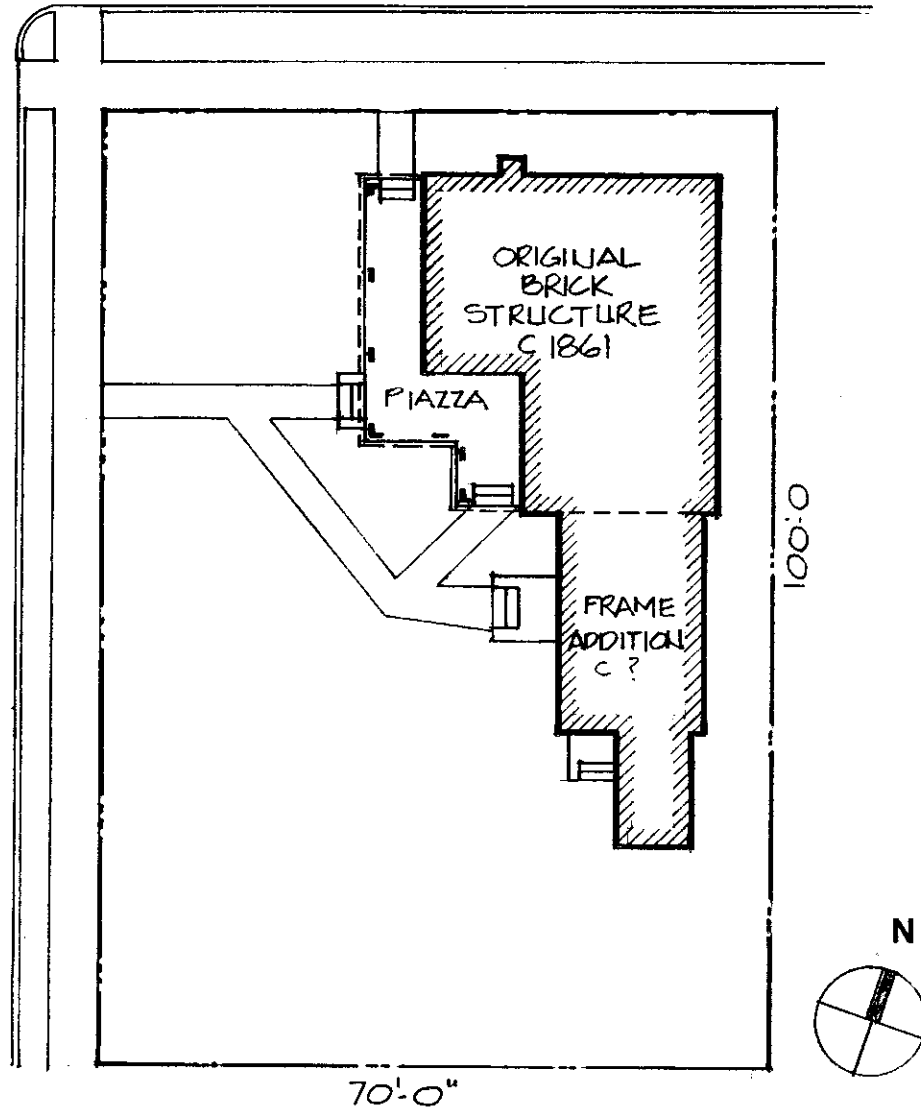
Attest:

date

Chief of Registration

EVERETT STREET

N. DIXON AVE



PLOT PLAN 1"=20'-0"



United States Department of the Interior -

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

NOV 23 1984

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places beginning November 11, 1984 and ending November 17, 1984. For further information call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

ARKANSAS, Mississippi County, Chickasawba Mound (3M55), (11/16/84)
ARKANSAS, Pulaski County, Little Rock, Williamson House (Thompson, Charles L., Design Collection TR), 325 Fairfax St. (11/15/84)

COLORADO, Grand County, Estes Park vicinity, Trail Ridge Road, Rocky Mountain National Park (also in Larimer County) (11/14/84)

HAWAII, Honolulu County, Honolulu, Hocking, Alfred, House, 1302 Nehoa St. (11/15/84)
HAWAII, Honolulu County, Honolulu, Oakley, George D., House, 2110 Kakela Pl. (11/15/84)
HAWAII, Honolulu County, Kailua vicinity, Kukuipilau Heiau, Kalaniana'ole Hwy (11/16/84)
HAWAII, Kauai County, Hanalei vicinity, Haena Archeological Complex, Kuhio Hwy (11/16/84)
HAWAII, Kauai County, Hanalei vicinity, Na Pali Coast Archeological District, Na Pali Coast (11/16/84)
HAWAII, Kauai County, Waimea, Kikiaola, Waimea Rd. (11/16/84)

ILLINOIS, Cook County, Chicago, Cook County Criminal Court Building, 54 W. Hubbard St. (11/13/84)
ILLINOIS, Cook County, Chicago, Emmel Building, 1357 N. Wells St. (11/13/84)
ILLINOIS, Cook County, Chicago, Lake-Side Terrace Apartments, 7425-7427 South Shore Dr. (11/13/84)
ILLINOIS, Cook County, Chicago, Peoples Gas Building, 122 S. Michigan Ave. (11/13/84)
ILLINOIS, Cook County, Chicago, Yondorf Block and Hall, 758 W. North Ave. (11/13/84)
ILLINOIS, Ford County, Paxton, Paxton Water Tower and Pump House, 145 S. Market St. (11/13/84)
ILLINOIS, Hancock County, Niota vicinity, Cambre House and Farm, SW of Niota (11/13/84)
ILLINOIS, Jackson County, Murphysboro, Mobile and Ohio Railroad Depot, 1701 Walnut St. (11/13/84)
ILLINOIS, Lee County, Dixon, Brookner, Christopher, House, 222 N. Dixon Ave. (11/13/84)
ILLINOIS, Rock Island County, Rock Island, Fort Armstrong Hotel, 3rd Ave. and 19th St. (11/13/84)
ILLINOIS, Sangamon County, Springfield, Camp Lincoln Commissary Building, 1301 N. MacArthur Blvd. (11/13/84)
ILLINOIS, Sangamon County, Springfield, Hickox Apartments, 4th and Cook Sts. (11/13/84)
ILLINOIS, Will County, Plainfield, Standard Oil Gasoline Station, 600 W. Lockport St. (11/13/84)

INDIANA, Allen County, Fort Wayne, West End Historic District, Roughly bounded by Main, Webster, Jefferson, Broadway, Jones, and St. Mary's River (11/15/84)
INDIANA, Marion County, Indianapolis, Indianapolis Chair Manufacturing Company, 330 W. New York St. (11/15/84)