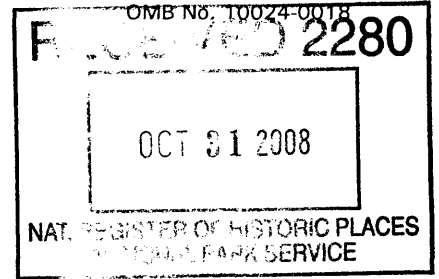


OCT 21 2008



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1164

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If 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 North Grinnell Historic District

other names/site number

2. Location

street & number Park to West, 6<sup>th</sup> Avenue to 11<sup>th</sup> Avenue [N/A] not for publication

city or town Grinnell [N/A] vicinity

state Iowa code IA county Poweshiek code 157 zip code 50112

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).

Barbara A. Mitchell, DSHPO October 27 2008  
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

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:)

Signature of the Keeper

Edson H. Beall

Date of Action

12.10.08

**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	
202	61	buildings
		sites
		structures
6	1	objects
208	64	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**

\_\_\_\_\_1\_\_\_\_\_

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

Domestic/Single Dwelling \_\_\_\_\_

Domestic/Multiple Dwelling \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Current Functions**

(Enter categories from instructions)

Domestic/Single Dwelling \_\_\_\_\_

Domestic/Multiple Dwelling \_\_\_\_\_

Education/College/offices \_\_\_\_\_

Recreation and Culture/Museum \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late Victorian/Italianate \_\_\_\_\_

Late Victorian/Queen Anne \_\_\_\_\_

Late Victorian/Shingle \_\_\_\_\_

**Materials**

(Enter categories from instructions)

foundation stone

walls \_\_\_\_\_ weatherboard \_\_\_\_\_

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)

Community Planning & Development

Architecture

### Period of Significance

1867-1958

### Significant Dates

1882

1894

1909

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

### Architect/Builder

Cleveland, Mortimer

Eastman, Charles Edward

### Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: #Grinnell College Library/Spec.Collections

**10. Geographical Data**

**Acreeage of Property** 67.11 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 [1]5] [5]2]3]0]8]0] [4]6]2]1]4]6]0]  
Zone Easting Northing

2 [1]5] [5]2]3]0]8]0] [4]6]2]2]2]1]0]  
Zone Easting Northing

3 [1]5] [5]2]3]9]0]0] [4]6]2]2]2]1]0]

4 [1]5] [5]2]3]0]8]0] [4]6]2]2]9]0]0]

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 James E. Jacobsen

organization History Pays! Historic Preservation Consulting Firm date October 22, 2008

street & number 4411 Ingersoll Avenue telephone 515-274-3625

city or town Des Moines state IA zip code 50312-2415

**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 [Refer to Continuation Sheet for property owner list]

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  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 1

**North Grinnell Historic District**

**Poweshiek County, Iowa**

**7. Narrative Description:**

Architectural Classification, Continued:

Late 19<sup>th</sup> and 20<sup>th</sup> Century Revivals:

- Colonial Revival
- Classical Revival
- Tudor Revival
- Italian Renaissance

Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements:

- Prairie School
- Bungalow/Craftsman

Materials, Continued:

- Foundation-Terra Cotta
  - Concrete
- Walls-Wood/Shingle
  - Brick
  - Concrete
  - Stucco
  - Metal-aluminum
  - Synthetics-vinyl
- Roof Terra Cotta

The city of Grinnell is located near the northwest corner of Poweshiek County, in east central Iowa. It is located on U.S. Highway 6 and Iowa Highway 146. Topographically the city is located on the high point relative to drainage, between Des Moines to the west and Cedar Rapids to the northeast. This level plateau or ridge resulted in an equally level town site. There are no major drainages in close proximity to Grinnell. The city retains its several railroad linkages. Figure 25 places the North Grinnell Historic District within the physical context of the City of Grinnell.

The North Grinnell residential historic district (see Figure 2) consists of a three and a half by five-block rectangular area that is located immediately west of the Grinnell College campus, in the north part of the city. The district mostly consists of the North Grinnell Addition, that portion located west of Park Street, the two Merrill Additions, and the west side of West Street below Eighth Avenue, the latter forming the southern part of the western district boundary. East to west, the north-south running streets are Park, Broad, Main and West, and numbered avenues, Sixth through Eleventh, intersect with the former streets. Broad Street, as its name implies, is the principal north-south residential street, while West Street, an early farm to market arterial, is the most important for through-traffic.

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**National Register of Historic Places  
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Section number 7 Page 2

**North Grinnell Historic District**

**Poweshiek County, Iowa**

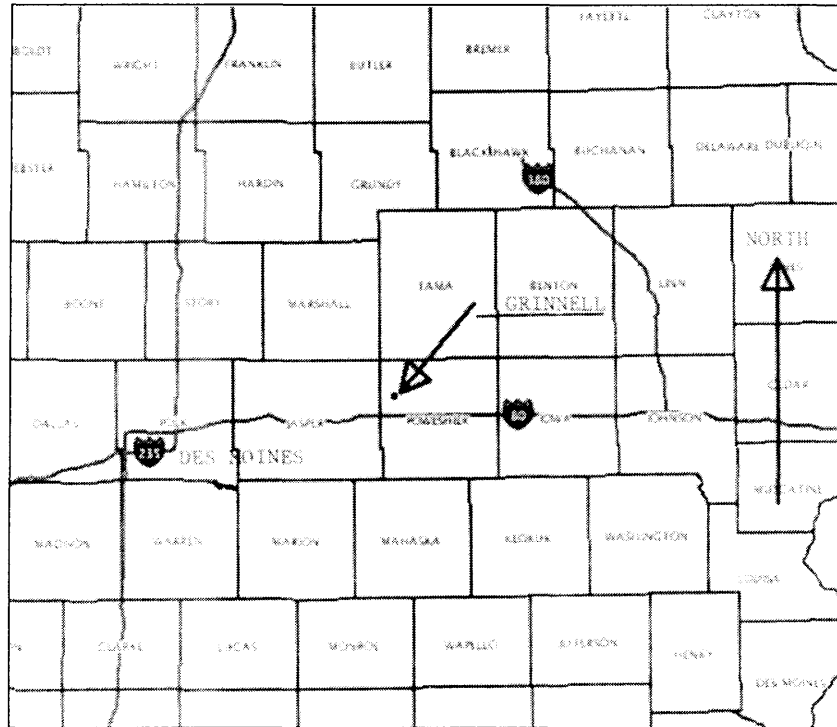


Figure 1: Area locational map, City of Grinnell  
(<http://ortho.gis.iastate.edu>)

Grinnell is noted for its high proportion of large and well-designed historic houses and this district is best described as being defined by that housing genre. The district contains the largest, best-designed range of large residences and the best-preserved examples as well. The total district house count is 157 houses, and full two-story plans account for three-quarters of the total figure. The more diminutive examples comprise later-date bungalow and cottages, and a good number of post-World War II minimal traditional plans.

The district houses front east and west along north/south running principal streets, save for some cross street lots that comprise three vacant lots and 28 residences. Ten of these houses post-date World War II, reflecting a pattern of later-date infilling within the district on the cross streets. The most visually important cross-streets are Seventh and Eighth Avenues, these having 19 of the 28 residences along them. Generally speaking, these scattered residences are largely unnoticed visually, due to the largely smaller stature and the dominance of the north-south principal residential streets. The cross streets also provide a vital and direct symbolic linkage with the Grinnell College Campus, Seventh Avenue being aligned with Herrick Chapel, and Ninth Avenue with a key Gothic gate in the line of men's dormitories.

Alleys bisect most of the blocks in a north/south direction between Sixth and Eleventh avenues, the exceptions being the north side of Eighth Avenue and the lots that front east along the west side of West Street. Eighth Avenue was originally platted with south-fronting narrow lots along its north side. When Broad and Main streets were finally cut through north of Eighth the alleys that were allowed for in the Merrill Addition to the north, were never cut through to Eighth Avenue.

District houses are virtually all of frame construction, but there are some brick exteriors, three concrete block exteriors, and a small number of later-date stucco and half-timbered claddings. The latter necessarily represent the Bungalow/Craftsman and various revival examples. Rubble stone (pre-1905) form the earliest foundations, while a thin cut-stone foundation veneer was used after 1905. An ashlar-surfaced concrete block was available beginning in 1904 when it was first used on foundations.

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**North Grinnell Historic District****Poweshiek County, Iowa**

That year marks the local availability of a rusticated concrete block that immediately became the norm for foundations and many porch foundations as well. The concrete block was offered with a particular attention to ornamentation and was laid in contrasting patterns in an effort to emulate pre-existing stone buildings, but it failed to capture any large residential building market. Brick is also found in early foundations and tile in a few later instances. Tile roofs are few in number.

The Trustees of Grinnell College own a large number of properties, particularly those along Park Street. These former residences are used for a variety of college uses and most have lost their outbuildings and parking lots have broadened the alleyways along the west edge of the properties. Otherwise there are 103 garages, barns or other outbuildings in the district. A good number of very interesting carriage houses and barns survive. Six concrete hitching posts are counted as contributing objects. Each is 2.5 feet high, is tapered slightly with angled corners, and each is surmounted with a round iron ring that is anchored into the concrete. These are located at 1313, 1321 (two posts flank the sidewalk approach), 1409 (lacks the ring), and 1422 Main Street and 1114 Broad Street. A cast metal hitching post with a horse's head top, at 1421 Park, is of recent origin and is counted as a non-contributing object. All outbuildings built after 1958, or those that have been so extensively altered as to be no longer recognizable as historical buildings, have been deemed to be non-contributing (51 buildings). There are a number of new carriage houses that have been designed to fit architecturally with the district.

From a stylistic standpoint, the defining characteristic of the district is the predominance of Classical Revival house designs. This style totals 44 houses with many if not most Queen Anne style examples sharing some stylistic ornamentation, or just over a fourth of the total number of historic houses. This relatively low number exceeds other stylistic groups but most important, includes the great majority of the larger houses, and for this reason, visually predominates within the district. Perhaps this favored style has a linkage to the nearby college campus? It is particularly impressive given the dominance of this style along the 1300s and 1400s blocks of Main Street. Given their generally later dates of construction, these examples tend to cluster within the northern or northeastern reaches of the district. The predominance increases slightly from east to west, and many examples were built as replacements for less substantial homes along West Street. Just 15 examples are found to the south of Eighth Avenue. The best example and the only true Neoclassical Revival example is the D. S. Morrison House, 1121 Park Street (1902). The side-gable plan features a full-height centered front portico with Ionic columns. The most common sub-type utilizes a cube-like two-story core, hip roof, front dormer (and in one instance a gablet), and a full-width front porch. As is typical of the style, the porch usually has an offset-entry point that is capped with a pediment. Palladian windows are found in five of fifteen examples, one of which lights a sidewall stair hall (1131, 1409, 1433 Park, 1102, 1114, 1221, 1332 Broad, 1309, 1310, 1312, 1402, 1409 Main and 917 Tenth). The plan of 1433 Park Street (1907) features an unusual centered full-height three-sided bay with the entry in its base. Twelve of the examples date to 1900-1909. The plan (1900) at 1333 Main combines a rear two-story cubic massing with a centered gable roof front wing. The latter might be a later-date addition to the original house. A single-story turret is set into the corner of a wrap-around porch.

There are four cruciform plan examples of the Classical Revival style (1133, 1137, 1220 and 1234 West, all dating to 1886-1900). These have front pedimented dormers, wrap-around porches and side wings. Another subset creates a two-part massing, with a "subordinated" side component through the use of an offset bay or broad pavilion and in several examples, an open porch is inset into the center of the plan, beneath the gable end. They have or had full-width front porches with centered entrances (see 1321, 1322 Broad, 1132, 1221 Main, 1225 West). This subset, save for the latest example, dates from 1900-1910. The plan for 1321 Broad Street is a George Barber pattern book design. The 1909 design at 1313 Main wraps an L-plan around a full height corner turret. It is classified with this style due to its late construction date.

Eight Classical Revival examples, dated 1899-1915, have a more cubic core, hip roof, and an offset-front dormer, combined with a full-width front porch. Three-sided bays are commonly substituted for square-cut pavilions on the façade. All have front dormers (1505 Park, 1121, 1228, 1321, 1422, 1428, 1433 Main, 1219, 1235 West). There is one cross-gable example at 1324 Main (1905). Four examples have a broader hip roof rectangular massing, a front dormer, centered front porch and one features jerkin head roof peaks (1503 Broad, 1907) along with three identical shed roof dormers and twin oculus windows set into the upper level facade. These are found at 1433, 1503 Broad and 1503 Main. They are later plans, dating to 1906-18. A

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**North Grinnell Historic District**

**Poweshiek County, Iowa**

side-gable variant is found at 1221 West Street (1901). Finally there are seven gable-front examples. These have returned eaves; tend to have center hall plans, and front Palladian windows (two examples). A more formal half-story high full-width front porch is found at 1404 Broad (1901). Gable front examples are 1405 Park, 1422, 1515 Broad, and 1432 Main. This group dates from 1905-1908. There are two other L-plans, 1303 Main (1902) and 1332 Main (1905).

There are 28 Queen Anne style houses and five cottages within the district. The vast majority of the plans are two-story in height with gable roofs and rectangular footprints. Just four two-story examples approximate a square footprint. The house at 1303 Park (1900) has a hip roof and a full-height corner tower/turret in the left-hand front corner. The 1211 West plan (1898) is that of a hip roof cube that has an offset left-hand front wing and a second story half bay set above the entry porch to the right. Nearby at 1228 West (1900) is a plan with similar massing, a right-hand offset front wing and a side with a three-sided bay on the ground floor. The 1120 Main plan has a high-peaked hip roof, with an offset front wing and projecting first story bay, and a side bay at its rear left-hand side.

Rectangular plans having turrets, towers, or tower bases (that are tucked under the eave lines) number seven examples. The house at 1127 Broad (1894, a George Barber design) is exceptional compared to the other five in that it combines a full-height turret/bay component on a front corner of a gable roof cruciform plan. The other six examples counterpoise either two turret components (1133 Broad, full corner turret and a tuck-under round bay, 1895), a sleeping porch and a tucked under rounded bay (1421 Broad, 1897) a turret and a bay/wing or porch (1222 Broad 1902, a George Barber design; and 1233 Broad, 1899; and 1405 Broad, 1896), or two rounded bays set beneath the eaves line at opposite corners (1110 Main, 1894). These five designs utilize hip roof forms but the final example, 1125 balances twin gabled bays, that on the left-hand side being full height, that to the right being cantilevered from the porch roof level. The roof form is hip and there is also a full-height north (right-hand side) bay wing and a south square-cut wing. This is another George Barber design (1894).

Seven Queen Anne style examples combine a basic cruciform rectangular footprint with the gable roof form and a two-story massing. These are found at 1221, 1227 Park (previously noted as having a corner turret), 1309 Broad, 1133, 1415 Main and 1216 West. These tend to have unelaborated facades and square cut front porches. Side wings can contain three-sided bays. The 1133 Main example features a Palladian attic front window set. That at 1415 Main has a wrap-around porch on two sides. Hip roof examples of the same general plan are found at 1127 Park and 1409 Broad. A simple linear plan, with a full-height centered side bay on just one side, has two examples; 1233 Park and 1209 Broad. These also have plain facades and simple porches.

A broad range of fairly individualistic Queen Anne style designs is found within the district. The plan at 1205 Park is that of a two-story L plan with an inset corner two-story porch. The house at 1312 Broad (1895) has a broad full-height rounded turret that is inset between front and south-facing gable wings, each of which contains a Palladian window set. The rear wing has a gambrel roof form. There are three L-plan examples, all of which have cut-corner ground level bays on one or both of their wings (1329 Broad, 1202 Main; 821 8<sup>th</sup>). The T-plan at 1302 Main is one of two style examples that retain decorative gable ornamentation. It has a cut-corner bay and entrance and its roof slopes down at the front-right hand corner below the two-story level. A two-story L plan at 1422 Broad combines a broad side wing with an offset gable roof front wing that is offset and subordinated to the front gable roof. The current porch, not original, is set into the void to the left of that wing.

There are five Queen Anne style cottage examples. Single-story L plans with cut-corner bays are found at 1321 Park, 1429 Broad (having gained a Craftsman style front porch roof plane), and 1203 Main. A cruciform plan with an inset left-hand corner porch is found at 816 9<sup>th</sup> and it is the other example where decorative scrollwork survives on the bargeboard. An unusual artistic cottage is located at 1226 Broad (1900). Its rectangular plan still allows for a two-story south wing and a Craftsman style like sloping front roof with a very ornamental dormer window.



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The Craftsman style is the third largest stylistic group (16 examples) within the district and comprises four bungalow and 12 other Craftsman examples. Craftsman examples are well represented within the district but the bungalow form, its close cousin, is not. There are just four bungalows, three being gable-front examples; 1415 Park, 817 Seventh Avenue, and 709 Eighth Avenue; and two side gable plans, 1421 Park and 1421 Main. The 817 Seventh Avenue example (1908) also exhibits a Tudor Revival influence. The best example is 1415 Park (1912-13), which is prominently placed adjacent to the college. It features a recessed entry, bracketed entry canopy and a raised brick foundation. The other two examples represent later cross-street infill and both feature twin front gables, the lesser offset gable extension housing the entryway. Like the Classical Revival, the later-date Craftsman style houses are all clustered within the northern reaches of the district and all are to the north of Eighth Avenue. Six example houses are found on Broad Street and three are on Main Street. Three were placed on cross streets. Three examples have a basis two-story side gable massing. Entrances are offset to the side of the façade. Shingles clad the upper story. Bracketed canopies protect the entries. These are found at 1333 Park Street (1906) and 1429 Main Street (1915). The next subset combines the same core with a two-story centered solarium wing. Two of three examples have stucco exteriors. The house at 1315 Broad (1920) adds a second gabled canopy over a bay on the solarium front. Twin full-height bays, one with the entry at its base, are employed in the design of 1415 Broad as well. The design of 803 Tenth Avenue (1917) features a single Tudor-influenced bay, again with the entry at its base. Three examples have gable front plans with a south-fronting solarium wing. Two of these combine clapboard bases and shingled upper levels. The stucco example at 1333 Broad Street (1913) adds a prominent chimney to the center of its façade. This house and 1326 Broad Street (1910) both have "garrison" overhangs. The third example is found at 1412 Main Street (1914-20). There is one cross-gable example found at 1430 Broad Street (1913-14). Symmetrical side wings balance a gable-front projecting center wing. The entry is on the north wing and the whole is stuccoed. A cubic or foursquare example, 1433 Broad Street (1913) measures 30 feet square on plan. Two cottage examples are of interest. The earliest, found at 917 Ninth Avenue (1908), is vernacular in its design, featuring lower corner windows on its story and a half upper front, but it otherwise has Craftsman style windows. The most interesting cottage example, 816 Tenth Avenue (1920) presents an almost Oriental feel with a raised front dormer and rounded west side wing, all executed in a brick veneer.

There are nine Italianate style examples and these comprise the earliest surviving stylistic examples in the district. They pre-date the infamous 1882 cyclone and they collectively mark the earlier development of the district south of Eighth Avenue. Two examples are gable front plans with side wings. The best example being 1109 Main (1884) with its heavily corbelled and bracketed cornice line. A lesser example, likely more vernacular than Italianate, is found at 1132 West (1894) and the presence of brackets alone, along with two single-story three-sided bays, might qualify it under this stylistic heading. Three examples combine an elongated rectangular core with a rear side wing. All three have plans that measure 22 feet in width, while depths range from 30 to 32 feet. These are 1132 Broad (1868), the oldest example which lost its cupola to the cyclone; 1205 Broad (pre-1882) which was almost destroyed by the cyclone and was rebuilt, sans cupola, and 1126 Main (pre-1895). Three remaining examples have rectangular footprints (two are broader, measuring 28-30 feet in width), have single-story south fronting side bays, and the expected hip roof form with bracketed eaves. They are 1217 Park (pre-1882), 1126 Broad (1882, the only example retaining its cupola), and 1115 Main (pre-1890). Finally there is a simple brick cottage example located at 1215 Main (1897).

There are six true Colonial Revival style house/cottage plans are to be found and all are in the northernmost reaches of the district. A Colonial Revival cottage example, story-and-a-half, is located at 819 Ninth Avenue (1941). The side gable plan has a centered gable roof front dormer, a recessed centered entrance with flanking window bands (also in the dormer). The eaves are closely cut. The last Colonial Revival cottage example, a Cape Cod (twin dormers) with a front offset L-wing, is at 916 Seventh Avenue and likely dates to the later 1930s. There is an interesting Tudor Revival gable front house plan (1116 Main Street, 1916). A very late Tudor Revival example is 909 Eighth Avenue (1945), the first of the post-war district houses. A two-story house square house plan, it superimposes a cat slide roof profile on an offset front wall dormer, on a hip roof form. A cat slide roof entry vestibule, centered on the front, mirrors the dormer lines. Picture windows flank the entrance. Another story-and-a-half side gable cottage plan (715 Ninth Avenue, 1934) has a broad offset pavilion with an in-wall gable roof dormer. The entry is offset into the inside corner and the whole is balanced with a shed roof dormer on the side wing. Finally a most

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**North Grinnell Historic District**

**Poweshiek County, Iowa**

interesting gable front bungalow design, executed in Tudor Revival style, is found at 817 Seventh Avenue(1908). This was the final residential concrete block example to be built. Its main floor features the mixed broader rusticated and narrow smooth surface courses of block and the same materials form the recessed front porch. Above, the cross-gable plan (secondary side gables) features oculus attic windows in the gable peaks and stucco and half-timbering on its exterior.

A relatively small number of later house designs represented the more exotic and high-end styles of the day. Two Prairie style examples are found. The house at 1327 Park Street (1919), the J. G. Shifflet House, has a two-story stuccoed rectangular core, a centered south two-story solarium wing, a broadly extended hip roof, and a Tudor style influence. The Benjamin J. & Mabel Ricker House, 1510 Broad Street (1911), designed by architect Walter Burley Griffin, is the jewel of the district and is individually listed on the National Register of Historic Places. It is pure Prairie style, floating on a raised concrete foundation, with strident and continuous window bands around its upper perimeter and lower frontage. End extensions, projecting eaves and lower level window canopies provide the requisite horizontal flow, while twin massive chimneys are set across the gable roof.

The Shingle style is represented by three excellent examples, as well as one influenced example. One of the latter, 1133 Broad Street, has been discussed under the Queen Anne style. The best example, 1414 Broad (1908), combines a frontal cat slide roof and a north rounded wing, all shingled, in its design. The plan is generously lighted with window bands and there is a lovely semi-circular offset front entry. A lesser example, 1421 Park (1897) employs the cat slide roof form that subsumes a full-width front porch. The example at 1303 Main (1901) combines elaborately shingled gable ends with over-sized shingled brackets. The house at 1326 Main (1909) is perhaps more Colonial Revival than it is Shingle style. A realistic effort to emulate the Colonial "garrison house" form, the side gable two-story plan is fully shingled.

The Italian Renaissance style has two examples as well within the district. Most notably, the Ernest H. Spaulding House, 1103 Main (1907). The rectangular two-story plan actually fronts south onto Sixth Avenue but it has always been addressed by its side entrance to Main Street. A later-date stone veneered end addition finally anchored that address reference. The other example, 1527 Broad Street, the Jesse L. Fellows House (1918), was the design of architects Temple and Burrows of Davenport. Delayed in its completion by the First World War, this design uses a two-story rectangular core (56 by 31 feet) in combination with a centered south solarium wing (17 by 22 feet), the whole of which is set beneath a red tile roof, complete with a south end small dormer. There is nothing Mediterranean about the design, apart from the roof material, so it falls under the Italian Renaissance style. This house keeps proximate company with the Ricker House, both of which serve as north end visual landmarks and anchors within the district. The Spaulding House, serves as the south end district visual anchor.

Cubic two-story side gable plans number three 1509 Broad (1911), 1526 Broad (1939) and 1414 Main (1909). The later model is diminutive in scale with a 20 feet by 28 feet footprint. One gable front cubic plan is found at 813 Eighth Avenue (1916). Two plans are likely "foursquares" (811 Eighth Avenue, 1909, and 916 Tenth Avenue, 1912) given their later date and the probable use of a four room over four (or three) room plan. They have absolutely square footprints.

Collectively these more formal stylistic examples account for a total of 115 houses within the district, leaving just 42 others to account for. Six non-contributing residences include one historic home that has been too altered to categorize. The other five are post-1958 homes. The remaining houses are vernacular in their design or represent later popular house/cottage types.

Other or no-style examples:

The house/cottage grouping that cannot readily be given a stylistic classification includes 10 examples covering a broad range of subtypes. This group is of some interest in terms of age, given that these are for the most part the earliest homes built within the district. Given their earlier assumed dates, it is no surprise to see a clustering within the southern part of the district, all being on or south of Eighth Avenue, apart from a few "outliers" on West Street. Their dates are the most difficult to

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ascertain and additional research will find them to be even earlier in their construction than current information indicates. These smaller houses are also prone to being relocated and replaced, and at least two surviving houses have been moved.

There is one side gable cottage at 1220 Main Street (pre-1895). Both have centered shed roof dormers or a through-the-eaves shed roof dormer. One has a centered entry, the other an end entry. One cruciform plan cottage has through-the-eaves dormers on its side wings and has an entry on that same wing (1513 Park Street, moved 1902). There are four story and a half T-plan cottage examples (1214 Broad Street, 1901, 1233 Main Street, pre-1910, 703 Seventh Avenue, 1900, and 1216-18 Main Street, 1897). These have their entries on their side wing fronts, often in combination with wall dormers or through-the-eaves dormers. The last named functioned as a duplex so has an unusual second entry on its front gable roof wing. An "amalgam" plan cottage is found at 1206 Broad Street (1884).

Vernacular houses number nine within the district. Three might be termed "Federal" inasmuch as they are two-story gable front designs with an offset front entry. The best example is 1233 Park Street (1900) with its single-story south bay. It is well preserved. The others have had side extensions, in one case a cat slide roof extension that covers what was an inset corner side entry (1232 Main Street, pre-1899). The other example is 1120 Broad Street (1894). A cruciform plan, 1208 Main Street (pre-1895) has a corner entry. Four L-plan examples all had entries on their side wings and two of these have been modified by the addition of cat slide entry extensions. They are found at 1215 Broad Street (1900), 1211 Main (pre-1900), 1227 Main Street (rebuilt 1909), and 711 Eighth Avenue (1900).

Nineteen post-World War and pre-1958 houses can be classed as minimal traditional designs. Eight are located on cross streets. They are otherwise scattered across the district because they represent later-date infilling or the replacement of earlier houses. All of the latter are found in the north end of the district. There are three L-plan examples with hip roofs; 1127 Main Street (1952), 719 Seventh Avenue (1956), 1207 West Street (1955). There are six Colonial Revival style side gable rectangular plans; 1521 Park Street (1948, a "rambler" with twin residential sections each with a dormer, end chimney, breezeway and attached garage), 710 Eighth Avenue (1955), 718 Eighth Avenue (1954), 812 Eighth Avenue (1950), 913 Seventh Street (1942, a Cape Cod design) and 913 Eighth Avenue (1950). There are three Tudor Revival side gable plan examples; 1227 Broad (1950, brick and stone), 711 Seventh Avenue (1951, brick), and 712 Seventh Avenue (1948). Finally there is but one "contemporary" side gable or hip roof minimal traditional designs (1520 Broad Street, 1952).

Three houses are non-contributing due to their post-1958 construction date. These are 1232 Broad Street (1977), 816-18 Ninth Avenue (a 1961 duplex), and 812 Ninth Avenue (1994, a Cape Cod plan that does visually fit with the district). There is a 1971 hip roof classroom building at 1207 Main that is also non-contributing (1971). Just two houses have been altered to the extent that their original designs cannot be discerned. These are 1429 Park Street (a 1901 residence) and 900 Eleventh Avenue (a 1950 design that appears to have been substantially enlarged with a board and batten exterior). A close call, but one that is decided in favor of being contributing, is 1332 Main. This house has gained a three-sided wrap-around porch that is deeper than and more extensive than any original porch would have been. A circular window has also been substituted and the exterior resided. The house does retain its original massing and is still recognizable as a 1905 design.

Outbuildings:

It is no surprise that modern-day housing needs results in the construction of over-sized double garages. Surprisingly, while there are numerous new or recent garage-building efforts (an excellent example is found at 1327 Main Street) visual impact of these new buildings has been muted by attention to design. Several examples combine offices or apartments with parking. Most remarkable is the survival of a large number of early barns, carriage houses and garages. There are at least 16 excellent examples of barns, carriage houses or garages. These cluster in the west-central reaches of the district, just two occurring along Broad Street. Main Street properties account for ten of the examples.

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The best historic garage examples are located at 1133 Broad, and 1120 Main. The best barn (these lack an upper story and hay mow door) examples are found at 1509 Broad and 1228 Main. The carriage house examples are 1115, 1116, 1121, 1133, 1216-19, 1221, 1321 and 1326 Main, 1133, 1137, and 1219 West Street. These have an upper story and hay mow door.

Evaluating Contributing and Non-contributing Buildings:

The property building count is based solely upon individual houses and outbuildings. No other property type was found within the district that warranted being identified and counted so there are no structures or objects. There are six stone or concrete posts for securing one's carriage. Any moveable building lacking a foundation (garden sheds, small metal sheds, small greenhouses) were not tabulated. Any building that post-dated 1958 was deemed to be non-contributing. The next earliest construction date was 1961. Replacement siding was not treated as an unsympathetic alteration because it is not commonplace and almost always, the replacement siding was similar in scale to the original material and did not cover up ornamentation or form. Just two altered historical buildings were determined to be non-contributing due to alterations. Two of these are aesthetically acceptable but both have deviated too greatly from the original house appearance.

District boundary map:

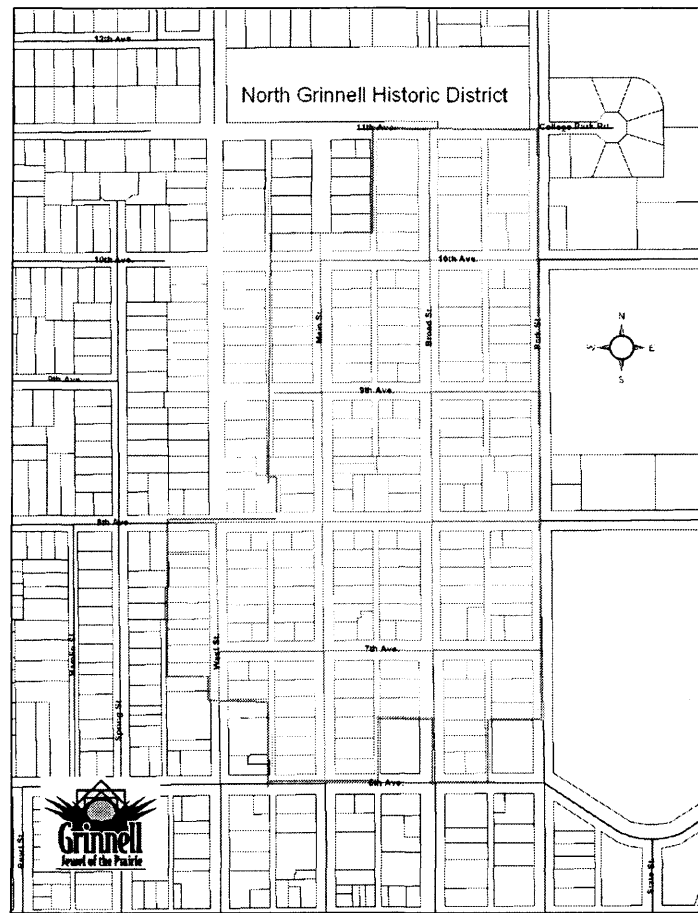


Figure 2: District Base map  
(Prepared by Cathy Riley, City of Grinnell, June 2008)

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Figure 3: District Contributing-non-contributing properties  
(Prepared by Cathy Riley, City of Grinnell, June 2008)

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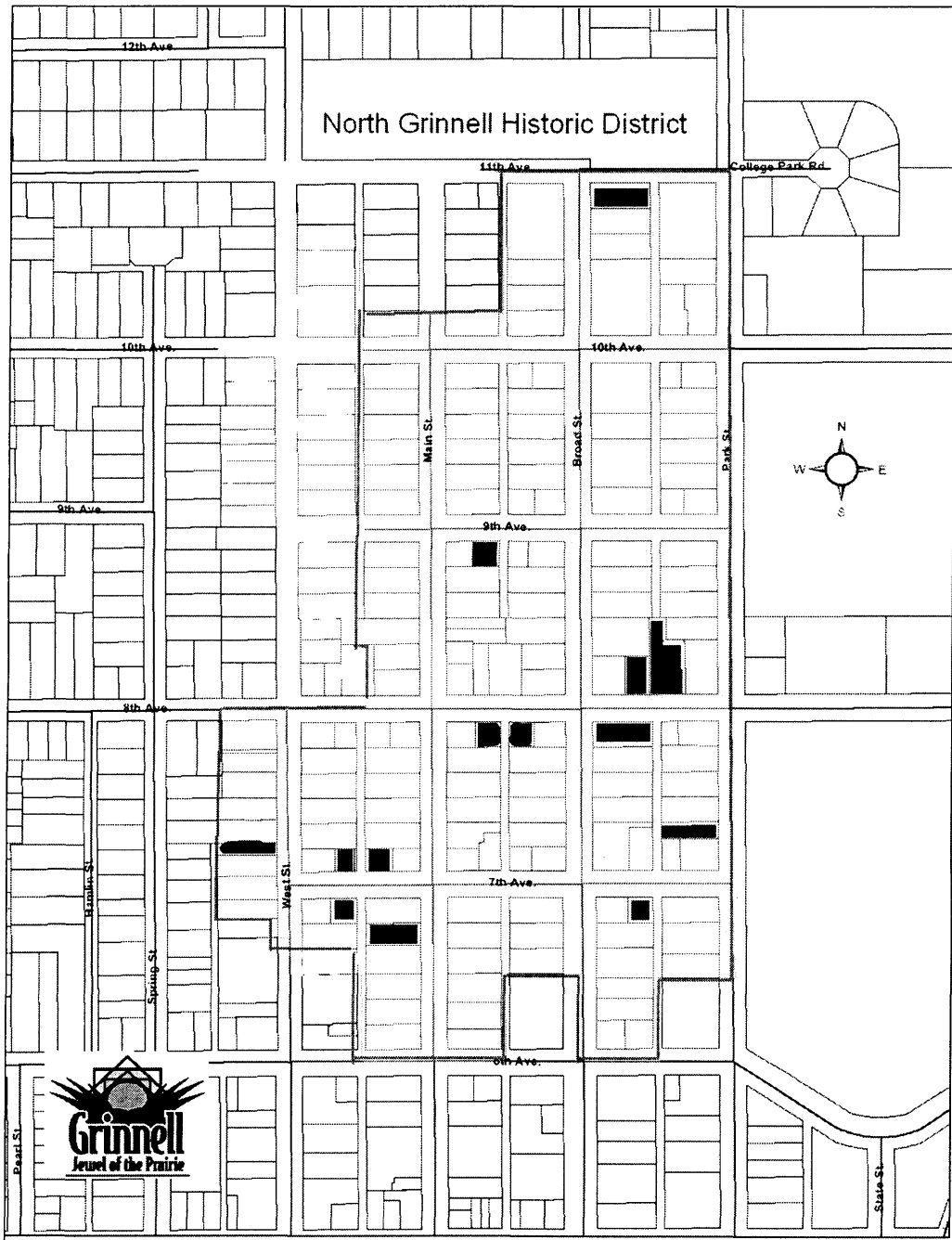


Figure 4: District Base map, 1945-1958 district houses  
(Prepared by Cathy Riley, City of Grinnell, June 2008)

Figure 4 locates the later-period cottage/house examples that date to 1945-1958. These cluster predominantly along cross-streets to the south of Ninth Avenue.

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District Landscape:

The district's landscape and scale are integral to its compelling sense of time and place. The street grid is visually compelling because the broad streets were never fully paved. The curbing was adjusted and as a result the City retains generous 20-foot wide grassed parkings between the curb and sidewalks along Broad. Similar deep setbacks on the other north/south running streets emphasize the lawns and make the houses all the more prominent. House lots are oriented east and west and measure 75-80 feet in width. The lots fronting along Broad Street have a depth of 175 feet, while 165 feet is the standard elsewhere. The lots are large enough to separate the relatively large house plans, and deep enough to do the same relative to outbuildings. The streets were always asphalt paved and remain so today. There were no brick paved streets. Curbs are mostly concrete with some stone. Sidewalks are all of concrete construction. Half a dozen stone/concrete hitching posts remain on Broad and Main streets.

The entire district is heavily covered with a mixed tree canopy, including many oak trees. It is said that the Dutch Elm catastrophe, while severe, failed to denude this part of the city. Along with the visual impact of many large and well-designed houses, a great many of the houses are sited on over-sized lots and these are nicely landscaped. The broad setbacks, particularly along Broad Street, are the result of the city's determination to pave narrow streets while retaining generous parking along either side. This feature is particularly striking throughout the district.

The historical section summarizes plat development, but generally speaking the North Grinnell Plat put form to the district below Eighth Avenue. South-facing lots along the north side of Eighth Avenue were re-platted into east/west oriented lots when the Merrill Addition continued the same plat forms to the north of Eighth and the north/south running streets were cut through to Eleventh Avenue. The same lot size and orientation applies to the overall district and the only reminder of the re-platted lots above Eighth is the interruption of the north/south running alleys, all of which terminate midway in the blocks located between Eighth and Ninth avenues. The west side of West Street is more varied in lot width and depth and there is no rear alley access.

District Alterations and Integrity Evaluation:

The district's houses are remarkably well-preserved. A high proportion retain their original claddings. Enlarged houses almost always had their substantial additions placed largely out of sight, towards the rear of the plans. A loss of historic integrity as a result of alterations disqualified only three houses. The excellent state of preservation largely reflects the fact that these houses are substantial and their owners tend to have the wherewithal to take care of them. It is also true that a collective community sense that values historic preservation only developed during the 1970s and 1980s, largely through the influence and example of Professor John Kleinschmidt. The city's first "painted lady" (1312 Broad Street) began a neighborhood transformation away from an all-white house aesthetic. More substantial restorations followed, in increasing numbers, and the district, today, presents a most excellent array of historic homes, lovingly restored and preserved. One observable fact is that few if any houses physically identify their lengthy uses as combination residences and apartments. There are just three actual duplexes in the district, one of which was a historical building designed as such (1312-14 Main Street). Another converted example is found at 1216-18 Main Street. The final example was built in 1961. Virtually all of the houses that served as duplexes, were divided horizontally and utilized common entrances and internal stair and hall access, so the expected multiple entrances and external fire escapes never materialized here. The district is extremely homogeneous in terms of its single-family detached house property type, lacking any historical presence of commercial, industrial, or institutional land use. The historic churches of Grinnell all clustered around the downtown and were not distributed across the residential areas for the most part. Another expected change, but one that didn't happen, was the wholesale replacement of front porches, usually with Classical Revival columns. The Classical elements found in the district tend to be focused on the façades and roofs and porches are commonly understated and notably lacking in their full-sized column headcounts.

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General patterns of alterations necessarily responded to local and natural trends. The earliest houses, smaller in scale and including many cottage types, infilled the district along and to the south of Eighth Avenue. West Street was lined with houses along its length with many of its residents being farmers. The cyclone of 1882 forced the rebuilding of many of these early homes. A general pattern of replacement houses and northward expansion began in the early 1890s, and there is considerable evidence to show that houses were relocated or replaced. It was very common in Grinnell to move a pre-existing house to the side or to the rear of a lot and build new, particularly on corner lots. It is safe therefore to assume that many houses have been relocated and that many others are second or even third-generation buildings on the same site, despite their early construction date. The opening of the streets north of Eighth Avenue allowed for the final infilling of the northern reaches of the district, beginning in the mid-1890s.

Two agents of change have impacted the district. Commercial expansion from the south has impacted the north side of Sixth Avenue, eliminating as many as eight houses and converting a ninth into a funeral home. Grinnell College has impacted the district from the east, principally in the construction of the John Crystal Center at the northeast corner of Park and Sixth Avenues, replacing two houses. The college has a long history of acquiring and using houses for administrative and residential purposes, particularly those fronting east on the campus along Park Street. Many were acquired as bequests while others were purchased. There is some concern that the college owns considerable property and that future campus expansion will be at the expense of historic homes in the neighborhood and it is true that two houses have been recently demolished by the college (1315 Park Street in 1989, and 919 Seventh Avenue, the latter in 2007). It is also true that the college has divested of many other properties over time and that for the most part, it has been a good steward of the properties it holds. College ownership has affected the properties. Those along Park Street have no surviving outbuildings and parking areas line the rear portions of their lots. The college houses also tend to have minimal landscaping, some substantial external fire escapes, and in one instance, 1205 Park Street, a Queen Anne style house has been enlarged with a substantial rear addition, although in a faux Queen Anne manner (still counted as a contributing building).

The North Grinnell Historic District maintains a high degree of all seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The integrity of the immediate setting of the buildings, illustrated by its uniform residential makeup and the retention of its tree-canopied streetscapes, contribute to the district's ability to maintain integrity of feeling and association. The preponderance of larger single family residents set the tone for the district's form and scale, and the survival of virtually all of the key district buildings, in combination with a good number of original barns, garages and carriage houses reflects a building assemblage that has remained unchanged once it assumed its final form in the years just prior to World War I. The Grinnell College campus provides an unusually visible and impressive eastern boundary, while Merrill Park, borders the district to the northeast.



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Architects:

Burrows, Park Tunis  
Griffin, Marion Mahoney  
Griffin, Walter Burley  
Hallett, George Emery  
Ladehoff and Sohn  
Larrabee, Andrew J.  
Maher, George Washington  
Palmer, Austin  
Rawson, Harry Dustan  
Taylor, Eugene Hartwell  
Temple, Seth Justin

Builders:

Coutts, Robert G.  
Errington, Arthur  
Hughes, William  
Hughes, Charles  
Hughes, Benjamin F.  
Ross, R. C.  
Streck, Phil  
Triplett, Howard L.  
Wessell, Charles W.  
Wiltamuth, Nicholas

**8. Significance Statement:**

The North Grinnell residential historic district comprises the city's "nob hill" without the hill. The district is locally significant on architectural (Criterion C) and historical (Criterion A) grounds. The period of significance is 1867-1958. The large number of large-scale, very well preserved residences that dominate this district architecturally would be the envy of any major city. Grinnell was always one of Iowa's largest and wealthiest non-county seat communities and the presence of so many great houses within this class of city is one of its character defining elements. The houses represent the collective contributions of architects who enjoyed a regional and national reputation. Of those houses known to have been designed by specific architects, the majority of the best examples are found within this district. The predominance of Classical Revival house designs represents Grinnell's particular penchant for a single architectural expression. The district is resplendently bordered on the east by the Gothic Revival massed architecture of Grinnell College and several cross streets align with key campus gates or landmark buildings. Architecturally the district is self-defining to the visitor's eye and the visual impression is that of a very unified and well preserved residential neighborhood.

From a historical standpoint, the North Grinnell District directly mirrors and interprets every significant historical theme in that community's history. The very first plat expansion beyond the original square plat was the development of the southern two blocks of this district. Numerous Italianate style homes lined Broad and Main streets prior to the 1882 cyclone. The cyclone achieved national attention as a result of its scale of damage and the loss of life. The cyclone largely over-wrote the architecture of the developing district but many buildings were rebuilt and survive to mark that natural disaster. The re-built Iowa/Grinnell College mirrored the district's northward expansion and the institution and the neighborhood developed an

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interrelationship what was architecturally expressed. College student housing and boarding was instrumental in financing the large houses in the district, at least until the college built male dormitories in 1917. The leading merchants and community leaders built their homes in this district, a trend that accelerated after sewer and water services were made available in 1894. Belated and narrow paving in 1909 improved what was already a well established neighborhood. The final infilling of side street lots and some house replacement followed the major building of the town's residences, a process that was finished by World War I. In short, the district embodies the developmental history of Grinnell, a prosperous and successful non-county seat city. The significant dates mark the major infrastructural improvements in Grinnell. The cyclone nearly destroyed the town in 1882 and left its architectural mark. A quality public water supply and sewer system was first established in 1894. Street paving was delayed until a quality school system was put in place and paid for, and began only in 1909.

While not formally claimed at this point, portions of the district have a proven capacity for being potentially significant under Criterion D-historical archeology. The June 1882 cyclone demolished entire households and in most cases, the debris from the storm was buried on each afflicted property, frequently being cast into pre-existing wells, cellars or the like. Enough informal exploration has taken place to confirm the survival and prevalence of these buried point-in-time buried stratum. The deposits would appear to have the potential to answer questions regarding the storm event.

Historic Preservation consultant Patricia Eckhardt recommended this district as being National Register-eligible in late September 2004 and her description and evaluation says it all. Ms. Eckhardt generally described the core of the district as offering "a vast variety of historic houses...Houses that would be the finest houses in small towns are commonplace here. I have never seen such a collection of turreted or towered houses. There are a few Victorian and early modern style examples but most are late 19<sup>th</sup> Century or early 20<sup>th</sup> Century houses usually constructed in the Queen Anne Free Classic or Colonial Revival styles" (Iowa Site Inventory Form, Potential North Side Historic District, September 23, 2004).

Grinnell Historical Survey and Evaluation Background:

Grinnell's commercial historical resources have been comprehensively studied and evaluated and the downtown is listed as a historic district (Grinnell Historic Commercial District, listed April 9, 1991).<sup>1</sup> Historical/Architectural consultant Mrs. Molly Myers Naumann first surveyed the downtown in mid-1988, the area of study being bordered by West Street (west), Broad Street (east), Sixth Avenue (north) and Third Avenue (south). Naumann also conducted a reconnaissance level survey of the city and identified two potential historic districts, North Grinnell, the subject of this nomination, and the Grinnell College campus itself. Her proposed North Grinnell historic district largely matches that developed for the nomination, save for the fact that its western boundary ends half a block east of West Street and it included all properties between Sixth and Tenth avenues, and west of Park Street. She did not identify individually significant residences. Historian William Page built upon Naumann's work and prepared a multiple property document that actually listed the downtown district. His historical contexts were commercially defined. The multiple property document was not utilized for this nomination because it had no bearing on the city's residential historical context or resources.

Both consultants necessarily traced and organized the city's history, providing a historical template for this project. Naumann divided the history into five chronological eras of development:

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<sup>1</sup> There are 10 National Register listings in Grinnell, including the downtown district, two campus buildings, four commercial or transportation related buildings, and three houses, the Levi P. Grinnell House, 1002 Park Street (listed October 1, 1979), the E. A. and Rebecca (Johnson) Marsh House, 833 East Street (listed April 15, 1999), and the B. J. and Mabel Ricker House (listed 2006).

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Early Commercial Development, 1854-1870  
The Growing Years, 1870-1900  
Climax of Prosperity, 1900-1918  
Interwar Years, 1918-1940  
World War II and Beyond, 1940 to present

Page created two commercial contexts, "The Commercial Development of Grinnell, 1854-1940, and Commercial Building design in Grinnell; The Architect's Influence, 1870-1940. Obviously these departed from Naumann's contexts at least in terms of timeframes.

This district nomination effort included the development of a residential housing context and the evaluation of other potential districts in Grinnell. The survey report is titled "The Historical Residential Development of Grinnell, Poweshiek County, Iowa, 1855-1958." Four districts, including this one, were recommended, in addition to the Grinnell Historic Commercial District, previously listed. The other three districts are the Grinnell College Campus, a "between-the wars" cottage revival district on Eleventh Avenue, between West and Spencer streets, and an East Grinnell residential district, bordered by High Street (west side), the railroad tracks to the south (below Third Avenue), Summer Street (east side) and Ninth Avenue on the north.

The East Grinnell residential district is comparable in scale to this nominated district and there are some strong similarities. Both districts contain early houses, some of which have been relocated, but those in the East District are much earlier and are more numerous. Both districts contain many large and well-designed houses, but those in North Grinnell are more tightly clustered, are better preserved and are more visually compelling on an individual and collective level. The houses within the East District, while clearly qualifying as a strong historic district, are more intermixed in terms of style and period overall, although there are full blocks where there is more cohesion. Integrity, or the lack thereof, plays a much stronger hand in the East District given its history of absentee landlords, apartment conversions, and the like. Replacement siding and the enclosure of porches are more prevalent there. The local historic preservation movement has had its impact in North Grinnell and is beginning to do so in the East District area as well.

The 2007-08 district nomination effort also developed a master list of all known Grinnell architects and builders, master lists of all new house starts and additions, 1878-1915, searched all newspapers over the same period and recorded all house construction and alteration reports, converted all pre-1920 Grinnell city directories and water records (1894-1931) into searchable and sortable Microsoft Word tables. These tools will enable any city resident to accurately identify the original builder, the date of construction, the architect and builder (if recorded), and the subsequent physical history of a particular house.

Overview History of Grinnell:

Grinnell was envisioned as a utopian colony experiment with its residents sharing like values in religion (largely Congregational), education, prohibition and abolition. Congregational minister Josiah B. Grinnell conceived of the original scheme and autocratically established and control its development, aided by a small group of supporters. This unusual feature of the original founding group, complete with the lodging of most of the first settlers in a common "long house" barracks, fundamentally colored Grinnell's ethnic makeup, its developing world view, and its self-image. From the start its population was predominantly of New England stock, of the Congregational faith, and it was hard-wired into the "liberal" intelligentsia that opposed slavery and supported the abolition of all things alcohol. With excellent timing, the group was able to purchase a fine town site that occupied the high point between Davenport and Des Moines, located on the surveyed right-of-way of the Chicago and Rock Island Railroad. The initial settlement was founded in May 1854 and was named Grinnell after its founding namesake. In the original plat, filed for record the following January, Sixth Avenue and West Street both followed section lines. The plat allowed for a centered park and nearby lots were reserved for churches and the homes of key founders, such as

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Grinnell. House lots were large, measuring 75 feet by 165 feet. Grinnell granted free lots to those who built homes and placed restrictions on deeds, threatening the reversion of a lot if the prohibition clause was violated (Page, pp. E2-E3).

The Panic of 1857 was hard on the new community but a boom was realized with the relocation of Iowa College to Grinnell, from Davenport, in 1859. The first railroad, the Mississippi and Missouri, a branch of the Chicago, Rock Island Railroad, reached the town in 1863. The town served as the western rail terminus during the latter part of the Civil War and until 1867, when construction resumed. In 1870-71, a north-south running railroad link, the Iowa Central Railroad, reached Grinnell. Despite this key transportation advantage, Montezuma became the county seat and at this time claimed no railroad linkage. Even today, this situation remains the same and Grinnell's population is five or six times that of the county seat. The founding "mold" of New England stock would leave its long-lasting mark on Grinnell. It never attracted any large minority population and its foreign-born proportion was always low, with English-born aliens being predominant. At the same time, the establishment of a "literary institution" that was "a center of moral or intellectual influence" was always a peculiar value (ibid., pp. E3-E4, Andreas', p. 461).<sup>2</sup>

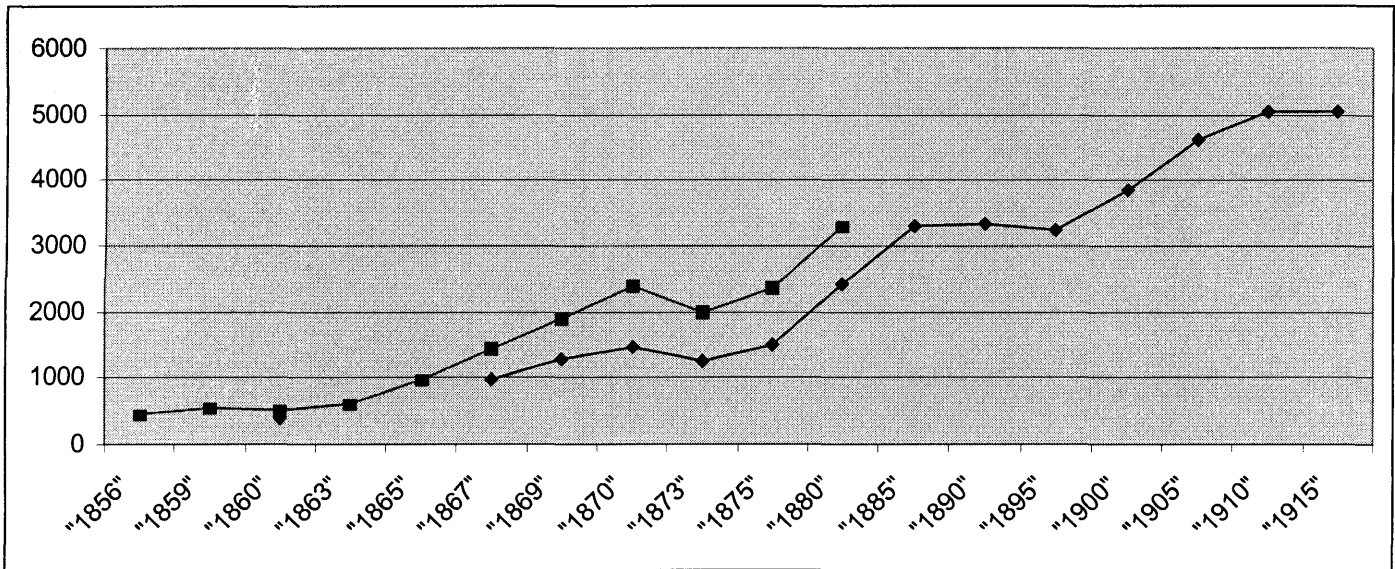


Chart 1: Grinnell's population growth, 1860-1915  
(note the slight rightward data shift between the chronology and data points)  
(Grinnell Township represents the earliest trend (square codes), 1856-1880)

Chart 1 traces the city's population growth. The general trend identifies two periods of sustained growth, 1875-1885 and 1895-1910. Necessarily a large proportion of new Grinnell houses should have been built within the district during these two periods. There is however considerable house building during the 1890s, much of which defied the national economic trends. The city's growth was principally driven by local industrialization, again reflective of the town's origins. This growth is reflected in the contextual cut-off points although it would appear that more appropriate division points fall in 1882, the year of the cyclone, and 1889, the year during which virtually all of the downtown burned. In reaction to these losses, more substantial and fireproof commercial construction was substituted. A more refined high-end architecture, the products of an array of imported notable architects, was built, and the city took the first steps toward urban maturity. The key improvement was a municipal water system that was built in 1894. Several key sub-contexts emerge from these key events. The sheer

<sup>2</sup> Page notes that some Irish railroad workers came and stuck in 1863, and a Catholic mission church resulted. Norwegian immigrants arrived in the late 19<sup>th</sup> Century.

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magnitude of the 1882 cyclone brought forth a national response of relief. The college had to literally rebuild itself from scratch, being reduced to just one surviving building. One day was designated to mourn the deaths of 14 students and classes resumed the very next day. The reconstruction of the school was funded with Eastern contributions raised by J. B. Grinnell. The second sub-theme, by no means restricted to Grinnell, was a capability of responding to catastrophe with an aggressive and positive rebuilding effort. The notoriety of the cyclone put the “colony” on the American map, although intellectually and culturally, it was, and remained well integrated into the nation’s elite intelligentsia (*Des Moines Daily News*, January 7, 1898).

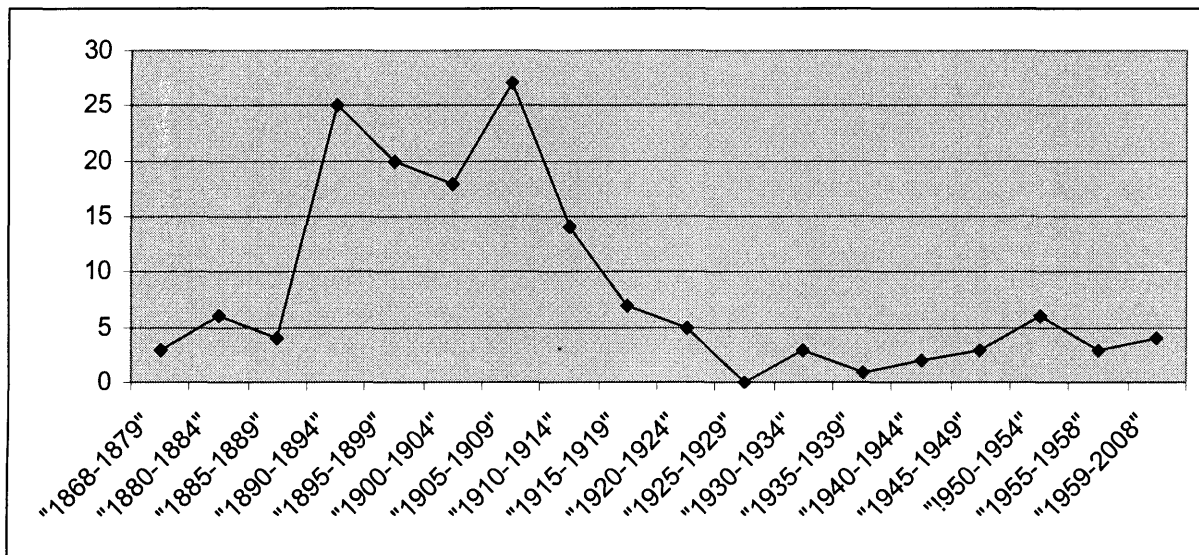


Chart 2: House construction, North Grinnell, 1868-2008  
(note the slight rightward data shift between the chronology and data points)  
(Chart prepared by James Jacobsen, 2008)

Chart 2 presents the house construction frequency within the district. The great preponderance of the houses were built between 1885 and World War I with two pronounced house-building spurts. The first one coincided with the availability of water but perhaps more important, the extension of the district northwards across Eighth Avenue. The second building peak, during the pre-World War I years is typically found in community building chronologies. The economic downturn of 1905-06 might have been an influence, although construction was slowing in terms of new house counts from 1894 on, and overall, the period 1905-09 witnessed a substantial increase in house building, that declined thereafter. A final small burst of infill housing followed the Second World War and that reflects a substantial 38 percent population increase that occurred between 1945 and 1950.

The substantial industrialization of Grinnell dates to the mid-1870s and is reflective of a broader statewide trend to that end. Grinnell had the good fortune of attracting long-enduring industries that tended to be very successful. The first plant, that of Craver & Steele, an implements manufacturer, remained in Grinnell from 1876 until 1889 and was the town’s largest employer. The Spaulding Manufacturing Company produced vehicles and was also founded in Grinnell in 1876. At its height the company provided 200 local jobs. In later years it manufactured automobiles and the wealth produced by the firm translated into a new opera house (non-extant), a number of notable family homes, and a broad range of civil improvements. Today the former Spaulding factory buildings are being redeveloped as a historical site and museum celebrating the role that the company played in transportation. Other early and important factories included a barbed wire factory, the Morrison-Ricker Manufacturing Company (established 1856 as a tannery, it produced gloves and employed 100 workers as of 1911), the Koch Manufacturing Company, a machine and foundry shop that was organized in 1902 (*ibid.*, pp. E4-E5).

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Local banks were established in 1877 (Grinnell Savings Bank) and 1883 (Merchants National Bank). The original downtown focused along Commercial Street, with “wrap-arounds” on Fourth and Fifth avenues. The 1889 fire resulted in a broadening of Commercial Street. Other changes, such as a fire district ordinance, were indifferently enforced and other fires, most notably in 1891, followed. It wasn’t until 1893 that fireproof materials uniformly replaced frame construction (ibid., pp. E6-E8; Naumann).

A private electrical company was in operation by 1882 and the firm added a centralized heating plant that served the downtown. A public waterworks was built in 1894, and was funded by the passage of a bond issue two years previous. Some improvements were belated, but this was a small community. The first opera house was built only in 1899 and in another curiosity, the town laid no brick in its streets. McAdam or bithulithic paving, started in 1909, ruled and today, there is no need to argue about exposing those quaint old road surfaces because they aren’t there, never were. A second private electrical company, the People’s Light and Fuel Company, was organized in 1909. All in all, the town’s most substantial growth period, occurred during the pre-World War One years, c.1902-1914 (ibid., p. E9; *Des Moines Capital*, July 29, 1899).

Chart 2 depicts the annual rate of house-building within the district. Clearly the availability of sewer and water service, beginning in 1894, directly influenced house-building, as did the opening up of the principal streets to the north. The data in Chart 2 is weighed in favor of later construction dates. Relocated houses are dated from the year they were moved, as opposed to the year they were built and at this time, a good number of houses are dated based only upon the estimated county assessor dates and 32 houses simply have “1900” as the year of construction. The data will be further refined but the overall trend, as indicated by the figure, will not substantially change. The vast majority of district houses were completed prior to the outbreak of World War I, with just 37 houses post-dating 1917. Just four houses post-date 1958.

The 1920s were hard years for Grinnell. The second bank failure, by the Grinnell Savings Bank, took place in 1925 but it was soon purchased and reopened as a branch bank. The college enrollment naturally slipped substantially as the Great Depression arrived and lingered. The 1926 enrollment was 785, that of 1933, just 551, but surely most of the loss post-dated 1930-31 when the bottom fell out of everything.

The district drew the leading families of Grinnell to its lots. Manufactures of gloves (Ricker, Morrison), carriages (Spaulding and Laros), lumber merchants (Warburton, Carney, Watland), capitalists (Manat), grain dealers (Clark, Burroughs, Kearney), bankers (Spencer) and any number of other merchants, builders, and attorneys built homes there. At least eight doctors did the same. The Spaulding family, manufacturers of carriages and then automobiles, congregated along the same block on Main Street. Republican Party leader Arthur C. Lyon was a resident, his 1920 census entry recording his employment as “Military relief, Siberia.” Artists, writers and the literary of the city also congregated there. Eugene Arthur Radford, who rose to serve as the Joint Chief of Staff, resided at 1114 Broad Street.

The houses and their associated yards were necessarily more intensively used for subsistence purposes in the earlier phase of city history. The house at 1405 Broad Street is a good example. An 1897 real estate purchase notice for the newly purchased homestead as follows:

In north city, three lots on which stand a commodious cottage, convenient barn, 50 hives of bees, with garden and fruits of different kinds and six cows, ought give J. F. Whitmore all the business he can attend to. This is an intimation of what intensified industry may demand in Iowa yet (*Herald*, August 13, 1897).

Rufus Ricker had an house on Broad Street in North Grinnell (specific location not yet determined) as of early 1884. He offered his property for sale, and his description noted “[a] good cistern, well and cellar, all drained and finished in good shape. Lot well stocked with fruit” (*Herald*, April 15, 1884).

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North Grinnell Residential Development and History:

The North Grinnell Addition (Figure 5) encompassed the future college site and some land on both sides of the campus. Eighth Avenue, with its south-fronting band of lots, was laid out as a northern city boundary. The plat was surveyed and filed in 1867. The historic district includes the western portion of the plat, west of Park Street, adding Merrill's Addition, Merrill's Third Addition (portions) and the west side of West Street. The latter, being a historic farm to market route, is an integral part of the development of the larger area that is encompassed within the district.

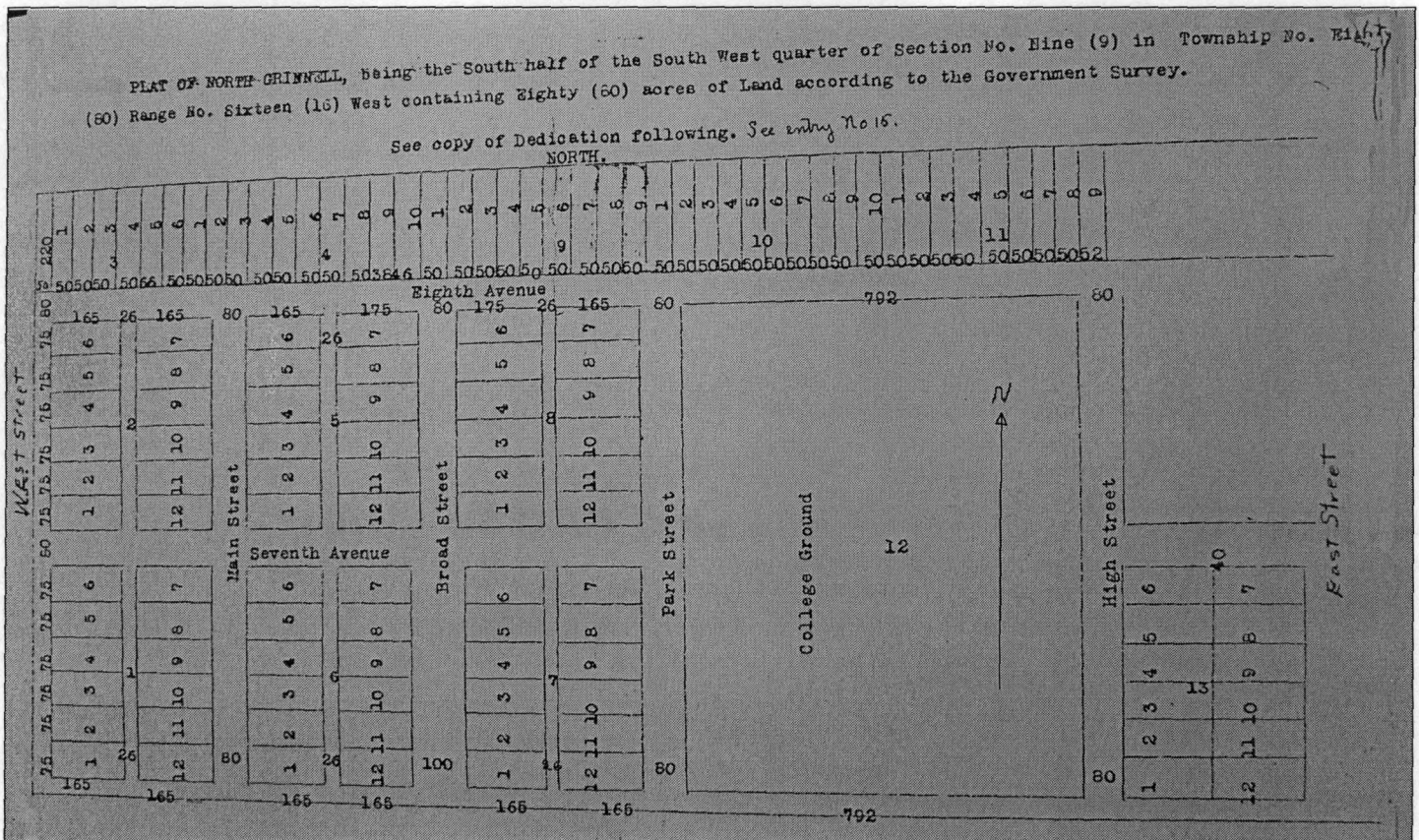


Figure 5: Plat Map, North Grinnell Addition  
(Worley)

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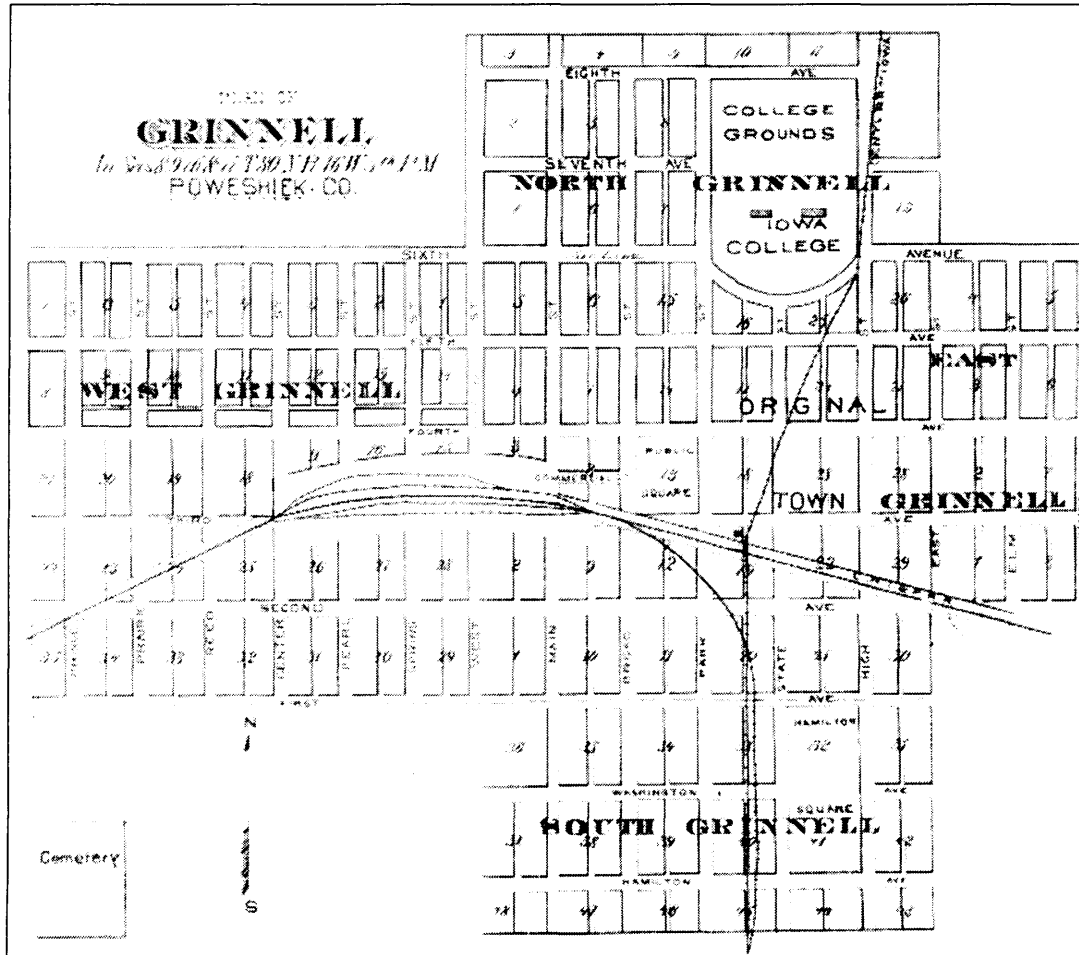


Figure 6: Plat of Grinnell as of 1875  
(Andreas' Atlas)

The district is roughly divided into two halves, with the north side of 8<sup>th</sup> Avenue being the line of division. As the 1875 city plat indicates (Figure 6), this line was the northern municipal incorporation line for a long period of time. The north half of the district was unplatted and lacked street access apart from Main and West streets on the west. It was the cutting through of Park and Broad streets that opened the area between 8<sup>th</sup> and 10<sup>th</sup> avenues to development. This northward push was presumably largely driven by the northward expansion of the Iowa College campus (re-titled Grinnell College by 1905).

The district area was beyond the concerns of Sanborn Fire Insurance Company mappers until 1911 and the earlier city summary maps lack the block by block peripheral tallies of homes and barns that somewhat extend the reach of the maps. Eighth Avenue West was well represented in the 1880 federal census, as was West Street. The 1882 cyclone entered Grinnell with its 500-foot wide track on June 21, 1882, and substantially demolished or damaged houses in and around the district, and destroyed all of the college buildings.

The North Grinnell Plat, visible immediately west of the college in Figure 5, was filed in 1867 and the north corporate boundary followed the rear or north lines of the lots that fronted south along 8<sup>th</sup> Avenue, between Park and West streets (Worley, p. 5).



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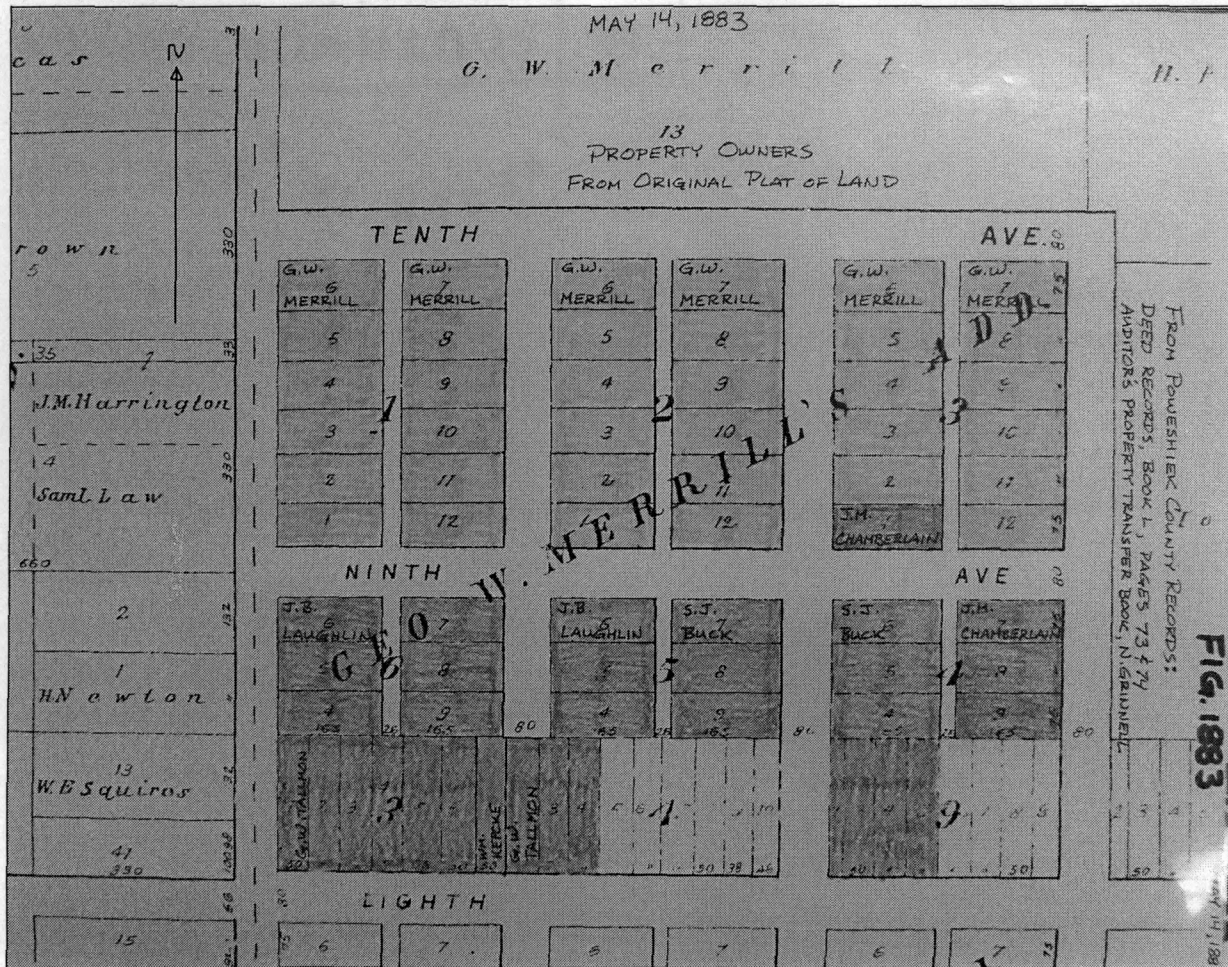


Figure 7: Merrill's First Addition, platted May 14, 1883  
(Map prepared by Byron Worley)

George W. Merrill was a farmer and major land owner to the north of the city. His first plat (Figure 7) envisioned the northward extension of the residential portion of North Grinnell but the north/south street extension of Main Street at least remained problematic when he filed his plat in 1883. Owners and their houses obstructed the link to 8<sup>th</sup> Avenue. Broad Street was opened right after the cyclone when County Surveyor Samuel J. Buck, who owned the land on 8<sup>th</sup> Avenue, and who had lost his residence to the disaster, donated the land and rebuilt on the resulting northwestern corner lot. Broad Street was opened full-width north of 8<sup>th</sup> Street (Worley, p. 5).

The Main Street blockage by the two intervening houses remained in place for the next 15 years. Even today the north/south running alleys in Blocks 5 and 6 of Merrill's Addition, end mid-block as first platted, never being extended to 8<sup>th</sup> Street south. Figure 8 shows lot ownerships in the addition as of 1895. The new lots along Broad Street, north of 8<sup>th</sup> Street, were almost all sold off and many built upon, while just a handful of the comparable Main Street lots had been sold. Technically by this time a constricted Main Street connection had been affected. The principal owners of the undeveloped lots along North Main were Dr. Judson B. Laughlin, who came to Grinnell in April 1898 and Mrs. Eliza A. Potter. They petitioned for the full opening of Main Street above 8<sup>th</sup> on July 6, 1898 and C. J. Card sold the necessary 25 feet that partly obstructed Main Street. Laughlin himself immediately built a house on the southeast corner of Main and 9<sup>th</sup> streets (Worley, pp. 5-8).

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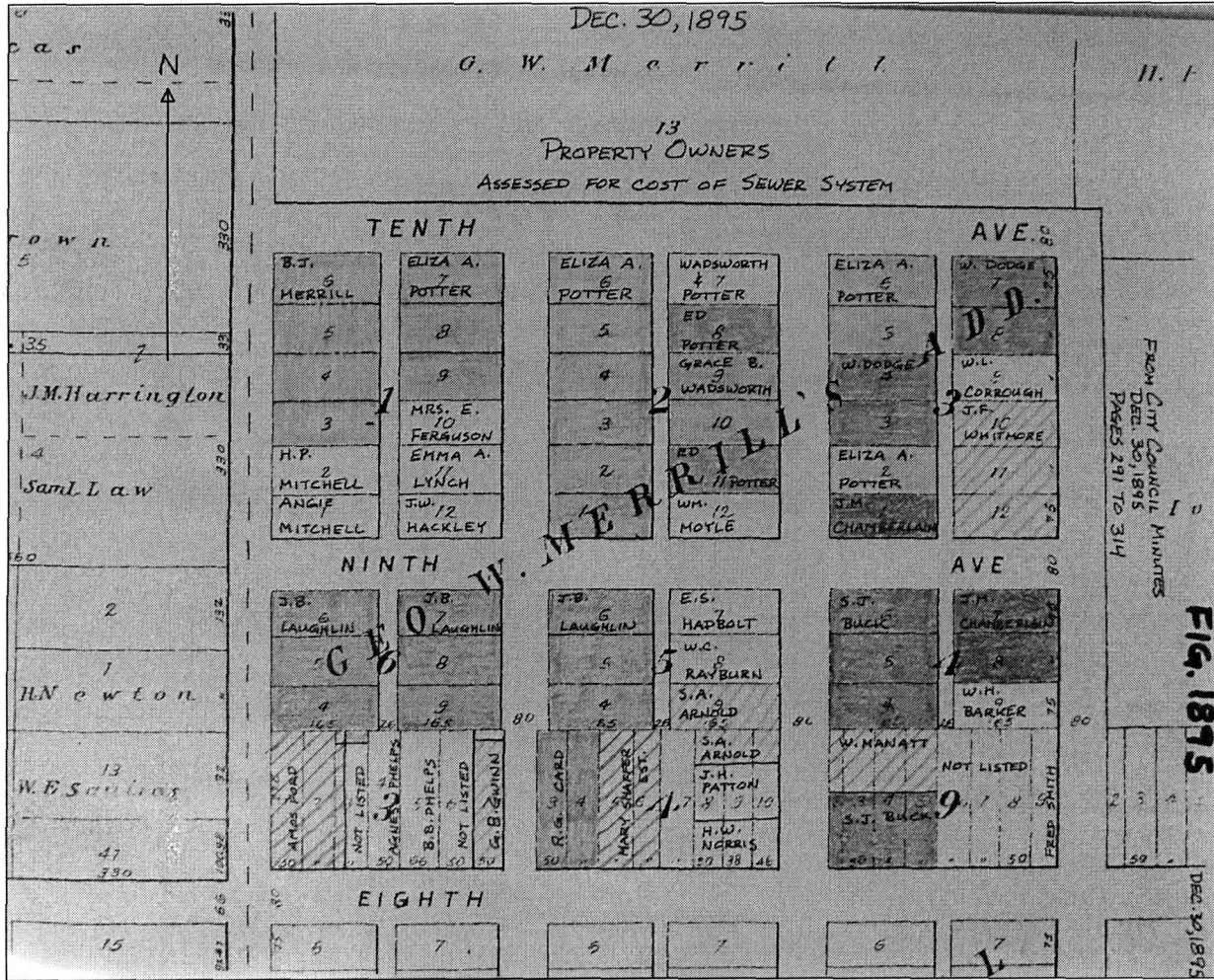


Figure 8: Merrill's Addition, lot sales as of 1895  
(map prepared by Byron Worley)

Broad Street was 100 feet in width but the city couldn't pave it wider than 60 feet, so the street was narrowed in terms of its curbing, but the city owned an additional 20 feet of parking on either side of the guttering, certainly an unusual arrangement. Main Street was paved to just above 8<sup>th</sup> Street in mid-1910. Eighth Avenue was paved between Park and West streets in 1914 (Worley, p. 10).

One important measure of the city's growth, was the numbering of houses. This step, driven by the needs of the post office, was accomplished in late 1893. Fortunately for the historian, from this point on, houses are numbered and, apart from some shifting as blocks were infilled, the numbering system of 1893 survives to the present day (Herald, October 31, 1893).

A watershed development in the city's history was the completion of its municipal water system in the fall of 1894. The system was a priority for fire-fighting purposes and industrial needs, but residences could avail themselves of the service as well. The survival of the water connection records, beginning in 1894, are an invaluable means of dating house construction for homes built that year or thereafter. The residential water service was well received. One advocate was A. C. Armstrong, residing at 402 Main Street, who "has the city water in his house and would not be without it for \$200." City water certainly now made it possible for homeowners to modernize existing houses or to build new ones. Along with water, sewer service was

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a simultaneous and directly related improvement. Isolated sewer construction dated back as early as 1884 when the northern reaches of the Iowa College campus, long a wet quagmire, was drained when a sewer was built the full length of Park Street. That same year the *Herald* called for the construction of an integrated drainage system, complaining that “cellar drains, privies and cesspools go nowhere...” (*Herald*, March 7, September 19, 1884; August 21, 1894).

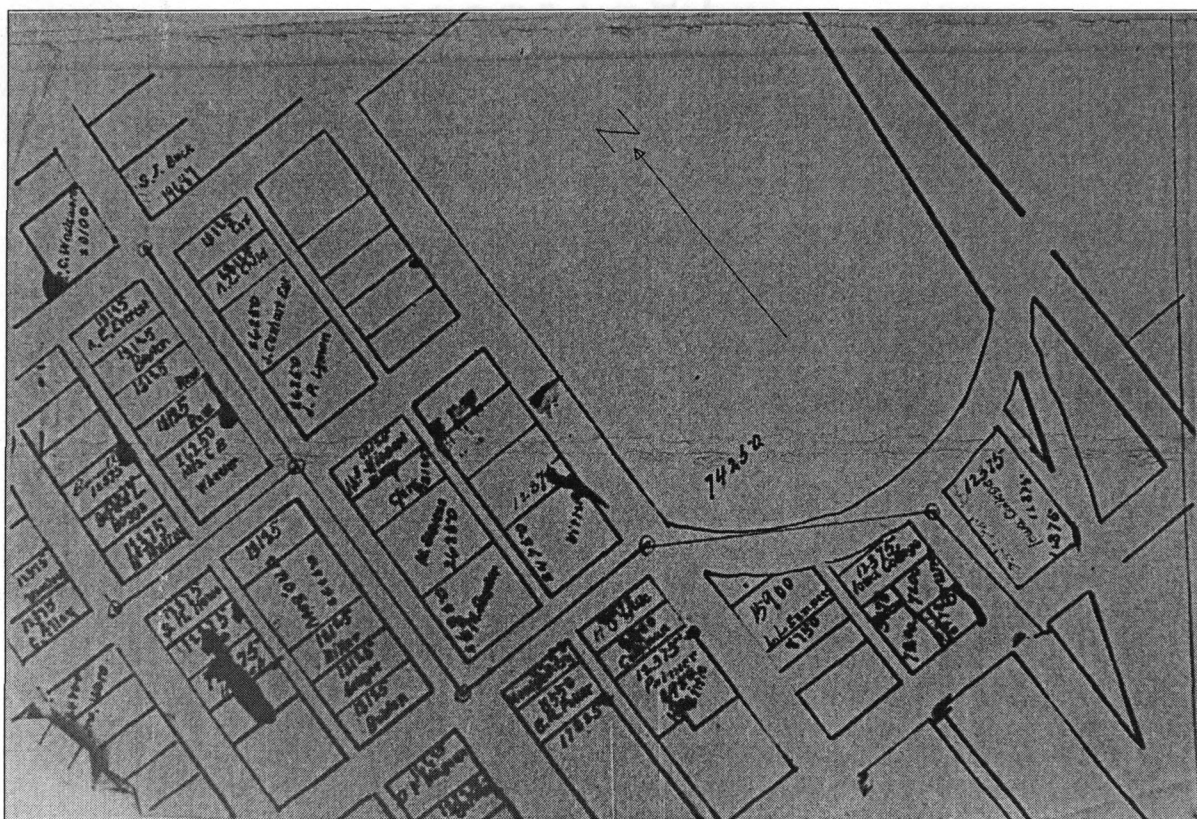


Figure 9: First sanitary sewer map, 1895  
(Courtesy of Byron Worley)

A real push in residential construction and one that largely comprised large and distinctive houses, unfolded along North Broad Street in early 1894. As early as January 5, the *Herald* reported the “the work of clearing away trees and rubbish preparatory to building on north Broad street is progressing and signs point toward some fine residences in that quarter.” By late May the same source reported “New houses galore on north Broad, work has begun on the excavation for W. F. Hammond’s new home [1127 Broad Street].” In 1894 the *Herald* estimated new house starts for the year as from 15 to 20 and 13 were specifically mentioned as being underway over that year. The likelihood of others was announced only at year’s end, when it was reported that “new houses for Grinnell are rapidly increasing in promise and a half dozen more are just on the point of being built” (*Herald*, January 5, May 29, August 14, December 7, 1894).

In the late fall of 1894, the Rev. E. M. Vittum paid \$1,150 for a 60-foot wide portion of a lot on the corner of Sixth Avenue and Park Street. The *Herald* observed “This [sales figure] is a pointer showing the [growing] value of residence property in Grinnell” (*Herald*, September 28, 1894).

The very first sanitary sewer line, laid in mid-1895, was pushed directly towards the college and then west into North Grinnell. The line followed Broad Street two blocks north from 6<sup>th</sup> Avenue and a spur line followed 7<sup>th</sup> west to the intersection of Main and that same street. Figure 9 shows the new line and the assessed property owners who paid for much of the cost.

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The individual names on the improved adjacent parcels indicate that homes already likely stood on most if not all of the lots. Prior to 1894, some drainage lines were laid to drain of sloughs. One of these lines began at Sixth and Broad and was laid in 1887 (*Herald*, August 12, 1887).

A relatively fast pace of home building continued through 1896-1897. Fourteen new houses went up during the former year, and 18 (counting three re-located ones) the next. In late 1897 it was reported that "every carpenter and every mason in this city is rushed with work, more evidence that McKinley's wave of prosperity was not very far behind the advance agent after all." Necessarily, the source was a Republican organ (*Herald*, October 15 1897).

Critical to the building up of the area to the north of 8<sup>th</sup> Avenue was the cutting through of Park, Broad and Main streets. Broad Street led the way in being continued north, but Park Street curiously remained unextended as of late 1894. Merrill's Addition was platted prior to 1894. At the end of that year the *Herald* commented upon the rapid sale of the lots in that plat along Broad Street:

It looks now as if Merrill's addition would soon be covered with handsome dwellings and be a beautiful part of the city as its location fits it to be. If you want a lot up that way you'll have to go running as they're fast disappearing from the market. Mr. J. H. Patten, agent, reports recent sales of all the lots on Broad street between ninth and tenth avenues. E. R. Potter and E. A. Wadsworth have each purchased two lots on the west side and expect to build residences. One lot they have purchased in partnership. Mrs. Eliza Potter has purchased five lots on the east side. On Main street Rev. J. W. Hackley has purchased a corner lot on ninth avenue. Main street will doubtless soon be opened between eighth and ninth. Two lots on West have been sold, one to H. P. Mitchell and one to Mrs. H. P. Mitchell (*Herald*, October 25, 1894).

West 8<sup>th</sup> needed to go west beyond West Street and this wasn't accomplished until mid-1897. A small cottage owned by George G. Baggs was relocated and the street was extended west to the city limits (*Herald*, May 18, 1897).

The availability of vacant building lots spurred the infilling of the district. E. A. Wadsworth, the owner of numerous lots, offered these for sale in early 1905, offering "My east front lots on North Broad and Park streets I will sell at bargain prices as I can invest the money in North Dakota land where it will soon double, and yield me 10 percent to 20 percent in rent as soon as the land is under cultivation." Wadsworth, perhaps, was equally interested in securing buyers for his Dakota Territory land (*Herald*, March 3, 1905).

Another major spur to house building was the extension of the sewer system into North Grinnell. Contractor Guy F. Smith of Indianola, Iowa, received the \$5,232 contract in early 1910. The City Council approved and accepted the work in late May (*Herald*, February 11, May 27, 1910).

The primacy of North Broad Street, north of the downtown, was measured by the push to divide the street in boulevard fashion in mid-1909 when the first city paving was laid down. The movement failed but the compromise was a narrowing of the existing street, with a 30-foot wide paving. The city grassed the rest of the street on either side and retained ownership of the 100-foot wide street, thus giving the street its distinctive and pleasing deep house setbacks. Nothing but the gutters moved and the lawns were extended into the former street area (*Herald*, July 6, 13, 1909).

Merrill's Third Addition, of fairly rough land north of 10<sup>th</sup> Avenue, had a tortured history. It was first donated to the local cemetery association when Merrill died. In 1913, architect Walter Burley Griffin, who had just designed the Ricker House south of 10<sup>th</sup> Avenue on Broad Street, laid out a proposed curvilinear residential subdivision called Clark's Addition. It failed to be developed because the developer absconded. In October 1916, landscape architect Robert Weirick of Des Moines, made yet another plat of the tract. The plan envisioned a central pavilion on what was a continuation of Broad Street north of 10<sup>th</sup>

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Avenue. A planned monumental stone entrance was never built, but a simpler version was constructed in 1934 (*Herald*, June 15, 1934; *Western Architect*, August 1913, Vol. 10, p. 73).

Street and sidewalk grades were established in the fall of 1904. Drainage districts followed and the city supervised the laying of any new sidewalks from that point on so as to coordinate the overall grade profile. The variations in grade across the district were fairly minimal, the low point, 93.25 feet being at the center of the intersection of Park Street and Sixth Avenue, the high point being 100.59 feet, at the northeast corner of Broad Street and Ninth Avenue. The northernmost reaches of the north/south running streets were about three feet higher than the corresponding intersection points along Sixth Avenue to the south. East to west, the variance at its greatest was just over a foot (*Herald*, September 23, 1904).

The District and the College:

Each fall the college invited residents to take in students with sleeping rooms or full/partial board. The 1894 notice was typical, and read "All parties desiring to rent rooms or to board students, are requested to send their names, terms, etc., to H. H. Robbins, College Secretary." Housing male college students was a thriving and lucrative source of extra income during the years prior to World War I. The practice also had its social aspects, adding an intellectual and youthful dimension to many a household. Proximity to the campus was by no means mandatory to hang out the housing shingle. Still, the housing of any large number of students in a single house does not appear to have been commonplace prior to c.1905 and census records from 1900 fail to enumerate any considerable number of students living at one address. The known exception was 1402 Main Street where the rental income from students was so vital that the Rusk family decamped to Des Moines in 1917 when they lost their students. Grinnell was a strong magnet community for higher education. From its early years the explanation of the larger female presence in the city, largely widows with younger children, was the attractiveness of both the public school system and the college for their excellent educational programs. The most notable recruit was Mrs. Grenville Dodge, the wife of General Dodge, of Council Bluffs. She relocated to Grinnell with her daughters, living there during their educational years. Grinnellians attended the college immediately following high school graduation at very high percentages and the community itself was increasingly the beneficiary of families that relocated to Grinnell while their children attended college. The Henry G. Little House, 1127 Park Street, served as the residence of the college president until 1917 when it was replaced by the Grinnell House, located a block south. Faculty members commonly rented houses or apartments and consequently most houses within the district had some on-going link to off-campus housing. Today the Trustees of Grinnell College own 22 district houses or vacant lots, all but two of which are clustered along Park Street and nearby cross-streets close to the campus. At least three other houses, including the Jesse L. Fellows House (1527 Broad Street), were owned by the college prior to World War II. The third property, the Dr. E. W. Clark cottage at 1126 Broad Street, served as a Faculty club house during the 1930s. The Carney House, 1133 Broad Street, was used beginning in the fall of 1937 as a freshman dormitory and then housed three faculty members into the 1950s. At least 13 houses, based on very preliminary directory and census data, housed faculty members prior to World War II. These addresses too are mostly in the east half of the district (*Herald*, August 21, 1894).

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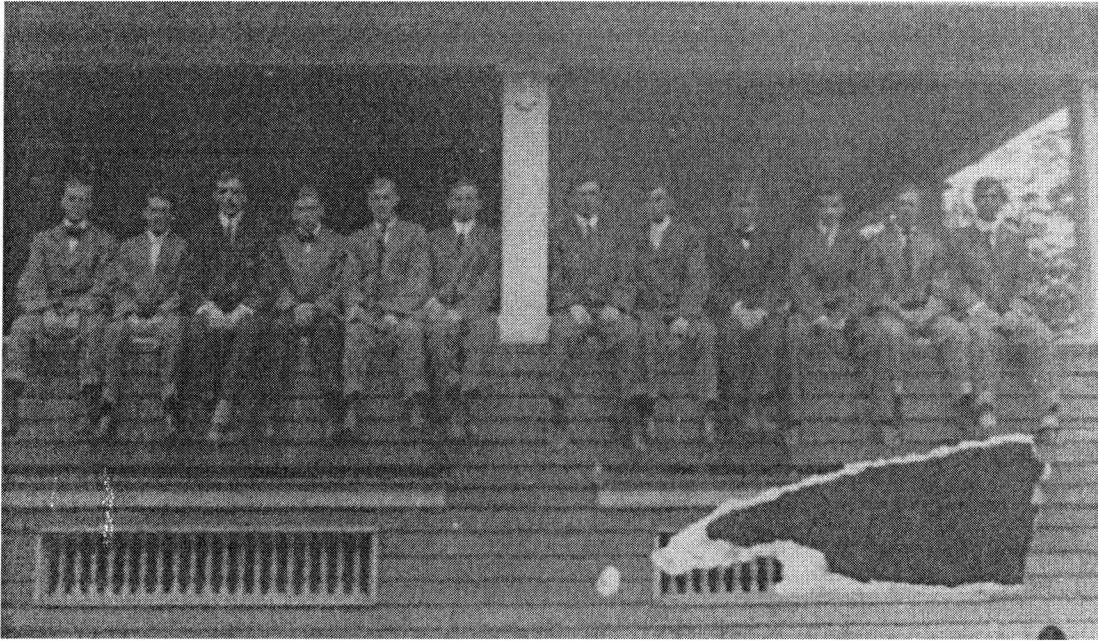


Figure 10: The R. R. and Josephine Rust House, 1402 Main Street,  
with a dozen boarded students assembled on the porch, c.1910  
(John Kleinschmidt Papers, Grinnell College Special Collections, Box 7, Folder 11)

Leased homes and apartments:

The oversized single family residences are explained in large part by supplemental rents, obtained from apartments and the housing of college students. From the mid-1880s the college provided dormitories for its female students, but it wasn't until 1917 that male dormitories were first provided. In the former case, what was somewhat novel was the vertical division of a house into an apartment and a residence. The apartment was simply internally accessed using the family entrance and stair hall so there was no physical evidence of a double address. Census and directory listings clearly indicate that family members most commonly occupied these secondary units. Some houses were more formally divided into apartments after the First World War and a good number of the district houses were built for rental purposes from the start.

North Grinnell Historic District Architects and Builders:

Grinnell had its own supply of architects and it produced a number of Iowa/Grinnell College graduates who became successful architects. Only a small portion of those architects who are known to have designed buildings in Grinnell can be directly linked to houses in the nominated district. Just 22 houses within the district have identified architects, and the majority of these are later designs and house owners retain original plans. Eight houses have identified builders. The three premier residential designs in Grinnell are located in the district. Architects Proudfoot and Bird designed the E. H. Spaulding House, 1103 Main Street (1907). Architect Walter Burley Griffin and his wife Marion Mahoney Griffin designed the Benjamin and Mabel Ricker House, 1510 Broad Street (1911), and Davenport architects, Temple and Burrows, designed the Jessie L. Fellows House, 1527 Broad Street (1913). The latter house, designed well before it was finished in 1918, is of particular interest. All three houses perform a "gateway" role in framing the upper and lower approaches to the district's principal streets.

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Architects:

Barber, George Franklin:

Four houses (1125 Broad, 1894; 1127 Broad, 1894; 1222 Broad, 1902, and 1321 Broad, 1902) have been attributed to Barber's house catalogs. The houses were identified by Michael Alcorn, of the University of Nevada School of Architecture and each is linked to a specific pattern book image (refer to the property spreadsheet, attached).

Child, Arthur Leone:

Child was a local artist and photographer and he designed his whimsical cottage at 1226 Broad Street, c. 1900.

Cleveland, Mortimer Burnham (1882-1979):

Cleveland was a highly-regarded Waterloo architect as of the turn of the century and he had a successful practice for over half a century. He was trained at Cornell College in Mount Vernon (1902-03) and the University of Illinois (B.S. 1908, M.A. 1915). His Waterloo practice began in 1908 (Shank, pp. 42-44).

1327 Park Street, 1919

Eastman, Charles Edward, Des Moines:

Eastman was an extremely creative, energetic and business-savvy architect and merits individual research. He attended the University of Illinois from 1887 until 1890 and came to Des Moines in 1893, where he first partnered with John C. McClelland. He was in independent practice by 1895 and his residential designs are identified by their elaborate attic front classical or Prairie style window sets (Shank, p. 55; Des Moines Iowa city directories, 1916 University of Illinois Directory).

Horace G. And Mabel Clark House, 1332 Broad, 1898 (The American Contractor, April 23, 1898, p. 28; Construction News, April 27, 1898, p. 405)

William C. & Isabel Rayburn House, 1404 Broad, 1901 (The American Contractor, May 11, 1901, p. 23)

Griffin, Walter Burley/Marion Mahoney Griffin, Chicago:

Griffin's Ricker House design is said to represent the architect's emergence as "an architect of independent maturity." Griffin was working independently by 1906 and his best Iowa collective works can be found in the Rock Crest/Rock Glen residential district in Mason City, built 1912-13. Griffin designed those houses immediately after his Ricker House design work. In 1913 he prepared a curvilinear plat (the Clark Addition) immediately north of the district. Had his concept of filling that addition with house designs similar to the Ricker House, Grinnell might well have vied with Mason City as a repository of numerous Prairie School residential designs (Ricker House National Register Nomination, Iowa SHPO).

B.J. and Mabel Ricker House, 1510 Broad Street, 1911

Clark's Re-subdivision (*Western Architect*, August 1913, Vol. 10, p. 73)

Hallett, George E. (1863-post-1910) & Harry Dustan Rawson (1873-1934), Des Moines:

George Hallett was Des Moines born and a carpenter prior to becoming an architect. Given his background he focused on designing middle-class houses. All of his Grinnell commissions date to the final years of Hallett's partnership with architect

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Harry D. Rawson. The two were partners from 1898 until 1920, but Rawson is not credited with any of the district designs (Shank, pp. 73-74).

E. H. Spaulding House, 1103 Main Street, c.1905-07

H. L. Beyer House, 1414 Broad Street, 1910

1333 Park Street, W. S. and Bessie Hendrixson House 1907 (owners have original plans)

1415 Park Street, Rusk-Jordan House, 1909 (owner has blue prints)

Ladehoff, John/Ladehoff & Sohn, Clinton, Iowa:

Ladehoff opened his design practice in Clinton in 1907 and in 1915 partnered with Frank Sohn for two years. Ladehoff finally moved to Davenport where he worked for the Rock Island Sash and Door Company (Shank, p. 103).

Ulysses M. & Ida Hibbetts House, 1116 Main Street, plans by Ladehoff & Sohn, dated March 14, 1916

Larrabee, A. J., architect/builder

Dr. Clark House (not identified specifically, it was located near Prof. Buck's, to be occupied by H. K. Snider), "one of the prettiest and most unique in town-high-peaked roof, turreted south two-story bay. A. Larrabee designer and builder, within the district but not yet identified (*Herald*, September 12, 1882).

1132 Broad Street, the architect's residence and office as of 1879, 1868

Maher, George Washington, Chicago:

Maher (1864-1926) started out as a draftsman under Joseph Lyman Silsbee in Chicago in 1887, where he worked along side Frank Lloyd Wright. He partnered with Cecil Corwin 1888 and accounts conflict, one stating that he was on his own by 1888, the other that the partnership lasted until June 1893. He was living in Kenilworth, Illinois during the early 1890s when he did his Grinnell design work. He is credited with 270 designs and last worked in 1926 (Sprague, Paul E. Guide to Frank Lloyd Wright & Prairie School Architecture. Oak Park, Pennsylvania: Village of Oak Park, 1986, p. 92).

Henry and Catherine Spencer House, 1110 Main, 1892

Palmer, Austin:

1521 Park Street (1948).

Rawson, Harry Dustan, (Proudfoot, Bird and Rawson, architects), Des Moines:

Harry Dustan Rawson (1873-1934) was an Iowa College graduate and consequently enjoyed a substantial architectural clientele in Grinnell. He partnered with architects William T. Proudfoot and George W. Bird, in Des Moines, beginning in 1910. All of his district designs post-date that association. Rawson's Grinnell link drew the firm to Grinnell and only Rawson is named in local accounts as the actual architect. Accordingly it is assumed that he played the lead design role at least with regard to the residential designs. The firm later designed many important buildings for Grinnell College and it can be assumed that other designers likely played a role in those commissions (Shank, pp. 138-9).



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W. T. Moyle House, 1405 Broad, 1910-12  
F. M. Bartling House, 1326 Broad, 1910-13  
Philip Hutchinson House, 1415 Broad, 1911  
Arthur C. Lyon House, 1430 Broad, 1913  
L. G. Lemley House, 1333 Broad, 1914

Taylor, Eugene Hartwell (1853-1924), Cedar Rapids:

Taylor moved with his widowed mother to Grinnell in 1862 and graduated from Iowa College (B.S., 1876). He was further trained at the Massachusetts Institute of Technology (two year course, 1878). Taylor attempted to set up a practice in Grinnell. He worked in Chicago prior to partnering with Henry Josselyn in Cedar Rapids, beginning in early 1882. Taylor ran the Des Moines branch office of the firm until 1886, when the firm consolidated to Cedar Rapids (Shank, pp. 91, 159-160).

Nollen House, 1121 Park Street, 1903

Temple & Burrows, Davenport:

Seth Justin Temple (1867-1949) and Park Tunis Burrows (1871-1953) comprised an outstanding architectural design firm from Davenport, Iowa. The partners reorganized as Temple and Burrows in 1910, having previously practiced with a third partner. Burrows retired in 1925, while Temple remained professionally active up until his death (Shank, pp. 37, 161-62).

Jesse L. Fellows House, 1527 Broad Street, plans, 1913, construction 1915-16

Builders:

Errington, Arthur, Des Moines contractor:

Errington built the Jessie L. Fellows house, 1527 Broad, in 1915-16. A court settlement in favor of Fellows for non-fulfillment of contract and unpaid mechanic's liens identified the contractor (*Herald*, October 22, 1916).

Coutts, Robert G., masonry contractor:

Coutts was Grinnell's premier builder-contractor who built locally and regionally for three decades beginning in the early 1880s. He was responsible for the majority of stone foundations in Grinnell and in partnership with Robert C. Ross, introduced "patent stone" concrete block to the city beginning in 1904. Three district houses, 1114 Broad Street (1905), 817 Main Street (1908) and 1310 Main Street (1906) collectively represent what was a failed effort to convince residents to build entire houses of rusticated concrete block. The same material did immediately prevail as foundation material and it effectively dates houses built beginning in 1905 (although a cut thin stone foundation veneer continued to be locally used). Coutts prepared a master list of his building jobs buildings (*R. G. Coutt's Record of Grinnell Building, 1873-1923*) a copy of which is to be found in the John Kleinschmidt Papers (Box 3, Folder 2) in which he mentioned only two of his residential jobs, but both were major.

E. H. Spaulding House, 1103 Main Street (1907)  
B. J. Ricker House, 1510 Broad Street (1911)

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Hughes Brothers:

William and Benjamin F. Hughes were contractors and masons. They built the foundation for 1233 Main Street (1910).

Warburton & Richardson:

The built 1327 Park Street.

Wiltamuth, Nicholas:

He built the houses at 1509 (1911) and 1515 Broad Street (1908).

Wessell, Charles W.,

Wessell was a noted local builder and built 1233 Main Street (1910) and 1235 West Street (1904-05).

An Album of Historic North Grinnell Streetscape Views:

The following streetscape views reflect the fact that the North Grinnell residential area was considered to be the most picturesque section of Grinnell. Similar images are not to be found for any other neighborhood area. The images can be readily duplicated today and would depict the same houses, tree canopy, and setting.



Figure 11: Park south of Seventh Avenue, pre-1903  
(Grinnell Historical Museum)

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In Figure 11 1131 Park Street is at the far right, and is followed right to left by 1127 Park, and other houses no longer extant. The image pre-dates the construction of 1121 Park Street, the district's most classical Neo-Classical design.



Figure 12: Park Street, west side, viewed northwest from above Sixth Avenue, c.1902  
(Grinnell Historical Museum)

Figure 12, depicts 1127 (left) and 1131 Park Street.



Figure 13: Broad, west side, viewed north from Sixth Avenue, c.1908  
(Grinnell Historical Museum)

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Figure 14: Broad, west side, viewed north from Sixth Avenue, c.1908  
The first surviving house is 1125, second house on the left  
(Grinnell Historical Museum)

Nearly identical to Figure 13, this image (Figure 14) was likely taken later the same year and shows a bit more detail.



Figure 15: Broad Street, viewed from north of Sixth Avenue, c.1908,  
1125 Broad Street is the first house on the left, 1120 and 1126 Broad  
are to the far right, right to left, followed by 1114 Broad Street  
(Grinnell Historical Museum)

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To the right (Figure 15) (east), is 1102 Broad Street. Next to the right is the non-extant 1110 Broad Street, an Italianate style design. The concrete block design at 1114 Broad Street next follows. On the west side of the street, 1103 Broad, now Smith Funeral Home (excluded from the district due to loss of integrity) and the non-extant 1115 Broad (now a parking lot, also excluded). Twin concrete horse ties along the curb, still present, stand in front of 1114 Broad Street. The street has been curbed but is not yet paved. Note that the tree cover is both young and not fully established.



Figure 16: Broad, viewed south from above Seventh Avenue, c.1905  
(Grinnell Historical Museum)

Figure 16 appears to have the vantage point as stated, with 1115 Broad (left, non-extant) and 1114 Broad (right) being visible on either side. The image nicely illustrates the developing tree canopy but also an early mix of unpaved street and broad parking (gravel?) with some type of parking. Clearly this layout conflicts substantively with the preceding image, which presumably shows the same block from the opposite direction.

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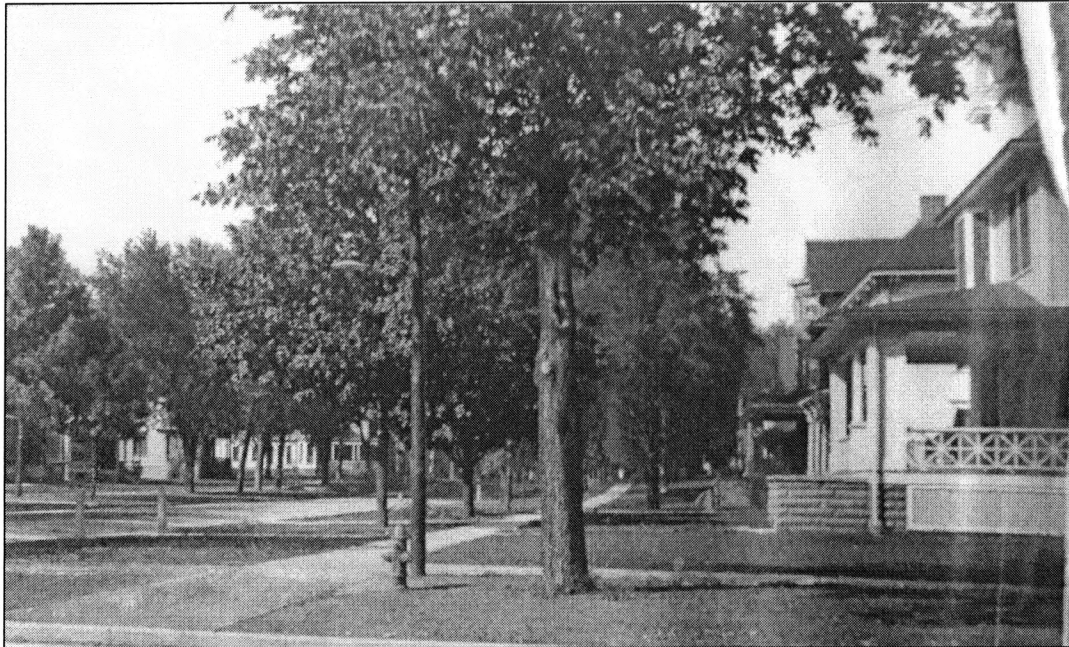


Figure 17: Broad Street, east side, viewed north from Sixth Avenue, c.1908  
(Grinnell Historical Museum)

Figure 17 shows 1102 Broad Street (1907), with the same porch and detailing, at the far right. The non-extant 1110 Broad follows, as then does 1114 Broad Street. Concrete sidewalks predominate; a fire hydrant is visible, as are young trees and concrete horse posts.



Figure 18: Broad Street, west side, viewed south from Seventh Avenue, c.1915  
(Grinnell Historical Museum)

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Figure 18 duplicates the perspective of Figure 17, with 1133 Broad Street being at the far right foreground. To the left, front to back, are 1127, 1125 (non-extant) Broad Street. The tree canopy has matured considerably by the time this image was made, note that one of the larger trees, visible in the next figure, was missing from this image.



Figure 19: Broad Street, west side, viewed south from Seventh Avenue, pre-1909  
(Grinnell Historical Museum)

This image duplicates that of the preceding figure but its angle offers more façade detail on 1133, 1127, 1125 and 1115 Broad Street.

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Figure 20: Broad Street, view south towards Seventh Avenue, c.1905  
(Grinnell Historical Museum)

This apparently earlier image depicts Broad Street in the rough, with neither curbing or paving. The tree canopy is quite young. While specific visual house clues are lacking, it is at least possible that 1206 Broad Street is out of sight to the left and its open corner lawn is just visible.



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Figure 21: Broad Street, west side, viewed south from north of Eighth Avenue, pre-1909  
(Grinnell Historical Museum)

Figure 21 depicts the laying of new concrete sidewalk, 1405 Broad Street appears at the right. Notice the mature trees along the parking. The street remains unpaved so the image pre-dates 1909. The sidewalk is a block-long and might document the new sidewalk ordinance of 1904 that established a unified grade relative to the street grade.

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Figure 22: Main Street viewed northeast from Sixth Avenue, c.1915  
(Glass plate negative, Grinnell Historical Museum)

Figure 22 illustrates a considerably narrower and tree-lined Sixth Avenue. The E. H. Spaulding House (1103 Main) visible in the left foreground, enjoyed a considerably broader and landscaped frontage. The right background appears to be devoid of buildings because 1110 Main Street, out of view behind the Spaulding residence, had a double lot that was open to the south

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Figure 23: Main Street, west side, viewed north from Sixth Avenue, c.1915  
(Grinnell Historical Museum)

Figure 23 depicts a mature tree canopy along the 1100s block of Main Street. To the north (right) of the Spaulding House are 1109 Main Street (still retaining its Italianate tower), 1115 Main, 1121 Main. Just visible is the non-extant 1127 Main Street. This image shows the streets paved and guttered.

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Figure 24: Main Street, west side, viewed southwest from Ninth Avenue, 1909  
(Grinnell Historical Museum)

Figure 24 shows 1327 Main Street (1909) at the far right foreground, followed to the left (south) by 1321, 1313, and 1309 Main Street. The street remains unpaved but is curbed. Note the newly planted trees in the parking in front of 1327 Main Street.

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May 11, 1901

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Additional UTM References:

5	522750	4622080
6	522750	4622150
7	522680	4622150
8	522680	4622050
9	522620	4621050
10	522620	4621880
11	522680	4621880
12	522680	4621750
13	522640	4621750
14	522640	4621510
15	522870	4621500
16	522870	4621410
17	522820	4621410
18	522820	4621440
19	522950	4621440
20	522950	4621410
21	523020	4621410
22	523020	4621460

Property Owner List:

The attached appendix presents all property owners in a Microsoft Word table format.

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Boundary Description:

Hamlin's Addition:

Lots 7-8, Block A

North Grinnell Addition:

Block 1, Lots 2, 4-12

Block 2, Lots 2, 4, 5, 6 (except East 65 feet)

Block 3, Lots 5-7

Block 4-5

Block 6, Lots 2-9

Block 7, Lots 1-9

Blocks 8-9

Merrill's Addition:

Block 1, Lots 7-12

Blocks 2-5, Lots 7-9 Block 6

Merrill's Third Addition:

Block 1,

Block 2, Lots 1, 7-12

Block 3, Lot 12

Subdivision of the Southeast Quarter of the Southeast Quarter of Section 8, T-80N, R-16W

Lots 1, 2 of Block 4

Lot 1 of Block 5

Lot 5 of Block A

Boundary Justification:

The designated boundary includes all of the area that was historically associated with the historical growth and development of North Grinnell. All peripheral non-contributing properties, particularly those on the south end of the district, have been deleted. The resulting district is homogeneous in its developed pattern and physical layout, reflective of the historical arguments made for this district nomination.

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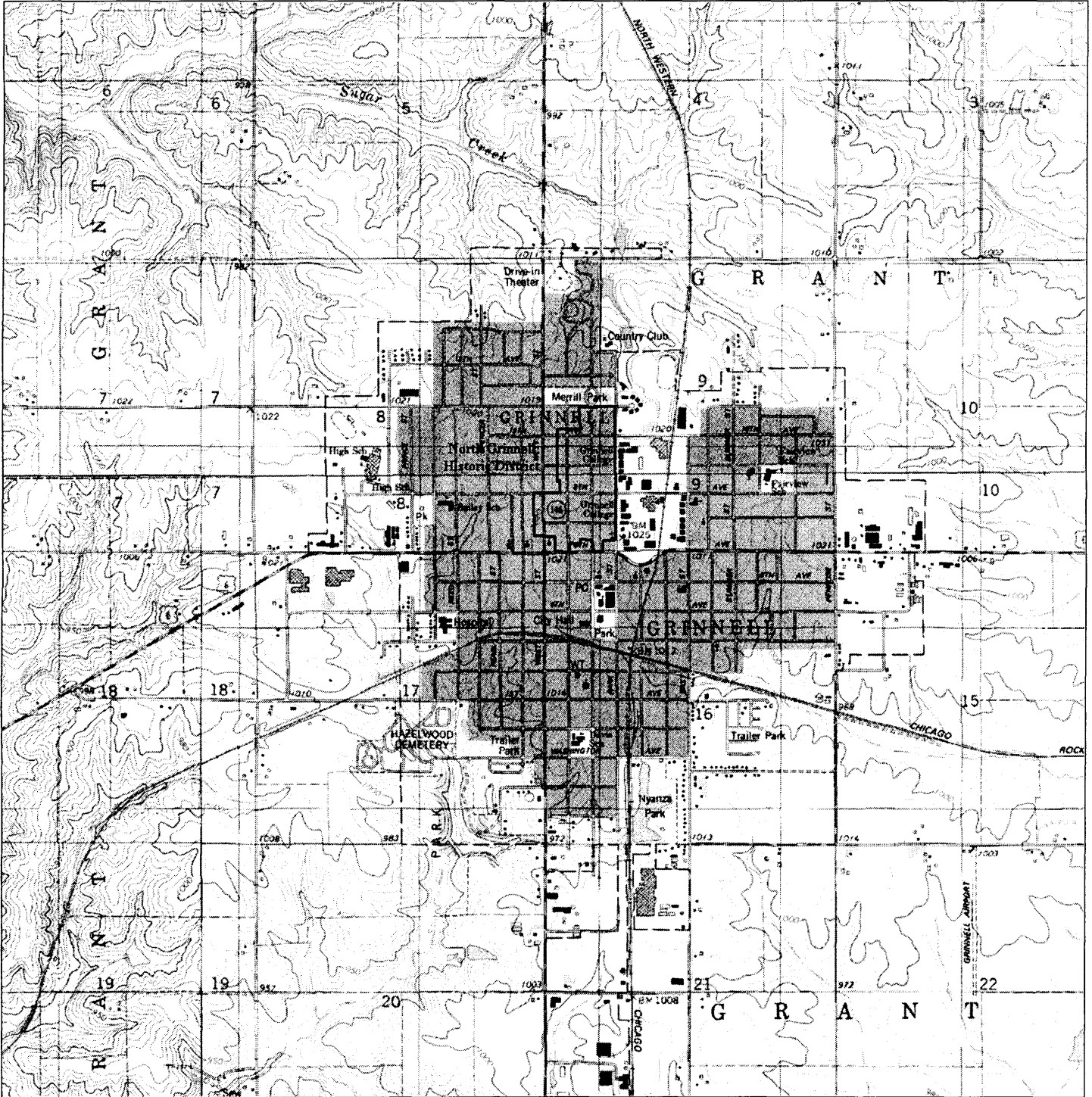


Figure 25: City map with district boundary highlighted  
(basemap <http://ortho.gis.iastate.edu/> Jacobsen, 2008)



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Photographs:

Photographer: James E. Jacobsen

Date of Photographs: May 1, 2008

Repository of Negatives: Special Collections, Grinnell College Library

<u>Frame</u>	<u>View</u>	<u>Description</u>
1	northwest	West side Park Street from north of Sixth Avenue
2	northwest	West side Park Street, Seventh to Eighth Avenues
3	northwest	West side Park Street, from Ninth Avenue
4	northeast	East side Broad Street from north of Sixth Avenue
5	northwest	West side Broad Street from north of Sixth Avenue
6	northwest	West side Broad Street from north of Eighth Avenue
7	northwest	West side Broad Street from north of Eighth Avenue
8	northwest	West side Broad Street from north of Eighth Avenue
9	south	East side Broad Street from south of Ninth Avenue
10	northwest	West side Broad Street from north of Ninth Avenue
11	south	West side Broad Street from south of Tenth Avenue
12	northwest	West side Main Street, north from Sixth Avenue
13	northeast	East side Main Street, north from Sixth Avenue
14	southwest	West side Main Street, south from Eighth Avenue
15	northeast	East side Main Street, north from Eighth Avenue
16	northwest	West side Main Street, north from Ninth Avenue
17	north	West Street, north from Sixth Avenue
18	northeast	East side West Street, north from Seventh Avenue
19	southwest	West side West Street, south from Eighth Avenue
20	northwest	North side Seventh Avenue, west from Broad Street

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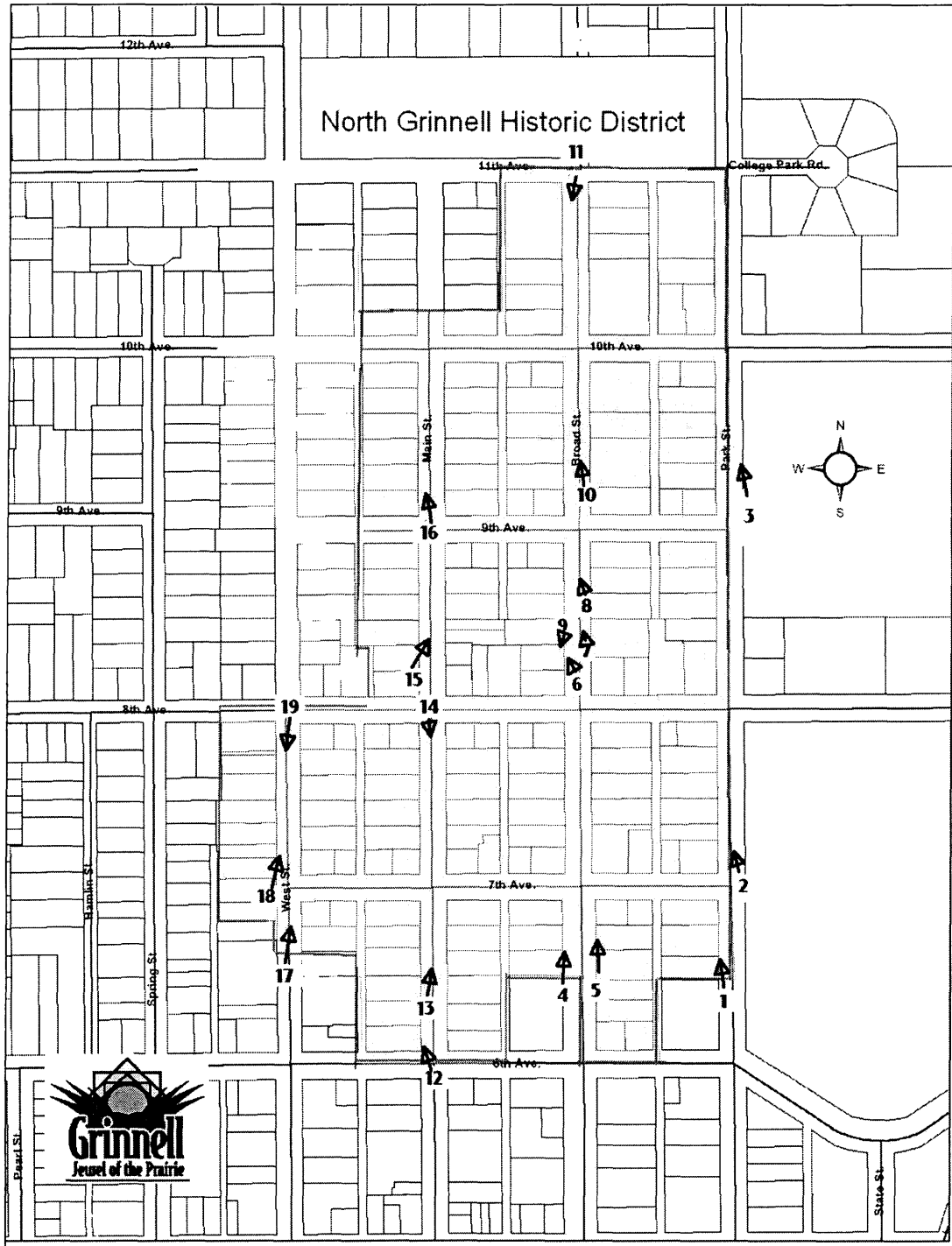


Figure 26: Photo vantage point map

North Grinnell House Data Spreadsheet-Version-October 221, 2008

Under the evaluation column, the upper entry (C=contributing, NC=non-contributing) refers to the residence, while the lower entry refers to any outbuildings that is counted.

Hse #	Date	Owner	Style-Architect	History/First Owner	Materials/ Outbuildings	Eval
1121 Park	1902	Trustees of Grinnell College, 733 Broad, Grinnell IA, 50112	Neoclassical  Eugene H. Taylor, arch.	<b>D. S. and Francie Morrison House:</b> aka Nollen House. Morrison was a noted local manufacturer of gloves. Grinnell College has owned since 1937	Narrow clapboard, brick foundation  No outbuildings	C
1127 Park	1888	Trustees of Grinnell College 733 Broad, Grinnell IA, 50112	Queen Anne style	<b>Henry G. and Mary Fidelia Little House:</b> the house was sold to Grinnell College. Little sold previous home to the college for use as a president's house, built this one. This house was used as a hospital, 1901-14 and college club house during the 1920s. A barn was built in 1905 ( <i>Herald</i> , January 1, 1908).	Broad clapboard Stuccoed foundation, tile on rear wing, Roof fire eliminated widow's walk, three-sided verandah later removed No outbuildings:	C
1131 Park	Pre- 1894	Trustees of Grinnell College 733 Broad, Grinnell IA, 50112	Classical Revival	<b>J. M. and Eliz. Chamberlain House,</b> they were here pre-1894-1914, made water hookup July 18, 1895. So listed 1894 city directory. Chamberlain was the college librarian.	Broad clapboard Stone/stuccoed foundation No outbuildings:	C
1205 Park	1895	Trustees of Grinnell College 733 Broad, Grinnell IA, 50112	Queen Anne style	<b>G. L. and Mary Sanders House:</b> built 1895. Sanders was a farmer as of 1894 (1894 city directory, this address). Water hookup November 13, 1895 by G. L. Saunders. C. E. Fisher, college Latin teacher, lived here 1910. Converted into two apartments ( <i>Herald</i> , April 17, 1914).	Broad clapboard but new siding Cut stone foundation No outbuildings  Large new rear addn.	C
1207 Park	1971	Trustees of Grinnell College 733 Broad, Grinnell IA, 50112	Modern	Single-story school building		NC
1217 Park	1880s	Trustees of Grinnell College 733 Broad, Grinnell IA, 50112	Italianate style	Original builder not yet determined, Prof. George P./D. Herron, college teacher, adds water service early 1895 and lived here as of 1894 with Miss Helen Clapp, his secretary, and Henry T. Parsons.	Aluminum siding, concrete foundation No outbuildings	C
1221 Park	1885	Trustees of Grinnell College 733 Broad, Grinnell IA, 50112	Queen Anne style	<b>H. D. and Juniette Works House:</b> Works was a capitalist. Water hookup October 25, 1897. Works at this address as of 1894 city directory.	Aluminum siding Stone foundation No outbuildings	C
1227 Park	1895	Trustees of Grinnell College 733 Broad, Grinnell IA, 50112	Queen Anne	<b>John A. and Catherine Flook House:</b> Flook operated a meat market. Said to be "probably the finest new house on Park" when built ( <i>Herald</i> , December 31, 1895)	Narrow lapboard Stone foundation with brick rear foundation, no outbuildings	C
1233 Park	1882/pr e-1894	Trustees of Grinnell College 733 Broad, Grinnell IA, 50112	Queen Anne	<b>Edward &amp; Helen Day House:</b> Day was a capitalist. Water hookup October 4, 1900 but family at this address 1894 city directory. The only applicable reference is to the <i>Herald</i> , September 19, 1882, when ____ Day was building a house "quite after the old pattern."	Aluminum siding Stuccoed foundation No outbuildings (rear attached garage)	C
1303 Park	1900	Trustees of Grinnell College 733 Broad, Grinnell IA, 50112	Queen Anne/Classical Revival	<b>David R. and Bessie Warburton House:</b> Warburton was a lumber dealer. The \$4,500 1900 house was said to be "the handsomest house built the past season...one of the prittiest Grinnell affords and is certainly a model of attractive interior" ( <i>Herald</i> , January 1, 1901). The water hookup dated to September 13, 1900. Third house on this corner, one lost to the cyclone, another moved north and demolished, and this one. Two successive college preparatory school principals, J. Fred Smith and Chas. H. Horn, lived here, the house being called the "Faculty House." Improvements worth \$500 in 1905 ( <i>Herald</i> , January 8, 1906).	broad clapboard stone foundation, open southeast corner porch removed second 1989, no outbuildings	C
1315 Park	NA	Trustees of Grinnell College 733 Broad, Grinnell IA, 50112	Vacant Lot	The Italianate syle D. Smoke House, built to the south in 1882, was moved here in 1900 and was demolished by the college in 1989.	Vacant lot Stuccoed foundation, garden shed,	NC
1321 Park	1890	Trustees of Grinnell College 733 Broad, Grinnell IA, 50112	Queen Anne cottage	<b>W. H. Barker House:</b> Barker operated the C.O.D. Laundry. He built this \$2,000 house in 1891 ( <i>Herald</i> , January 1, 1892). Large addition per <i>Herald</i> , April 26, December 13, 1898). Glen J. and Grace Shifflett built 1222 Broad Street in 1900 and soon sold it and moved to 1321 Park Street. In 1919 they built and occupied 1327 Park Street, next door to the north.	Aluminum siding Stuccoed foundation No outbuildings  1950s screened porch, porch enclosed 1974	C

Hse #	Date	Style/Architect	History	Materials/ Outbuildings	Materials/ Outbuildings	Eval
1327 Park	1919	Jack A. and Diane C. Robertson 1327 Park Street Grinnell, IA 50112	Prairie style  Mortimer Cleveland, Waterloo, arch.,  Warburton & Richardson, builders	<b>Glen J. and Grace Shifflett House:</b> Shifflett was a lawyer. They built 1222 Broad Street in 1900 and soon sold it and moved to 1321 Park Street. In 1919 they built and occupied this house.	Stucco, half-timber, concrete block foundation outbuildings (metal garden shed not counted), attached garage	C
1333 Park	1906	Charles Lewis and Mari Hansen Duke 1333 Park Grinnell, IA 50112	Craftsman style	<b>Walter S. and Bessie Hendrixson House:</b> Hendrixson taught chemistry at Grinnell College. The new house cost \$6,000 ( <i>Herald</i> , January 7, 1907). No water hookup record found.	Broad clapboard first, shingle second, brick Foundation, rear addition, front porch restored 2000, outbuildings-double gable front frame garage to north, shingle cladding	C  C
1405 Park	1908	Trustees of Grinnell College, 733 Broad, Grinnell IA, 50112	Classical Revival	<b>Mrs. Dora A. Pottle House:</b> Mrs. Pottle was the wife of the late Rev. William Pottle and maintained a boarding house as of 1910.	Broad clapboard, Stone foundation, no outbuildings	C
1409 Park	Pre- 1894	Trustees of Grinnell College, 733 Broad, Grinnell IA, 50112	Classical Revival	<b>John F.T. &amp; Ida Whitmore House:</b> The house was associated with three lots, featured a barn, six cows, 50 bee stands, garden and fruit trees ( <i>Herald</i> , August 27, 1897). Water hookup December 27, 1895 by J. F. Whitmore. Whitmore was an agent for sewing machine sales. Listed this address in 1894 city directory. Improvements worth \$1,000 1907 ( <i>Herald</i> , January 1, 1908).	Broad aluminum siding, concrete block/stucco foundation outbuildings-rear attached hip roof garage to rear (fronts west)	C
1415 Park	1909	James F. and Wendy H. Ramsey 1415 Park Street Grinnell IA, 50112	Gable front bungalow	<b>Prof. William J. and Minora Rusk House:</b> Rusk was a professor of mathematics at the college. Buys lot from Mrs. Ida Whitmore on North Park Street, to start new cottage this summer ( <i>Herald</i> , March 23, 1909).	Shingle exterior, concrete block Foundation, outbuildings-double frame gable front garage (1990), shingle cladding	C  NC
1421 Park	c.1897, 1905	Thos. L. and Ellen N. Ellis, 1421 Park Street, Grinnell IA, 50112	Shingle (massing only)	<b>Thos. J. and Sarah Stewart Noll House:</b> Sarah Noll was the first female graduate of Grinnell College. Her husband was an attorney. Said to be the oldest house on this block of Park Street but the 1894 city directory lists neither family nor the address. This house might have been moved to this lot. T. J. Noll built a new residence, this address, \$1,500, which might be the move date ( <i>Herald</i> , January 2, 1905)	Clapboard exterior, concrete block Foundation, cottage substantially rebuilt c.1905 outbuildings double frame hip garage with carport, shingle cladding	C  NC
1429 Park	1901	Daniel W. and Beverly L. Heubner 1429 Park Street Grinnell IA, 50112	No style due to alterations  H. L. Triplett, carpenter	<b>Mrs. Martha L. Pierson House:</b> Built in 1901 as a \$1,200 cottage. Original appearance not yet determined.	Vinyl siding, concrete block, foundation, no outbuildings, house has lost its character defining traits due to loss of windows, additions, porch window infilling	NC
1433 Park	1907	Jonathan Clark and Karen Klopp Edwards 1433 Park Street, Grinnell IA, 50112  just sold	Classical Revival	<b>Mrs. F. W. and Flora Johnson House:</b> This house cost \$2,000 ( <i>Herald</i> , January 1, 1908). F. W. Johnson was retired as of 1910. Prof. Elsie Ryan, music instructor at the college, lived here as of 1920.	Slate siding, concrete block foundation outbuildings-new double frame gable front 22x22 garage, 1991	C  NC
1505 Park	1908	Timothy A. & Pamela D. Sittig 1505 Park Street, Grinnell IA, 50112	Classical Revival  Clark & Fellows, builders	<b>Herbert &amp; Bertha Beach House:</b> He was a dentist. Water-7-10-08 Clark & Fellows (builders?), W. L. Demming 5/13, P. G. Norris 5/14 Census 1910 Herbert & Bertha Beach, dentist; 1920cd-Frank & Mildred Clindinin, Mehlin & C. New res., \$5,000 credited to Clark & Fellows, 1908 (Hjan109)	Aluminum siding first, shingle second, concrete block foundation, west addition 1940s, north addition 1970, Outbuildings-double frame gable front garage, c.1950s, aluminum siding	C  C
1513 Park	[1902] 1917	Victor S. & Sallie C. Verrette, 1513 Park Street, Grinnell IA, 50112	Cruxiform plan cottage	<b>A. Arnold House:</b> This house was built in 1917 and was located at 1315 Broad Street due west. The first owner was A. Arnold, the first owners at this new address were Leon P. & Bertha Sherman: Sherman was a professor of chemistry at the college.	Shingle cladding, concrete block foundation outbuildings-greenhouse	C  NC
1521 Park	1948	John C. and Rev. Catherine Demeuleneere 1521 Park Street, Grinnell IA, 50112	Colonial Revival cottage Austin Palmer, architect/builder	<b>Willie Kearney House:</b>	Brick exterior, brick foundation, attached garage, 1956 addition	C

Hse #	Date	Style/Architect	History	Materials/ Outbuildings	Materials/ Outbuildings	Eval
1102 Broad	1905	Trustees of Grinnell College, 733 Broad Street Grinnell IA, 50112	Classical Revival	<b>Fred L. and Violet Able House:</b> This house was built for \$3,000 in 1905 ( <i>Herald</i> , January 8, 1906). The family was here as of 1910 but no water hookup record has been found [Able built another new house for \$6,500 in 1906 which might be this one, <i>Herald</i> , January 7, 1907].	Clapboard, concrete block foundation, no outbuildings	C
1110 Broad	NA	Trustees of Grinnell College, 733 Broad Street Grinnell IA, 50112	Vacant lot	The Michael Snyder stucco Italianate style house on this lot was demolished after 1988. Snyder was president of Citizen's Bank.	Vacant lot	Not counted
1114 Broad	1905	Dan R. and Vicki L. Bunnell, 1114 Broad Street Grinnell IA, 50112	Classical Revival, built by R. C. Ross, Grinnell Stone Company	<b>R. C. and Nettie Ross House:</b> Ross was partnered with R. G. Coutts and the Grinnell Stone Company which produced highly decorative concrete block, as is evidenced in this design. The Herald noted "this will be the first residence in the city to be built of cement building blocks" ( <i>Herald</i> , February 21, 1905). This house is associated with local Arthur Radford, who rose to the rank of an four-star admiral, and the first Navy Joint Chiefs of Staff.	Clapboard, concrete block foundation, outbuildings-double frame gable front garage, vertical cardboard cladding, 24x30	C C
1120 Broad	Pre-1894	Gregory R. & Janet A. Carl, 1124 3 <sup>rd</sup> Street Grinnell IA, 50112	Gable front/Federal	<b>Michael Stephens House:</b> Stevens was in charge of sales for the Spaulding Manufacturing Company and lived at this address as early as 1894 (city directory). Elbert E. W. Clark, Jr., lumber merchant, lived here by 1900. The house was enlarged in 1896).	Broad clapboard, Stone foundation, outbuildings-double hip roof garage includes apt. 1120 ½ to south, shingle exterior	C C
1125 Broad	1894	Grinnell Historical Museum Society C/o Marilyn Strover, 121 380 <sup>th</sup> Avenue Grinnell IA, 50112	Queen Anne  Said to be a George Barber design, #36 from <i>Cottage Souvenir</i> #2	<b>J. Harry McMurray House:</b> McMurray was a dry goods merchant and was not at this address as of the 1894 city directory. Announces plans to build February 1893, \$5,000 home finished by end of 1894 ( <i>Herald</i> , February 2, 1893; January 1, May 18, 1894). McMurray built the city's first "bungalow" at Jones Grove, outside of the city ( <i>Herald</i> , January 7, 1907).	Narrow clapboard stone foundation, aluminum siding, sw corner enlarged for porch, new front porch, pediments cut off c.1915, NE corner porch enclosed on second story, was open smoking balcony; outbuildings-new large garage (1992)	C NC
1126 Broad	1882	William A. & Norma J. Rozendaal 831 ½ Main Street Grinnell IA, 50112	Italianate	<b>Dr. E. W. and Martha Clark House:</b> The house weathered the 1882 cyclone. Clark sells house to Mrs. H. W. Hughes of Burlington for \$7,000 ( <i>Herald</i> , May 12, 1914).	Broad clapboard, brock foundation, outbuildings-new three-car garage	C NC
1127 Broad	1894	Eleanor Chleboun Family Trust P.O. Box 188 Worton, MD 21078	Queen Anne  Said to be a George Barber design, #128 from <i>Cottage Souvenir Revised</i>	<b>Dr. Walter F. and Hattie Hammond House:</b> This was one of two new houses that merited lengthy newspaper descriptions ( <i>Herald</i> , December 7, 1894). New house cost \$5,000 and couple was moved in just prior to November 30, 1894 ( <i>Herald</i> , November 30, 1894, January 1, 1895). Hammond was the manager of the local electric company as of 1894.	Narrow clapboard, Stone foundation, outbuildings-two-story apartment/ garage, new bare clapboard, also two sheds, counted	C NC NC NC
1132 Broad	1868	Donald M. and Jane M. Thompson Contract to Danny & Joy Carroll, 244 40 <sup>th</sup> Ave. Grinnell IA, 50112	Italianate style  A. J. Larrabee, architect, builder	<b>A. J. Larrabee House:</b> Larrabee was local architect/builder and lived and worked from here as of 1879-the cupola was lost in the 1882 cyclone.	Narrow clapboard, Stone, concrete block foundation, outbuildings-attached garage	C
1133 Broad	1895	Raymond L. & Dorothy A. Spriggs, 1133 Broad St. Grinnell IA, 50112	Queen Anne	<b>Bernard J. and Ellen Carney House:</b> "Notable house" and barn, \$10,000 ( <i>Herald</i> , December 31, 1895). Water hookup April 14, 1895-address not listed in 1894 city directory. Carney was a local merchant. The college owned it 1936-1950s and used it as a freshman dormitory.	Narrow clapboard, cut stone veneer foundation, outbuildings-hip roof double garage with dormer (see photo), excellent	C C
1205 Broad	Pre-1882	Raymond L. & Dorothy A. Spriggs, 1133 Broad St Grinnell IA, 50112	Italianate	<b>L. C. Phelps House:</b> Phelps was a capitalist. The front of the house and roof were lost in the 1882 cyclone, but it was rebuilt.	Broad clapboard, stone foundation outbuildings-none	C
1206 Broad	1884	Timothy A. & Karen E. Walker Contract to James D. & Sarah H. Breemer, 1206 Broad St. Grinnell IA, 50112	Late Victorian Cottage	<b>L. E. Spencer Cottage:</b> This cottage replaced the Charles F. Craver house, relocated to Reed and Prairie, demolished 1918 for the Community Hospital, Spencer built the cottage and lived here just four years prior to going to Colorado where he died in a railroad accident in 1892, was locally a real estate partner with Dr. N. N. Brumbach. Attorney J. P. Lyman was second owner, Iowa College graduate 1867, mayor, state representative, bank president. Grinnell College owns as a club sells 1944.	Clapboard, stone foundation, asbestos siding, porch added onto 1888, southeast addition 1913-18., outbuildings-single hip roof frame garage,	C C

Hse #	Date	Style/Architect	History	Materials/ Outbuildings	Materials/ Outbuildings	Eval
1209 Broad	1894	Teddy Gene Hammer, 1209 Broad Street Grinnell IA, 50112	Queen Anne	<b>C. "Bill" Wheeler House:</b> Water-hookup November 6, 1894. Foundation underway April 27, into house by July 30, cost \$3,500 ( <i>Herald</i> , April 27, July 20, 1894; January 1, 1895). Listed as Mrs. Wheeler, 1894 city directory.	Vinyl siding, stone/ brick foundation, outbuildings-det. 20x30 garage	C C
1214 Broad	1882	Brooks E. & Janet L. N. Davis, 1214 Broad St. Grinnell IA, 50112	Vernacular cottage, T-plan	<b>John and Amanda Carhart House:</b> John Carhart built a gabled house at this address in 1882, and the <i>Herald</i> celebrated its sharp contrast with the square/hip roof Italianate designs that were being rebuilt following the cyclone. Mrs. Carhart listed 1894 city directory.	Wide clapboard, brick/stone foundation, outbuildings, new hip roof garage (1992)	C NC
1215 Broad	Pre-1900	Kevin J. & Megan L. Downey, 1215 Broad St. Grinnell IA, 50112	Gable front house with catslide roof	<b>Madison and Nell Rew House:</b> Madison was retired as of 1900 and there is a water hookup record for 1219 Broad Street for November 5, 1894. No 1894 city directory listing.	Vinyl siding, stone foundation, outbuildings-none, attached garage	C
1221 Broad	1894	Elena M. Bernal & Mario Alvarez, 1221 Broad St. Grinnell IA, 50112	Classical Revival	Preliminary determination is that the Rew family built this house in 1894 and likely moved to 1215 Broad when it was finished a few years later. The annual new house lists offer no Rew listings however. The house was leased in two units as of 1900. No listing in 1894 city directory.	Narrow clapboard first, shingle second, concrete block foundation, outbuildings-double side gable garage (new)	C NC
1222 Broad	1902	Morris A. & Michele M. Parslow, 1222 Broad St., Grinnell IA, 50112	Late Queen Anne  a George Barber design, Barber's Bushong, Leipzig, Ohio, design	<b>Mrs. Margaret Shifflet House:</b> C. W. Carter bought the house in 1903 a few months after it was finished and Shifflets moved to 1321 Park Street and improved it in 1908 ( <i>Herald</i> , January 1, 1908).	Narrow clapboard, stone foundation, two-story sunporch and garage 1916-20, front porch removed 1930s, converted to 4 apartments 1945, single-family 1963, porch restored, rear access ramp 2005, outbuildings-none	C
1226 Broad	1900	Richard G. Cleaver, 1226 Broad St. Grinnell IA, 50112	Late Victorian cottage/Picturesque  Arthur Leone Child credited as architect/builder by owner	<b>Arthur Leone and Ellen Child House:</b> Child was a local photographer and artist. Water-9-7-00 A. L. Child to 1914+ Census (1228) 1900 Arthur Leone & Ellen Child, photographer, 1910-20 same; 1920cd-Arthur & Ella Child, photographer. A. L. Child improves house, Will Steward to supt. ( <i>Herald</i> , September 9, 1890) A. L. Child returns to N. Broad house after living a year above Child Art Studio ( <i>Herald</i> , June 23, 1903)	Shingle cladding, stone foundation, outbuildings-none, shares east drive with 1222 to south/rear	C
1227 Broad	1934	Fitzpatrick A. & Joy C. Jones, 1227 Broad St. Grinnell IA, 50112	Tudor Revival cottage	<b>Charles Evans Bungalow:</b> Replaced the William Beaton house-(1882-1934) that formerly stood on this site.	Polychromatic brick veneer, same foundation, concrete block gable front single garage, same veneer, yard gazebo (not counted)	C C
1232 Broad	1977	Clark J., Scott A. Tracy N. Jensen, & Carol Jensen Smith, c/o Scott A. Jensen, P.O. Box 687, Grinnell IA, 50112	Minimal traditional/ranch	This newer residence replaced a two-story gable front house that dated to 1896 (John G. Brown House?).	Vinyl cladding, concrete foundation, outbuildings-new double side gable garage	NC NC
1233 Broad	1899	Douglas D. & Peggy Elliott, 1233 Broad St. Grinnell IA, 50112	Queen Anne	<b>James Park H. &amp; Ella Robison House:</b> Robison sold a pre-existing house to Frank Judkins who moved it to the southwest part of town, and built this house, ( <i>Herald</i> , May 2, September 12, December 29, 1899). Robison was the court recorder. He added a water service to the lawn only May 21, 1895.	Narrow clapboard, shingle in gable ends, stone foundation, lot divided 1970, new south porch 1963, outbuildings-none	C
1309 Broad	1885? 1902	Annie L. Geissinger & Douglas N. Cutchins, 1309 Broad St. Grinnell IA, 50112	Queen Anne	<b>Miss Harriett E. Thomson House?:</b> She was a college teacher. The property is addressed as 1305 and 1309 Broad Street as of 1900 and the water hookup dates to August 29, 1902. Further investigation is necessary here. Another potential builder, C. E. Wadsworth, who announced plans to build at this site in 1885 ( <i>Herald</i> , October 6, 1885) and who is listed at this address as of the 1894 city directory (as 1305 Broad?).	Aluminum siding, stone foundation, split into two apts. split vertically, between 1920-60, now s/f house, outbuildings-double garage (2001)e	C NC
1312 Broad	1895	Bruce A. & Martha M. Voyles, 1312 Broad St. Grinnell IA, 50112	Queen Anne	<b>Wesley M. &amp; Emily Manatt House:</b> Manatt was a capitalist and the \$7,500 house was rated as "notable" when it was built ( <i>Herald</i> , December 31, 1895). Suffers minor roof fire ( <i>Herald</i> , January 21, 1908) First "painted lady" in city Earlier house on site relocated to 1513 Park Street in 1900 and is non-extant.	narrow clapboard down, shingle up-stone foundation, minor roof fire March 29, 1912; rear cellar opening, rear addition 2001, outbuildings, double frame hip roof with shed dormer garage (1990s).	C C

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1315 Broad	1920	Russell P. & Mary H. Schuchmann Trust, 1315 Broad St. Grinnell IA, 50112	Craftsman	<b>Frank E. and E. Adelle Graham House:</b> Replaced a 1.5 story A. Arnold cottage with wrap-around porch. Graham owned the Central States Manufacturing Company. Improvements worth \$1,500 in 1906 ( <i>Herald</i> , January 7, 1907).	Stucco. Concrete block foundation, outbuildings-old garage, new double garage, and garden shed	C C NC NC
1321 Broad	1902	Stephen D. Bennett, Judith Martin, 1321 Broad St. Grinnell IA, 50112  Owner question-naire	Classical Revival  Said to be a George Barber design, Barber's <u>Perspective View</u>	<b>William Van Petten House:</b> This new house was rated one of two finest new houses of the year ( <i>Herald</i> , June 6, 1902). Another reference noted "their new home is one of the most attractive of the many beautiful homes on this most beautiful street" ( <i>Herald</i> , August 29, 1902). Improvements worth \$1,000 in 1907 ( <i>Herald</i> , January 7, 1908).	Narrow clapboard, cut stone foundation, outbuildings-barn removed, garage replaced by new office/garage	C  NC
1322 Broad	1907	David G. Campbell, Karen S. Lowell, 1322 Broad St. Grinnell IA, 50112	Classical Revival	<b>James A. and Rose Stone House:</b> Mr. Stone owned the J. A. Stone Company. This house was built at a cost of \$6,500 in 1907 ( <i>Herald</i> , January 7, 1908) Water hookup May 1, 1908	Narrow clapboard, shingled gable ends, stone foundation, lost wrap-around porch 1930s, outbuildings-Craftsman style single garage, fronts west	C  C
1326 Broad	1910	Amy Burkle Graves, 1326 Broad St., Grinnell, IA 50112	Craftsman  Henry D. Rawson, architects	<b>F. M. &amp; Elizabeth Bartling House:</b> Bartling was a jeweler. Break ground for new house on North Broad Street( <i>Herald</i> , April 1, 1910). Family moves into finished house ( <i>Herald</i> , December 30, 1910).	Narrow clapboard, concrete block (plain block on front denotes loss of wider porch) foundation, kitchen addition pre-1950, two story south porch addition pre-1950,, outbuildings-new side gable double garage (1992)	C  NC
1329 Broad	1894	Michael J. Munley & Nancy S. Owens, 1329 Broad St., Grinnell IA, 50112	Queen Anne	<b>Will C. Rayburn House:</b> Rayburn was an attorney. He sold off an older house, possibly on this lot, and built a "notable" \$4,500 house in 1901 ( <i>Herald</i> , July 6, 30, August 2, December 24, 1901).	Broad clapboard, stone foundation, large rear addition 1999, addition 2003, front porch restored 2007,, outbuildings-new garage	C  NC
1332 Broad	1898	James R. and Linda L. Paulson, 1332 Broad St. Grinnell IA, 50112	Classical Revival C. E. Eastman, architect, brick and frame house, shingle roof, plate glass, furnace, \$4,000 ( <u>American Contractor</u> , April 23, 1898, p. 28, Construction News, April 27, 1898, p. 405) R. G. Coutts, foundation, C. W. Wessel, carpentry	<b>Horace G. &amp; Mabel Clark House:</b> Clark was a grain merchant. Foundation started ( <i>Herald</i> , May 27, 1898). Move into new home ( <i>Herald</i> , November 1, 1898). New house costing \$5,000 ( <i>Herald</i> , December 13, 1898).  Horace Clark reportedly drowned in Lake Michigan but was seen alive and well in a major city in 1914.	Narrow clapboard, stone foundation, rear porte cochere, early garage became carport 1940-60, south side screened porch on same, outbuildings-none	C
1333 Broad	1914	David D. Coster 1333 Broad St. Grinnell IA, 50112	Craftsman Proudfoot & Bird House, see account by Lillian Mattison, Proudfoot & Bird architects, H. L. Triplett, builder	<b>Dr. Levi G. and Maud Lemley House:</b> The Rev. Glen A. Taylor House, built in 1894, was moved to 816 9 <sup>th</sup> in 1914 so that this house could be built ( <i>Herald</i> , July 24, 1914) Dr. Lemley plans to build, opens bids, H. L. Triplett gets contract, to be done by Dec. 15, old house to 816 9 <sup>th</sup> ( <i>Herald</i> , July 24, 1914)	Aluminum siding, stone/brick foundation, converted into apartments 1970, to single-family 2001-06, outbuildings-shed	C  NC
1404 Broad	1901	Opas Anothayanontha, 1404 Broad St. Grinnell IA, 50112	Classical Revival C. E. Eastman, architect, \$4,000 ( <u>American Contractor</u> , May 11, 1901, p. 23)	<b>W. C. &amp; Isabel Rayburn House:</b> Rayburn was a lawyer and lived here until after 19q0.	Narrow clapboard, shingled gable ends, brick foundation, outbuildings-attached hip roof garage	C
1405 Broad	1896	Nick A. Harder & Stephanie Harris Noun, 1405 Broad Street, Grinnell IA, 50112	Queen Anne  Proudfoot & Bird, architects?	<b>W. T. and Luda Moyle House:</b> Water hookup April 13, 1896, under construction ( <i>Herald</i> , April 28, September 21, 1896). Occupied September 1896. Moyle was a local grocer. Improvements worth \$150 in 1906 ( <i>Herald</i> , January 7, 1907).	Broader clapboard down, narrow up, stone foundation, outbuildings-none	C
1409 Broad	1898	James J. Gilbert III, Kim L. Gilbert, 1409 Broad Street, Grinnell IA, 50112	Queen Anne	<b>Geo. M. &amp; Edith Spooner House:</b> Spooner was a traveling salesman for the flour mill. Grinnell College historian Joseph Wall was a later owner/resident.	Clapboard, concrete block foundation, converted into apartments, now single family, front porch restored 1994, side porch rebuilt 2007, outbuildings-1989 double garage.	C  NC

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1414 Broad	1908	Scott A. Wiley, Laura M. Ferguson, 1414 Broad St. Grinnell IA, 50112	Craftsman/ Shingle style Hallett & Rawson, architects-have plans, house designed to be expanded with south wing added later	<b>Harold L. and Florence Beyer House:</b> Beyer was a lawyer. The house cost \$5,000 ( <i>Herald</i> , January 1, 1908).	Shingle cladding, solarium south wing, rear kitchen wing, concrete block foundation,, butler's pantry removed and rear addition, deck added 1990s, out-buildings-garden shed not counted, new double long gable front garage, fronts west, carriage house moved, new carriage house 2002	C          NC
1415 Broad	1912- 13	Jeffrey L. & Elizabeth A. Piccirillo, 1415 Broad St. Grinnell IA, 50112	Craftsman  Proudfoot & Bird, architects?	<b>Philip and Flora Hutchinson House:</b> break ground for new house on North Broad Street, across from H. L. Beyer House ( <i>Herald</i> , March 29, 1912) Water hookup April 15, 1912. P. Hutchinson-Philip Hutchinson just moved into new home, N. Broad St. ( <i>Herald</i> April 29, 1913)	Clapboard, stucco foundation, out-buildings-new garage	C          NC
1421 Broad	1897	Jeff C. & Harriett B. Dickey Chasins, 1421 Broad St., Grinnell IA, 50112	Queen Anne	<b>E. A. &amp; Grace Wadsworth House:</b> Wadsworth was a glass manufacturer as of 1910. The family erected a "fine residence" on N. Broad St. in 1897 ( <i>Herald</i> , August 27, 1897). They sell the house in 1902, needing more room.	Clapboard, stone foundation, outbuildings-att. garage	C
1422 Broad	1895- 97	Linda M. Aron & Michael J. Watson, 1422 Broad St. Grinnell IA, 50112	Queen Anne	<b>C. N. Smith House:</b> The family owned C. N. Smith & Son Company. The house received a water hookup May 10, 1897 and newspaper notes as modern improvements ( <i>Herald</i> , May 18, 1897). Also \$150 addition in 1898 ( <i>Herald</i> , December 13, 1898). Edwin Kearney, lumber merchant, lived here as of 1920.	Stucco cladding and foundation, terra cotta roof, outbuildings-double garage (1986)	C          NC
1429 Broad	1891	Shane A. Gosselink & Tonya Fenner 1429 Broad St Grinnell IA, 50112	Vernacular cottage	<b>E. C. and Grace Wadsworth Cottage:</b> Wadsworth was a glass manufacturer. Further research is necessary given the absence of an 1894 city directory listing for this address and Wadsworth appears at 1305 Broad Street. Clarence A. Smith, a realtor, lived here 1902-14+.	Narrow clapboard, concrete block foundation, outbuildings-two story dovecote, 1950s garage, 1978 garage	C          NC NC NC
1430 Broad	1913- 14	Mauri I. Strassberg & Mary Johanna Meehan, 1430 Broad St. Grinnell IA, 50112	Craftsman  Proudfoot & Bird, architects, 1913-	<b>Arthur C. &amp; Edna/Alma [sister] Lyon House:</b> Lyon occupied his new house in late March 1914 ( <i>Herald</i> , March 24, 1914). Lyon was listed in 1920 as being in charge of military relief in Siberia. He was a major GOP leader and died at the Baltimore national convention. He was considered for vice president.	Stucco, brick fundation, porch added 1987-91, north chimney removed, outbuildings nice pass-through gable front double garage	C          C
1433 Broad	1916	John H. & Janet C. Mutti, 1433 Broad St. Grinnell IA, 50112	Classical Revival	<b>Homer &amp; Myrtle Richardson House:</b> He was the secretary/ treasurer of the Warburton-Richardson-Phelps Company.	Single clapboard down, overlapped clapboard up, stucco foundation, attached. garage	C
1503 Broad	1907	Karl T. & Sarah Knoepfler Delong, 1503 Broad St. Grinnell IA, 50112	Classical Revival	<b>A. J. and Agnes Sibley House:</b> He was a traveling salesman. Fred and Rachel Whinery lived here as of 1920, he being president of the Grinnell Washing Machine Company. The new house, as 1505 Broad, cost \$7,000 ( <i>Herald</i> , January 1, 1908)	Narrow clapboard, brick foundation, porch enclosed 1989, sleeping porch 2000, outbuildings-early garage	C          C
1509 Broad	1911	Kurt L. Patterson, 1509 Broad St. Grinnell IA, 50112	Cubic-side gable plan Nicholas Wiltamuth, contractor	<b>Wm. &amp; Mary Smiley House:</b> Water-6-10-11 N. Wiltamuth, W. M. Smiley 11/11 Census 1920 Wm. & Mary Smiley; 1920cd-Wm. And Mary Smiley	Aluminum siding, concrete block foundation, outbuildings-old small barn	C          C
1510 Broad	1911	Trustees of Grinnell College, 733 Broad, Grinnell IA, 50112	Prairie Style Walter Burley Griffin, Marion Mahoney Griffin, arch., R. G. Coutts, builder	<b>Benj. J. &amp; Mabel Ricker House:</b> -listed National Register of Historic Places. Ricker was president of the Morrison & Ricker glove factory. The house was purchased by Grinnell College in 2000. Building site receives 600 yards of fill dirt ( <i>Herald</i> , August 20, 1909).	Stucco, raised concrete foundation, outbuildings-no	C
1515 Broad	1907	Todd L. & Shannon R. Reding, 1515 Broad St., Grinnell IA, 50112	Classical Revival, Nicholas Wiltamuth, contractor, as "N. Wilsmath" builds \$5,000 new res. 1908 ( <i>Herald</i> , January 1, 1909)	<b>Nicholas &amp; Minnie Wiltamuth House:</b> Wiltamuth was a building contractor. The house cost \$5,000 ( <i>Herald</i> , January 1, 1908). Ernest and Mae Variden lived here in 1920, he was president of the West Cannery Association. Boarder Raymond Jameson taught English at the college.	Clapboard siding, ashlar concrete block foundation, outbuildings-large garage	C          NC
1520 Broad	1952	Linda S. & Robert K. Knierim, 1520 Broad St. Grinnell IA, 50112	Colonial Revival- Contemporary	Post-war house.	Broad masonite, brick foundation, outbuildings-garden shed not counted	C





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1126 Main	1884	Mark Baetel 1126 Main Street Grinnell IA, 50112	Italianate	<b>R. C. Ross House?:</b> While this house looks early, it appears to date to 1884 with R. C. Ross as builder. The plan was described as being two stories with a 30 feet by 44 feet core, costing \$2,500 and occupied by December 1, 1894 ( <i>Herald</i> , January 13, 1885). R. C. Ross connected the house to the water system April 9, 1895 and lived here as of 1894 (city directory).	Broad clapboard, tone foundation, new garage	C NC
1127 Main	1952	Deborah M. Charnetski, 1127 Main St., Grinnell IA, 50112	Minimal traditional, post- World War II	<b>Charles Hink Cottage:</b> this lot was previously an open lot with a playhouse and barn (Miriam Spaulding).	Broad clapboard, concrete foundation, attached garage	C
1132 Main	1905	Curtis Enterprise LLC, c/o Rodney L. Curtis, 122 N. Market St., Suite 3., Oskaloosa, IA, 52577	Classical Revival	<b>J. W. Marvin House:</b> Further research is needed. An F. P. Marvin builds on Main in 1902, J. W. Marvin is listed this address 1900 (census), water hookup dates to May 1, 1905. The 1894 city directory locates George McMurray here. George McMurray House rated as notable new house in desirable location, 1891. Water hookup dates to November 2, 1894 by H. McMurray.	Broad asbestos siding, stone foundation, outbuildings- three-stall garage	C C
1133 Main	1882, 1902	Gaylen L. & Kathleen A. Johnson, 1133 Main St., Grinnell IA, 50112	Queen Anne	The 1894 city directory locates <b>Jno. Ware</b> is living at 1133 Main Street. The Ware house dates to 1882 ( <i>Herald</i> , August 15, 1882). A. A. Foster moved to the city from Marshalltown and moved this house 20 feet north to a new foundation, adding a water service September 1, 1902 ( <i>Herald</i> , April 4, 1902).	Narrow clapboard down, shingled gable ends, cut stone foundation,. House moved 20 feet north April 1892, suffers fire in July 1902. outbuildings-carriage house	C C
1202 Main	Pre- 1894	Charles E. & Esther A. Bethel, 900 11 <sup>th</sup> Street, Grinnell IA, 50112	Queen Anne	<b>George M. Spooner House?:</b> Spooner, a store clerk, resided at this address in 1894 and made \$400 in improvements in 1894 ( <i>Herald</i> , January 1, 1895). He next built a house at 1409 Broad Street in 1898. Original owner/builder not determined yet-no Johnson house built. Water hookup dates to September 23, 1903 by G. D. Johnson who also made \$600 improvements that year. Ruth Patterson, librarian for the music school, Grinnell College, here 1920.	Broad clapboard, some shingle, stone foundation, outbuildings-none	C
1203 Main	Pre- 1892	Curtis Enterprise LLC, c/o Rodney L. Curtis 122 N. Market St., Suite 3, Oskaloosa, IA, 52577	Queen Anne cottage	<b>Charles and Catherine Alley Cottage:</b> Mrs. C. Alley makes \$1,000 in improvements 1892 ( <i>Herald</i> , January 1, 1893) and \$600 in improvements 1894 ( <i>Herald</i> , January 1, 1895). at this address 1894 (city directory). Water hookup of November 11, 1, 1900 by son Chas. E. Alley, druggist, Mrs. Catherine Alley (widow by 1900).	clapboard, stone foundation, outbuildings-att. garage	C
1208 Main	Pre- 1895	Pioneer Investments, LLC 3087 40 <sup>th</sup> St., Grinnell IA, 50112	Vernacular cruxiform plan cottage.	<b>Joe G. Duffin Cottage:</b> Carpenter Duffi lives at this address 1894 (city directory). Likely pre-dates water hookup of May 28, 1895 by J. W. Cawden. W. J. & Anna Suckow, clergyman Iowa College, rental as of 1920.	Aluminum siding, stone foundation, outbuildings- double garage and barn	C C C
1211 Main	1890	Kathleen K. Steel Trust, 1211 Main St., Grinnell IA, 50112	Vernacular, upright and wing	<b>Harrison T. Wheelock House:</b> Wheelock family at this address 1894 (city directory). No water hookup record found yet. Wheelock was the proprietor of the Grinnell Planing Mill, his daughter Mary was city librarian as of 1900 when they resided here. House built 1890 ( <i>Herald</i> , July 29, 1890).	Aluminum siding, concrete block foundation, garage- outbuildings	C C
1215 Main	1867	Anna M. Wack, 1215 Main St., Grinnell IA, 50112	Italianate cottage  Thomas Stafford, mason	<b>Thomas Stafford House:</b> was originally associated with a 10-acre plot of land purchased from J. B. Grinnell, W. W. Sargent, a builder from Stafford, Iowa, bought it in 1880 and lived there at time of the cyclone, Charles A. Swisher was the next owner and lived here as of 1894. Water hookup May 28, 1895 by C. A. Swisher/Swisher Bros (builders). Swisher moves into his property, east side of Main September 1897. Mrs. Flora M. Ward (widow) lived here as of 1900. J. W. Fowler, a laundry operator, was here as of 1910. Water hookup dates to November 1897 as 1213 Main Street. The house was used as an emergency hospital after the cyclone.	brick, stone/ concrete block foundation, frame rear addition , outbuildings- attached garage	C
1216- 1218 Main	Pre- 1895	Grau Family Trust, c/o Daniel T. Grau III, 2645 E. Genevieve Way, Green Valley, AZ, 85614	Vernacular 1.5- story L-plan cottage	Original owner/builder not yet identified. More research is needed. Mrs. G. E. Cunningham lives here 1894, apparently as a single-family house. Was a rental duplex as early as 1900 when two households listed.	Vinyl siding, Stuccoed stone foundation, outbuildings- carriage house/barn	C C

Hse #	Date	Style/Architect	History	Materials/ Outbuildings	Materials/ Outbuildings	Eval
1220 Main	1867	Mollie A. Warburton 1220 Main St. Grinnell IA, 50112	Vernacular side gable cottage	<b>Loyal C. Phelps House:</b> Loyal C. Phelps built this brick house for his bride on what was the north edge of town-it lost its front porch and some windows in the 1882 cyclone but sheltered the family safely, sided when the rear addition was added-Russell Sawins bought in 1932 and planned to demolish but he enlarged it. Water hookup May 28, 1895 by C. C. Phelps.	Vinyl siding, stuccoed stone foundation, outbuildings-garage While originally a brick house, it was enlarged and covered prior to 1958 so is counted as contributing.	C  NC
1221 Main	1900- 04	Chris & Charyl A. Christensen 1221 Main St., Grinnell IA, 50112	Classical Revival	Likely original owner/builder is Dr. A. M. and Elizabeth Sherman who lives there 1900 and makes water hookup in August 1904. Dr. E. C. Bliss apparent owner, rents to Sherman, Bliss occupies fall 1903+. J. A. and Catherine Flook, of Goodfellow & Flook, lived here as of 1894 (city directory). He built a new house on Park in 1895.	Aluminum siding, concrete block foundation, carriage house with apartment	C  C
1227 Main	pre- 1894, 1909	Larry Ray & Sandra Lee Cooper 1227 Main St. Grinnell IA, 50112	Classical Revival	<b>Chas. N. and Mabel Dawley House:</b> Dawley lived at this address as of 1894 (city directory) and was a clerk. Water hookup May 25, 1909 by Chas. N. Dawley. Dawley was a grocer, residing here as of 1900. Dawley makes \$1,000 in improvements 1894 ( <i>Herald</i> , January 1, 1895) and unspecified improvements in 1909 ( <i>Herald</i> , June 29, 1909).- the present appearance likely dates to the 1909 work. Dawley here to 1914+ Census 1900 Chas. N. & Mabel Dawley, grocer, 1910-20 same (he is widower) ; 1920 city directory - Charles & Carrie Dawley, grocer	Aluminum siding, stucco stone foundation, front porch added, no date, siding and new windows 1996, utility room replaced back porch 1993 outbuildings-new garage (2006)	C  NC
1228 Main	1898	David M. & Carol Ann Smith, 1822 Stoecker Grinnell IA, 50112	Classical Revival	<b>Dr. W. S. Simpson House:</b> Dr. Simpson built this house for \$1,250 in 1898 ( <i>Herald</i> , August 9, 23, December 13, 1898). The water hookup dates to July 1, 1899.	Aluminum siding, stone foundation, outbuildings-barn	C  C
1232 Main	Pre- 1894 1905?	Lana M. Woodside 1232 Main St. Grinnell IA, 50112	Vernacular gable front	<b>Uriah and Laura Vanderveer House:</b> He was a blacksmith and , lived at this address as of 1894 (city directory). The water hookup dates to July 1, 1903. He built an \$850 new house in 1905 ( <i>Herald</i> , January 2, 1906) and it is possible that this is that house.	Asbestos siding, stucco foundation, outbuildings-garden shed not counted	C
1233 Main	Pre- 1894	Terrill K. Gross for life 1233 Main St. Grinnell IA, 50112	Vernacular T-plan cottage	Chas. G. Penfield, carpenter, lives this address 1894 (city directory). Water hookup November 1, 1910, by M. W. Swisher. 1906 Sanborn shows cottage present.	Broad aluminum siding, stucco foundation, outbuildings-none	C
1302 Main	1898	Byron T. Worley 1302 Main St., Grinnell IA, 50112	Queen Anne cottage  Hughes Bros. Foundation C. W. Wessel	<b>Clayton J. &amp; Rosie Card House:</b> Water hookup November 10, 1898 by C. J. Card. Rosie Card died in late 1908 and her husband remarried and built a new house at 811 8 <sup>th</sup> Street in 1910.	Narrow clapboard, concrete block foundation, outbuildings-none	C
1303 Main	1902	Mark Montgomery & Irene Powell 1393 Main St. Grinnell IA, 50112	Classical Revival	<b>John G. Brown House:</b> Water hookup October 2, 1901 by J. G. Brown, the family moved into their beautiful \$5,500 new house on Main Street ( <i>Herald</i> , October 24, 1902; January 2, 1903).	Broad aluminum siding, stone foundation, outbuildings-att. garage, two garages on alley	C  NC NC
1309 Main	1909	Thomas A. & Lois C. Sonnichsen, 1309 Main St. Grinnell IA, 50112	Classical Revival	<b>Courland M. and Rachel Thomas House:</b> Water hookup on September 31, 1909 by C. M. Thomas	Narrow clapboard, shingled gables, ashlar concrete block founda-tion, outbuildings-garage	C  C
1310 Main	1906	Marvin E. Kelley 1310 Main St. Grinnell IA, 50112	Classical Revival	<b>Fred M. and Helen Card House:</b> House built 1906 for \$3,500 ( <i>Herald</i> , January 8, 1907). Water hookup March 1, 1907 by Fred M. Card..	concrete block, outbuildings-a/c1988, new windows 1993, new concrete porch 1993, re-roofed 2000, exterior masonry tuckpointed 1995. outbuildings- new garage-1993	C  NC
1312 Main	1912	Harold Kelley & Leonid Ivanov, 1312 Main St., Grinnell IA, 5011  [south half of duplex]	Classical Revival	<b>C. J. Card Duplex:</b> Replaced relocated cottage moved from 1310 Main Street in 1898. Water hookups on November 14, 1912, both by C. J. Card	Narrow clapboard, concrete block foundation, outbuildings-none	.5 C
1313 Main	1909	Scott Williamson & Delphina V. Baumann, 1313 Main St. Grinnell IA, 50112	Classical Revival	<b>D. A. &amp; Sarah Laros House:</b> This house was begun in late April 1909 and was finished that summer ( <i>Herald</i> , April 29, June 29, 1909). Water hookup on April 23, 1909 by D. A. Laros. He owned a carriage factory. Laros here-1914+	Narrow clapboard, shingled gable ends, concrete block foundation, outbuildings-20x22 garage	C  NC

Hse #	Date	Style/Architect	History	Materials/ Outbuildings	Materials/ Outbuildings	Eval
1314 Main	1912	Anatoly Vishevsky 1314 Main St. Grinnell IA, 50112 [north half of duplex]	Same	1316? Census 1900-Harry P. & Cornelia Pittman, grocer	Narrow clapboard, concrete block foundation, outbuildings-none	.5 C
1321 Main	1906	Kathleen Robert Skerrett 1321 Main St. Grinnell IA, 50112	Classical Revival	<b>Alfred J. and Mary Emma Breeden House:</b> New house and barn, \$7,500, A. J. Breeden, 1906 ( <i>Herald</i> , January 8, 1907). Breeden built houses on Main in 1900 and 1905-06. A second new house reference, for residence and barn worth \$6,000 dates to 1905 ( <i>Herald</i> , January 2, 1905). His 1905 water hookup was for 1333 Main however. He was living at this address in 1910 and 1920 [see 1333 Main Street, below]. Improvements worth \$300 in 1906 ( <i>Herald</i> , January 7, 1907).	Narrow clapboard, concrete block foundation, outbuildings- carriage house/barn garden shed not counted	C  C
1324 Main	1905	Philippe & Claire H. Moisan 1324 Main St. Grinnell IA, 50112	Classical Revival	J. D. Humbert House, Humbertsecures water hookup January 16, 1903 (cites earlier entry p. 75 not found). Announced as prospective house <i>Herald</i> January 2, 1905 and reported as complete, \$3,500, <i>Herald</i> , January 2, 1906. Dixon M. & Margaret Sylvester live here as of 1900 (city directory)	Narrow clapboard, shingled gable ends, stone foundation, outbuildings-1967 double garage with attached screened-in porch	C  NC
1326 Main	1900	Martha J. Pinder 1326 Main St. Grinnell IA, 50112	Shingle style cottage	<b>Dr. J. Laughlin Cottage:</b> built for cost of \$2,000 1899 ( <i>Herald</i> January 1, 1901), water hookup August 4, 1900,	Narrow clapboard, stuccoed stone founda-tion, outbuildings-carriage house	C  C
1327 Main	1909	William Joseph & Monessa Finnerty Cummin 1327 Main St. Grinnell IA, 50112	Craftsman/Colonia l Revival	<b>H. F. and Kate G. Lanphere House:</b> Family is at this address as of 1900 likely in earlier house (city directory), he is cashier City National Bank. Water hookup dated July 29, 1909 by H. F. Lamphere, H. F. Lanphere has started work on new house ( <i>Herald</i> , April 9, 1909)	clapboard, shingle up, concrete block foundation, outbuildings-new carriage house (1999)	C  NC
1332 Main	1905	David A. & Julie Eberbach 1332 Main St. Grinnell IA, 50112	Classical Revival	L. H. Rinefort is likely builder, 1905 based on water hookup record December 1905.	Shingle, concrete block foundation,-porch lost, huge porch, oculus window- outbuildings-new carriage house	C  NC
1333 Main	1900	Mary Lou Brown, 3617 40 <sup>th</sup> St. Grinnell IA, 50112	Classical Revival	<b>A. J. Breeden House:</b> Breeden built at least two houses on Main Street, the first, valued at \$3,000 and likely this one. "When completed he will have one of the finest dwellings on the street" ( <i>Herald</i> , August 7, 1900, also January 1, 1901). The apparently belated water hookup dates to May 1, 1905 (as 1333 Main).	Broad aluminum siding, stone foundation, outbuildings- three stall pole shed	C  NC
1402 Main	1908	Sigmund J. & Judith B. Barber 1402 Main St. Grinnell IA, 50112	Classical Revival	<b>R. R. &amp; Josephine Rust House:</b> This new house was built by R. R. Rust for \$6,000 ( <i>Herald</i> , January 1, 1909). The water hookup dates to May 1, 1908, family occupies mid-July ( <i>Herald</i> , July 14 1908). Rust was a traveling salesman. The family likely set a record for housing male college students and left the city in 1917 when dormitories removed that income source. The Mutual Home Loan & Savings Association owns c.1911.	Narrow clapboard, shingle gable ends, lower porch skirt, brick foundation, picket fence and deck (1989+),outbuildings-four stall hip roof garage (1940s)	C  C
1409 Main	1906	Richard Bright, Susan Ireland 1409 Main St. Grinnell IA, 50112	Classical Revival	<b>Adomiram J. &amp; Eliza Blakely House:</b> This house was built for \$6,000 in 1906 ( <i>Herald</i> , January 8, 1907). Blakely was a traveling salesman.	Narrow clapboard, concrete block foundation, outbuildings-barn, gazebo not counted	C  NC
1412 Main	1914-- 1920	Randolph Marcy E. Fitz & Jeff M. Verona, 1412 Main St. Grinnell IA, 50112	Craftsman	<b>Howard D. &amp; Katie Wilson House:</b> Assumed, not yet documented, assessor dates to 1925 but family at this address as of 1920 and house reads as pre- World War I. Wilson was an auto dealer. Contractor/carpenter Phil Streck owns c.1911.	Narrow clapboard, brick foundation,- attachedgarage	C  C
1414 Main	1909	Oliva A. Wright, 1414 Main St. Grinnell IA, 50112	Cubic hip roof plan, might be a true "foursquare"	<b>Fred &amp; May Laros House:</b> Work on fine house started on, north Main and finished late summer ( <i>Herald</i> , April 29, June 29, 1909). Water hookup dated to June 11, 1909. Laros and his father owned a carriage factory.	Aluminum siding, concrete block founda-tion, outbuildings-double garage, shingle siding	C  C
1415 Main	1900	Dustin J. & Sarah J. Smith, 1415 Main St. Grinnell IA, 50112	Queen Anne	<b>F. H. and Katherine Donahue House:</b> New residence by F. H. Donahue, \$3,500, 1900 ( <i>Herald</i> , January 1901). Water hookup January 14, 1901 as 1409 Main Street, later accounts indicate 1415 Main Street. Donahue was a realtor and lender.	Aluminum siding, stone foundation, outbuildings- garage	C  C

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1421 Main	1931	Valerie May Vetter Trust, 1421 Main St. Grinnell IA, 50112	Craftsman/Side- gable bungalow	<b>George F. and Lilly M. Schlae Bungalow:</b> Construction detail and date not yet found. Schlae had a clothing store.	Brick veneer and brick veneer foundation, kitchen and deck addition (1997), outbuildings-new garage, garden shed not counted	C NC
1422 Main	1906	Walter P. & Nancy R. Bender 1422 Main St. Grinnell IA, 50112	Classical Revival	<b>A. P. and Kittie Hamilton House:</b> Prospective new house, \$1,800, announced January and again in May 1905, built 1906, \$3,000 by A. P. Hamilton ( <i>Herald</i> , January 2, May 5, 1905; January 8, 1907). Water hookup August 1, 1906. Hamilton ran a barbershop.	Narrow clapboard, concrete block foundation, second floor porch enclosed (1975), new smaller windows, front resided (2007), outbuildings-garage, attached garage	C NC
1428 Main	1907	Mackenzie L. & Susan K. Jorth 1428 Main St. Grinnell IA, 50112	Classical Revival	<b>Oscar H. &amp; May Gallagher House:</b> New house, Dr. O. H. Gallagher, \$3,500, 1907 ( <i>Herald</i> , January 1, 1908). Water hookup July 31, 1907. Gallagher was a dentist.	Narrow clapboard, concrete block foundation, outbuildings-garage	C C
1429 Main	1915	Roy A. & Darlene F. Doorenbos 1429 Main St. Grinnell IA, 50112	Craftsman	The owner/builder remains unidentified for now. The assessor dates the house to 1915 but the address is unoccupied as late as 1920. The 1922 Sanborn Map shows the house. It is possible that an older house was moved to this lot, c.1921.	Asbestos siding, brick foundation, outbuildings-new double garage	C NC
1432 Main	1905	Dennis D. Hughes 1432 Main St. Grinnell IA, 50112	Classical Revival	<b>L. T. Martensen House:</b> New residence by L. T. Martensen, \$5,000, 1907 ( <i>Herald</i> , January 7, 1908). Water hookup January 15, 1906 for L. J. Martensen and there is an earlier cited water entry not found). This likely was a speculative rental property given that retired W. S. Green lived here by 1910.	Narrow clapboard, concrete block foundation, outbuildings-jerkinhead roof garage in southeast corner of lot	C C
1433 Main	1913	Gregory A. & Sharon C. Wallace 1433 Main St. Grinnell IA, 50112	Classical Revival/foursquare	<b>Wm. S. &amp; Wathena Kearney House:</b> Recently moved from Cascade, IA, Kearney buys lot from W. V. Davies, N. Main, to build new home ( <i>Herald</i> , May 9, 1913). W. S. Kearney has finished modern house, north Main ( <i>Herald</i> , August 29, 1913). Water hookup May 10, 1913 to W. S. Kearney. Kearney was a grain and lumber dealer.	Narrow clapboard, concrete block foundation, outbuildings-early carriage house	C C
1503 Main	1917-18	Gail J. Bonath 1503 Main St. Grinnell IA, 50112	Classical Revival	<b>Gideon M. &amp; Clara Watland House:</b> Construction details yet to be located. Watland was a lumber dealer. Census 1920 Gideon M. & Clara Watland, lumber dealer; 1920cd-same	Asbestos siding, concrete block foundation, east attic window (dormer) removed pre-1950, kitchen bump-out NW corner 1990, outbuildings-double garage moved to west side of lot 1990	C C
1126 West	Pre-1895	Warren H. Wiley 130 2st Avenue, Grinnell, IA 50112	Vernacular upright and wing	Original owner/builder and date yet to be found. Water hookup October 25, 1895 to Hannah M. Gue.	clapboard, stone foundation, outbuildings-garage with extension, faux brick	C C
1132 West	1894	Daniel J. Dykema 407 10th Avenue, Sully, IA 50251	Italianate	<b>Harry F. &amp; Kate Lanphere House:</b> "Mr. Lamphere [sold his lot on State Street and] will probably build soon" ( <i>Herald</i> , January 30, 1894). No further report but water hookup November 2, 1894 to H. F. Lamphere. Lanphere was a bank teller, First National Bank. Lanphere sells house to W. L. Corruough 1908, to build on N. Main ( <i>Herald</i> , August 7, 1980).	Aluminum siding, stone foundation, outbuildings-none	C
1133 West	1896	Wm. P. & Trudy Beth Tish 735 Maple Grinnell, IA 50112	Classical Revival	<b>Alfred &amp; M. L. Burroughs House:</b> Houses underway/soon to start, Alfred Burroughs, West Street north ( <i>Herald</i> , April 28, 1896). Water hookup June 19, 1896 to A. Burroughs. Burroughs was a bookkeeper.	Narrow clapboard, shingled gable ends, stone foundation, outbuildings-carriage house	C C
1137 West	1903	Robert P. Clower III and Nancy R. Clower 1137 West Avenue, Grinnell, IA 50112	Classical Revival	<b>Mayo N. and Effie Harris House:</b> Foundation underway April, into beautiful residence on West Street by late October, \$5,000 cost ( <i>Herald</i> , April 3, October 23, December 18, 1903). Harris was a grain and coal dealer. Water records start May 1, 1905.	Narrow clapboard, concrete block foundation, carriage house	C C
1203 West	Pre-1890 or 1901	Rodney E. Rosberg 1203 West Avenue, Grinnell, IA 50112	Upright and wing cottage, T-plan	<b>C. N. &amp; Nellie Perry Cottage:</b> Perry family at this address as early as 1890, and the cottage was substantially enlarged in early 1896. Perry builds a new \$3,500 house in 1901 and was moved in by November 12 ( <i>Herald</i> , May 20, 1890, April 28, 1896; November 12, December 24, 1901). Water hookup per Perry May 1, 1897. Perry was an insurance agent. The assumption is that the 1901 house refers to 1221 West Street, which see.	Asbestos siding, stucco/stone foundation, outbuildings - garage 13x29	C NC

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1207 West	1955	Mary Jean Cousins 1207 West Avenue, Grinnell, IA 50112	Minimal traditional L-plan cottage	Post-World War II residence.	Aluminum siding, concrete foundation, outbuildings-attached	C
1210 West	1897-98	Timothy S. & Jennifer K. Dobe 1211 West Avenue, Grinnell, IA 50112	Hughes Bros., foundation for Geo. Mart's new house, West Street, Phil Streck, carpenter. ( <i>Herald</i> , September 21, 1897)	<b>Geo. W. &amp; Mollie Mart House:</b> Foundation underway as of late September 1897 ( <i>Herald</i> , September 21, 1897). Water hookup as 1208 West, per Mrs. Molly S. Mart, September 22, 1897. Mart was the paint foreman at the Spaulding carriage factory.	narrow clapboard, stone (front) concrete block (rear) foundation, outbuildings-concrete pad left from demolished garage, garden shed not counted	C
1211 West	1898	Karla A. Erikson 1211 West Avenue, Grinnell, IA 50112	Queen Anne	<b>F. M. &amp; Myrtle Card House:</b> New residence, \$1,250 ( <i>Herald</i> , December 13, 1898) buys lot for \$500. Water hookup this address to F. J. Card, July 15, 1898. Builds new house at 1310 Main in 1906.	Asbestos siding, stucco foundation, outbuildings-double garage, 21x24	C NC
1216 West	1897	Susan Burrell 1216 West Avenue, Grinnell, IA 50112	Queen Anne	<b>William H. &amp; Amelia Alley House:</b> House being pushed rapidly ( <i>Herald</i> , October 16, 1897). Water hookup as 1214 West, November 1, 1897. Alley was the city street sprinkler as of 1900.	clapboard, stone foundation, outbuildings-garden shed not counted	C
1219 West	1911	Timothy J. & Gailanna T. Dill 1219 West Avenue, Grinnell, IA 50112	Classical Revival	Original owner/builder and date yet to be found. James & Denie Harpster here as of 1920 with widow Margaret Smith (Cyrene) as boarder. There is no 1910 listing this address. House might have been moved to site?	Aluminum siding, concrete block foundation, outbuildings-carriage house, attached garage	C C
1220 West	1903	Eric L. & Jennifer S. Harze 1220 West Avenue, Grinnell, IA 50112	Classical Revival	<b>William and Eva Lucky House:</b> Lucky buys lot from C. W. Wessell, lot just north of J. H. Alley res., to build soon (June 1901). Wm. Lucky signs contract for large res. West just north of Alley (January 1903). Moved into new house mid-August 1903 ( <i>Herald</i> , June 28, 1901; January 16, August 11, 1903). Water hookup Aug. 11, 1903.	clapboard, stone foundation, out-buildings- Garage 13x21, vertical siding, garden shed not counted	C NC
1221 West	1901	Patrick W. & Brenda G. McDonald 1221 West Avenue, Grinnell, IA 50112	Classical Revival	<b>C. N. and Nellie Perry House:</b> Perry builds a new \$3,500 house in 1901 and was moved in by November 12 ( <i>Herald</i> , May 20, 1890, April 28, 1896; November 12, December 24, 1901). Water hookup as 1223 West, Nov. 1, 1901. Perry was an insurance agent. The assumption is that this new house replaced the cottage at 1203 West Street as a residence for this family.	Asbestos siding, concrete block foundation, outbuildings-shed roof garage (1968)	C NC
1225 West	1910	Thos D. Walter 1225 West Avenue, Grinnell, IA 50112	Classical Revival	Likely built by A. S. and Orilla L. White, based on October 10, 1910 water hookup record. This house is not listed as of 1910 but appears with barn, and underground gas tank by 1911. Mrs. Orilla L. White lives here 1920. Husband was A. S. White.	Narrow clapboard, concrete block foundation, outbuildings-single garage and 1991 30x30 office/garage	C C NC
1227 West	NA	Thos D. Walter 1225 West Avenue, Grinnell, IA 50112	Vacant Lot	This is a narrow strip of land that is associated with 1225 West Street. It is a legal technicality.		Vacant lot-
1228 West	1900	David M. & Carol Ann Smith 1228 West Avenue, Grinnell, IA 50112	Queen Anne	<b>L. G. &amp; Caroline Lyman House:</b> Lyman buys lot West St., 2 <sup>nd</sup> Ward, to build this summer north of W. H. Alley. Finished new residence, \$1,800, 1900 by L. G. Lyman ( <i>Herald</i> , March 6, 1900; January 1, 1901). Lyman was a plumber. Water hookup June 11, 1900.	clapboard, stone foundation, outbuildings-garage	C C
1234 West	1906	Benj. R. & Michelle L. Shaffer 1234 West Avenue, Grinnell, IA 50112	Classical Revival	<b>Jas. W. &amp; Bella Norris House:</b> This house was finished in 1906 ( <i>Herald</i> , January 7, 1907). Norris owned a livery.	Narrow asbestos siding, stone/concrete block foundation, outbuildings-Garage 1974	C NC
1235 West	1904-1905	Nicholas S. & Clara Lee, Mark A. and Pamela J. Romano C/o Mark A. Romano, 476 Ewart Road, Grinnell, IA 50112	Classical Revival  Charles Wessell, builder	Charles W. Wessell House:: Wessell started work on house, corner 8 <sup>th</sup> and West in late 1904 ( <i>Herald</i> , November 4, 1904). , 1911 Sanborn shows house with garage, barn and this family here as of 1910 (city directory). W. H. McCollough, retired, lived here May 1907-1914. Good possibility is contractor C. W. Wessel who started a house on the corner of 8 <sup>th</sup> & West ( <i>Herald</i> , November 4, 1904) who lived here with water service starting May 1, 1905	Narrow clapboard, brick foundation, porch 2005, outbuildings-double garage,	C C
913 6 <sup>th</sup> Ave.		Trustees of Grinnell College, 733 Broad, Grinnell IA, 50112		Vacant property. The Geo. H. Hamlin house got water service in July 1899.		Vacant lot

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703 7 <sup>th</sup> Ave.	Pre- 1894	Leroy L. & Diane M. Foster, 1164 320 <sup>th</sup> Ave., Malcolm, IA 50157	Vernacular T-plan cottage	<b>John H. &amp; Elisabeth Alley Cottage:</b> Water service as West Street address, August 1, 1898, per John Alley. Alley was a carriage trimmer for Spaulding Mfg. Co, J. H. Alley here 1894, 1910; Arthur J. Alley, clerk for C. E. Alley, George & Phoebe Stitess, propr. Rex Cigar St. there 1920.	Asbestos siding, tile foundation, outbuildings- garage	C C
711 7 <sup>th</sup>	1951	Melvin D. Orth, 323 3 <sup>rd</sup> Ave NE, Waverly, IA 50677	Minimal traditional	Post-World War II residence.	Polychromatic brick, concrete foundation, outbuildings- attached garage wing, tile found.	C
712 7 <sup>th</sup>	1948	Outlaw 2 Properties Inc., 629 Hwy. 6, Waverly, IA 50677	Minimal traditional	Post-World War II residence.	Aluminum siding, concrete foundation, outbuildings- attached	C
719 7 <sup>th</sup>	1956	Susan D. Harter 719 7 <sup>th</sup> Avenue Grinnell, IA 50112	Minimal traditional	Post-World War II residence.	Permastone and broad clapboard, concrete foundation, outbuildings- 1956 garage	C C
815 7 <sup>th</sup>	1920+	David Zeiss 815 7 <sup>th</sup> Avenue Grinnell, IA 50112	Gable front bungalow	Does not appear on 1922 Sanborn Map and is not listed in 1910 or 1920 city directories.	Aluminum siding, ashlar stone foundation, outbuildings-attached rear garage wing	C
817 7 <sup>th</sup>	1908	Daniel W. & Beverly Heubner, LLC Property Mgt., 613 West St., Suite 1	Tudor Revival, built by R. C. Ross, Grinnell Stone Company	<b>George R. &amp; Jennie Ross House:</b> Appears as 815 8 <sup>th</sup> on 1911 Sanborn Map. George Ross, new residence, 1908, \$4,750 ( <i>Herald</i> , January 1, 1909) Census 1900 1910 G. R. & Jennie Ross, mnfg. Cement stone; 1920cd-no 815-1910 census, Vernon & Nellie McDermott, sales, clo. store 1920 Geo. R. Ross, cement block merchant (see above); 1920 city directory -George & Jennie Ross	stucco, concrete block foundation, s-rear attached garage wing	C
913 7 <sup>th</sup>	1942	Shane B. Cook Est. 913 7 <sup>th</sup> Avenue Grinnell, IA 50112	Colonial Revival/Cape Cod	Pre-World War II residence.	asbestos shingle, concrete foundation, outbuildings- attached rear garage wing	C
916 7 <sup>th</sup>	c.1925	Trustees of Grinnell College, 733 Broad, Grinnell IA, 50112	Colonial Revival Cottage	Harvey Hays House Pre-World War II residence.	Broad clapboard, concrete foundation, outbuildings- attached garage	C
919 7 <sup>th</sup>		Trustees of Grinnell College, 733 Broad, Grinnell IA, 50112	Classical Revival	The house on this half-lot was moved here sometime after 1943.	Demolished by college 2007	Vac ant lot
710 8 <sup>th</sup> Ave.	1955	Evelyn R. Davis 719 8 <sup>th</sup> Avenue Grinnell, IA 50112	Minimal traditional	Post-World War II residence.	Asbestos siding, concrete foundation, outbuildings-rear attached garage	C
718 8 <sup>th</sup> Ave	1954	Ronald E. & Linda L. Mikles 718 8 <sup>th</sup> Avenue Grinnell, IA 50112	Minimal traditional	Post-World War II residence.	Broad aluminum siding, concrete foundation, outbuildings-attached garage, metal shed not counted	C
811 8 <sup>th</sup> Ave	1909	James S. & Christina M. Conroy 811 8 <sup>th</sup> Avenue Grinnell, IA 50112	Cubic/square house	<b>Clayton J. and Eva [Vanderveer] Card House:</b> Mortician Card built this house for his second wife, moving from 1302 Main to this address.	Narrow clapboard, concrete block foundation, outbuildings-garage demolished	C
812 8 <sup>th</sup> Ave	1950	R. Jonathan & Marita L. Moore 812 8 <sup>th</sup> Avenue Grinnell, IA 50112	Minimal traditional	Post-World War II residence.	Aluminum siding, concrete foundation, outbuildings- garage, side addn. With chimney	C C
813 8 <sup>th</sup> Ave	1914	Edward A. & Diana L. Fenner 813 8 <sup>th</sup> Avenue Grinnell, IA 50112	Cubic/square gable front	W. A. Hayden House: Hayden buys lot just east of C. J. Card house and builds ( <i>Herald</i> , March 27, 1914). Clarence S. George, hardware dealer, here 1920.	Narrow clapboard, shingle up, concrete block foundation, outbuildings-attached garage	C
816 - 818 8 <sup>th</sup> Ave	1961	Douglas & Peggy Elliott 816-18 8 <sup>th</sup> Avenue Grinnell, IA 50112	Minimal traditional	Post-World War II residence.	Masonite siding, concrete foundation, outbuildings-none	NC
821 8 <sup>th</sup> Ave	1898	Scott Alan Wiley & Laura Marie Ferguson, 1414 Broad Street Grinnell IA, 50112	Queen Anne	<b>Clayton J. Card House:</b> New residence, 1898 ( <i>Herald</i> , December 13, 1898). Appears as 1302 Main, Clayton J. Card, traveling salesman, as resident	Wide clapboard, stone foundation, utbuildings- garage w aluminum siding, concrete block foundation, windows replaced, rear addition, outbuildings-hip roof double garage, clapboard cladding	C C
909 8 <sup>th</sup> Ave	1941- 45	Trustees of Grinnell College, 733 Broad, Grinnell IA, 50112	Tudor Revival cottage	Don and Ann Cunningham House: Post-World War II residence. Style relatively rare postwar.	Broad aluminum siding, tile foundation, outbuildings- garage	C C

Hse #	Date	Style/Architect	History	Materials/ Outbuildings		Eval
913 8 <sup>th</sup> Ave	1950	Trustees of Grinnell College 733 Broad, Grinnell IA, 50112	Minimal traditional	Post-World War II residence.	clapboard, stone foundation, - attached garage	C
916 8 <sup>th</sup> Ave	N/A	Trustees of Grinnell College 733 Broad, Grinnell IA, 50112				Vac ant lot-
715 9 <sup>th</sup> Ave.	1934	Wm. J. Owen II, Kristyn S. Wilcoxson 715 9 <sup>th</sup> Avenue Grinnell IA, 50112	Colonial Revival Cottage	Pre-World War II residence.	Wide clapboard, concrete foundation, attached -double garage	C
812 9 <sup>th</sup> Ave	1994	Cheryl M. Neubert 812 9 <sup>th</sup> Avenue Grinnell IA, 50112	Cape Cod cottage	Post-World War II residence. Cape Cod type.	Aluminum siding, concrete foundation, screened-in rear porch 1997, outbuildings-garage	NC NC
816 9 <sup>th</sup> Ave	1894/ 1914	Jeanne B. Pinder 415 Washington Ave., Pelham, NY 10803	Queen Anne cottage	<b>Rev. Glen A. Taylor House</b> , relocated to this site from 1333 Broad Street, 1914. This house was built for \$2,500 by Taylor in 1894 ( <i>Herald</i> , January 1, 1895; July 24, 1914)	Narrow clapboard, shingled gable ends, concrete block foundation, outbuildings-attached garage	C
819 9 <sup>th</sup> Ave	1941	David T. & Bridget K. Brandt 819 9 <sup>th</sup> Avenue Grinnell IA, 50112	Tudor Revival cottage	Pre-World War II residence.	Broad aluminum siding, concrete foundation, outbuildings-attached garage	C
917 9 <sup>th</sup> Ave	1908	W. Michael & Lenore M. Cavanagh 917 9 <sup>th</sup> Avenue Grinnell IA, 50112	Craftsman/vernacular gable front cottage	<b>Dora Pottle House</b> : Mrs. Dora Pottle builds residence, \$5,000 ( <i>Herald</i> , June 30, 1908; January 4, 1909). Water hookup July 15, 1908. Lot divided from 1402 Park. 1908	Narrow clapboard, concrete block foundation, -attached rear garage	C
803 10 <sup>th</sup> Ave.	1917	Michael P. & Sandra J. Dubala 803 10 <sup>th</sup> Avenue Grinnell IA, 50112	Craftsman/Tudor Revival	<b>Andrew J. and Agnes Sibley House</b> : Sibley was a traveling salesman.	stucco, brick foundation, front porch altered post-1980s, carport 1985-95, outbuildings-12x20 attached garage, detached (2002)	C NC
816 10 <sup>th</sup> Ave.	1920	John Aldred Mathews 816 10 <sup>th</sup> Avenue Grinnell IA, 50112	Craftsman/Bungalow	<b>Horace &amp; Leta Smead Bungalow</b> : Likely owner/builders, further research needed. Smead was a dentist.	brick, concrete foundation, outbuildings-attached garage	C
916 10 <sup>th</sup> Ave.	1912- 21, 1917	Erik Simpson & Carolyn A. Jacobson 916 10 <sup>th</sup> Avenue Grinnell IA, 50112	Cubic-gable front "foursquare"	More research required, shown on 1922 Sanborn Map, but no city directory listing 1920.	Aluminum siding,, brick foundation, outbuildings-attached garage	C
917 10 <sup>th</sup> Ave.	1910	Brian J. & Leslie A. Jaworski 917 10 <sup>th</sup> Avenue Grinnell IA, 50112	Classical Revival	<b>Dr. Albert J. Brock House</b> : built 1910 ( <i>Herald</i> , April 15, 1910) and water hookup June 5, 1911. Census 1920 Dr. Albert J. & Edith Brock, dentist; 1920 cd-same	Narrow clapboard, stone foundation, outbuildings-garage 20044)	C NC
900 11 <sup>th</sup> Ave.	1950	Esther Jones Bethel 900 11 <sup>th</sup> Avenue Grinnell IA, 50112	Minimal traditional	Post-World War II residence.	Board and batten, concrete - foundation, outbuildings- attached garage	NC