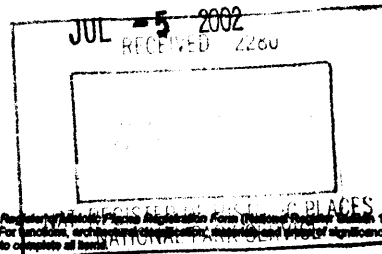


United States Department of the Interior  
National Park Service



**National Register of Historic Places  
Registration Form**

1022

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 16). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For landmarks, architectural significance, archeological significance, scientific significance, or other categories 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.

**Name of Property**

historic name Rose Hill Historic District

other names/site number \_\_\_\_\_

**2. Location**

street & number 1400 - 1700 blocks of Douglas St., Grandview Blvd. & Summit St. N/A  not for publication

city or town Sioux City N/A  vicinity

state Iowa code IA county Woodbury code 97 zip code 51102

**3. State/Federal Agency Certification**

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

Donell J. Lake July 16, 2002  
Signature of certifying official/Title 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 certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau \_\_\_\_\_

**4. National Park Service Certification**

I hereby certify that the property is:  
 entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain): \_\_\_\_\_

for  
Signature of the Keeper

Date of Action

Edson A. Beall 9/12/02

Rose Hill Historic District  
Name of Property

Woodbury County, IA  
County and State

**5. Classification**

**Ownership of Property** (Check as many boxes as apply)  
 private  
 public-local  
 public-State  
 public-Federal

**Category of Property** (Check only one box)  
 building(s)  
 district  
 site  
 structure  
 object

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

Contributing	Noncontributing	
130	84	buildings
	1	sites
		structures
		objects
130	85	Total

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

**Number of contributing resources previously listed in the National Register**  
2

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)  
DOMESTIC/Single Dwelling  
DOMESTIC/Secondary Structure  
DOMESTIC/Multiple Dwelling  
RELIGION/Religious Facilities

**Current Functions**  
(Enter categories from instructions)  
DOMESTIC/Single Dwelling  
DOMESTIC/Secondary Structure  
DOMESTIC/Multiple Dwelling  
RELIGION/Religious Facilities  
SOCIAL/Clubhouse  
COMMERCE/TRADE/Business  
AMUSEMENT/RECREATION/Entertainment

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)  
LATE VICTORIAN/Queen Anne  
LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS/Colonial Revival  
LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS/Tudor Revival

**Materials**  
(Enter categories from instructions)  
foundation STONE/Limestone  
walls WOOD/Weatherboard  
WOOD/Shingle  
roof ASPHALT  
other \_\_\_\_\_

**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.)

Property is:

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

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND

DEVELOPMENT

**Period of Significance**

1885-1942

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Baldwin, George G.

**Primary location of additional data:**

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

Name of repository:

10. Geographical Data

Acreege of Property 32 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1 [114] [7112082] [4709036] 2 [114] [7113016] [4709036]
Zone Easting Northing Zone Easting Northing
3 [114] [7113016] [4708092] 4 [114] [7112082] [4708092]
See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Marlys A. Svendsen, Svendsen Tyler, Inc.
organization for City of Sioux City date January 2002
street & number N3834 Deep Lake Road telephone 715/469-3300
city or town Sarona state WI zip code 54870

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

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

Property Owner

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

name Various - see continuation sheet
street & number telephone
city or town state zip code

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

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

**United States Department of the Interior  
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**NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet**

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Rose Hill Historic District  
Name of Property

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**Architectural Classification** (continued)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Prairie School

**Materials** (continued)

foundation: CONCRETE

walls: BRICK

walls: STUCCO

roof: STONE/Slate

**Architect/Builder** (continued)

Loft, Edward W.

Burkhead & Reese – Burkhead, George W. and Reese, James S.

McLaughlin, William D.

Steele, William L.

Lytle Company

Beuttler & Arnold – Beuttler, William and Arnold, Ralph

Westerlind, Knute E.

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**Narrative Description:**

The Rose Hill Historic District is a rectilinear neighborhood located seven blocks north of the downtown at the crest of a hill roughly bounded by 18th Street on the north, the alley east of Douglas Street on the east, 14th Street on the south, and the rear property lines of lot along the west side of Summit Street, formerly Water Street, on the west. Grandview Boulevard, originally named Pearl Street, extends north-south through the center of the district with short stretches of 15th, 16th, and 17th streets intersecting to create an irregular block grid. Steep inclines along the east and west boundaries of the district have restricted the construction of through north-south alleys.

All of the Rose Hill Historic District is contained within the Rose Hill Addition laid out in 1884 by a group of Sioux City entrepreneurs. The three north-south streets, Douglas, Grandview and Summit, were laid out with standard 80 foot widths while the east-west numbered streets have 66 foot widths. All alleys measure 16 feet. Block size in the district ranges from approximately 316 feet by 316 feet to 316 feet by 682 feet with 14 lots platted on the smallest blocks in the northwest corner of the district and 30 lots on the larger blocks in the balance of the district. Platted lots throughout the district had approximately 45 feet of street frontage and a depth of approximately 140 feet. Development of the Rose Hill Addition through the years saw instances of subdividing of combined lots into smaller building parcels as well as the retention of several multi-lot parcels for large corner residences. All of the streets in the district are paved in asphalt. 18th Street serves as a minor arterial street, Douglas Street operates as a north bound one-way, and the other streets are local two-way streets.

The terrain of the Rose Hill Historic District rises from south to north and west to east with an elevation change of approximately 90 feet from the intersection of Summit and 14th streets to Grandview Boulevard and 18th Street. Further topographic change within the neighborhood has required the construction of sloped and terraced lots. Retaining walls built of red granite, fieldstone, and concrete block extend to a height of 12 to 15 feet along the alley east of Douglas Street. Shorter retaining walls of 6 to 8 feet line the alley between Douglas Street and Grandview Boulevard. The retaining walls lining the alley west of Summit Street and south of 18th Street are built of red granite and extend to a height of 8 to 12 feet. Shorter sidewalk retaining walls extend along the 1700 block of Summit Street. Properties along the west edge of the district have steep drop-offs that provide dramatic views of the low lands along Perry Creek.

Houses throughout the district are sited level with the street, on slight upgrades, or in a few instances, on substantial inclines. When originally developed in the late 19<sup>th</sup> century, early photographs show the area consisted of rolling prairie most likely used for grazing. Soon after the area was developed trees were planted in the parking strip. The age of current day trees suggests that considerable planting took place between World War I and II. Street plantings included silver maple, ash, hackberry, American elm, and a few catalpas with conifers generally reserved for settings within private lots. Dutch elm disease decimated the elm trees by the 1970. Today streets in the Rose Hill neighborhood are lined by a mixture of 60 to 80 year old trees measuring 40 to 75 feet in height.<sup>1</sup> There are no natural water features within the district. One small city playground known as Rose Hill Park is located on a vacant lot at 1431 Grandview Boulevard in the district. The nearest city park is Grandview Park established in 1908 and located at the terminus of Grandview Boulevard and 24<sup>th</sup> Street.

The historic building stock in the Rose Hill Historic District includes a mix of single-family dwellings, duplexes, small apartment buildings, and one synagogue/church. These buildings date from the mid-1880s through the 1920s. A handful of non-contributing structures built in recent years house apartments and professional offices. These buildings are concentrated along the north end of Grandview Boulevard.

<sup>1</sup> Interview with Kyle Smith, City Gardener for the City of Sioux City, December 18, 2001.

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The largest building in the district is Shaare Zion Synagogue at 1522 Douglas Street (Photo #1). It was constructed in 1927 based on a design by prominent Sioux City architect Knute E. Westerlind. Built near the end of the historic development period of the district, this Byzantine Revival Style synagogue replaced an earlier Queen Anne Style residence. The two and a half-story brick and stone synagogue has a square-plan with a flat roof and low, semi-circular pediments facing the front and midway along the side. The front pediment features a pair of tablets inscribed in Hebrew with the Ten Commandments. Elaborately decorated bands of stone echo the roofline featuring a stylized version of the Star of David and a series of contiguous semi-circular arches. Pairs of similarly arched windows are grouped in pairs along the front and side facades. The entrance portico features Doric stone columns and a simple entablature. A one-story addition built on the south side of the building in 1962 contains a social hall. Though used as a protestant church now, the interior of the synagogue survives with relatively few changes. Marble lines the walls and chandeliers decorated with the Star of David hang from the barrel vaulted ceiling. The synagogue was converted to use as Mt. Olive Baptist Church when the synagogue relocated in the mid-1990s. The building qualifies as a key contributing structure in the district.

A series of double houses was originally built along the north side of 14th Street in the late 1880s and early 1890s were the only original multi-family housing in the district. These duplexes were designed to look like large single-family dwellings. They include pairs of double houses in the 300 block of 14th Street in both the side-by-side form (309-311 and 315-317 14th Street, Photo #2 and #3) and in the up-down configuration. A third pair of double houses at the corner of Douglas and 14th streets (1400 Douglas/407 14th Street and 409-411 14th Street) includes a front-rear configuration and a side-by-side form. Two other double houses were built in the mid-1890s at 1621-1623 and 1625-1627 Douglas Street. Another double house is located at 312-314 18th Street was built in the up-down configuration. Because of alterations, two of the nine double houses built in the Rose Hill Historic District are considered non-contributing structures. The other seven are considered contributing with those at 309-311 and 315-317 14th Street and at 312-314 14th Street retaining sufficient integrity to be considered key contributing structures. No other examples appear to have been built in the neighborhood although it was a common house form throughout the city.

The balance of the Rose Hill Historic District contains single-family housing stock that dates from the mid-1880s through the 1920s and secondary structures erected from the mid-1880s through the 1940s. Approximately 40 percent of the buildings originally constructed as single-family houses are architecturally significant individually or key contributing structures. Another 40 per cent qualify as contributing structures within the district but are not individually significant. A total of 28 houses are non-contributing due to their date of construction or significant alterations.

The Rose Hill Historic District exhibits a variety of late 19<sup>th</sup> and early 20<sup>th</sup> century historic architectural styles including excellent examples of the Queen Anne, Colonial Revival, Tudor Revival, Craftsman and Prairie School style buildings. Many of the houses are examples of vernacular house forms commonly found in Sioux City during that period. The vernacular forms that appear most frequently in the Rose Hill Historic District include the American Four-Square, Front Gable Roof and Suburban Cottage, Bungalow or Bungalow Cottage, Gambrel Cottage, Side-Gable Roof, and English Cottage.

Residential blocks in the district are distinguished by a mix of large houses set on multi-lot corner sites, densely spaced moderate sized houses, and smaller cottages built late in the neighborhoods development as infill. Setback of buildings is relatively uniform along Summit Street, the east side of Douglas Street, and the east side of Grandview Boulevard. Building parcels are deep except for most corner lots where rear portions have been divided to provide housing sites facing onto the intersecting numbered streets. In a few cases such as along 16th Street, large corner lots have been retained with carriage houses or garages occupying rear sections. The pattern of building and density of the Rose Hill neighborhood is a result of the organic manner in which the area was developed over six decades.

The district's two and two-and-half-story houses are constructed of frame, brick, stone, and stucco with frame being the

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most popular. Wood cladding includes narrow, medium and wide width clapboard or decorative shingles. Masonry materials include dressed and ashlar stone, rusticated concrete block for foundations, and locally manufactured pressed brick. In the southeast blocks, more than 25 houses display design features held over from the Queen Anne period. The asymmetrical facades, decorative trim, towers or turrets, and varied shingle detailing used in house, porch, and dormer-gables are examples of Queen Anne design elements in evidence. Further north, houses were built in the American Four-Square, Front-Gable Roof, and Side-Gable Roof house forms. Design features and detailing from the Colonial Revival, Craftsman, and Prairie School styles are found on these houses. The northern ends of Grandview Boulevard and Summit Street were developed the most recently and contain examples of the same vernacular house forms. Styles in evidence include the Tudor Revival, Craftsman, and Prairie School.

Some of the better examples of the residential architectural styles and vernacular house forms in the Rose Hill Historic District are listed below.

***Residential Architectural Styles***

Queen Anne Style

Martin L. Sloan House, 1423 Douglas Street (Photo #4, 1888)  
George H. Bogue House, 1506 Douglas Street (1885)  
Thomas F. Bevington House, 1511 Douglas Street (1886/1901) – Livingston House  
Ulysses Grant Whitney, 1715 Douglas (1898)  
Charles M. Hopper, 1422 Grandview Boulevard (Photo #5, 1897-98)  
J.P. Mullhall House, 1524 Grandview (1903)  
George W. Avery House, 1616 Grandview Boulevard (Photo #6, 1899)  
Mary Wall House, 209 14th Street (c. 1891)  
Unnamed Double House, 312-314 18th Street (c. 1890)

Colonial Revival

J.J. Wilson, 1515 Douglas Street (1885) - Livingston House  
Elzy G. Burkham House, 1525 Douglas Street (Photo #7, 1894)  
Abner Wilson House, 1602 Douglas Street (Photo #8, 1905-1906)  
Theodore F. H. Spreng House (first), 1616 Douglas Street (1904)  
G. A. Ford House, 1719 Douglas Street (Photo #9, 1905)  
John C. Nugent House, 1514 Grandview Boulevard (c. 1910)  
Arthur J. More House, 1601 Grandview Boulevard (1912)  
Robert H. Munger, 1610 Grandview Boulevard (1907)  
James Henricksen House, 1424 Summit Street (1916)  
Alfred Hallam House, 1524 Summit Street (Photo #10, 1905)  
John W. Shuman House, 1709 Summit Street (c.1916)  
M E. Case, 1717 Summit Street (Photo #11, 1917)  
Unnamed double house, 309-311 14th Street (Photo #2, 1888)  
Unnamed double house, 315-317 14th Street (Photo #3, 1888)

Tudor Revival

Edwin J. Stason House, 1608 Summit Street (1922)  
Ira D. Benson House, 1715 Summit Street (Photo #12, 1916)



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Craftsman

August Draheim House, 1606 Douglas Street (1926)  
Paul M. Schmidt, 1701 Douglas Street (Photo #13, 1922)  
Jerome Weibel House, 1701 Summit Street (Photo #14, 1915)  
F. D. Morgan House, 1718 Summit Street (1910)

[Note: for more examples see American Four-Square house form below]

Prairie School

William B. Palmer House, 1619 Grandview Boulevard (Photo #15, 1910)  
Herman F. Miller House, 1523 Summit Street (Photo #16, 1924)  
Issac Miller House, 1527 Summit Street (Photo #16, 1924)  
C.R. Tyler House, 1714 Summit Street (Photo #17, 1912)

***Vernacular House Forms***

American Four-Square

Laurence L. and Lenora Harrington House, 1614 Douglas Street (1909)  
G. A. Ford House, 1722 Douglas Street (1906)  
Claus Madson House, 1510 Grandview Boulevard (Photo #18, 1916)  
Jeremiah C. Meacham House, 1722 Grandview Boulevard (1908)  
Ulysses G. Purcell, 1515 Summit Street (1902-03)  
C.H. Sieh House, 1601 Summit Street (Photo #19, 1912)  
J.B. Walker House, 1602 Summit Street (1913)  
H A. Wetmore House, 1614 Summit Street (1914)  
William U. Borton, 1622 Summit Street (1908)  
F.H. Spangenberg House, 409-411 16th Street (c. 1920)  
Unnamed House, 209 17th Street (c. 1910)

[Note: most examples have Colonial Revival, Craftsman, or Prairie School Style attributes]

Front-Gable

P.G. Hicks House, 1624 Douglas Street (1913)  
Albert T. Bennett House, 1714 Douglas (Photo #20, 1904)  
J.P. Twohig House, 1404 Summit Street (1912)  
C.E. Martin House, 1502 Summit Street (1908)  
W. C. Wells House, 1702 Summit Street (c. 1903)  
O. A. Olson House, 207 14th Street (1912)

Suburban Cottage

William C. Deitch House, 1718 Douglas Street (1903)  
George M. Soper, 1500 Grandview Boulevard (c.1903)  
Martin Every House, 1430 Summit Street (Photo #21, 1908)

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Bungalow and Bungalow Cottage

Max L. Decker House, 1415 Summit Street (Photo #22, 1922)  
Roy G. Gayle House, 1417 Summit Street (Photo #22, 1922)  
George Park House, 1720 Summit Street (Photo #23, 1907)

Gambrel Cottage

Daniel P. Putnam House, 1411 Douglas Street (Photo #24, 1889)  
Edmund Lindsey House, 1628 Grandview Boulevard (Photo #25, 1899)

[Note: Also considered Colonial Revival or Dutch Colonial]

Side-Gable Roof

Hattie Servis House, 209 16th Street (1915)

English Cottage

Edward Dopheide House, 1615 Grandview Boulevard (1942)

The condition of houses in the Rose Hill Historic District ranges from fair to excellent. A substantial number of residences continue as single-family homes with subdivision into duplexes or apartments more common in the southeast blocks of the district. As might be expected, a number of the largest residences have been converted to apartments but a surprising number are retained for single-family use. Two residences have been converted to use as bed and breakfast inns (1525 Douglas Street and 1602 Douglas Street). The most likely alteration to houses in the district is the addition of synthetic siding including asbestos shingle siding dating from the 1940s and aluminum siding or vinyl siding added beginning in the 1960s. Other changes include the removal, alteration, or enclosure of porches with screening or fixed walls, the modification or addition of entrances, and the construction of rear wings and garages. A few instances of fire or demolition accomplished through urban renewal have seen the outright removal of buildings. Several new residences and office buildings have been built within the district in the northern blocks of Grandview Boulevard (1701 and 1723 Grandview Boulevard, 1605 Douglas Street, and 301-309 16<sup>th</sup> Street)

**Statement of Significance:**

***General:***

The Rose Hill Historic District is locally significant under Criteria A and C.

Under Criterion A it derives significance under the area of category "Community Planning and Development." The Rose Hill Historic District is associated with an important era of population growth and intense residential development in Sioux City at the end of the 19<sup>th</sup> century and the beginning of the 20<sup>th</sup> century. Prominent Sioux City residents undertook real estate development projects to both promote and benefit from the opportunities presented by this growth. Rose Hill was undertaken in this spirit.

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Additional significance under Criterion A derives from the fact that the Rose Hill Historic District represented a cross section of middle and upper income households with prominent business and professional leaders living next door to a working class families. Individuals who were leaders in the community and made significant contributions to local industry and commerce as well as the professional and cultural life of the community resided in the district.

Under Criterion C the Rose Hill Historic District is significant as a representative collection of the residential architectural styles and vernacular house forms that appeared in Sioux City neighborhoods from the 1880s through the 1940s. A dozen examples of the work of important local architects have been identified to date with a likelihood that more exist. In addition to single-family dwellings, the district contains several architecturally significant examples of double houses and one religious facility.

One property within the district is already listed on the National Register of Historic Places: the Elzy Burkham House (1525 Douglas Street). This property contains two contributing resources, the main house and carriage barn.

Although a number of individual properties in the district are associated with important local business and civic leaders, no significance is asserted under Criterion B or Criterion D.

***The Development of Rose Hill Addition:***<sup>2</sup>

Sioux City saw its first permanent white settlers in 1849 when a group of cabins was constructed at the confluence of the Missouri and Big Sioux rivers. Six years later in 1855 the town site was laid out and early accounts suggest the village consisted of about 90 buildings and a population of 400 within a year's time. By 1868 the Sioux City and Pacific Railroad had entered Sioux City and new settlers saw the population increase to 1,380. Goods bound for Indian agencies, military outposts, and white settlements in the Dakotas and Montana were off loaded from rail at Sioux City and sent west by steamboats plying the Missouri River. Residential districts with such appealing names as Greenville, Prospect Hill, and the near Northside attracted new homebuyers.<sup>3</sup>

The decades of the 1870s and 1880s saw Sioux City experience of tremendous growth and development. The population stood at 3,401 in 1870 and more than doubled to 7,380 by 1880. The next five years saw an even more dramatic increase with population jumping to 19,060 by 1885. The period saw immigration to and through Sioux City increase with new rail lines constructed into Sioux City from nearly all directions. By 1891 eleven separate rail lines served Sioux City.

Perhaps of most significance, was the launching of Sioux City's meat packing business and the establishment of a local stock yards. This effort strengthened Sioux City's regional role in the production of cattle, hogs, sheep and horses for slaughter or resale. The economy boomed, attracting investors, manufacturers, wholesalers, and retailers. By 1890 population was 37,806 and Sioux City had the fifth largest meat packing industry in the nation. Promotional efforts saw the building of enormous corn palaces to celebrate the agricultural life of the region, the first completed in 1887. The assessed valuation of Sioux City real estate soared from just over \$1 million in 1882 to \$20 million in 1892.<sup>4</sup>

<sup>2</sup>Substantial portions of this section are taken from "Rose Hill Addition, Sioux City, Iowa: An Historical Study, HADB #31-040," published by the City of Sioux City's Community & Economic Development Department August 1, 2000. Gretchen Schalge, Planner, directed the survey completed of Rose Hill in 1999 and wrote the report.

<sup>3</sup>Sorensen, Scott and B. Paul Chicoine, *Sioux City: A Pictorial History*, (Norfolk, Virginia: The Donning Company), 1982, p. 40.

<sup>4</sup>Haefner, Marie, "The Boom in Sioux City," *The Palimpsest*. Vol. 21, State Historical Society of Iowa, 1940, p. 55.

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Against this backdrop the Rose Hill Addition was platted on July 3, 1884 by a group of Sioux City entrepreneurs who sought to cash in on the housing development boom. They included James E. Booge, William H. Livingston and his wife Anna, Orville J. Taylor, and Ransom J. Chase. The business interests of these men ran the gamut of Sioux City's local economy. Booge was the pioneer founder of Sioux City's livestock business setting up the city's first packing plant in the early 1870s. The Livingstons owned and operated a clothing and drygoods business bearing William's name. Chase and Taylor were both attorneys and business partners in a local law firm prior to Chase's retirement from the business in 1883.

The Rose Hill Addition included a 32-acre tract of prairie that covered a hilly section north of the city. Some of Rose Hill's lots overlooked the downtown, which was located less than a mile to the south. During the summer of 1884 Rose Hill's proprietors spent more than \$3,000 cutting and grading of the hill for streets, leveling building lots, and extending utility lines. Lot sales proved disappointing but grading activity continued into 1885. The options given homebuilders in other residential subdivisions such as Highland Park, Higman's Addition, Kirk's Addition, and the nearby Hedges Addition may have created a temporary oversupply. The year-end account of building activity in 1884 that appeared in the *Sioux City Journal* indicated that building in the Fourth Ward had fallen off. The report speculated that this area which included the Rose Hill Addition, likely saw construction fall off due to the fact that this was the area favored by business men and that "in times like these they do not care to withdraw their capital from business to build residences."<sup>5</sup>

To spur development in the addition and assure a return on their investment, several of Rose Hill's initial investors erected speculative houses for sale or rent. In 1885 Anna Livingston retained George Baldwin to design a pair of similar single-family houses at 1414 and 1418 Douglas Street which she retained for rental purposes. Anna together with her husband William also financed the construction of several single-family homes in the 1500 block of Douglas Street that were sold to employees of the Livingston's dry goods store. Mary Cary, a clerk for the W.H. Livingston Company, owned the house at 1511 Douglas Street from 1886 until 1894. J.J. Wilson, also a clerk for the Livingston Company, owned the house next door at 1515 Douglas Street built in 1885. Both houses were beyond the scale of houses that might be considered affordable for store clerks at the time. One of the speculative houses built by Anna Livingston was erected at 1711 Douglas Street. The house was constructed in 1888 and sold just two years later by Anna to Henry Taylor, an attorney, and his wife Rose. The Livingston's investment interests also included double houses built for rental purposes at 1621-23 Douglas Street and 312-14 18th Street.

Homebuilding continued slow three years after Rose Hill was platted. Only 12 houses had been erected by 1887. Sioux City's economy continued to be robust, however, and as the building season commenced in 1888 the *Sioux City Journal* projected "The best boom a city can have is a building boom. Sioux City has one in sight."<sup>6</sup> The summer saw city contractors pave Summit Street between 14th and 18th streets with cedar blocks and set water mains in Douglas Street contractors between 14th and 18th streets.<sup>7</sup>

The largest building project begun that year was the group of four double houses located in the 300 block of 14th Street (309-311, 315-317, 319-321, and 323-325 14th Street, Photos #2 and #3). Construction records indicate that F.P. Lean built the double houses. Both William Gordon, an active real estate developer, and Charles Breun, a local grocer

<sup>5</sup>"Sioux City's Reward," *Sioux City Journal*, April 15, 1888, p. 5.

<sup>6</sup>"Sioux City's Reward," *Sioux City Journal*, April 15, 1888, p. 5.

<sup>7</sup>*Sioux City Journal*, June 28 and July 21, 1888.

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wholesaler and Rose Hill resident, were involved in the development of these Rose Hill rental properties.

At the end of 1888 when the *Sioux City Journal* asked Ransom Chase, one of Rose Hill's proprietors, to comment on future growth in Sioux City, he was optimistic about Rose Hill's prospects. He predicted that the investment in paving, sewers, gas lines and water pipes in the area bounded by Jackson Street (several blocks east of Douglas Street), Summit Street, and Twenty-First Street would attract homebuilders in 1889. Construction of the cable line on Jackson Street and electrification of the streetcar line on Pierce Street would further spur development in the area. Chase described a gentleman casting an eye along the upper end of Pearl Street (Grandview Boulevard) exclaiming "Sioux City has got but one Rose hill; there is nothing to match it. Therefore, young man, I say keep your eye pretty steadily to the north."<sup>8</sup> Whether Chase's account referred to a real life observer or simply an optimistic apparition, his unbridled confidence in Rose Hill could not be doubted.

Chase's optimism reflected other civic progress as well. The Peavey Grand Opera House opened in the summer of 1888 in the new Chamber of Commerce Block. The city's second annual Corn Palace, an attraction that drew thousands of visitors during its week-long run, impressed national journalists and gave Sioux City the nickname of Corn Palace City. The city's first cable car line was under construction and scheduled to open the following year along Jackson Street and the city's second bridge was planned to cross the Missouri River. Enthusiasm permeated the community. In the same newspaper edition that Ransom Chase predicted excellent prospects for Rose Hill, his fellow investor, James E. Booge took out an advertisement imploring Sioux City residents to buy land especially in Rose Hill. The advertisement ran in the *Journal* for two months and read as follows:<sup>1</sup>

**"Sioux City to the Front"**

**1889 Will Be the Booming Year, And You will Never See the Time  
Again that Sioux City Property can be Bought at Present Prices.**

In the past year property has doubled in value, and we predict that in the next year values will advance 100 per cent, from present prices. We own all property which we offer for sale, and are therefore able to make bedrock prices and most favorable terms to purchasers. We have desirable residence and business property in all parts of the City, including ROSE HILL, which for location and beauty is not surpassed in the city.. It is the finest residence part of the city. The streets are parked and paved. These lots are easy to access being one block from Street Car line and three blocks from Cable line. This property lies between 14th and Twenty-first Streets in this part of the city. Anyone buying a lot and paying one-half cash on same, we will build a house costing from \$3,000 to \$4,500 and our payment for same in equal annual payments, due in 2, 3, 4 & 5 years.

*Jas. E. Booge & Sons*

As predicted the 1889 construction season saw development in Rose Hill flourish with a number of opulent Queen Anne

<sup>8</sup>"Direction of Growth," *Sioux City Journal*, December 30, 1888, p. 12. Note: the boundaries of Rose Hill mentioned in this article included Rose Hill Second Addition which extends north to Twenty-first Street.

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Style houses completed. Nine residences were constructed including some of the district's largest and most expensive to date. Among the most significant were the Thomas P Gere House at 1509 Grandview Boulevard and the Richard C.A. Flournoy House at 1427 Douglas Street. Gere was the president of the Sioux City and Northern Railroad Co., vice-president of the Sioux City Terminal & Warehouse Co. and a member of the board of directors of the Corn Exchange National Bank. Flournoy was a prominent local realtor who handled a number of vacant lots in the Rose Hill Addition. Ransom J. Chase backed his predictions for Rose Hill with a personal investment during 1889 building a personal residence at 1529 Grandview Boulevard. As the decade drew to a close, building activity records show that the primary lots to see development continued to be located along Douglas Street and Pearl Street (Grandview Boulevard).

The decade of the 1890s brought change to Sioux City's economy and housing market that was felt in Rose Hill. In early 1892 John Pierce, Sioux City's chief financial booster and a real estate developer of north side residential districts bordering Rose Hill, ran into financial difficulties. His construction of the new Missouri River Combination Bridge was suspended and he was eventually forced into bankruptcy. The bridge announcement was followed by the scaling back of plans for the 1892 Corn Palace due to a drop in attendance for the previous year. The final blow came on May 18, 1892 when without warning, a wall of muddy water six feet in height and nearly a mile across swept down the Floyd River through the Bottoms neighborhood and the Union Stock Yards. The flood killed ten people, destroyed between 400 and 500 homes, leveled the stock yards, and left the city on the brink of financial ruin.<sup>9</sup> In the wake of the flood, James E. Booge's meat packing plant closed, the Union Stock Yards Co. went into receivership, and hundreds of workers lost their jobs.

The following year matters deteriorated further. Amidst efforts to reorganize the stock yards and packing industry, a national financial panic struck. Sources of eastern capital dried up and two of Sioux City's most important financial institutions, the Union Loan & Trust Co. and the Hedges Trust Co. went into receivership. Other companies collapsed in the wake of these announcements creating a downward economic spiral that would keep the local real estate market in turmoil for years. The effect of these events can be measured in the amount of homebuilding that took place in Rose Hill. A comparison of the number of buildings erected during the latter half of the 1880s versus the entire decade of the 1890s is striking. The first five-year period saw 19 buildings constructed while the following ten-year period saw only 16 houses completed.

As the turn of the 20<sup>th</sup> century approached, Sioux City's economy was righting itself with the leadership of local entrepreneurs and the help of sometimes reluctant outside capitalists. Population growth, which had stagnated during the 1890s resumed. Federal census figures show Sioux City grew more than 50 percent from 33,111 in 1900 to 47,828 in 1910. During this same period the Rose Hill Historic District saw a 100 percent increase in houses with 35 new single-family residences and double houses completed. The subsequent decade saw continued growth with the 1920 Federal Census recording a population of 71,227. The Rose Hill added another 28 houses during the decade.

A small controversy struck the Rose Hill neighborhood in 1910 when plans were announced for the opening of the Neal Institute in one the double houses located in the neighborhood. James E. Bruce, president of the private company operating the Institute planned to operate an alcohol treatment facility in the building. Rose Hill residents protested the establishment of the Institute before the city council claiming it would be a nuisance to the neighborhood. Their protests were unsuccessful and Bruce established the Neal Institute a short time later at 1625 Douglas Street, advertising the residential facility with the motto "The Three Day Drink Habit Cure."<sup>10</sup>

<sup>9</sup> Sorensen, Scott and B. Paul Chicoine, *Sioux City: A Pictorial History*, (Norfolk, Virginia: The Donning Company), 1982, p. 102.

<sup>10</sup> "Institute called Nuisance," *Sioux City Journal*, May 18, 1910, p. 6; Advertisement, 1911 City Directory, p. 81.

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Sioux City's population continued to grow through the 1920s peaking at 87,660 in 1930. Homebuilding in the Rose Hill neighborhood, however, dropped off due mostly to the diminishing number of lots available for construction. During the decade of the 1920s only 11 houses and one religious building were constructed, all along Summit Street or along and north of 16<sup>th</sup> Street.

Construction of the Shaare Zion Synagogue at Douglas and 16<sup>th</sup> streets took place in 1927 and was the most substantial building project of the decade. Shaare Zion had formed after a reorganization two years earlier in response to a growing Jewish population in the city with Hyman Rabinowitz, a Lithuanian immigrant, as its first rabbi. Sioux City's population included a number of Jewish immigrants among the southern and eastern Europeans who came to work in the stock yards during this period,<sup>11</sup> however, it is not known whether or not these individuals made up any portion of Shaare Zion's membership. Total Jewish population in 1919 was 2,500<sup>12</sup> or approximately 4 percent of the total citywide population. No studies have been completed of religious group membership among residents in the neighborhood, although the presence of several Jewish families in the Rose Hill area suggests this may have been a factor in the location of Shaare Zion Temple in the district in 1927.

On the eve of the Great Depression the first and second generations of development in the Rose Hill neighborhood were nearly at an end. New construction was confined to the addition of a few garages and the conversion of some of the large houses to duplexes and apartments. Citywide population dropped during the decade to 82,364. The decade of the 1940s saw continued development of a similar sort. One new house was added in 1942 with garage construction resuming throughout the district after World War II ended.

An examination of Sanborn Fire Insurance Maps published for 1901 with updates to 1919 and for 1924 with updates to 1944 and 1959 sheds light on the development patterns of the Rose Hill Historic District after the turn of the century. The 1901 map confirms the presence of scattered vacant lots along the 1400 and 1500 blocks of Douglas Street and Pearl Street (Grandview Boulevard) and more vacant lots in the 1600 and 1700 blocks. Large houses with multi-lot sites dominated the intersections and giving a spacious quality to the neighborhood. Summit Street had only three houses in place in 1901. One important public building already in place by 1901 was the Sioux City High School several blocks southeast of the district between Twelfth and Thirteenth streets and Nebraska and Jackson streets. Clark's Addition located west of Rose Hill Addition remained largely vacant, as did the blocks along McDonald, Main, and Cook streets in the vicinity of Perry Creek.

By 1919 updates to the 1901 map show the neighborhood had seen a major transformation. Douglas Street was nearly fully developed with the northern blocks of Pearl Street, renamed Grandview Boulevard in 1914, remaining less than 50 percent developed. The most dramatic change was along the western blocks of the district along Summit Street. More than 30 houses appeared during the decades leading up to World War I. Alleys were dotted with one and two-story carriage houses and garages. A nearby landmark that appeared in these years was Samaritan Hospital in the 1700 block of Pierce Street. Several large multi-family building complexes appeared just south of the district – Unity Place located at the northwest corner of 13<sup>th</sup> and Douglas streets consisted of ten contiguous two and three-story brick row houses. The Wirick Flats, a three-story frame apartment building, was located at 400-412 14th Street. The Perry Creek valley west of Summit Street remained largely undeveloped excepted for the Rathburn green house complex at the intersection of 15th and Omaha streets.

<sup>11</sup> Sorensen and Chicoine, p. 134.

<sup>12</sup>Figure cited in information about Jewish cemeteries in Iowa - Hirschfeld, Alan "Directory of Jewish Local Organizations in the United States," in *American Jewish Year Book 5680 September 25, 1919 to Sept. 12, 1920*; volume 21, American Jewish Committee. Available online at <http://www.jewishgen.org/cemetery/northamerica/iowa.html>. Accessed January 7, 2002.

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The 1944 updates of the 1924 map show a handful of lots remaining in an otherwise fully developed neighborhood. The most substantial new structure in the district was the Shaare Zion Synagogue at the southeast corner of Douglas and 16th Street replacing an earlier single-family dwelling. At the northwest corner of 17th Street and Grandview Boulevard, the large frame residence (non-extant) had been converted into a nursing home. A dozen new single-family dwellings erected during the 1920s were built on scattered lots in the district's northern blocks. Just outside the southern boundary of the district at the southwest corner of Summit and 14th streets, a series of one-story frame dwellings wrapped the block. A shop space occupied the corner of the L-shaped enclave of adjoining buildings.

The first wave of development in the Rose Hill Historic District saw houses built by factory owners, merchants, and professionals. For many of these individuals buying and holding real estate was an investment strategy as well as a way of life. The opulent mansions were a demonstration of their success as Sioux City capitalists. After the turn of the 20<sup>th</sup> century, Rose Hill's new residents were typically of more modest economic means. A number of railroad workers, traveling salesmen, livestock commission agents, and retail business managers purchased homes in the area. The new houses were somewhat smaller and their appointments more restrained. By the time the district was fully developed by the late 1920s, the neighborhood consisted of a mix of middle and upper income households. Information gleaned from biographical histories, city directories, obituaries, and other sources provides a sampling of the district's residents, their occupations or professions, business affiliations, and the location of the houses they occupied:

**Douglas Street**

Daniel Putnam, traveling agent, (1889); Frank Hatch, president, Long & Hansen, Livestock Commission Agents, (1911) - 1411 Douglas  
Frank Frick, salesman, Fitzsimmons-Pierce Live Stock Commission Co., (1911) - 1414 Douglas  
William Warnock, president, William Warnock Co., hardware, autos & supplies, (1911) - 1417 Douglas  
John Mullaney, grain agent, Grain Exchange, (1911) - 1418 Douglas  
Granville Healy, attorney & real estate developer, (1885); Charles Davis, president, Davis & Co., agricultural implements (1911) - 1422 Douglas  
Martin Sloan, grocer, (1888); George Conway, wholesale cigars, (1911) - 1423 Douglas  
William Sears, attorney, (1911) - 1426 Douglas  
Richard Flournoy, real estate developer, (1890, 1911) - 1427 Douglas  
Fred Burbank, secretary, Curtis Sash & Door Co., (1909) - 1428 Douglas  
Howard Baker, president & gen. mgr., Sioux City Telephone Co., (1911) - 1506 Douglas  
Mary Cary, clerk, W.H. Livingston Co., drygoods, (1886); Thomas Bevington, attorney, (1894); Alpheus Beall, president, Dumber Realty Co., (1911) - 1511 Douglas  
Elzy Burkham, real estate developer (1894) - 1525 Douglas  
James Hartray, traveling agent, (1911) - 1602 Douglas  
August Draheim, mechanic, (1928) - 1606 Douglas  
Joseph Stevens, foreman, Sioux City Journal stereotype department, (1903) - 1610 Douglas  
Northrup Johnson, president, Johnson Biscuit Co., (1911) - 1614 Douglas  
Theodore Spreng, physician, (1911) - 1616 Douglas  
P.G. Hicks, bookkeeper, Curtis Sash and Door Co., (1913) - 1624 Douglas  
Origen Dean, realtor and insurance agent, (1911) - 1628-32 Douglas  
Henry Taylor, attorney, (1890) - 1711 Douglas  
Albert Bennett, president, National Business Training School, (1904) - 1714 Douglas  
Ulysses G. Whitney, attorney, (1898, 1911) - 1715 Douglas  
William Deitch, president, Deitch & Lamar, printers, (1903) - 1718 Douglas  
George Ford, saloon, (1905) - 1719 Douglas



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B.F. Swan, vice-president, Brown Coal Co., (1911) - 1719 Douglas  
Joseph Shoup, lawyer (1908) - 1724 Douglas  
Rose Grady, clerk, W.H. Livingston Co., drygoods store, (1888); Francis Warnock, physician (1911) - 1725  
Douglas

**Grandview Boulevard**

Paul Kalish, co-owner, Iowa Clothing Co. (1911) - 1400 Grandview  
George Shaw, buyer, Edwards & Bradford Lumber Co. (1911) - 1406 Grandview  
J. O. Sullivan, trainmaster, Great Northern Railway (1911) - 1409 Grandview  
William Monroe, physician (1911) - 1415 Grandview  
H.J. Scharf, Thiele Scharf Co., wholesale milliners, (1915) - 1420 Grandview  
Horace Moll, farm implement & seed dealer (1889) - 1423 Grandview  
G.M.Soper, druggist (1912) - 1500 Grandview  
John Herrick, traveling agent, Tolerton & Warfield, hardware store, (1901) - 1506 Grandview  
Thomas P. Gere, president, Sioux City and Northern Railroad Co. (1889); Frank Pelletier, president, Pelletier  
Co., department store (1911) - 1509 Grandview  
Thomas Ford, Ford & Dumphy, cigars & billiards (1911) - 1518 Grandview  
James Mulhall, realtor (1903) - 1524 Grandview  
Ransom Chase, lawyer (1889); O.O. Tolerton, president, Tolerton Stetson Warfield, wholesale grocers, (1898);  
George Call, realtor (1911) - 1529 Grandview  
Arthur More, president, Hornick, More & Porterfield, wholesale drugs, (1911) - 1601 Grandview  
Robert Munger, lawyer, (1907) - 1610 Grandview  
Edward Dopheide, president, Columbia Mutual Life Insurance Co., (1942) - 1615 Grandview  
John Magoun, president, Northwestern National Bank, (1911) - 1616 Grandview  
William Palmer, owner, Palmer & Co. produce and candy (1910) - 1619 Grandview  
Louis Martin, treasurer, T.S. Martin Co., drygoods store, (1909) - 1625 Grandview  
Edmund Lindsey, realtor (1899); George Call, Call Bond and Mortgage Co. (1902); Walter Montgomery, vice-  
president, Montgomery Lumber Co. and vice-president First National Bank, (1911) - 1628 Grandview  
Joseph Dean, real estate, loans and insurance, (1911) - 1700 Grandview  
Charles Harstad, president and manager, H & H Shoe Co., (1901) - 1718 Grandview  
Walter Orcutt, president, Orcutt Co., hardware & heating, (1907) - 1726 Grandview

**Summit Street**

F.L. Clark, clerk, T.S. Martin Co., department store, (1890); Patrick Moran, conductor, Chicago, Milwaukee & St.  
Paul Railroad, (1911) - 1403 Summit  
Max Decker, engineer, (1922) - 1415 Summit  
Roy Gayle, manager J.F. Bloom & Co, monuments, (1922) - 1417 Summit  
Fletcher McCormack, president, Sioux Fire Insurance Co. & vice-president, First National Bank (1898) - 1423  
Summit  
Martin Every, reporter, Sioux City Daily News (1904) - 1423 Summit  
Clarence Martin, clerk, (1908) - 1502 Summit  
H.F. Norris, bookkeeper, Pelletier Co., department store (1913) - 1504 Summit  
Charles Goetz, bookkeeper, Sioux City Gas & Electric Co., (1899) - 1507 Summit  
Herman Miller, vice-president, I. Miller & Co., oil company (1924) - 1523 Summit  
Alfred Hallam, lawyer, (1905) - 1524 Summit  
Isaac Miller, president, I. Miller & Co., oil company (1924) - 1527 Summit

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C.H. Sieh, president, Iowa Communication Co. (1912) - 1601 Summit  
J.B. Walker, corporate secretary, Pelletier Co., department store (1913) - 1602 Summit  
Edwin Stason, attorney (1922) - 1608 Summit  
A.E. Giesen, secretary and treasurer, Meyer Brothers Saddlery Co., (1915) - 1611 Summit  
H.A. Wetmore, Wetmore Auto Co., (1914) - 1614 Summit  
Oscar Olson, traveling agent, (1908) - 1621 Summit  
William Booton, secretary and treasurer, Cre-O-Lone Stock Tonic Co., (1908) - 1622 Summit  
Faye Windfield, deputy county superintendent of schools, (1910) - 1623 Summit  
Oliver Scott, railroad freight agent, (1911) - 1624 Summit  
Jerome Weibel, contractor, (1915) - 1701 Summit  
W.C. Wells, bookkeeper, (1903) - 1702 Summit  
Frederick Roost, physician (1914) - 1707 Summit  
John Shuman, physician (1916) - 1709 Summit  
C.R. Tyler, manager, Russell Brokerage Co., (1912) - 1714 Summit  
Ira Benson, manager, C.T. Hopper Furniture Co., (1916) - 1715 Summit  
M.E. Case, secretary and manager, Lindholm Furniture Co., (1917) - 1717 Summit  
Fred Morgan, manager, Cartan & Jeffrey, brokers, (1910) - 1718 Summit  
George Park, physician, (1907) - 1720 Summit  
William Barrie, carpenter, (1899); Elmer Turner, buyer, Edwards & Bradford Lumber Co., (1911) - 1723 Summit

**14<sup>th</sup> Street**

George Hicks, auditor, First National Bank (1911) - 113 14<sup>th</sup>  
Oscar Olson, president, Automatic Valve Seating Machinery Co. (1911); Charles Carroll, salesman (1921) - 207 14<sup>th</sup>  
Francis Smith, Sioux City Livestock Commission Co., (1911) - 209 14<sup>th</sup>  
Joseph O'Donnell, manager, Western Union Telegraph Co., (1911); Wanda Evans, stenographer (1921) - 309 14<sup>th</sup>  
Arthur Kalish, co-owner, Iowa Clothing Co., (1911) - 311 14<sup>th</sup>  
Samuel Dryfoos, Marx & Dryfoos, brokers, (1911) - 315 14<sup>th</sup>  
Mary Crosby, dressmaker (1921) - 409 14<sup>th</sup>

A number of the district's houses were occupied by the same family for many years. Some houses continued to be occupied by widows who often survived their husbands for several decades. A handful of families with similar surnames occasionally resided nearby. A number of instances found business owners and their partners or employees living within the same block or next door to one another. Working women made up a small minority in the neighborhood.

***Neighborhood Context for Rose Hill***

At the turn of the 21<sup>st</sup> century Sioux City contains a collection of historic and architecturally significant residential neighborhoods dating from the 1880s through the 1940s. Rose Hill survives as the most intact residential district near the downtown, its building stock dating from the 1880s through the 1920s. Rose Hill compares favorably in terms of historic associations, architectural importance, and building integrity with other Sioux City residential neighborhoods. Among the neighborhoods identified thus far by the City of Sioux City's survey efforts are Peirce's Addition, the Height's Addition, Sunset Addition, the Country Club neighborhood, and Morningside. A brief summary of each of these neighborhoods follows.

*Peirce's Addition* – Located north of downtown and roughly bounded by 28<sup>th</sup>, 39<sup>th</sup>, Howard and Water streets, Peirce's

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Addition was platted in 1887 and is one of the city's largest platted subdivisions. Most of the houses in this neighborhood range in age from the 1880s to the present, with the bulk of the dwellings being constructed between about 1910 and 1930. This addition is largely characterized by middle and upper middle class houses, ranging in style from Queen Anne to Prairie. Most likely the majority of the houses are the American Foursquare and Craftsman style. Following WWII there were a number of single story gable house constructed on vacant tracts within this subdivision, but for the most part, the architectural integrity of this addition remains in tact and the house largely unaltered.

*Height's Addition* – Platted in 1914, this subdivision is located in the hills above (to the east of) Perry Creek, approximately one mile north of Sioux City's downtown and the Rose Hill neighborhood. This is an exclusive neighborhood of large, architect-designed houses dating from about the 1910s to the 1940s and displaying a number of styles including Prairie, International, Colonial Revival, Tudor Revival, Neoclassical, Mission, and Craftsman. The Heights Addition was designed to lend the feel of an estate-type subdivision – the houses sit on large lots, adjacent to curved roadways with no sidewalk, curb or gutter. The houses in this neighborhood display a remarkable degree of architectural integrity and should be studied for their historic district potential.

*Sunset View Addition* – This subdivision was platted in 1923 and is located just north of The Heights Addition. Like The Heights, the houses in Sunset Addition date from the 1910s to the 1940s and are considered to be "up-scale". Although some of these residences are large and appear to be "architect-designed" homes, by and large the lot sizes are considerably smaller than the Heights and the houses of a more simple design – ranging in style from Craftsman to Tudor Revival. The houses in this neighborhood remain in-tact and should be studied for their historic district potential.

*Country Club Place Addition* – is located northwest of downtown on the west side of Perry Creek between about 37<sup>th</sup> and 45<sup>th</sup> Streets. This exclusive neighborhood was first platted in 1913, then replatted in 1920. The neighborhood is made up of large, architect-designed houses on estate-type averaging 150 feet x 190 feet in size. The houses have sweeping, deep front yards and the streets have no sidewalks or curbs. In 1956 a section of this neighborhood was replatted to include even larger lots – 300 feet x 640 feet. This new subdivision was called Country Club Hills and is located on high ground immediately west of the Country Club Place Addition. Most of the houses Country Club Place date from approximately the 1920s to the 1950s. Architectural integrity remains good and should be considered for studying it historic district potential.

*Morningside* – Consisting of a number of subdivisions, Morningside is a large, expanding neighborhood located southeast of Sioux City's downtown whose housing stock dates from about 1880 to present with the majority of houses being constructed from about 1910 to 1940. These houses are generally bounded on the north by Highway 20, on the west by Highway 75, on the east by Morningside Ave (County 982) and on the south by Glenn Avenue. This was Sioux City's first "streetcar suburb". The houses in this neighborhood include simple worker cottages along side a few opulent Queen Anne styled houses. Most houses, however, are modest-sized Colonial Revival and American Foursquare styled houses.

As noted above, the reason for nominating Rose Hill is the fact that it is the closest, intact neighborhood to Sioux City's downtown. During the late 20<sup>th</sup> century Rose Hill has seen as large number of single family houses converted to multiple family apartment buildings. Sometimes these conversions were made without regard for the architectural integrity of the buildings. By declaring this neighborhood an urban renewal and urban revitalization area and by designating it a National Register Historic District, the City of Sioux City hopes to bring needed attention to the area and reverse the neighborhood's decline. The City hopes to reduce the number of demolitions, to financially assist with appropriate restorations, and to educate its residents as to appropriate restoration methods.

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***The Architecture of the Rose Hill Historic District:***

The architecture of the Rose Hill Historic District represents a range of building type, style, and form typical of late 19<sup>th</sup> and early 20<sup>th</sup> century residential neighborhoods in Sioux City. One synagogue/church, nine double houses, more than a hundred single-family houses, and seventy carriage houses and garages are found in the district.

Eight architects or firms have been identified with buildings in the district. Many of the multi-family and single-family residential buildings in the Rose Hill Historic District are examples of the nationally popular architectural styles of the day. Good examples can be found of the Queen Anne Style, the Colonial Revival Style, the Craftsman Style, the Tudor Revival Style, and the Prairie School Style. Most, however, fall under the category of vernacular architecture. Here, too, building forms popular locally and around the United States from the late 1890s through the 1920s are present. They include the American Four-Square, the Front-Gable Roof (two-story and one-story), the Suburban Cottage, the Side-Gabled Roof two-story, the Bungalow and Bungalow Cottage, and the Gambrel Cottage. The most common house form in the district is the American Four-Square and the styles that appear the most frequently are the Queen Anne, Colonial Revival, and Craftsman. Examples of both the high style residences in the district and the vernacular architecture were likely drawn from pattern books and plan services. Though no specific houses have been identified as the products of pre-cut housing manufacturers, such housing was readily available in Sioux City. A discussion of the architecture of the district follows.

***Work of Architects in Rose Hill***

More than a dozen residences within the district are known to be the work of local architects; others are suspected of being based on custom designs. The architects and/or their firms are listed below in the order in which their design work was completed in the Rose Hill neighborhood.

- George G. Baldwin (1830-1891)
- Edward W. Loft (1854-1890)
- Burkhead & Reese – George W. Burkhead (1858-1931) and James S. Reese
- Lytle Company (ca. 1905-1929)
- William D. McLaughlin (1864-1897)
- William L. Steele (1875-1949)
- Beuttler & Arnold – William Beuttler (1883-1963) and Ralph Arnold (1889-1961)
- Knute E. Westerlind (1889-1960).

Pioneer Sioux City architect George Baldwin designed two houses at 1414 and 1418 Douglas Street shortly after development of Rose Hill got underway. Baldwin settled in Sioux City in 1871 and was active in designing during the city's 1880s boom period when population increased fivefold. It is not surprising that Anna Livingston, wife of one of the four men who platted the Rose Hill Addition, retained Baldwin to design two houses in 1885 that were used for rental purposes. The large, two-story houses had very similar designs that included asymmetrical front facades, hipped roofs, and two-story projecting gable roof bays. The original porches differed on the two houses and have subsequently been modified. Much of the Queen Anne detailing has been removed from both houses as well.

Another Livingston house in the neighborhood at 1511 Douglas Street was originally built in 1886 for Mary Cary, a clerk who worked for the W.H. Livingston Company, a drygoods store. Cary sold the house to Thomas Bevington, a local attorney in 1894 and seven years later he retained Sioux City architects Burkhead & Reese to enlarge and remodel the house. George W. Burkhead (1858-1931) began his career as a mason and contractor later studying architecture in

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Connecticut with architects Palliser & Palliser, authors of a dozen manuals for home design during the 1870s and 1880s. After opening an architect-contracting business in Sac City in 1887 he relocated to LeMars in 1893 where he briefly practiced before relocating to Sioux City the following year. Less is known about Burkhead's partner, James S. Reese, who practiced with Burkhead for about ten years.<sup>13</sup>

Local architect Edward W. Loft (1854-1890) had been established in practice in Sioux City for eight years when he was retained to design a surprisingly substantial house for Daniel P. Putnam, a traveling agent, in 1889. The large Dutch Colonial Revival Style house at 1411 Douglas Street (Photo #24) is set well back on the lot with the dominant gambrel peak facing the street. Distinct beltcourses separate the levels, cornice returns define the gambrel roof line and dormer gables, and an unusual fan of decorative square-cut shingles fills the front peak. Though Loft lacked formal training in architectural design, he was considered a true architectural talent. Other important work included Loft's designs for Sioux City's first three Corn Palaces in 1887, 1888 and 1889.<sup>14</sup>

When Loft died suddenly in 1890, the work in his architectural office was taken over by an architect who had just joined the firm, William D. McLaughlin (1864-1897). He was the architect responsible for one of the best preserved houses in the district located at 1525 Douglas Street (NRHP, Photo #7), the Elzy Burkham House, which was constructed in 1894 for a cost of \$15,000. Burkham was a real estate developer and held the house for only three years selling it to Jacob Stackerl. McLaughlin incorporated a number of Queen Anne elements into the largely Colonial Revival Style design for this prominent residence. The two-story brick and frame building has an asymmetrical plan with a projecting entrance bay and porch at the corner, a short turreted attic dormer, and an elaborate one-story solarium. The house sets on a terraced corner lot that dominates the intersection. A two-story frame carriage house adds to the significance of this McLaughlin design.

The architect most represented by design work in this neighborhood was William L. Steele. Steele set up his Sioux City practice after earning an architecture degree from the University of Illinois and practicing as a draftsman in the offices of two of Chicago's most prominent turn of the century firms, Louis Sullivan and Solon S. Beman. He also had employment with several firms in Pittsburgh before settling in Sioux City in 1904 and securing his own practice in 1907. During the next 21 years he became recognized as one of the most important architects in the city, designing dozens of residences, commercial buildings, industrial facilities, churches, hospitals, schools, libraries and government buildings. The latter group included his role as the executive in charge of the team of designers responsible for the Prairie School Style Woodbury County Court House (NHL) in 1916-1918.

Among Steele's residential work are five houses in the Rose Hill Historic District built between 1910 and 1914. The house at 1619 Grandview Boulevard (Photo #15) was constructed in 1910 for William B. Palmer House, owner of a wholesale fruit dealership and candy company. The house is an eclectic design that blends elements of the Prairie School and Georgian Revival styles into a distinctive statement. The two-story house has a low-pitched hipped roof with wide eaves. The groups of ribboned windows and the use of contrasting materials on the first and second levels (brick and stucco) emphasize the building's horizontal feeling. Classical elements such as the pillared entrance portico and modillioned beltcourse are drawn from Georgian Revival designs of the period. Both the house and the matching one-story garage have shingle-clad hipped attic dormers.

About the same time that the Palmer House was being completed a second Steele house in the Rose Hill neighborhood was underway for Oliver M. Scott, a stenographer for the Sioux City Grain and Lumber Company. Located only a short

<sup>13</sup>Shank, Wesley I., *Iowa's Historic Architects: A Biographical Dictionary*, (Iowa City, Iowa: University of Iowa Press), 1999, p. 35.

<sup>14</sup>*ibid.* p. 108

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distance from the Palmer House at 1624 Summit Street, the Scott House was a more modest two-story frame house in the American Four-Square form. It demonstrates the range of Steele's work during his early career in Sioux City before more elaborate commissions such as the Davidson Building, the Live Stock National Bank and the Woodbury County Court House added to his reputation.

The following year in 1912 Steele had yet another house under construction in the Rose Hill neighborhood. A more substantial house than the Scott House, this residence was located at 1601 Grandview Boulevard. It was designed by Steele for Arthur J. More, president of a wholesale drug company. Like the Scott House it used the American Four Square form but at a substantially larger scale. It has a hipped roof with a pair of hipped roof attic dormers, narrow clapboard siding with wood shingles on the dormer, paired double-hung windows, and a low-pitched hipped roof front porch that spans the full width of the house. The house's straightforward trim elements suggest the Craftsman Style.

The last two known houses credited to William Steele in the Rose Hill Historic District were built for Frederick Roost, a local physician, and Hattie Servis, a widow. Located at 1707 Summit Street, the Roost House is a two-story side-gable house built in the Craftsman Style in 1914. The window groups include paired and triple 15/1 and 9/1 double-hung windows. Knee-brace brackets support the entrance pediment, which is set off-center. The Servis House, another two-story side gable house, was built the following year at 209 16th Street. The modest design employed by Steele most likely reflected the client's desires for a small, lower cost house. Though Steele's practice accepted larger commissions in later years, he continued to design residences in the developing blocks north of the Rose Hill neighborhood after World War I.

Like William Steele, Sioux City architects William Beuttler (1883-1963) and Ralph Arnold (1889-1961) established a multi-state regional practice that in addition to residences included government building projects, commercial buildings, college buildings, libraries, schools, and churches. The two formed the partnership of Beuttler and Arnold in 1912 and three years later designed a house at 1717 Summit Street for W.T. Miller. This two-story frame residence was designed in the Colonial Revival Style and has a simple, symmetrical side-gable plan.

The August Draheim House at 1606 Douglas Street was designed in 1926 by architects working for the Lytle Company. Formed in 1905 by Charles F. Lytle, this design firm actively engaged in building residences in Sioux City in conjunction with the family's contracting business. This one-and-half-story frame residence is a good example of a Craftsman Style Bungalow Cottage house form. A prominent gable attic dormer is centered on the front façade and decorative knee brace brackets are located along the eaves of both the main roof and dormer. The sloping roof of the main house extends over the front porch with brick pillars for supports at each end and square wood columns at the entrance steps. A closed, clapboard-clad balustrade connects the porch roof supports.

The only religious building in the district is Shaare Zion Synagogue at 1522 Douglas Street (Photo #1). It was constructed in 1927 based on a design by prominent Sioux City architect Knute E. Westerlind (1889-1960). A native of Sweden, Westerlind opened his Sioux City practice in partnership with Paul W. Colby in 1919. Beginning in 1926 he practiced on his own and during the next several decades was responsible for the design of public buildings, office buildings, schools, several important downtown buildings, and residences. Among his more important commissions was the Sioux City Municipal Auditorium begun before World War II but not completed until 1949-50.<sup>15</sup>

*Residential Architectural Styles in Rose Hill*

The Rose Hill Historic District provides a sampler of architectural styles popular among American house builders from

<sup>15</sup> *Ibid.*, pp. 173-174.

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the 1880s through the 1920s. The earliest residential style to appear in the district was the Queen Anne Style. Well-preserved examples from the late-1880s and mid to late-1890s include the features and materials typical of late Queen Anne residences: asymmetrical floor plans and facades, complex roof plans and dormers, varied wood cladding including narrow, medium and wide width clapboard or decorative shingles, and a variety of porch configurations. Turrets and elaborate porch trim are less common elements though good examples remain. In some cases, individual features such as bowed and angled windows, porch roof balustrades, elaborate attic gables, and fanciful windows survive despite changes to overall design attributes such as cladding and verandas.

Two of the best-preserved examples of the Queen Anne Style in the district are located across the alley from one another in the 1400 blocks of Douglas Street and Grandview Boulevard. They fall into the category of Queen Anne houses described by Virginia and Lee McAlester as "Free Classic: Hipped Roof with Lower Cross-Gables."<sup>16</sup> The house at 1423 Douglas Street (Photo #4) was built in 1888 for Martin Sloan, a local grocer and political figure. It is a two-and-half-story frame house with an asymmetrical plan and complex roof plan that includes a steeply pitched hipped roof with lower, projecting gables and attic dormers. Trim elements include half-timbering and bargeboard in the gables. Paired columns support the wide veranda. Tall double-hung sash are grouped in pairs and bay windows. The house at 1422 Grandview Boulevard (Photo #5) was built a decade later for Charles Hopper, a wholesale furniture dealer and mattress manufacturer. Like the Sloan House, the Hopper House is of frame construction and has a hipped roof with lower gabled projections. Ornamentation is a mix of Classical elements such as modillions and an X-patterned porch balustrade with traditional Queen Anne embellishments such as the use of tongue-and-groove and saw-tooth shingles for cornice and gable cladding. The Hopper House's later construction date also saw the inclusion of a sleeping porch, a turn-of-the-century building fad designed to encourage healthy living.

A third Queen Anne example in the Rose Hill Addition was built in 1899 at 1616 Grandview Boulevard (Photo #6) by George Avery as a wedding gift for his bride, Mary Lawrence. According to the McAlesters, the house falls into the category "Free Classic: Front-Gabled Roof."<sup>17</sup> The two-and-half-story frame house has narrow clapboard siding on the main body and decorative shingles in the gable end. A wrap-around porch extends across the front with paired columns resting on brick pedestals supporting the low-pitched hipped roof. The entrance steps are offset beneath a pediment with a decorative design that matches a similar pediment above the third floor windows. Like most of the other Queen Anne examples in the district this house is sans turret or tower. Other examples of Queen Anne Style residences in the district include the George H. Bogue House, 1506 Douglas Street (1885); the Thomas F. Bevington House, 1511 Douglas Street (1886/1901); the Ulysses Grant Whitney House, 1715 Douglas (1898); the J.P. Mullhall House, 1524 Grandview (1903); the Mary Wall House, 209 14th Street (c. 1891); and a double house at 312-314 18th Street (c. 1890).

At the turn of the 20<sup>th</sup> century the classical vocabulary was reintroduced to public buildings and commercial blocks in Sioux City through in various examples of the Neo-Classical and Beau Arts styles. A parallel movement saw classical elements and design features incorporated into multi-family and single-family residential building stock in the Colonial Revival Style. Variations of the style were built over nearly three decades in the Rose Hill Historic District with more than a dozen good examples surviving. Most have symmetrical facades, hipped or side-gabled roofs, prominent doorways with fanlights or pedimented frames, and porches or porticos trimmed in classical decoration. Colonial Revival examples within the district frequently included embellished American Four-Square houses with columned porches, multi-light window sash, modillions and dentils lining eaves and beltcourses, and other classical ornamentation.

Colonial Revival Style buildings are scattered along each of the north-south streets in the Rose Hill Historic District but

<sup>16</sup> McAlester, Virginia and Lee, *A Field Guide to American Houses* (New York: Alfred A Knopf), 1992, p. 268.

<sup>17</sup> *bid.*, p. 280.

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the two oldest examples are a pair of double houses along 14th Street. Contractor F.P. Lean built side-by-side duplexes at 309-311 14th Street (Photo #2) and 315-317 14th Street (Photo #3) and Charles Breun, a grocer and Rose Hill resident, was their owner by late 1888. Each of the buildings had a steeply pitched hipped roof with wide, flared eaves and a front attic dormer, hipped and gable respectively. Hipped roof porches span the fronts with Doric and Ionic columns serving as roof supports. The simplicity of the buildings was in marked contrast to other Queen Anne structures going up to the north in the heart of Rose Hill.

One of the earliest and most elaborate examples of the use of the Colonial Revival Style for a single-family dwelling is the Elzy Burkham House at 1525 Douglas Street (NRHP, Photo #7) described previously as an important architect designed house in the district. It was built in 1894 as a part of the wave of recovery that swept Sioux City after the flood and economic panic at of 1893. Its classical vocabulary was a break with the earlier pure Queen Anne Style houses of the neighborhood.

Within a decade a house appeared diagonally across the intersection of 16th Street at 1602 Douglas Street (Photo #8). Built for Abner Wilson in 1905-1906, this two and half-story frame house blends Queen Anne elements with Colonial Revival features. It has a hipped roof with a prominent front gable bay and lower side gable bays, all with bell-cast eaves. A dentiled cornice indicative of Colonial Revival houses from this period is found along the eaves of the main house as well as the wraparound porch. Fenestration incorporates several classical window shapes and configurations including a Palladian window in the front gable bay and a fixed window with muntins in a diamond pattern in the center of the second story of the front façade. The main house is clad in narrow clapboards popular in both the Queen Anne and Colonial Revival styles. The use of decorative wood shingles in the gable ends is a carryover from the Queen Anne Style.

Two other Colonial Revival houses under construction at the same time as the Wilson House differed dramatically from the Wilson house - the G. A. Ford House at 1719 Douglas Street (Photo #9) and the Alfred Hallam House at 1524 Summit Street (Photo #10). Ford owned the Douglas Bar, a local tavern, and his family's choice for a new house was strikingly different from its Queen Anne neighbors. Its one and half-story side-gable form features a front porch recessed beneath the slope of the main roof and a three-sided pyramid roofed attic dormer. An unusual porch balustrade features closely spaced bowed balusters set between Doric columns. As with the Wilson House, fenestration choices give this house its most important Colonial Revival elements - multi-light 6/1 and 3/1 double-hung sash, dormer windows with diamond shaped muntins, and an ogee shaped window on the south façade.

Alfred Hallam, an attorney, saw his family's house built on one of the few remaining corner lots at the intersection of Summit and 16th streets in 1905. Constructed of the pink-red granite ubiquitous to Sioux City's commercial and residential neighborhoods before and after 1900, this large two-story house has a basically square plan with a steeply pitched pyramidal roof and prominent attic dormers. Distinctive jack arches cap the second floor windows and a variation of the Palladian window form is used in the dormers. The porch that spans the front has massive stone piers for supports with each piercing the roof to create an upper balustrade. The Hallam House also has a well-preserved two-story stone and shingle carriage house at the rear that adds to the significance of the property.

The most recent example of the Colonial Revival Style in Rose Hill is located a block and a half north of the Hallam House at 1717 Summit Street (Photo #11). Designed by the architectural firm of Beuttler and Arnold and first occupied by M E. Case, the secretary and manager for the Lindholm Furniture Company, this symmetrical side-gabled design has a gabled entrance portico supported by Doric columns. As with other examples of this style in the neighborhood, 6/1 and 8/1 double-hung windows help distinguish this house as Colonial Revival.

The popularity of the Colonial Revival Style in Rose Hill was in part the result of a handful of architects who promoted their designs through nationally syndicated newspaper columns and plans services. For example, Cleveland architect



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John Henry Newsom's regular column/advertisement titled "Homes of Character" ran in the *Sioux City Journal* during 1913. Each column included a sketch, a floor plan, a description of the rooms, and an estimated cost. Although designs occasionally featured other styles, the Colonial Revival Style and its variations were the most common. Other published architects included Clyde Smith Adams and Walter J. Keith in the *Sioux City Daily Tribune*. Keith's "Homes of Individuality" included plans and drawings and appeared during 1915. Though no specific examples of pattern book or plan service houses have been identified in the Rose Hill Historic District, it is highly likely that they exist.

Other examples of Colonial Revival Style residences in the neighborhood include the J.J. Wilson House, 1515 Douglas Street (1885); the Theodore F. H. Spreng House (first), 1616 Douglas Street (1904); the John C. Nugent House, 1514 Grandview Boulevard (c. 1910); Arthur J. More House, 1601 Grandview Boulevard (1912); the Robert H. Munger, 1610 Grandview Boulevard (1907); the James Henricksen House, 1424 Summit Street (1916); and the John W. Shuman House, 1709 Summit Street (c.1916).

The Craftsman Style was introduced to Rose Hill shortly before World War I. This style grew out of the Arts and Crafts Movement in America and was strongly promoted by native Wisconsin architect and furniture designer Gustav Stickley in his magazine *The Craftsman* published between 1903 and 1916. The Craftsman Style was predisposed towards simple, utilitarian forms and straight or geometric lines. Such magazines as *Ladies Home Journal*, *House Beautiful*, and *Better Homes & Gardens* popularized it. Beginning in 1913 designers of Sears Roebuck and Company's "Honor Bilt" offered Craftsman Style residences. Iowa's Gordon-Van Tine Co. offered prefabricated houses even earlier and Craftsman Style designs were available until the 1920s. The Craftsman Style saw the development of a number of common forms but the two-story hipped roof form, commonly referred to as the American Four-Square, was the most common to appear in Rose Hill.

Two especially well-preserved Craftsman Style houses in the Rose Hill Historic District were completed along 17th Street. The Jerome Weibel House at 1701 Summit Street (Photo #14) was completed in 1915. The house has a modified American Four-Square plan with a two-story hipped roof wing built to house a sleeping porch. The first floor is brick and the second floor narrow clapboard. The main roof has deep eaves and though the house has no porch, a hipped roof supported by massive knee brace brackets wraps the corner spanning separate entrances. Weibel was a contractor and likely responsible for the construction of this house that served as his family's residence.

Two blocks away at 1701 Douglas Street (Photo #13), another form of the Craftsman Style, the side-gabled two-story, was used for the Paul M. Schmidt House when it was completed seven years later in 1922. The house has wide eaves and a gable attic dormer and front porch have knee brace brackets. The dormer window consists of a band of vertical lights and the balance of the double-hung windows configured with four vertical lights in the upper sash and one light in the lower. The broad gabled porch has brick columns with an open brick balustrade. Like many Craftsman houses, the cladding changes between floors with the narrow clapboard on the lower level and the wider boards on the upper level separated by a wide band. A nearly identical house built to the north of the Schmidt House at 1703 Douglas Street has seen minor alterations but continues to retain its Craftsman appearance.

Other examples of the Craftsman Style include the August Draheim House, 1606 Douglas Street (1926) and the F. D. Morgan House, 1718 Summit Street (1910). Many of the examples of the Four-Square, Front Gable, and Side-Gable two-story forms discussed below also feature Craftsman elements.

At the same time that many homebuilders were constructing Colonial Revival and Craftsman style houses elsewhere in Sioux City, others building Tudor Revival Style houses. Tudor Revival houses were readily identified by the use of stucco and brick for wall surfaces with the frequent use of half-timbering in gables on porch roofs, dormers, and porticos. Two Tudor Revival Style houses were built in the Rose Hill Historic District, both along the upper end of Summit Street. The first was built in 1916 by Ira D. Benson, manager for the C.T. Hopper Furniture Company, at 1715

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Summit Street (Photo #12). The Benson House is a large two and half-story stucco and half-timbered house with a steep side-gable roof and a pair of large gable wall dormers on the front. A simple shed roof entrance porch is centered between the window bays. The other Tudor Revival house is located about a block away - the Edwin J. Stason House at 1608 Summit Street (1922).

Several good examples of the Prairie School Style residences appear in the Rose Hill Historic District. These residences are typified by their horizontal massing, low pitched roofs that are frequently punctured by projecting gables, ribbon window groupings, and strong horizontal beltcourses that separate differing materials. The earliest example of a residence with strong Prairie School influence is the William B. Palmer House built in 1910 at 1619 Grandview Boulevard (Photo #15). Designed by Sioux City architect William Steele and described previously, this house incorporates all of the features noted. The entrance portico flanked by paired columns detracts slightly from its overall strong Prairie School feel.

Two years after Palmer's progressively styled house was completed, another Prairie School influenced residence was constructed at 1714 Summit Street (Photo #17) for C.R. Tyler, manager for the Russell Brokerage Company, and his family. The house has an extremely low-pitched hipped roof with wide eaves and exposed rafter tails. The house's horizontal massing is emphasized both changes in cladding at each level and the wide, projecting eaves of the full-width front porch. The use of ashlar faced brick on the first floor and for the porch columns and the closed balustrade was a unique finish in the neighborhood but common to Prairie School Style residences.

A pair of nearly identical brick houses at 1523 and 1527 Summit Street (Photo #16) were built for members of the Miller family, Herman and Issac, respectively, in 1924. Issac was the president of I. Miller & Co., a lubricating oil and general supply business and Herman was vice-president. The houses are generously spaced in part as a result of the subdivision of three lots rather than two and the configuration of the site with a shared driveway between the houses leading to a single, four bay garage. Both houses have low-pitched hipped roofs covered clay tile with wide eaves and exposed rafter tails. The multi-light double-hung windows are grouped in pairs and triples. The only difference in the houses is their reverse floor plans and the roof pattern for their entrance porches - hip and gable. Both porches include massive brick columns with closed brick balustrades typical of Prairie School residences.

A final Prairie School Style building worth noting in Rose Hill is the garage built at 1718 Summit Street for F.D. Morgan sometime on or after 1910 when the main house was constructed. This one-story frame garage has a low-pitched hipped roof with a double drive through doors at opposite ends (north and south). The garage is clad in four-inch clapboards on the lower section with two-inch clapboards on the upper half separated by a wide band. One of the original sets of by-pass doors remains complete with diagonal tongue-and-groove panels.

*Vernacular House Forms in Rose Hill*

While many of the houses constructed in the Rose Hill Historic District drew inspiration from architectural styles sweeping the country from the 1880s through the 1920s, most were built without benefit of custom designs. Buildings of this type generally fall into the category of "vernacular housing." For purposes of discussion, they are grouped by building form and/or type rather than style. The major vernacular house forms that appeared within the Rose Hill Historic District were, in descending frequency, the American Four-Square, the Front Gable and Suburban Cottage, the Bungalow or Bungalow Cottage, the Gambrel Cottage, and the Side-Gable.

Homebuilders for these houses turned to pattern books and design catalogues available from local lumber companies such as the Edwards & Bradford Lumber Company or the Montgomery Lumber Co., which was owned by the family of a resident within the district. After the turn of the 20<sup>th</sup> century, residents may have turned to manufacturers of pre-cut houses such as Aladdin Homes, Montgomery Ward, Sears Roebuck and Company, and Iowa's own Gordon-Van Tine

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Company. Another source of vernacular home designs noted previously were the plans offered through plan services such as the Home Owners Service Institute or pattern books published by Ray Bennett, Gustav Stickley, the Radford Architectural Co., or Harris, McHenry & Baker.

The case of the Gordon-Van Tine Company headquartered in Davenport, Iowa is worth examining. The company advertised nationally selling construction materials to builders beginning in 1906. By 1910 they offered house designs and were among the first companies in the country to offer fully pre-cut houses. The company's catalogues allowed the homebuyer to select from among dozens of floor plans, finishes, design features, and equipment choices. The Gordon-Van Tine Company knew of the brisk market for residential construction in other Iowa communities before and after World War I regularly placing advertising in local newspapers and traveling salesmen throughout the state.

The Gordon-Van Tine Company included 18 separate plans in the American Four-Square house form in its 1923 catalogue seeking to capture the interest of homebuilders with such descriptive phrases as "An Impressive Colonial Home," "A Big 6 Room House at a Low Price," "A Big Square Home - Four Bed Rooms," "Substantial Two-Story Home," "An Every Popular Home of Fine Proportions," "Impressive Home - A Space and Money Saver," "A Substantial Seven Room House," and "A Square House with Big Comfortable Rooms."<sup>16</sup>

As noted above, the American Four-Square was the most common house form in the Rose Hill Historic District. More than 45 such houses were built in the district between ca. 1905 and ca. 1925 in variations of this form. Common characteristics included a two-story, 3-bay configuration; hipped roof of various pitches; hipped, shed or gable attic or wall dormer(s) on one or more facades; porches generally extending across the entire front facade; asymmetrically placed entrance door (common); a cottage window on first floor (common); double-hung windows or groups of windows on upper floors and secondary facades with either 1/1, 4/1, 5/1 or 6/1 configurations; beltcourses separating first and second floors; and differing materials on each level (common).

The typical plan for a Four-Square featured four rooms on the first floor usually including an entrance hall with stairs to the second floor, a cased opening between the living room and dining room, and a spacious kitchen. The upper level contained a bathroom and either three or four bedrooms. Examples in the district were built for a range of budgets with the smallest examples containing less than 700 square feet per floor, moderate examples sized from 800 to 900 square feet, and a few large house containing more than 1,000 square feet per floor.

The Four-Square examples within the Rose Hill Historic District were built with streamlined Colonial Revival decoration or with the clean lines and simple Craftsman or Prairie School treatments. Though Four-Squares are found throughout the district a majority appear in the central, western and northern sections of Rose Hill. This was due to the fact that these areas had most of the vacant lots during the period when the form grew more popular in the years immediately preceding World War I.

Several examples of the American Four-Square form were built in the years leading up to World War II. C.H. Sieh, president of the Iowa Communication Company, had a house built at 1601 Summit Street (Photo #19) in 1912. Like many of the Four-Squares in the district it is clad in narrow clapboard siding with large double-hung windows and a hipped roof porch spanning the full front. Like many vernacular houses it draws from several architectural styles of the day - the Craftsman and the Prairie School. The simple decoration typical of Craftsmen Style includes the exposed

<sup>16</sup> *117 House Designs of the Twenties, Gordon-Van Tine Co.* (New York: Dover Publications, Inc. and Philadelphia: The Athenaeum of Philadelphia), 1992. (reprint of *Gordon-Van Tine Homes*, originally published by the Gordon-Van Tine Co., Davenport, Iowa, 1923), pp. 37, 52, 66, 81, 82, 86, 87, and 99.

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rafter tails along the deep eaves, large brick columns for the porch roof supports, and an open balustrade. Seemingly small decisions affected the overall design. The placement of shed roofed attic dormers on the side facades emphasizes the low pitch of the roof suggesting a Prairie School design.

Another example of the Four-Square form is the Claus Madson House at 1510 Grandview Boulevard (Photo #18) built in 1916. The house's low-pitched hipped roof has a hipped attic dormer with a horizontal band of windows and narrow 3/1 double-hung windows grouped in pairs and triples elsewhere. The flat roofed porch extends across the full front with battered three-quarter height columns resting on brick pedestals and an open brick pattern for the balustrade. The house is a classic, unaltered American Four-Square example.

Examples of well-preserved American Four-Squares in the district include the following: the Laurence L. and Lenora Harrington House, 1614 Douglas Street (1909); the G. A. Ford House (second), 1722 Douglas Street (1906); the Jeremiah C. Meacham House, 1722 Grandview Boulevard (1908); the Ulysses G. Purcell, 1515 Summit Street (1902-03); the J.B. Walker House, 1602 Summit Street (1913); the H. A. Wetmore House, 1614 Summit Street (1914); the William U. Booton, 1622 Summit Street (1908); the F.H. Spangenberg House, 409-411 16th Street (c. 1920); and an unnamed house, 209 17th Street (c. 1910).

The most common vernacular house form in the Rose Hill Historic District after the American Four-Square was the Front-Gable. Both one and half and two-story variations of this form were built in Rose Hill. A representative example of the ten Front Gable houses from the district is the Albert T. Bennett House at 1714 Douglas (Photo #20). Bennett, president of the National Business Training School and the Bennett Loan and Trust Company, built this rather modest one and half-story frame house in 1904. It features a moderate pitched front gable roof with lower cross gables or gabled wall dormers. Each of the gables has boxed cornice returns and a shingle-clad boxed section in the peak. The hipped roof front porch has Doric columns and a decorative balustrade.

Other well-preserved examples of Front-Gable house form include the P.G. Hicks House, 1624 Douglas Street (1913); the J.P. Twohig House, 1404 Summit Street (1912); the C.E. Martin House, 1502 Summit Street (1908); the W. C. Wells House, 1702 Summit Street (c. 1903); and the O. A. Olson House, 207 14th Street (1912).

A slightly earlier and more elaborate variation of the Front-Gable two-story house form was the Suburban Cottage. The Suburban Cottage term was first applied to variations of this house form by Iowa architectural historians Herbert Gottfried and Jan Jennings in their book *American Vernacular Design 1870-1940: An Illustrated Glossary* in 1985. It applies to a number of houses built in Sioux City shortly before and after the turn of the 20<sup>th</sup> century with the examples in the district post dating 1900. The form is set apart from other examples of the Front-Gable two-story house form by the presence of a slightly wider front façade and, most importantly, the use of a closed front-gable. Other common elements include wall dormers on the side facades, bay windows on one or both levels of the front façade, and full-width front porches. The house at 1430 Summit Street (Photo #21) is the most intact example of the Suburban Cottage within the district. The family of Martin Every, a bookkeeper, was the first to occupy the house beginning in 1908. The two and half-story frame house has a steeply pitched, flared front-gable roof with lower side-gables. The full-width front porch has a hipped roof with a pediment offset over the entrance steps, paired Doric columns for supports, and a simple open balustrade. The pent roof that fills the front-gable is covered in decorative wood shingles and the porch pediment has decorative wood moldings. A two-story bay wall contains a cottage window on the first floor and a combination of double-hung and fixed horizontal sash on the second floor. Other examples of the Suburban Cottage in Rose Hill include two houses built in 1903 - the William C. Deitch House, 1718 Douglas Street and the George M. Soper House, 1500 Grandview Boulevard.

At the same time that Four-Squares and Front-Gable houses were being built in Rose Hill, the Bungalow and Bungalow Cottage forms were being built throughout the district. The form lent itself well to both small partial lots and

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commanding corner locations. A half-dozen examples were constructed from shortly after 1900 through the early 1920s. Bungalows were generally modest one and one-and-half-story residences with broad front-gable or hipped roofs for the main building. In the Bungalow Cottage form, the gable was perpendicular to the street with a symmetrically placed shed or gable attic dormer. The sloping roofline frequently extended over the recessed front porch. Craftsman detailing was frequently used for porch trim, eaves, brackets, and interior finishes although several Bungalow Cottages in the district featured Colonial Revival trim.

An early Bungalow Cottage was built in 1907 by George Park, a physician, at 1720 Summit Street (Photo #23). The broad side gable roof extends over the front porch with paired fluted columns and square columns serving as roof supports. The Colonial Revival Style is seen in the house's porch balustrade and arched openings as well as the returning cornice of the attic dormer.

Fifteen years later, two identical examples of the one-story hipped roof Bungalow form were built to the south along Summit Street – the Max L. Decker House at 1415 Summit Street and the Roy G. Gayle House next door at 1417 Summit Street (Photo #22). Decker worked as an engineer and Gayle was the manager of the J.F. Bloom & Co., a monument manufacturer. Both houses have moderate-pitched hipped roofs with central hipped roof attic dormers. Both buildings are sided with narrow clapboards and small entrance porches are centered on the fronts. The Decker House porch has a shed roof while the Gayle House has a low-pitched hipped roof. Both porches have battered square columns resting on short brick pedestals. The double-hung windows have a classical Craftsman Style configuration with four vertical lights in the upper sash and a single light in the lower sash.

The Gambrel Cottage was typified by the use of front or side-gambrel roof forms. Ormentation was most frequently Colonial Revival in style. Five Gambrel Cottage houses were built in Rose Hill over the two decades extending from 1889 through 1909. The earliest was the Daniel P. Putnam House at 1411 Douglas Street (Photo #24) built in 1889. As noted above, it was designed by architect Edward Loft and technically does not qualify as a vernacular house. However, it contains nearly all of the elements that came to be commonly associated with Gambrel Cottages and draws attention to the sometimes indistinguishable differences between high style and vernacular house designs.

Another good example of a Gambrel Cottage was built ten years later at 1628 Grandview Boulevard (Photo #25) for Edmund Lindsey, one of the many real estate agents and developers who lived in Rose Hill in its early years. Like the Putnam House, the Lindsey House has the gambrel facing the front and employs Colonial Revival ornementation such as a Palladian window, keystone window arches, Doric porch columns, and fluted pilasters.

Two other vernacular house forms to appear infrequently within the Rose Hill Historic District are the Side-Gable house form and the English Cottage. The Side-Gable house was two stories in height and could be embellished with Colonial Revival or Craftsman style features. The English Cottage, also referred to as the English Bungalow, was one of the last vernacular house forms to appear within the district. Smaller in scale than most houses within the district, these one and half-story houses were built as infill housing within blocks that were substantially developed. They had asymmetrical facades, complex roof patterns, and were decorated in ornamentation suggestive of the picturesque English cottage.

***Contributing and Non-Contributing Properties:***

The Rose Hill Historic District contains a total of 215 properties with 130 contributing primary and secondary buildings of which 79 are key or individually significant (60 primary and 19 secondary). The balance of the district includes 30 non-contributing primary buildings and 54 non-contributing secondary buildings. The parcel containing a playground is counted as one non-contributing site. One property, the Elzy Burkham House and carriage barn at 1525 Douglas Street, was listed on the National Register of Historic Places in 1998.

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Integrity requirements used to determine contributing and non-contributing designation for both primary and secondary buildings in the Rose Hill Historic District were developed using *National Register Bulletin 16A: How to Complete the National Register Registration Form* and individual building evaluations made during the 1999-2000 historical and architectural survey completed for the Rose Hill Addition by the Sioux City Community Development Department.

Buildings were evaluated and ranked according to one of three designations: 1) key contributing, 2) contributing or 3) non-contributing. For single or multi-family buildings to be designated as "key contributing," they should be substantially unaltered and retain their original appearance in shape, proportions, and roofline. Principal facades should remain intact and largely unchanged. If synthetic siding has been installed it will not be considered unacceptable if the width matches that of the original surfaces and no architectural features have been compromised by its installation. Original porches should be intact, windows should remain unchanged except for the installation of aluminum frame storm windows, and primary entrances should remain consistent with the original design.

Residences or apartment buildings designated as "contributing" may be altered but must retain their original form and massing. Porches may be enclosed but the original columns should remain visible or the enclosure easily reversible with little or no damage to the massing and proportions of the original porch. The majority of windows should remain unchanged but if altered, the size of window openings shall conform to that of the original opening. Any additions made to the house shall be subordinate to the original structure and should not cover significant architectural detailing. For secondary structures such as garages, changes considered acceptable for contributing status included the replacement of garage doors.

Buildings designated as "non-contributing" include all structures built outside of the period of significance -- 1885 to 1942. Buildings altered to such a degree that the original structure is no longer readily identifiable should also be considered non-contributing.

Integrity standards for a religious structure are somewhat higher than for residential buildings. A church or synagogue is expected to retain its original shape and proportions with original window openings, doors, spires, and other architectural features preserved. Construction materials for foundations, walls, and windows should be original. The use of modern roofing materials is an acceptable alteration. In general, modifications made more than 50 years ago will be accepted as part of the historic appearance of a building used for religious purposes. New additions or wings will be considered acceptable if they are located along a non-principal façade, have sympathetic design elements, and are constructed of compatible building materials.

By definition, historic districts are collections of buildings that when considered as a group rather than individually possess a sense of time and place. They may have a shared building type, style, form, or material. They have a common period of significance that may extend over a few years or decades. They consist of contiguous properties or multi-block areas with relatively few intrusions. Integrity for individual buildings as well as the setting as a whole should be high.

The final issue of building integrity involves moved buildings. National Register standards generally preclude moved buildings from being considered either key contributing or contributing. The assumption is that a move detracts from a building's significance by destroying its original setting and context. Moves made during the period of significance should be treated as historic alterations. Building alterations considered acceptable for moved buildings include changes in foundation materials, changes in porches built after a move, some entrance modifications, and some changes in building orientation. Moves should be considered detrimental if they resulted in the loss of significant architectural elements.

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A complete list of buildings in the Rose Hill Historic District appears below. Buildings are separated into primary (house or apartment building) and secondary (carriage house or garage). If no box is checked under the secondary building columns for a particular address, no garage or carriage house was present.

Contributing and Non-Contributing Properties

ADDRESS	STREET	ORIGINAL OWNER	DATE	PRIMARY BLDG. STATUS		SECONDARY BLDG. STATUS		ARCH. STYLE- VERNACULAR FORM
				Contributing	Key Non-Contributing	Contributing	Non-Contributing	
1400	Douglas St.	Orkin, Mrs. T	1906	X				Am. Four Square
1404	Douglas St.		c. 1910			X	X	Colonial Revival
1409	Douglas St.	Baker, A	1888	X			X	Queen Anne
1411	Douglas St.	Putnam, DP	1889	X	Key		X	Colonial Revival/ Gambrel Cottage
1414	Douglas St.	Unnamed House	1885	X			X	Queen Anne
1417	Douglas St.	Foster, CE	1887			X	X	No Style
1418	Douglas St.	Unnamed House	1885	X				Queen Anne
1422(1424)	Douglas St.	Healy, GB	1885	X				Italianate
1423	Douglas St.	Sloan, ML	1888	X	Key	X		Queen Anne
1426	Douglas St.	Healy, GB	1885			X		Front Gable
1427	Douglas St.	Flourmoy, RCA	1890	X				Queen Anne
1428	Douglas St.	Burbank, FB	1909	X				Craftsman
1502(1432)	Douglas St.	Fitts, CT	1888			X	X	Italianate
1508(1430)	Douglas St.	Bogue/Baker	1885	X	Key	X		Queen Anne
1508	Douglas St.	Conn, CE	1916	X				Am. Four Square
1511(1435)	Douglas St.	Bevington, TF	1886/ 1891	X	Key		X	Queen Anne
1512	Douglas St.	Unknown	c.1949			X	X	No Style
1515(1437)	Douglas St.	Wilson, JJ	1885	X	Key		X	Colonial Revival
1522(1518- 24)	Douglas St.	Shaare Zion	1927	X	Key			Byzantine Rev.
1525(1449)	Douglas St.	Burkham/ Stackerl	1894	X	Key	X		Colonial Revival
1601 (1605)	Douglas St.	Heartland Chiropractic Clinic	1973			X		No Style
1602	Douglas St.	Wilson, A	1905-6	X	Key			Colonial Revival
1608(1604)	Douglas St.	Draheim/Hemme	1926	X	Key		X	Craftsman
1610	Douglas St.	Stevens, JT	1902-03	X				Colonial Revival/ Gambrel Cottage
1614	Douglas St.	Harrington, L.	1909	X	Key			Am. Four Square
1615	Douglas St.	Mulhall, J	1901	X			X	Colonial Revival
1616	Douglas St.	Spreng, TFH (first)	1904	X	Key			Colonial Revival
1617-19	Douglas St.	Spreng, TFH	c.1900			X		No Style
1621-23	Douglas St.	Unnamed Double House	c.1894	X				Colonial Revival
1624	Douglas St.	Hicks, PG	1913	X	Key		X	Gable Front
1625-27	Douglas St.	Unnamed Double House	1894	X			X	Queen Anne
1628-32 (1630)	Douglas St.	Larson, A	1889			X		Gable Front
1700	Douglas St.	Nelson, John	1913	X				Suburban Cottage

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				Contributing	Key	Non-Contributing	Contributing	Non-Contributing	
1701	Douglas St.	Schmidt, P	1922	X	Key			X	Craftsman
1703	Douglas St.	Harris, Irving	1915	X				X	Craftsman
1704(1702)	Douglas St.	Beaubien, O	1903			X			Bungalow
1710	Douglas St.	Houghton/Kinsey	1922	X				X	Am. Four Square
1711(1635)	Douglas St.	Taylor, H	1888	X				X	Queen Anne
1714(1644)	Douglas St.	Bennett, AT	1904	X	Key			X	Gable Front
1715(1641)	Douglas St.	Whitney, UG	1898	X	Key			X	Queen Anne
1718(1650)	Douglas St.	Deitch, WC	1903	X	Key			X	Suburban Cottage
1719(1654)	Douglas St.	Ford, GA	1905	X	Key				Colonial Revival/ Bungalow Cottage
1722(1720)	Douglas St.	Ford, GA	1906	X				X	Am. Four Square
1724(1656)	Douglas St.	Shoup, JP	1908			X		X	Queen Anne
1725(1659)	Douglas St.	Grady, Rose	1888			X			Queen Anne
1400	Grandview	Kalish, PF	1901-02			X			Am. Four Square
1405	Grandview	Unnamed House	c.1910			X		X	No Style
1406	Grandview	Shaw, GA	c.1909	X					Am. Four Square
1408	Grandview	Nepper, WC	1899	X				X	Queen Anne
1409	Grandview	Jordan, JA	1886	X				X	Italianate
1412	Grandview	Unnamed House	1949-50			X		X	Front Gable
1415	Grandview	Moll, HC	1889	X				X	Queen Anne
1418	Grandview	Unnamed House	1949-50			X		X	Front Gable
1420	Grandview	Scharf, HJ	1915-16	X				X	Bungalow Cottage
1422	Grandview	Hopper, CM	1897-98	X	Key			X	Queen Anne
1423	Grandview	Moll, HC	1889	X				X	Queen Anne
1500(1434)	Grandview	Soper, GM	c.1903	X	Key		X	X	Queen Anne
1506(1436)	Grandview	Herrick, John	1901-2	X				X	Am. Four Square
1509(1437)	Grandview	Gere, TP	1889	X				X	Queen Anne
1510	Grandview	Madsen, C	1916	X	Key			X	Am. Four Square
1514	Grandview	Nugent, J	c.1910	X	Key			X	Colonial Revival
1518(1444)	Grandview	Palmer, WB	1910	X				X	Am. Four Square
1519	Grandview	Unnamed Apartment Bldg.	1967			X			No Style
1524(1448)	Grandview	Mulhall, JP	1903	X	Key		X		Queen Anne
1529	Grandview	Chase/ Tollerton/Call	1889	X					Queen Anne
1601	Grandview	More, AJ	1912	X	Key		X		Colonial Revival
1610	Grandview	Munger, RH	1907	X	Key			X	Colonial Revival
1615	Grandview	Dophekle, E	1942	X	Key		X		English Cottage
1616	Grandview	Avery/Magoun	1899	X	Key				Queen Anne/ Suburban Cottage
1619	Grandview	Palmer, WB	1910	X	Key		X		Prairie School
1622	Grandview	Unnamed House	1825			X			No Style
1625	Grandview	Baker/Martin	1900-01	X			X		Am. Four Square
1628	Grandview	Lindsey/Call	1899	X	Key		X		Colonial Revival/ Gambrel Cottage
1700(1632)	Grandview	Burd, LH	1888			X			Queen Anne
1701	Grandview	Unnamed House	1995			X			No Style



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				Contributing	Key	Non-Contributing	Contributing	Non-Contributing	
1702	Grandview	Kalish, Anna	1913	X					Queen Anne
1710	Grandview	Unnamed Apartment Bldg.	1951			X			No Style
1718(1648)	Grandview	Harstad, C	c.1900	X				X	Queen Anne
1722(1654)	Grandview	Meacham, J	1908	X	Key		X		Am. Four Square
1723	Grandview	Unnamed Office Building	1981			X	X		No Style
1726(1656)	Grandview	Orcutt, WW	c.1907	X			X		Am. Four Square
1400	Summit St.	Hutchinson, WR	1912	X					Queen Anne
1403	Summit St.	Clark, FT	1890			X			Queen Anne
1404	Summit St.	Twohig, JP	1912	X	Key				Queen Anne
1407(1405)	Summit St.	Fowler, WH	1890	X					Queen Anne
1414½	Summit St.	Unknown	1913			X			Gable Front
1415	Summit St.	Decker, ML	1922	X	Key				Bungalow
1417	Summit St.	Gayle, RG	1922	X	Key				Bungalow
1422	Summit St.	Patten, JD	1921	X				X	Craftsman
1423	Summit St.	McCormack, FA	c.1898	X					Colonial Revival/ Gambrel Cottage
1424	Summit St.	Henricksen, James	1916	X	Key			X	Colonial Revival
1425	Summit St.	Hoyt, WH	1900			X			Colonial Revival
1430	Summit St.	Every, Martin	1904	X	Key			X	Queen Anne
1501	Summit St.	Goetz, CE	1899	X				X	Colonial Revival
1502	Summit St.	Martin, CE	1908	X	Key			X	Gable Front
1504	Summit St.	Norris, HF	1913	X					Colonial Revival
1507	Summit St.	Goetz, CE	1906	X					Am. Four Square
1512	Summit St.	Kriege, JF	1912	X				X	Am. Four Square
1514	Summit St.	Mathews, G	1905	X				X	Colonial Revival
1515	Summit St.	Purcell, UG	1902-3	X	Key				Am. Four Square
1523	Summit St.	Miller, HF	1924	X	Key		X		Prairie School
1524	Summit St.	Hallam, A	1905	X	Key		X		Colonial Revival
1527	Summit St.	Miller, I	1924	X	Key		See 1523		Prairie School
1601	Summit St.	Sieh, CJ	1912	X	Key			X	Am. Four Square
1602	Summit St.	Walker, JB	1913	X	Key				Am. Four Square
1605	Summit St.	Gorchow, F	1951			X			English Cottage
1608	Summit St.	Stason, EJ	1923	X	Key		X		Tudor Revival
1611	Summit St.	Giesen, AE	1915	X					Am. Four Square
1614	Summit St.	Wetmore, HA	1914	X	Key			X	Am. Four Square
1617	Summit St.	Smith, RO	1908	X					Craftsman
1618	Summit St.	Oemig, WL	1925	X				X	Am. Four Square
1621	Summit St.	Olson, OC	1908			X			Colonial Revival/ Gambrel Cottage
1622	Summit St.	Booton, WU	1908	X	Key				Am. Four Square
1623	Summit St.	Windfield, FS	1910	X					Bungalow
1624	Summit St.	Scott, OM	c.1911	X					Am. Four Square
1701	Summit St.	Weibel, J	1915	X	Key		X		Craftsman
1702	Summit St.	Wells, WC	c.1903	X	Key			X	Gable Front

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				Contributing	Key	Non-Contributing	Contributing	Non-Contributing	
1707	Summit St.	Roost, F	1914	X				X	Craftsman
1709	Summit St.	Shuman, JW	c.1916	X	Key				Colonial Revival
1714	Summit St.	Tyler, CR	1912	X	Key				Prairie School
1715	Summit St.	Benson, ID	1916	X	Key				Tudor Revival
1717	Summit St.	Case, ME	1917	X	Key			X	Colonial Revival
1718	Summit St.	Morgan, FD	1910	X	Key		X		Craftsman
1720	Summit St.	Park, G	1907	X	Key		X		Bungalow Cottage
1723	Summit St.	Barrie, WH	1899	X				X	Queen Anne
113	14TH ST.	Unknown	1890					X	Am. Four Square
207	14TH ST.	Olson, OA	1912	X	Key				Gable Front
209-13	14TH ST.	Wall, Mary	c.1891	X	Key				Queen Anne
309-11	14TH ST.	Unnamed Double House	1888	X	Key				Colonial Revival
315-17	14TH ST.	Unnamed Double House	1888	X	Key				Colonial Revival
319-21	14TH ST.	Unnamed Double House	1888	X					Colonial Revival
323-25	14TH ST.	Unnamed Double House	c.1888					X	Colonial Revival
409-11	14TH ST.	Unnamed Double House	c.1890	X					Colonial Revival
209(211)	16TH ST.	Servis, Hattie	1915	X	Key				Side Gable Two-Story Ranch
301-09	16TH ST.	Unnamed Double House	c.1955					X	
409-11	16TH ST.	Spengenberg, FH	1920	X	Key				Am. Four Square
121	17TH ST.	Weibel, J	c.1919	X					Colonial Revival
206	17TH ST.	Baker, Mrs. Eliza	c.1909	X					Bungalow
208	17TH ST.	Baker, FD	1908					X	Am. Four Square
209	17TH ST.	Unknown	c.1910	X	Key			X	Am. Four Square
312-14	18TH ST.	Unnamed Double House	c.1890	X	Key				Queen Anne
TOTAL				112	60	30	19	54	

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*Summary:*

In summary, the Rose Hill Historic District is locally significant under Criteria A and C. Under Criterion A it derives significance from its association with an important era of population growth and intense residential development in Sioux City at the end of the 19<sup>th</sup> century and the beginning of the 20<sup>th</sup> century. Prominent Sioux City residents undertook real estate development projects to both promote and benefit from the opportunities presented by this growth. Rose Hill was undertaken in this spirit.

Additional significance under Criterion A derives from the fact that the Rose Hill Historic District represented a cross section of middle and upper income households with prominent business and professional leaders living next door to a middle income and working class families. Individuals who were leaders in the community and made significant contributions to local industry and commerce as well as the professional and cultural life of the community resided in the district.

Under Criterion C the Rose Hill Historic District is significant as a representative collection of the residential architectural styles and vernacular house forms that appeared in Sioux City neighborhoods from the 1880s through the 1940s. These years were a period of unbridled optimism in Sioux City and that feeling was reflected in the architectural character of the residences. A dozen examples of the work of important local architects have been identified to date with a likelihood that more exist. In addition to single-family dwellings, the district contains several architecturally significant examples of double houses and one important religious facility.

The combination of visual qualities and historical associations gives the Rose Hill Historic District its distinct neighborhood identity and significance. This significance is enhanced by the fact that at the turn of the 21<sup>st</sup> century it constitutes the closest, intact residential neighborhood to Sioux City's downtown.

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**Verbal Boundary Description:**

Within the City of Sioux City, Woodbury County, Iowa:

Beginning in the northwest corner of the district at the intersection of the centerline (C/L) of 18th Street and the extended C/L of the alley west of Summit Street; thence easterly on the C/L of said street to the intersection with the C/L of the alley east of Douglas Street; thence southerly along the C/L of said alley to the C/L of 14th Street; thence westerly along said C/L to the C/L of the alley west of Summit Street; thence northerly along said C/L of the alley to the C/L of 18th Street.

**Boundary Justification:**

The northern boundary for the Rose Hill Historic District is the centerline of 18th Street that runs between the centerline of the alley east of Douglas Street and the rear property lines of the lots west of Summit Street. Historically, 18th Street separated sequentially developed subdivisions. Today its designation as a minor arterial street has seen it carry a higher traffic load.

The east boundary for the district extends along the alley east of Douglas Street. This line is consistent with the boundaries of the original Rose Hill Addition. It also marks a steep drop in elevations along the rear property lines of the houses facing Douglas Street.

The south boundary runs along the centerline of 14th Street. It forms the original southern boundary of the Rose Hill Addition. A number of larger scale buildings face both sides of the street, which also serves as a minor arterial.

The west boundary for the district follows the rear property lines of the houses located along the west side of Summit Street. Like the alley that forms the east edge of the district, this boundary line is marked by a substantial change in elevation along most of its length. As a result, portions of the line remain a "paper alley."

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Rose Hill Historic District  
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**Photograph Key for Rose Hill Historic District:** (See Photo Map, page 41)

Bruce Meyer, photographer  
Date taken: November 2001

1. Shaare Zion Synagogue, 1522 Douglas Street, looking southeast
2. Unnamed double house, 309-311 14th Street, looking north
3. Unnamed double house, 315-317 14th Street, looking north
4. Martin L. Sloan House, 1423 Douglas Street
5. Charles M. Hopper, 1422 Grandview Boulevard
6. George W. Avery House, 1616 Grandview Boulevard
7. Elzy Burkham House, 1525 Douglas Street, looking southwest
8. Abner Wilson House, 1602 Douglas Street
9. G. A. Ford House, 1719 Douglas Street
10. Alfred Hallam House, 1524 Summit Street
11. M E. Case, 1717 Summit Street
12. Ira D. Benson House, 1715 Summit Street
13. Paul M. Schmidt, 1701 Douglas Street
14. Jerome Weibel House, 1701 Summit Street
15. William B. Palmer House, 1619 Grandview Boulevard, looking west
16. Herman F. Miller House and Issac Miller House, 1523 and 1527 Summit Street
17. C.R. Tyler House, 1714 Summit Street
18. Claus Madson House, 1510 Grandview Boulevard
19. C.H. Sieh House, 1601 Summit Street
20. Albert T. Bennett House, 1714 Douglas
21. Martin Every House, 1430 Summit Street
22. Max L. Decker House and Roy G. Gayle House, 1415 and 1417 Summit Street
23. George Park House, 1720 Summit Street
24. Daniel P. Putnam House, 1411 Douglas Street, looking west
25. Edmund Lindsey House, 1628 Grandview Boulevard

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**Property Owners within the Rosehill Historic District**  
(All owners are titleholders except those marked as X in Deed Holder/DH column)

Number	Street	Owner's Name	Owner's Address	City	State	Zipcode	DH
1400	Douglas St.	Oligmueller Rentals, Inc	1016 Icatha Way	Dakota City	NE	68731	
1404	Douglas St.	James Elwell	P O Box 5143	Sioux City	IA	51102	
1408	Douglas St.	James Elwell	P O Box 5143	Sioux City	IA	51102	
1409	Douglas St.	Alejo Flores Gonzales	501 Omaha St. Apt 1	Sioux City	IA	51103	
1411	Douglas St.	Maynard Porter	1726 Grandview Blvd	Sioux City	IA	51104	
1411	Douglas St.	Duncan & Debra Harper	2225 Indian Hills Dr	Sioux City	IA	51104	x
1414	Douglas St.	James Pritchard	1414 Douglas St.	Sioux City	IA	51104	
1417	Douglas St.	Alejo Flores Gonzales	501 Omaha St. Apt 1	Sioux City	IA	51103	
1418	Douglas St.	Fay Hartman	1418 Douglas St.	Sioux City	IA	51103	
1418	Douglas St.	Carol Coney	2801 Transit Ave	Sioux City	IA	51106	x
1422	Douglas St.	Clarence Novotny	1412 Grandview Blvd	Sioux City	IA	51103	
1423	Douglas St.	Guy Counterman, etal	1425 Douglas St.	Sioux City	IA	51103	
1423	Douglas St.	William Barbee	25607 Main St. James	Sioux City	IA	51108	x
1426	Douglas St.	Valerie Jonas, etal	1426 Douglas St.	Sioux City	IA	51104	
1426	Douglas St.	Guy Counterman	1427 Douglas St.	Sioux City	IA	51104	x
1427	Douglas St.	Guy Counterman, etal	1427 Douglas St.	Sioux City	IA	51104	
1427	Douglas St.	William Barbee	25607 Main St. James	Sioux City	IA	51108	x
1428	Douglas St.	Ronald E. Miller	507 7 <sup>th</sup> St. Ste 434	Sioux City	IA	51101	
1502	Douglas St.	Norman Chelstad	1502 Douglas St.	Sioux City	IA	51105	
1506	Douglas St.	The Inns of Rose Hill, LLC	1525 Douglas St.	Sioux City	IA	51105	
1507	Douglas St.	Guy Counterman, etal	1426 Douglas St.	Sioux City	IA	51105	
1507	Douglas St.	William Barbee	25607 Main St. James	Sioux City	IA	51108	x
1508	Douglas St.	Ronald E. Miller	507 7 <sup>th</sup> St. Ste 434	Sioux City	IA	51105	
1511	Douglas St.	The Inns of Rose Hill, LLC	1525 Douglas St.	Sioux City	IA	51105	
1512	Douglas St.	Rita Potter	2951 Stone Park Blvd	Sioux City	IA	51104	
1515	Douglas St.	The Inns of Rose Hill, LLC	1525 Douglas St.	Sioux City	IA	51105	
1518	Douglas St.	Mt. Olive Missionary Baptist	1522 Douglas St.	Sioux City	IA	51105	
1525	Douglas St.	George M. Wakeman, III	1525 Douglas St.	Sioux City	IA	51105	
1602	Douglas St.	The Inns of Rose Hill, LLC	1525 Douglas St.	Sioux City	IA	51105	
1605	Douglas St.	PST Properties	1605 Douglas St.	Sioux City	IA	51105	
1606	Douglas St.	Scott Gardner	1606 Douglas St.	Sioux City	IA	51105	
1610	Douglas St.	Steiner Research & Development	1605 Pierce St.	Sioux City	IA	51105	



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Number	Street	Owner's Name	Owner's Address	City	State	Zipcode	DH
1614	Douglas St.	Judith Pena	81 16 <sup>th</sup> Ave N.W.	LeMars	IA	51031	
1615	Douglas St.	PST Properties	1605 Douglas St.	Sioux City	IA	51105	
1616	Douglas St.	Martin Martin	1616 Douglas St.	Sioux City	IA	51105	
1617	Douglas St.	City of Sioux City	405 6 <sup>th</sup> St.	Sioux City	IA	51101	
1618	Douglas St.	Martin Martin	1616 Douglas St.	Sioux City	IA	51105	
1621	Douglas St.	Maynard H. Porter, Jr.	1726 Grandview Blvd	Sioux City	IA	51105	
1621	Douglas St.	Deane L. Davenport	1104 6 <sup>th</sup> St.	Sioux City	IA	51101	x
1624	Douglas St.	Robert L. Larson	5311 Windsor Ave	Sioux City	IA	51106	
1625	Douglas St.	Maynard H. Porter, Jr.	1726 Grandview Blvd	Sioux City	IA	51105	
1625	Douglas St.	Daniel Moos	3421 Virginia St.	Sioux City	IA	51101	x
1630	Douglas St.	Evelun H. Misar	1630 Douglas St.	Sioux City	IA	51105	
1700	Douglas St.	James W. Elwell	P O Box 5143	Sioux City	IA	51102	
1701	Douglas St.	Laddie E. Kuzela	Rt 1 Box 3	Sgt Bluff	IA	51054	
1703	Douglas St.	Franklyn Frick	1703 Douglas St.	Sioux City	IA	51105	
1704	Douglas St.	Miguel Aleman	1704 Douglas St.	Sioux City	IA	51105	
1710	Douglas St.	B. R. Diamond	1710 Douglas St.,	Sioux City	IA	51105	
1711	Douglas St.	David L. Wingert	P O Box 200	Sloan	IA	51055	
1714	Douglas St.	Manuel A. Asesor	1714 Douglas St.	Sioux City	IA	51105	
1715	Douglas St.	Thien Minh Tran	1715 Douglas St.	Sioux City	IA	51105	
1718	Douglas St.	Mertin C. Martin	2328 Mohawk Ct.	Sioux City	IA	51104	
1719	Douglas St.	Van Ho Dien	1719 Douglas St.	Sioux City	IA	51104	
1722	Douglas St.	Kelvin R. Ford	1722 Douglas St	Sioux City	IA	51104	
1724	Douglas St.	Michael F. Sutton	3800 Orleans	Sioux City	IA	51106	
1724	Douglas St.	Edwin & Carol Rodlinger	1815 Douglas St.	Sioux City	IA	51105	x
1725	Douglas St.	Maynard H. Porter, Jr.	1726 Grandview Blvd	Sioux City	IA	51105	
1400	Grandview Blvd.	Corby J. Walde	4917 Oxford Dr.	Sioux City	IA	51106	
1401	Grandview Blvd.	Jim Van Do	1100 Villa Ave	Sioux City	IA	51103	
1405	Grandview Blvd.	James W. Elwell	P O Box 5143	Sioux City	IA	51102	
1405	Grandview Blvd.	Mary Cunningham	1405 Grandview	Sioux City	IA	51103	x
1406	Grandview Blvd.	Duane Wang	3431 Morgan	Sioux City	IA	51104	
1408	Grandview Blvd.	Gilberto R. Nolzco	2019 Jones St.	Sioux City	IA	51104	
1409	Grandview Blvd.	Mary D. Charlson	1409 Grandview Blvd.	Sioux City	IA	51104	
1411	Grandview Blvd.	Maximo Rocha	1411-1415 Grandview	Sioux City	IA	51104	
1412	Grandview Blvd.	Clarence Novotny	1412 Grandview Blvd	Sioux City	IA	51104	
1417	Grandview Blvd.	Maximo Rocha	1411-1415 Grandview	Sioux City	IA	51104	

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Number	Street	Owner's Name	Owner's Address	City	State	Zipcode	DH
1418	Grandview Blvd.	Allen L. Heckman	1418 Grandview	Sioux City	IA	51104	
1420	Grandview Blvd.	Leo E. Girard	1420 Grandview	Sioux City	IA	51104	
1422	Grandview Blvd.	Naomi W. Kroeger	522 State St.	Brooklyn	NY	11217	
1422	Grandview Blvd.	Vibeke & Aasa Jensen	3601 Hamilton Blvd	Sioux City	IA	51104	x
1423	Grandview Blvd.	Rose M. Wright	1423 Grandview	Sioux City	IA	51104	
1431	Grandview Blvd.	City of Sioux City	405 6 <sup>th</sup> St.	Sioux City	IA	51101	
1500	Grandview Blvd.	Merlin C. Martin	2328 Mohawk Ct.	Sioux City	IA	51104	
1506	Grandview Blvd.	Merlin C. Martin	2328 Mohawk Ct.	Sioux City	IA	51104	
1506	Grandview Blvd.	Nathan R. Heydon	1506 Grandview Blvd.	Sioux City	IA	51104	
1509	Grandview Blvd.	Bellevue & Cameo Apts, LP	1411 Pierce St.	Sioux City	IA	51104	
1510	Grandview Blvd.	Frances C Berger, Trustee	1510 Grandview Blvd	Sioux City	IA	51104	
1514	Grandview Blvd.	James E. Brown	1514 Grandview Blvd.	Sioux City	IA	51104	
1518	Grandview Blvd.	Thomas A. Schlessler	1518 Grandview Blvd	Sioux City	IA	51104	
1519	Grandview Blvd.	Kelly D. Byrne	445 Old Sawmill Rd	So. Sioux City	IA	68776	
1519	Grandview Blvd.	Sally Morgan	P O Box 589	Dakota Dunes	SD	57049	x
1524	Grandview Blvd.	Merlin C. Martin	2328 Mohawk Ct.	Sioux City	IA	51104	
1529	Grandview Blvd.	Bellevue & Cameo Apts, LP	1411 Pierce St.	Sioux City	IA	51105	
1529	Grandview Blvd.	Mark C. Cord Jr.	2507 McDonald	Sioux City	IA	51104	
1601	Grandview Blvd.	The Inns of Rose Hill, LLC	1525 Douglas St.	Sioux City	IA	51105	
1610	Grandview Blvd.	Wilton F. Nelson	4230 Lincoln Way	Sioux City	IA	51106	
1615	Grandview Blvd.	Wilton F. Nelson	4230 Lincoln Way	Sioux City	IA	51106	
1616	Grandview Blvd.	The Inns of Rose Hill, LLC	1525 Douglas St.	Sioux City	IA	51105	
1619	Grandview Blvd.	Marlin M. Lessmann	23094 C-80	Sioux City	IA	51108	
1622	Grandview Blvd.	Maynard H. Porter, Jr.	1726 Grandview Blvd	Sioux City	IA	51104	
1625	Grandview Blvd.	Charles V. Boyle	1625 Grandview Blvd.	Sioux City	IA	51104	
1628	Grandview Blvd.	C W Devos	500 S. Rustin	Sioux City	IA	51106	
1700	Grandview Blvd.	C W Devos	500 S. Rustin	Sioux City	IA	51106	
1701	Grandview Blvd.	Council on Sexual Asst & Domestic Violence	P O Box 1565	Sioux City	IA	51102	
1702	Grandview Blvd.	Geralyn S. Pike	1702 Grandview Blvd	Sioux City	IA	51104	
1710	Grandview Blvd.	Jeffrey A. Utesch	1637 Jasper Ave	Moville	IA	51039	
1718	Grandview Blvd.	Evaristo C. Montoya	1718 Grandview Blvd	Sioux City	IA	51104	
1722	Grandview Blvd.	Wayne Sheffield	1722 Grandview Blvd	Sioux City	IA	51104	
1723	Grandview Blvd.	Wallace Wagner	1723 Grandview Blvd	Sioux City	IA	51104	
1400	Summit St.	Francis D. Groetken	1004 4 <sup>th</sup> St.	Sioux City	IA	51101	
1403	Summit St.	A A Fellowship Club of S.C.	1403 Summit St	Sioux City	IA	51104	

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Number	Street	Owner's Name	Owner's Address	City	State	Zipcode	DH
1404	Summit St.	Francis D. Groetken	1004 4 <sup>th</sup> St.	Sioux City	IA	51101	
1407	Summit St.	Terrel L. Hobbiebrunken	469 142 <sup>nd</sup> St.	So. Sioux City	NE	68776	
1408	Summit St.	Michael A. Hanus	207 14 <sup>th</sup> St.	Sioux City	IA	51103	
1410	Summit St.	Larry D. Johnson	1308 Grandview Blvd Apt 2	Sioux City	IA	51103	
1414½	Summit St.	Larry D. Johnson	1308 Grandview Blvd Apt 2	Sioux City	IA	51103	
1415	Summit St.	Francis D. Groetken	1004 4 <sup>th</sup> St.	Sioux City	IA	51101	
1417	Summit St.	Francis D. Groetken	1004 4 <sup>th</sup> St.	Sioux City	IA	51101	
1422	Summit St.	Mary McCarthy	1422 Summit St	Sioux City	IA	51104	
1423	Summit St.	Mary M. Vuncannon	2505 Silver St.	Sioux City	IA	51103	
1424	Summit St.	Mark D. Counterman	1424 Summit St.	Sioux City	IA	51104	
1425	Summit St.	Jeanette M. Barber	1907 Rebecca St.	Sioux City	IA	51103	
1430	Summit St.	Corby J. Walde	419 Oxford Dr.	Sioux City	IA	51106	
1501	Summit St.	Thomas Edward Davis Jr.	1501 Summit St	Sioux City	IA	51104	
1502	Summit St.	Ellen L. Ford	1502 Summit St	Sioux City	IA	51104	
1504	Summit St.	Duncan M. Harper	2829 Mulberry Ct.	Sioux City	IA	51106	
1504	Summit St.	Gary D. Hardersen, etal	2671 200 <sup>th</sup> St.	Moville	IA	51029	
1504	Summit St.	Roger Kluender					x
1507	Summit St.	Alfredo Galvez, etal	1507 Summit St.	Sioux City	IA	51104	
1512	Summit St.	Robert C. Walker	1512 Summit St.	Sioux City	IA	51104	
1514	Summit St.	Carlos S. Ovalle	1514 Summit St	Sioux City	IA	51104	
1515	Summit St.	Ellen M. Trobaugh	1515 Summit St	Sioux City	IA	51104	
1523	Summit St.	Son H Huyhn	1523 Summit St	Sioux City	IA	51104	
1524	Summit St.	Gordon L. Johnson	1524 Summit St	Sioux City	IA	51104	
1527	Summit St.	Quang Tan Nguyen, etal	1512 10 <sup>th</sup> St.	McCook	NE	69001	
1527	Summit St.	Hung Tan Nguyen, etal					x
1601	Summit St.	James B. Laughlin	122 N. Yale	Vermillion	SD	57069	
1602	Summit St.	Harold R. Williams	1602 Summit St	Sioux City	IA	51104	
1605	Summit St.	Mario Z. Cruz	1605 Summit St	Sioux City	IA	51104	
1608	Summit St.	Loren Joens	1608 Summit St	Sioux City	IA	51104	
1611	Summit St.	William K. Garvey Sr.	590 Laura Lane	So. Sioux City	NE	68776	
1614	Summit St.	Laura Wetmore	627 Thomas St.	Vermillion	SD	67069	
1617	Summit St.	Evelyn G. Kounas, Life Estate etal	1617 Summit St	Sioux City	IA	51104	
1618	Summit St.	Martin F. Burke	1618 Summit St	Sioux City	IA	51104	
1619	Summit St.	Sharon Abbas	1621 Summit St.	Sioux City	IA	51104	

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Number	Street	Owner's Name	Owner's Address	City	State	Zipcode	DH
1621	Summit St.	Sharon Abbas	1621 Summit St.	Sioux City	IA	51104	
1622	Summit St.	Francis D. Groetken	1004 4 <sup>th</sup> St.	Sioux City	IA	51101	
1623	Summit St.	Jaime R. Grimadlo	1623 Summit St	Sioux City	IA	51104	
1624	Summit St.	Gary L. Engel	1624 Summit St	Sioux City	IA	51104	
1701	Summit St.	Gerald K. Hochwender	121 17 <sup>th</sup> St.	Sioux City	IA	51103	
1702	Summit St.	Ralph I Kennedy	1702 Summit St	Sioux City	IA	51104	
1707	Summit St.	Merlin B. Martin	2328 Mohawk Ct.	Sioux City	IA	51104	
1709	Summit St.	Nationsbanc Mortgage Co. %Bank of America Ste 200	6053 S. Fashion Sq. Dr.	Murray	UT	84107	
1714	Summit St.	Merlin B. Martin	2328 Mohawk Ct.	Sioux City	IA	51104	
1715	Summit St.	Maryann F. Backman	1715 Summit St	Sioux City	IA	51104	
1717	Summit St.	John A. Wockenfuss	1717 Summit St	Sioux City	IA	51104	
1718	Summit St.	Vinh Vo Hoa	1718 Summit St	Sioux City	IA	51104	
1720	Summit St.	Gus Segos	919 7 <sup>th</sup> St.	Sioux City	IA	51105	
1723	Summit St.	Eugene L. Thomas	1723 Summit St.	Sioux City	IA	51104	
113	14 <sup>th</sup> St.	James W. Elwell	P O Box 5143	Sioux City	IA	51102	
207	14 <sup>th</sup> St.	Michael A. Hanus	207 14 <sup>th</sup> St.	Sioux City	IA	51104	
209	14 <sup>th</sup> St.	Vernon P. Parmalee	2301 Jackson St	Sioux City	IA	51104	
309-311	14 <sup>th</sup> St.	Harry A. Hendershot	507 7 <sup>th</sup> St.	Sioux City	IA	51101	
309-311	14 <sup>th</sup> St.	Oscar W. & Ida Mae Rees	603 28 <sup>th</sup> St.	Sioux City	IA	51104	X
315-317	14 <sup>th</sup> St.	Quang T. Nguyen	1512 W. 10 <sup>th</sup> St.	McCook	NE	69001	
319-321	14 <sup>th</sup> St.	Brad Bergstrom	3705 Martins Yard	Sioux City	IA	51104	
323-325	14 <sup>th</sup> St.	Melvin Harrison	323 14 <sup>th</sup> St.	Sioux City	IA	51105	
409	14 <sup>th</sup> St.	James Elwell	P O Box 5143	Sioux City	IA	51102	
211	16 <sup>th</sup> St.	Boys & Girls Home Residential Center	2101 Court St.	Sioux City	IA	51102	
301	16 <sup>th</sup> St.	Arthur L. Sailer	301 16 <sup>th</sup> St	Sioux City	IA	51105	
303	16 <sup>th</sup> St.	Lorraine A. Columbus	303 16 <sup>th</sup> St.	Sioux City	IA	51105	
305	16 <sup>th</sup> St.	Darlene D. Milbrodt	305 16 <sup>th</sup> St.	Sioux City	IA	51105	
307	16 <sup>th</sup> St.	Muraine J. Hines	307 16 <sup>th</sup> St	Sioux City	IA	51105	
309	16 <sup>th</sup> St.	Thomas E. Wente	309 16 <sup>th</sup> St	Sioux City	IA	51105	
409	16 <sup>th</sup> St.	The Inns of Rose Hill, LLC	1525 Douglas St.	Sioux City	IA	51104	
206	17 <sup>th</sup> St.	Augustin Landeros	206 17 <sup>th</sup> St	Sioux City	IA	51104	
208	17 <sup>th</sup> St.	Rafael Segura	1701 W 6 <sup>th</sup> St.	Sioux City	IA	51103	
209	17 <sup>th</sup> St.	Harry A. Iversen	3221 Marshall Ave	Sioux City	IA	51106	
312	18 <sup>th</sup> St.	Terry A. Cutsinger	312 18 <sup>th</sup> St.	Sioux City	IA	51105	

United States Department of the Interior  
National Park Service

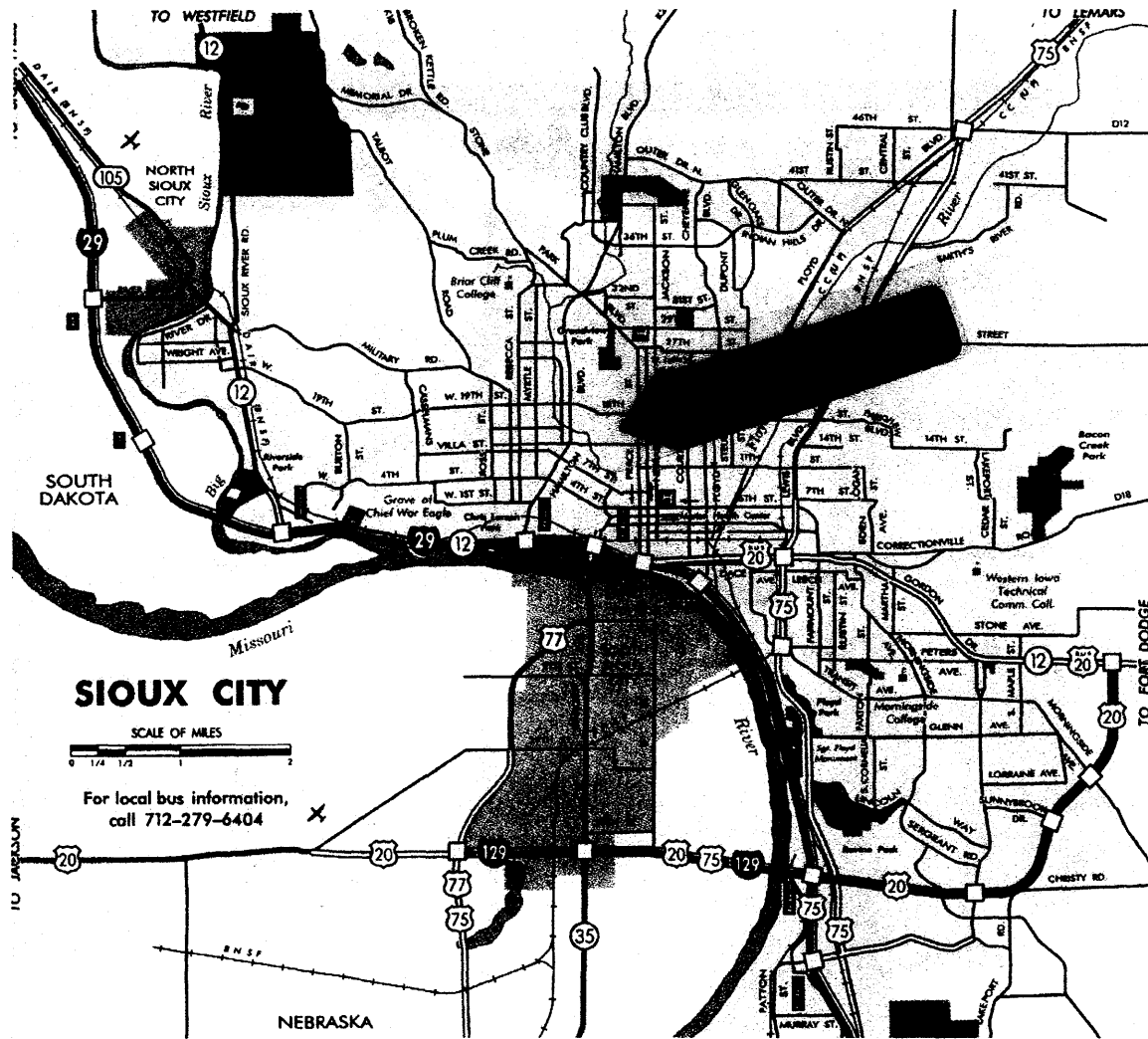
NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

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Rose Hill Historic District  
Name of Property

Woodbury County, IA  
County and State

Location of Rose Hill Historic District in Sioux City  
(Transportation Map, Iowa Department of Transportation)



United States Department of the Interior  
National Park Service

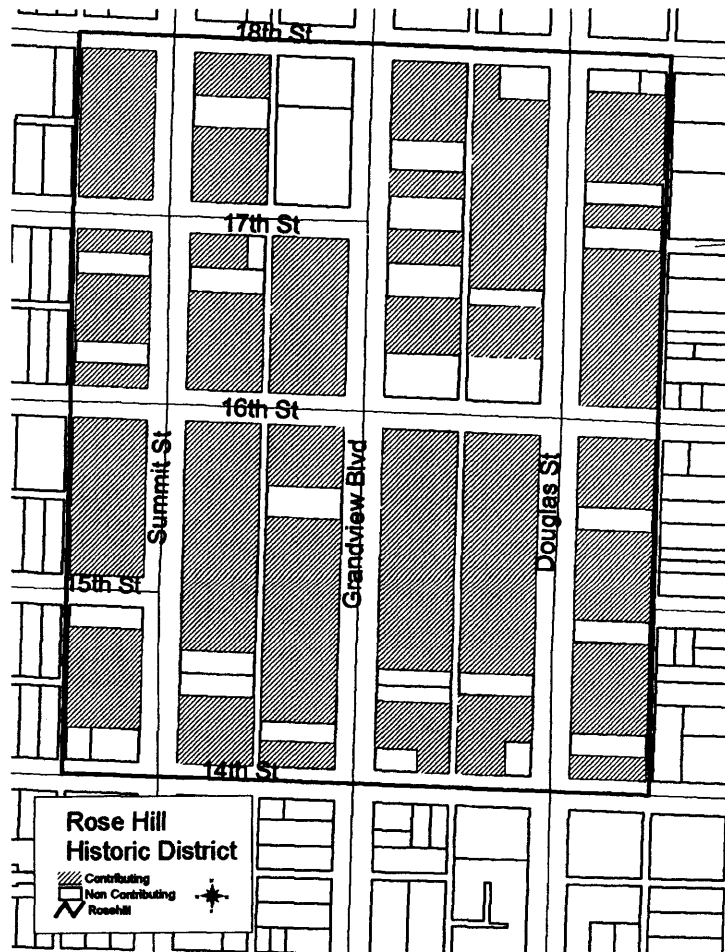
NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

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Rose Hill Historic District  
Name of Property

Woodbury County, IA  
County and State

Sketch Map of Rose Hill Historic District  
[shaded areas contain contributing primary structures]



United States Department of the Interior  
National Park Service

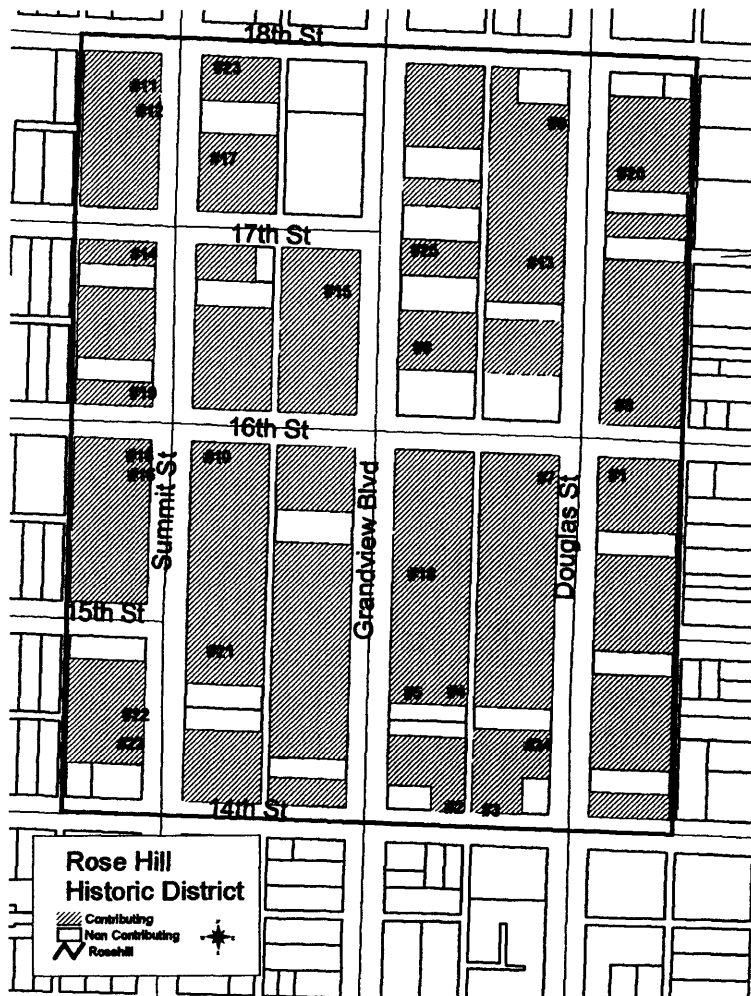
NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

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Rose Hill Historic District  
Name of Property

Woodbury County, IA  
County and State

Photo Map of Rose Hill Historic District  
[shaded areas contain contributing primary structures]



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