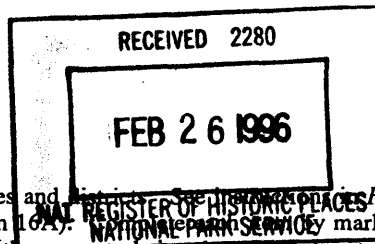


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Mark "x" on the appropriate line or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name DR. ELLA STOKES HOUSE

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

2. Location

street & number 416 College Hill Avenue West N/A not for publication

city or town Oskaloosa N/A vicinity

state Iowa code IA county Mahaska code 123 zip code 52577

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.)

Patricia Whiting OSHPD 2-21-96  
Signature of certifying official/Title Date

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

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

Signature of certifying official/Title Date

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

4. National Park Service Certification

I hereby certify that the property is :

- entered in the National Register.
  - See continuation sheet.
- determined eligible for the National Register
  - See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- Other, (Explain)

Edson H. Beall 3/29/96  
Signature of Keeper Date of Action

Entered in the  
National Register

Dr. Ella Stokes House  
Name of Property

Mahaska County, Iowa  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many lines as apply)

**Category of Property**  
(Check only one line)

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

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
		sites
		structures
		objects
<u>1</u>	<u>1</u>	Total

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

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

The Quaker Testimony in Oskaloosa, Iowa

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

**Current Functions**  
(Enter categories from instructions)

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DOMESTIC/single dwelling  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

**Materials**  
(Enter categories from instructions)

NO STYLE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

foundation Brick  
walls Wood  
\_\_\_\_\_  
roof Asphalt  
other Glass  
\_\_\_\_\_

**Narrative Description**

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

Dr. Ella Stokes House  
Name of Property

Mahaska County, Iowa  
County and State

### 8. Statement of Significance

#### Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all the lines 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.

#### Areas of Significance

(Enter categories from instructions)

EDUCATION

SOCIAL

#### Period of Significance

1919-1945

#### Significant Dates

#### Significant Person

(Complete if Criterion B is marked above)

N/A

#### Cultural Affiliation

#### Architect/Builder

Unknown

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

### 9. Major Bibliography 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):

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

#### Primary location of additional data:

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

Name of repository

Dr. Ella Stokes House  
Name of Property

Mahaska County, Iowa  
County and State

**10. Geographical Data**

Acreege of Property Less than one acre

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 | 15 | 529320 | 4572560 |

Zone Easting Northing

2 |     |             |             |

Zone Easting Northing

3 |     |             |             |

Zone Easting Northing

4 |     |             |             |

**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 William C. Page, Public Historian; Joanne R. Walroth

organization Oskaloosa Historic Preservation Commission date June 3, 1995

street & number 520 East Sheridan Avenue telephone 515-243-5740; FAX 515-243-7285

city or town Des Moines state Iowa zip code 50313

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

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

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

**Photographs** - Representative black and white photographs of the property.

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

**Property Owner**

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

name Joseph F. and Patricia C. Wheeler

street & number 416 College Hill Avenue West telephone 515-673-8223

city or town Oskaloosa state Iowa zip code 52557

**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  
National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 7

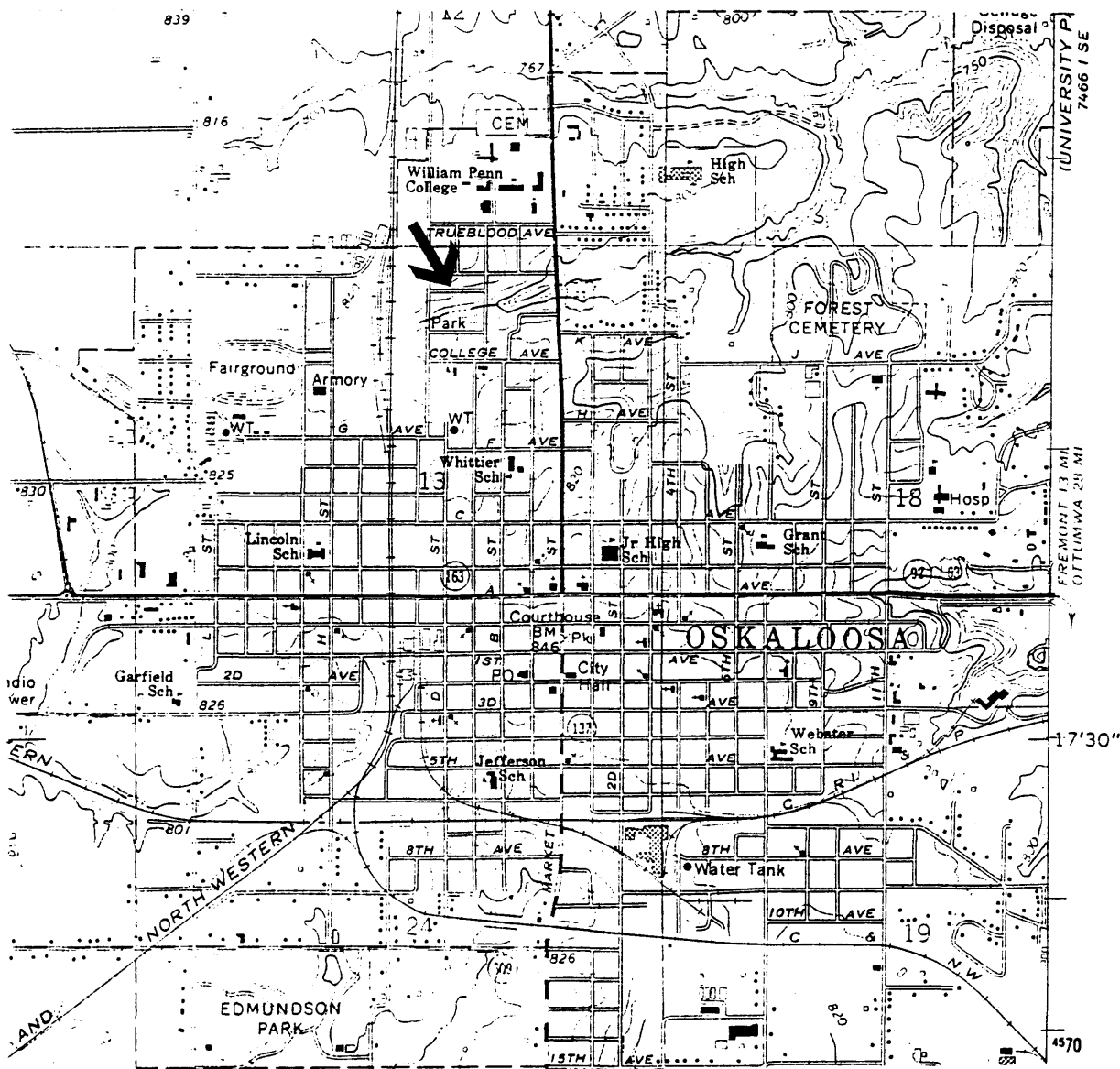
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Dr. Ella Stokes House, Mahaska County, Iowa.

## SITE MAP

ARROW LOCATES PROPERTY



Source: U.S.G.S. Map (7.5 Minute Series), Oskaloosa Quadrangle, 1968.

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National Park Service

# NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

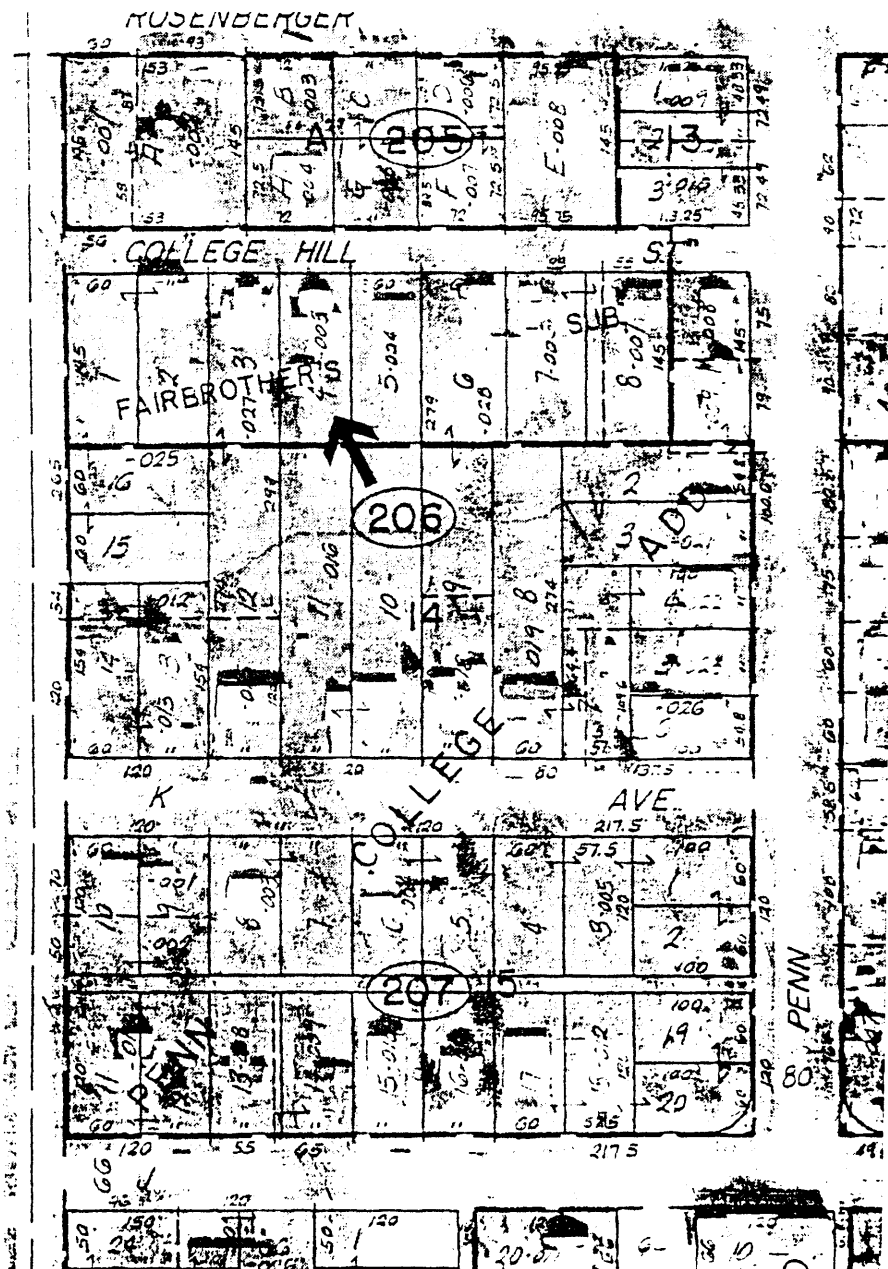
Section number 7 Page 3

CFN-259-1116

Dr. Ella Stokes House, Mahaska County, Iowa.

## PLAT MAP

### ARROW LOCATES PROPERTY



Source: Oskaloosa City Engineer's Office.

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National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET**

Section number 8 Page 4

CFN-259-1116

Dr. Ella Stokes House, Mahaska County, Iowa.

**SUMMARY OF SIGNIFICANCE**

Built circa 1910 as a single-family dwelling, the Dr. Ella Stokes House possesses historic significance under National Register Criterion A. The house calls attention to events and patterns associated with Penn College within the historic context "The Quaker Testimony in Oskaloosa, Iowa." Dr. Stokes was one of the longest serving members of the Penn College faculty--more than four decades--and for more than half this time she resided here. As such, the building calls attention to her service to the college. The Stokes House also calls attention to residential housing as an emerging historic context of significance for women's history. Stokes was one of the few single women employees at Penn College who achieved homeownership. Although she worked twenty years at Penn before buying this modest dwelling, she still needed to rent rooms and sell produce to help pay the mortgage.

The period of significance, under Criterion A, for the Dr. Ella Stoke House is 1919-1945, the time in which Stokes occupied the building as a Penn employee. (She continued living there after her retirement.)

The property contains one contributing resource for this nomination--the house--and one noncontributing resource--the garage.

**EVENTS AND PATTERNS**

The career of Dr. Ella Stokes spanned a long period of time--from 1901 to 1945--more than four decades. The holder of a doctorate in philosophy, Stokes taught in the history and education departments at Penn College, as well as philosophy. Already by 1914, she had become head of the Department of Psychology and Education at Penn. Stokes' remarkable career of 44 years at Penn stands as the third longest tenure of any of that institution's employees. Stokes stood as a pillar of the college's educational program. She taught courses in education, a critical subject in the Penn College curricula because of the institution's role in training future teachers.

**WOMEN'S HISTORY**

Residential housing is emerging as a significant context for the study of women's history in Iowa. Often denied or restricted from positions within the workplace, single women found the quest for suitable housing difficult. Although not well documented to date, lack of financial capability and discrimination by lending institutions can be cited as possible causes for this problem.

In the unusual instances when single women did possess financial capability, recent studies have shown that they invested in residential housing. In 1994, a study of the Letitia Ambruzzese Building in Des Moines, Iowa, described how a single woman in the 1930s planned, had constructed, and managed a commercial and multi-family building (Page:1994a). Another study has analyzed the Laura T. and Albert L. West House and that woman's real estate activities during the 1880s and 1890s (Page:1994b). A third recent study has documented this phenomenon within higher education in

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Dr. Ella Stokes House, Mahaska County, Iowa.

Iowa. In the early 1920s, women faculty members at Iowa State College in Ames, Iowa, responded to unsuitable housing then available to them. Joining together to organize the Faculty Women's Housing Company, these women charted a course of action, determined to build a multi-family dwelling to alleviate some of these difficulties, obtained financial backing, consulted an architect, and erected a multi-story commercial/apartment building. Completed in 1922, the Cranford Apartment Building on Lincoln Way in Ames was an immediate success, evidenced by the fact that most rental units were bespoken prior to the building's completion (Page:1992). Although these pioneering studies have raised the issue of residential housing as an important context for women's history in Iowa, it is impossible to determine at the present time its extent as a phenomenon. Denied participation in the broader business world, women turned to residential housing as an alternative source of income. Homeownership also gave them a means to self-fulfillment.

The nomination of the Dr. Ella Stokes House in Oskaloosa reinforces these previous findings. Single women were presented with problems in finding housing in Oskaloosa, especially in the immediate environs of Penn College. Even after Penn College Addition was laid out, the lots were sold for single-family dwellings, which few single women could afford. A lack of suitable apartment accommodations meant most women faculty ended up living in the dormitories as house mothers, as Rosa Lewis did, or renting rooms in the homes of other Penn personnel, as Cassa M. Conover did following the death of her father.

Single women employees at Penn College rarely owned homes of their own. The Dr. Ella Stokes House is significant for women's history in Oskaloosa because it is the exception that proves the rule. Stokes, one of the pillars of Penn College's faculty, did not purchase a home until she had worked almost two decades for Penn College. Prior to this time, she lived in rented rooms. Even then, in 1919, homeownership was possible for Stokes because the house was modest in size and because she rented rooms on the second floor to male students. Stokes also sold produce raised on the grounds for additional income (Interview with Martha Berry Johnson). Although all Penn employees received modest salaries, evidence of homeownership such as this strongly suggests a pay differential between male and female faculty members at the institution. While such a differential might not have been unusual among other small, liberal arts colleges in the Midwest during this period, it is significant for Penn College. The Society of Friends is well known for its early support of the equality of women, and Penn College espoused this tenet from its establishment. In money matters, however, the college failed to implement those beliefs.

**REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS**

The Dr. Ella Stokes House was not surveyed in 1981 as part of the Area XV Regional Planning Commission's then comprehensive cultural resources surveys of Mahaska County. At that time, the Historical Survey neither identified nor evaluated the building within the context of education in Oskaloosa. The Architectural Survey evaluated the building as not eligible for nomination, under National Register Criterion C. In the intervening years, more information has come to light regarding the Dr. Ella Stokes House and its place within the historic context "The Quaker Testimony in Oskaloosa, Iowa."



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**CONTINUATION SHEET**

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Dr. Ella Stokes House, Mahaska County, Iowa.

**POTENTIAL FOR HISTORICAL ARCHAEOLOGY**

Although the site's potential for archaeological research is, as yet, unevaluated, there appears to be little if any in this regard.

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 9

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Dr. Ella Stokes House, Mahaska County, Iowa.

### BIBLIOGRAPHY

#### PRIMARY

Oskaloosa City Directories

1907-08  
1910-11  
1914-15  
1919-20  
1921-22  
1924-25  
1947  
1951

#### SECONDARY

Housing list prepared by Oskaloosa Monthly Meeting volunteers; 1992.

Naumann, Molly Myers; *Architectural Survey of Oskaloosa, Iowa*; Report prepared by the Area XV Regional Planning Commission and on file at the State Historical Society of Iowa; 1981.

Page, William C.; *Historical Survey of Mahaska County, Iowa*; Report prepared by the Area XV Regional Planning Commission and on file at the State Historical Society of Iowa; 1981.

Page, William C.; "Cranford Apartment Buiding, Site Number 7D-52." *Historical and Architectural Resources of Ames, Iowa: Reconnaissance and Intensive Surveys*. Report prepared for the Department of Planning and Housing, City of Ames, Iowa; 1992. 2 volumes.

Page, William C.; *State of Iowa Historical Recordation of the Letitia Ambruzzese Building*. Report prepared for the Des Moines Metropolitan Transit Authority and on file at the State Historical Society of Iowa; 1994a.

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National Park Service

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Section number 9

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Dr. Ella Stokes House, Mahaska County, Iowa.

Page, William C., and Joanne R. Walroth; *Intensive Cultural Resources Survey of the Quaker Testimony in Oskaloosa, also including the Chicago, Rock Island, & Pacific Railroad Area*; Report prepared for and on file at the Oskaloosa Historic Preservation Commission and State Historical Society of Iowa, Des Moines; 1992.

Watson, *William Penn College*, pp. 253 (photographic portrait), 310.

### ORAL INFORMANTS

Johnson, Martha Berry, interview with Joanne R. Walroth, February 7, 1992.

Johnson, Martha Berry, interview with William C. Page, May 22, 1995.

Pierson, Robert, interview with William C. Page, May 22, 1995.

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

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**CONTINUATION SHEET**

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Dr. Ella Stokes House, Mahaska County, Iowa.

**VERBAL BOUNDARY DESCRIPTION**

Lot 4 in Fairbrother Subdivision of the City of Oskaloosa, Iowa.

**BOUNDARY JUSTIFICATION**

The National Register boundary contains all land associated historically with this resource.

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## NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Section number 10 Page 10

CFN-259-1116

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Dr. Ella Stokes House, Mahaska County, Iowa.

### LIST OF PHOTOGRAPHS

1. Dr. Ella Stokes House  
416 College Hill Avenue West  
Oskaloosa, IA 52557  
Looking southwest  
Patricia Pierce Patterson, Photographer  
April 24, 1994
  
2. Dr. Ella Stokes House  
416 College Hill Avenue West  
Oskaloosa, IA 52557  
Looking northwest  
Patricia Pierce Patterson, Photographer  
April 24, 1994