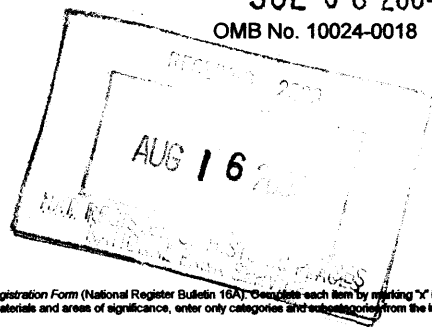


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions 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.

Name of Property

historic name Brown Street Historic District (boundary increase)

other names/site number _____

2. Location

street & number 500-800 Blocks of East Ronalds Street N/A not for publication

city or town Iowa City N/A vicinity

state Iowa code IA county Johnson code 153 111 zip code 52242

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).

Rowell G. Soble August 11, 2004

Signature of certifying official/Title STATE HISTORICAL SOCIETY OF IOWA Date

State or Federal agency and bureau _____

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register.
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

for

Signature of the Keeper

Date of Action

Edson Beall

9/29/04

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district
<input type="checkbox"/> public-State	<input type="checkbox"/> site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure
	<input type="checkbox"/> object

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

Contributing	Noncontributing	
74	18	buildings
		sites
		structures
		objects
74	18	Total

Name of related multiple property listing
(Enter "NA" if property is not part of a multiple property listing.)

Historic Resources of Iowa City, Iowa

Number of contributing resources previously listed in the National Register

91 (see p. 18 for corrected number count)

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Single Dwellings

DOMESTIC/Secondary Structures

DOMESTIC/Multiple Dwellings

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwellings

DOMESTIC/Secondary Structures

DOMESTIC/Multiple Dwellings

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

MID-19th CENTURY/Greek Revival

LATE-19th & Early 20th CENTURY AMERICAN MOVEMENTS/Prairie School

Materials
(Enter categories from instructions)

foundation STONE/Limestone

walls WOOD/Weatherboard

WOOD/Shingle

roof ASPHALT

other see continuation sheet

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

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

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND

DEVELOPMENT

Period of Significance

1847-1954

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Brown Street Historic District (boundary increase)
Name of Property

Johnson County, IA
County and State

10. Geographical Data

Acreeage of Property 15 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	[1] [5]	[6] [2] [2] [6] [1] [1] [0]	[4] [6] [1] [1] [4] [9] [6] [0]	2	[1] [5]	[6] [2] [3] [0] [3] [0]	[4] [6] [1] [1] [4] [9] [6] [0]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[1] [5]	[6] [2] [3] [0] [3] [0]	[4] [6] [1] [1] [3] [8] [6] [0]	4	[1] [5]	[6] [2] [2] [6] [1] [1] [0]	[4] [6] [1] [1] [3] [8] [4] [0]
						<input type="checkbox"/> See continuation sheet	

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Marlys A. Svendsen, Svendsen Tyler, Inc.
organization for Iowa City Historic Preservation Commission date January, 2004
street & number N3834 Deep Lake Road telephone 715/469-3300
city or town Sarona state WI zip code 54870

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

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

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

Photographs

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

Additional items

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

Property Owner

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

name Various - see continuation sheets
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.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 5 & 7 Page 1

Brown Street Historic District (boundary increase)
Name of Property

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5. Classification: Related Multiple Property Listing (continued)

“Historic Resources of Iowa City, Iowa” MPS (as amended 2000)

7. Description: Architectural Classification (continued)

LATE 19th & 20th CENTURY REVIVALS/Colonial Revival

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

OTHER

Description: Materials (continued)

foundation: CONCRETE

walls: STUCCO

SYNTHETICS/Vinyl

METAL/Aluminum

roof: METAL/Tin

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**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 7 Page 2

Brown Street Historic District (boundary increase)
Name of Property

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7. Narrative Description:

The boundary of the Brown Street Historic District is being amended to include a section of Ronalds Street hereafter referred to as the "Ronalds Street extension," located southeast of the original district boundary. This new area included in the Brown Street Historic District extends for four blocks along East Ronalds Street from North Van Buren Street on the west to North Governor Street on the east. The Ronalds Street extension adjoins the former Brown Street Historic District along the alley between Brown and Ronalds streets – the northern boundary of the new area. The southern edge of the new area generally follows the alleys to the south of Ronalds Street. The Ronalds Street extension also includes properties facing the intersecting streets of North Johnson Street, North Dodge Street, and North Lucas Street between the alleys north and south of Ronalds Street.

All of the Ronalds Street extension is contained within the Original Town Plat of the city of Iowa City laid out in 1839 when the town was established as the capital city of Iowa Territory. Like Brown Street, Ronalds Street was laid out with a standard 80-foot width with alleys measuring 20 feet and intersecting streets also measuring 80 feet. Adjacent blocks measured 320 feet by 320 feet with eight large lots in each block containing 80 feet of street frontage and a depth of 150 feet. Development of the North Side residential blocks through the years included instances of subdividing lots into smaller building parcels with a handful of full size or combined lots retained for large residences. All of the streets in the Ronalds Street extension are paved in asphalt. Dodge and Governor streets serve as south and northbound one-ways, respectively, while other streets in the Ronalds Street extension function as local two-way streets. All streets in the Ronalds Street extension except Governor and Dodge streets carry two-way traffic with parking on alternating sides of the streets on a daily basis.

The terrain of the Ronalds Street extension is generally level with a slight upward slope from south to north and a similar modest slope from west to east between Lucas and Governor streets at the east end of the Ronalds Street extension. Several lots contain modest slopes with stone retaining walls built for leveling purposes. Houses throughout the Ronalds Street extension are sited level with the street or on slight upgrades. The neighborhood has a dense covering of deciduous trees. Their age suggests that considerable planting took place before World War II. Street plantings include maple, oak, ash, hackberry, American elm, and a few catalpas with conifers generally reserved for settings within private lots. Dutch elm disease decimated most of the elm trees by the 1970s. Today streets in the Ronalds Street extension are lined by a mixture of 60 to 80 year old trees measuring 40 to 75 feet in height.¹ There are no natural water features within the Ronalds Street extension and no city parks or playgrounds. The nearest city parks are Happy Hollow Park located a block north of the Ronalds Street extension between Lucas and Governor streets within the original Brown Street Historic District and North Market Park located one and a half blocks south along Johnson Street.

The historic building stock in the Ronalds Street extension includes single-family dwellings that generally date from the 1850s through the 1930s and secondary structures erected from the late 19th century through the 1940s. Approximately 48 percent of the buildings originally constructed as single-family houses (primary buildings) are architecturally or historically significant individually or key contributing structures. Another 46 percent qualify as contributing structures within the Ronalds Street extension but are not individually significant. A total of 4 primary buildings are non-contributing due to their date of construction or significant alterations. The Ronalds Street extension also contains 33 secondary buildings originally constructed as garages or barns. Of these, 58 percent are considered contributing and the remaining 42 percent have been determined non-contributing due to alterations or date of construction.

The Ronalds Street extension exhibits a variety of late 19th and early 20th century historic architectural styles including excellent examples of the Greek Revival, Queen Anne, Colonial Revival, and Craftsman style houses. Most houses in the Ronalds Street extension are examples of vernacular house forms commonly found in Iowa City during that period. The vernacular forms that appear most frequently in the Ronalds Street extension include the Side-Gabled Roof (both, one-story and two-story or I-house forms), the Front Gable Roof, the Gabled Front and Wing, the American Four-Square,

¹Email interview with Terry Robinson, Park & Recreation Department, City of Iowa City re: species and size of neighborhood trees December 2003.

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Continuation Sheet

Section Number 7 Page 3

Brown Street Historic District (boundary increase)
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the Bungalow or Bungalow Cottage, and the Gambrel Roof Cottage.

Residential blocks in the Ronalds Street extension are distinguished by a mix of densely spaced houses of all sizes constructed over period of seven to eight decades. In most cases, the earliest houses were oriented towards Ronalds Street with infill houses built on rear, subdivided parcels facing the side streets in later years. A reflection of the organic development of the neighborhood is seen in the varied setback of buildings along the length of Ronalds Street. Building parcels are deep except for most corner lots where rear portions have been divided to provide housing sites facing onto the intersecting streets. Exceptions include three of the corner lots at the intersection of Lucas and Ronalds streets where rear sections are retained with the primary dwellings facing Ronalds Street.

The patterns of building and the density of the Ronalds Street neighborhood are a result of the organic manner in which the area was developed and are discussed in greater detail in Section 8 below. Depictions of buildings in the 1868 *Bird's Eye View of Iowa City* and Sanborn maps from various dates reveal the construction of earlier buildings on some lots and their replacement by larger, more substantial buildings as the decades passed. In several cases, frame dwellings were moved to nearby lots to make room for larger buildings. The practice of moving buildings was a long-standing tradition in Iowa City identified in the study of the Original Town Plat neighborhood.² More than 10 percent of the primary buildings in the North Side neighborhood under study were moved to their current sites during the period 1904 – ca. 1935.

The Ronalds Street extension's one, two, and two-and-half-story houses are constructed of frame, brick, stone, and stucco with frame being the most popular. Wood cladding includes narrow and medium width clapboard or decorative shingles. Masonry materials include dressed and ashlar stone, rusticated concrete block (foundations), and locally manufactured brick. The earliest houses in the Ronalds Street extension were vernacular brick and stone houses with simple Greek Revival designs featuring side-gable forms, flat arches, and flat-arched transoms above their entrances. These were followed by simplified Queen Anne Style houses built in popular vernacular forms such as the Front-Gable and Gabled Front and Wing. They featured asymmetrical façades, decorative trim, and varied shingle detailing in house, porch, and dormer-gables. From 1900 through World War I, residents favored construction of American Four-Square houses to the virtual exclusion of all other forms. These houses were the first to introduce Craftsman Style, Colonial Revival, and Prairie School Style features. The 1920s and early 1930s saw the Craftsman Style continue its popularity but with the Front-Gable Roof nearly always the choice for house plan. These Craftsmen houses typically used knee-braced brackets and exposed rafter tails along their eaves for simple ornamentation and nearly always used vertical upper light sash in windows.

The styles and vernacular forms popular in the Ronalds Street extension are discussed in greater detail in the amendment to the "Iowa City Historic Resources MPS" for the historic context "Architectural and Historical Resources of Original Town Plat Neighborhood (Phase II), 1845 – 1945" approved by the National Park Service in 2000. Some of the better examples of the residential architectural styles and vernacular house forms in the Ronalds Street extension are listed below. A complete list of contributing and non-contributing resources appears on pages 19-21.

Residential Architectural Styles

- ***Greek Revival:*** Barnes House, 614 N. Johnson St. (Photo #1, ca. 1847)
Maria Welch House, 630 N. Van Buren St. (Photo #2, ca. 1860)
- ***Queen Anne:*** Frank & Mary Lechty House, 719 E. Ronalds St. (Photo #3, ca. 1896)
Selkirk-Palik House, 628 N. Lucas St. (Photo #4, ca. 1900)
Frank & Frances Nesvacil House, 611 N. Johnson St. (ca.1905)

²"Architectural and Historical Resources of Original Town Plat Neighborhood (Phase II), 1845 – 1945," Amendment to the "Historic Resources of Iowa City, Iowa MPS," National Register of Historic Places, 2000, pp. 49-50.

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Brown Street Historic District (boundary increase)
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- *Colonial Revival:* Emil & Albia Miller House, 814 E. Ronalds (Photo #5, ca. 1909)
- *Craftsman:* Peter & Florence Prizler House, 715 N. Dodge St. (Photo #6, ca. 1927)
Tobin Rental House, 621 N. Johnson St. (Photo #7, ca. 1925)
Emil Rongner House, 628 N. Johnson St. (ca. 1925)
Thomas & Agnes Carroll House, 608 E. Ronalds St. (ca. 1928)
Robert & Mabel Burger House, 620 E. Ronalds St. (ca. 1925)
Ulmer & Amelia Ries, 620 N. Van Buren St. (ca. 1923)
- *Prairie School:* Eugene & Myrtle Hubbard House, 616 N. Johnson (ca. 1925)

Vernacular House Forms

- *Front-Gable:* Charles & Mary Grissel House, 631 N. Dodge St. (ca. 1890)
Herman Bonorden House, 530 E. Ronalds St. (Photo #8, ca. 1878)
Anton & Vlasta Soucek House, 813 E. Ronalds St. (ca. 1913)
John Kadlec House, 830 E. Ronalds St. (Photo #15, ca. 1913)
- *Gabled Front & Wing:* Frank & Clara Rummelhart House, 510 E. Ronalds St. (ca. 1902)
Lux House, 619 E. Ronalds St. (Photo #9, ca. 1899)
Joseph & Josephine Katzenmeyer House, 622 N. Van Buren St. (Photo #10, ca. 1905)
- *American Four-Square:* [Note: most examples have Colonial Revival, Craftsman, or Prairie School attributes]
Frank & Agnes Spevacek House, 714 N. Johnson St. (ca. 1915)
Wilfred & Mary Cole, 715 N. Johnson St. (Photo #11, ca. 1927)
Joseph & Agnes Grimm, House, 524 E. Ronalds St. (ca. 1908)
Leo & Mae Grimm House, 604 E. Ronalds St. (Photo #12, ca. 1913)
George & Edith Hanley House, 618 E. Ronalds St. (ca. 1923)
Carl & Rose Gaulocher House, 804 E. Ronalds St. (Photo #13, ca. 1908)
Grace & Henry Urban House, 702 N. Van Buren St. (Photo #14, ca. 1918)
Margaret Canon House, 714 N. Van Buren St. (ca. 1919)
George & Sadie Pudil House, 716 N. Van Buren St. (ca. 1917)

The condition of houses in the Ronalds Street extension ranges from fair to excellent. A substantial number of residences continue as single-family homes with subdivision into duplexes or apartments more common in the blocks at the west end of the Ronalds Street extension closer to the University of Iowa east campus. The most likely alteration to houses in the Ronalds Street extension is the addition of synthetic siding including asbestos shingle siding dating from the 1940s and aluminum siding or vinyl siding added beginning in the 1960s. Approximately 22 percent of the primary buildings in the Ronalds Street extension have this alteration. Other changes include the removal, alteration, or enclosure of porches with screening or fixed walls, the modification or addition of entrances, and the construction of rear wings and attached garages. The wave of North Side apartment building construction that took place from the late 1960s through the 1970s saw only one building constructed in the Ronalds Street extension in 1972.

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Brown Street Historic District (boundary increase)
Name of Property

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8. Statement of Significance:

General:

The area included in the Ronalds Street extension of the amended Brown Street Historic District is locally significant under Criteria A and C. Under Criterion A it derives significance under the category "Community Planning and Development." Residential development in the Ronalds Street extension is associated with an important era of population growth and intense residential development in Iowa City's North Side at the end of the 19th century and the beginning of the 20th century. As with the original Brown Street Historic District, population growth was encouraged by expansion of the State University of Iowa, SUI hospitals, and several local manufacturing concerns immediately before and after 1900. These trends were reflected in the residential growth of the Ronalds Street extension as well.

Additional significance under Criterion A derives from the fact that the Ronalds Street extension represented a cross section of middle and upper income households with prominent business and professional leaders living next door to working class families. Unlike other sections of the North Side located further west, Ronalds Street became one of the sections of the North Side to play host to socially mobile Bohemian-American families, a group that grew as a result of continued immigration from Bohemia as well as settlement patterns in Johnson County.

Under Criterion C the Ronalds Street extension is significant as a collection of representative examples of residential architectural styles and vernacular house forms that appeared in Iowa City neighborhoods from the 1850s through the 1930s. Together the buildings in the Ronalds Street extension add to the story of architectural design and vernacular building practices told in the balance of the Brown Street Historic District. The Ronalds Street extension displays variations of eight different American architectural styles and vernacular house forms. No properties within the Ronalds Street extension are listed on the National Register of Historic Places.

Although a number of individual properties along Ronalds Street are associated with important local business and political leaders, no significance is asserted under Criterion B. No reconnaissance or intensive level archeological surveys were conducted for properties within the Ronalds Street extension. As a result, no significance is claimed under Criterion D.

The period of significance for the Brown Street Historic District previously was 1851 to 1929. With the addition of resources within the new section of Ronalds Street, the revised period of significance for the expanded district will be 1847 to 1954. The first date marks the construction of the earliest contributing resource in the expanded district and the last date marks the 50-year cut-off for National Register eligibility.

North Side Historical Survey Recommendations:

The amended Brown Street Historic District that includes the Ronalds Street extension is one of four existing or proposed historic districts located in a section of Iowa City known as the "North Side." This area is located in the northern tiers of blocks in the Original Town Plat and contains approximately 50 city blocks. Historic preservation surveys of portions of the North Side were first completed in 1977 and again in 1981 by City of Iowa City planning interns. In 1982 nominations to the National Register of Historic Places (NRHP) for two contiguous North Side historic districts – one commercial properties and one residential properties – were prepared and submitted to the local historic preservation commission and the SHPO. Both districts were eventually approved at the state level but final submittal to the National Park Service was withheld pending adoption of a local historic preservation ordinance. The nominations were eventually redrafted in 1984 but due to contentious local debate at the time, they were not resubmitted to the SHPO. Following completion of a comprehensive historic preservation plan by the City of Iowa City in 1992, a more complete historical and architectural survey was begun in multiple phases in the North Side. Sections of the North Side were included in each of the following studies:

- Dubuque/Linn Street Corridor Survey by Molly Naumann (1996)

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Brown Street Historic District (boundary increase)
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- Original Town Plat of Iowa City (Phase I) Survey by Jan Nash, Tallgrass Historians L.C. (1997)
- Original Town Plat of Iowa City (Phase II) Survey by Marlys Svendsen, Svendsen Tyler, Inc. (1999)
- Goosetown Neighborhood (Phase III) Survey by Marlys Svendsen, Svendsen Tyler, Inc. (2000)
- Iowa City Central Business District Survey by Marlys Svendsen, Svendsen Tyler, Inc. (2000)

Once these survey efforts were underway, two NRHP nominations were prepared using the multiple property documentation (MPD) and historic district format. To date, the Brown Street Historic District nomination and the Original Town Plat Phase II MPD have been listed on the NRHP. In 2000 a reexamination of the various North Side surveys was completed and recommendations for future NRHP nomination work were made by Marlys Svendsen to guide the efforts of the Iowa City Historic Preservation Commission and the City of Iowa City.

In addition to the already listed Brown Street Historic District (listed 1994), Svendsen recommended that nominations be considered for several other North Side areas that contained sufficient integrity, architectural significance, and/or historical associations that helped to represent this important Iowa City neighborhood. The North Side was developed over 16 decades beginning in the 1840s. Historic resources survive from throughout this period and are scattered over the entire geographic area. Several generations of development and redevelopment took place throughout all sections of the North Side in subsequent years. As a result, each of the potential North Side historic district areas has a similar period of historical significance extending from the late 1840s or early 1850s through ca. 1950. Architecturally speaking, all of the potential districts recommended contain good representative examples of the architectural styles and vernacular house forms that became popular during this period. For comparison purposes, each district is briefly described below:

- **Jefferson Street Historic District** – This four-block section of Jefferson Street contains an important collection of Iowa City churches, residences, and institutional buildings associated with the State University of Iowa Medical School and the University Hospital. The district's buildings are historically significant under the themes of education, religion, and community planning as well as architecturally significant for the good examples of late 19th and early 20th century institutional and residential building styles.
- **Gilbert-Linn Street Historic District** – This well-preserved group of large-scale, single-family residences extends along the north-south routes of two important North Side streets - the brick-paved course of Linn Street and the north-south route of the Old Military Road known today as North Gilbert Street. The district is architecturally significant for the representative collection of architectural styles and vernacular house forms dating from the 1880s to 1920s. The district also contains a good set of examples of the work of one of Iowa City's most important turn of the century architects, O.H. Carpenter. Historically, the district demonstrates the importance of development factors such as street paving and proximity to employment generators in stimulating residential growth in existing neighborhoods.
- **Brown Street Historic District and Ronalds Street Extension** – The original Brown Street Historic District was listed in the NRHP in 1994. It qualified for listing under Criteria and A and C for its association with Iowa City's neighborhood settlement patterns; the development of a major transportation corridor and its related sub-themes; its affiliation with the growth of the State University of Iowa in the decades immediately following 1900; and its collection of representative examples of architectural forms and styles from the period extending from the 1850s through the 1920s. The original district extended along seven blocks of Brown Street and several blocks of the adjoining private drive, Bella Vista Place. A proposed amendment to the Brown Street Historic District includes a four-block stretch of Ronalds Street that was not intensively surveyed until several years after the Brown Street Historic District was listed in the NRHP. The Ronalds Street extension contains similar building stock in terms of form, scale, material, and architectural style. Its historical development occurred during a similar period as the Brown Street Historic District and was prompted by similar factors. These facts make the Ronalds Street extension appropriate for amending to the existing Brown Street Historic District.
- **North Clinton Street Historic Street** – This potential district contains well-preserved, large scale residences

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Brown Street Historic District (boundary increase)
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associated with some of Iowa City's most prominent business and professional leaders from the late 19th and early 20th centuries. In addition the houses are well-executed and well-preserved examples of the architectural styles popular during this era. At the turn of the 21st century, the area adjoins the State University of Iowa Campus. After World War I, several of the houses served as examples of adaptive use as fraternity houses and rooming houses. A number of the occupants of residences in the district had strong links to the State University of Iowa as faculty members and administrators.

In addition to these four historic districts, Svendsen recommended two thematic nominations for resources under separate historic contexts. They include a well-preserved but scattered collection of University of Iowa fraternity houses and a group of resources connected to the historical development of the Bohemian-American community.

Based on the recommendations made in 2000, the Iowa City Historic Preservation Commission obtained a Certified Local Government grant in 2003 to nominate three of the identified North Side historic district areas to the NRHP. In addition to the amendment to the Brown Street Historic District that increases its boundary, they include the Jefferson Street Historic District and Gilbert-Linn Street Historic District.

The Historical and Architectural Development of East Ronalds Street:³

Iowa City was laid out as the new capital city for Iowa Territory in the summer of 1839. It's location 50 miles west of the Mississippi River and its population centers anticipated the state's westward expansion. The Ronalds Street extension is located along an east-west stretch of Ronalds Street, which is located along the northern edge of the Original Town Plat adjoining East Brown Street. This plat, which appears on the following page with the Ronalds Street extension outlined, included 100 blocks with eight lots per block, 31 out lot blocks, two public squares, three market squares, two public parks, and several reserves set aside by the territorial legislators for churches and a school. Two of the half-blocks containing church reserve lots were located along the north side of East Church Street abutting the Ronalds Street extension. In a separate private property transfer, Block 32 was acquired by the Bishop of the Dubuque Catholic Diocese in 1854 for the purpose of constructing a German-speaking Catholic church.⁴ Neither the church reserve nor Block 32 was used for their intended purpose, the construction of churches. In the case of Block 32, a plan in the 1870s to build a convent for the Sisters of St. Francis was also abandoned. One of the open space features in the Original Town Plat was located near the Ronalds Street extension – North Market Square – at the intersection of Johnson and Fairchild streets. North Market Square appears to have played a role in attracting Bohemian-American institutions to this section of the North Side and, as a result, had an important impact on the Ronalds Street extension. This role is discussed in greater detail below.

During Iowa City's early years, Ronalds Street suffered several misnomers at the hands of mapmakers and city directory compilers. These included "Reynolds Street" and "Donald Street" with the correct street name not consistently used until the end of the 19th century. This fact may be an indication of the street's relative unimportance early on. One of the earliest views of Ronalds Street is in the 1868 *Bird's Eye View of Iowa City* that appears below with Ronalds Street mislabeled "Donald Street." The bird's eye view shows the presence of small dwellings scattered along Ronalds Street from Van Buren Street to Lucas Street in the Ronalds Street extension. Several blocks remained vacant serving as pastures or wood lots; they are devoid of buildings. The three oldest dwellings in the Ronalds Street extension – the Barnes House, the Welch House, and the Denneny House – are highlighted on a section of the bird's eye view map that appears below on page 9.

³Portions of this section are taken from "Historic Resources of Iowa City, Iowa MPS" listed in the NRHP in 1994 and an amendment to this MPS nomination, "Architectural and Historical Resources of Original Town Plat Neighborhood (Phase II), 1845 – 1945," listed 2000. Additional material was taken from a second amendment to the MPS prepared in 1997 titled "Historic Folk Housing of Iowa City, Iowa, 1839 ca. 1910" that has not been submitted to the National Register of Historic Places for listing. The first two documents were authored by Marlys Svendsen and the third by Jan Olive Nash.

⁴Property Abstract for South Half of Lot 5 in Block 32 belonging to Kevin and Helen Burford, examined October 2003.

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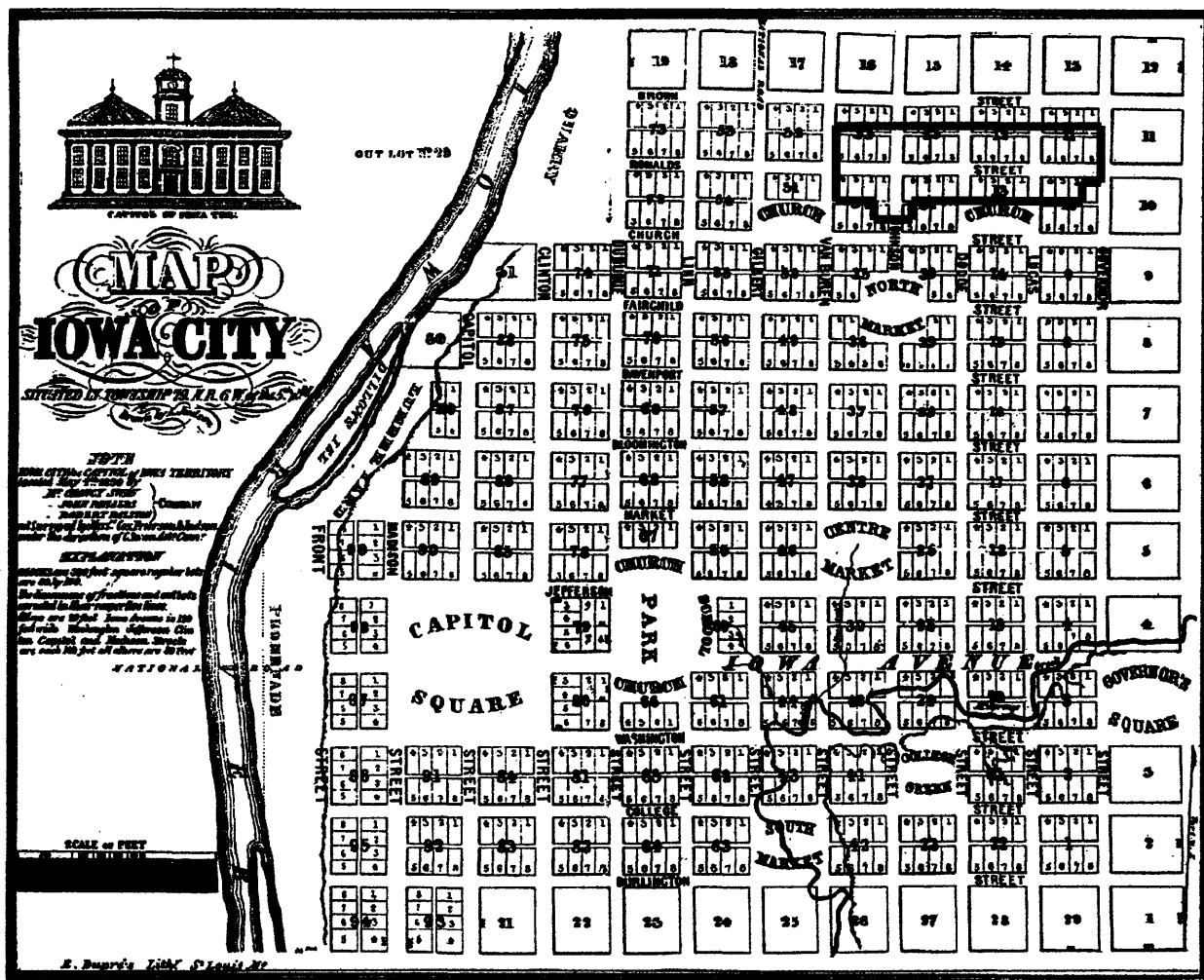
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The Barnes House at 614 N. Johnson Street (contributing, Photo #1) was constructed in ca. 1847 and is an example of a vernacular house form described by architectural historian Jan Nash in her study of folk housing in the northernmost blocks of the Original Town Plat as the "Hall-and-Parlor" form. This one-story example is typified by end gables, a central chimney, and a floor plan that is two rooms wide and one room deep. It is constructed of coursed rubble stone with dressed stone lintels for openings. The stone used here may have been quarried less than a mile away at an important quarry that was located along the Iowa River at the west ends of Ronalds and Church streets. It was labeled on the 1839 Original Town Plat map (see below) as simply "quarry" and designated as the "public quarry" on an 1854 map.⁵ Other quarries were located upstream along the river and what is now North Dubuque Street. There are at least a dozen houses of similar stone construction scattered throughout Iowa City including three North Side houses previously listed on the National Register – the Jacob Wentz House built in ca. 1850 at 219 N. Gilbert Street, the Henry C. Nick House built in 1854 at 410 E. Market Street, and the Schindhelm-Drews House constructed in ca. 1855 at 410 North Lucas Street.

Map of Iowa City, 1839
(from the State Historical Society of Iowa – Iowa City)



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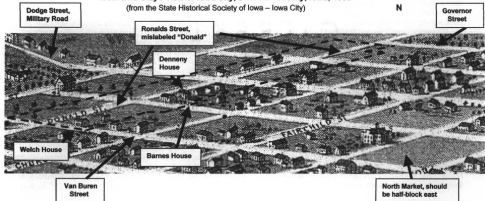
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from *Bird's Eye View of Iowa City, Johnson County, Iowa, 1868*⁸
(from the State Historical Society of Iowa – Iowa City)



Nash's study of folk housing describes the Maria Welch House at 630 N. Van Buren Street (contributing, Photo #2) as a "Side-Gable, Double-Pen" type. It is constructed of brick and has a side-gable form with a floor plan that is two rooms deep and presents its long side to the street. The house has previously been dated as early as 1858 and as late as 1875, but its appearance on the 1868 bird's eye view map suggests that it was in place sometime prior to the map's publication. Welch owned nearly the entire block at one time selling off individual lots during the pre and post-Civil War period. Nash attributes additional significance for the house to its innovative use of cavity brick wall construction for the front façade. She also points out that the solid brick end walls are reminiscent of rowhouse residences in Boston and Philadelphia.

The use of masonry materials for this pair of early houses in the Ronalds Street extension likely reflects the availability of competent masonry workers during the town's early years. The continued presence of skilled stone masons and cutters after completion of the stone capitol (a total of 85 in 1856) encouraged a continuation of stone construction. A commensurate number of skilled brick makers and bricklayers (a total of 80 in 1856) combined with good sources of local clay to encourage the continued construction of brick dwellings, churches, and commercial buildings. One of these early brick yards was located a block north of the Ronalds Street extension within the original Brown Street Historic District between Lucas and Governor streets.

The third folk house identified by Nash along Ronalds Street was the Lawrence Denny House at 613 Ronalds Street (contributing). Built in ca. 1860 in the Gable Front and Wing form, this frame building is more typical of the early housing stock in the Ronalds Street extension. The original occupants of the house are unknown but by the early 1890s it was occupied by members of the Denny family including Lawrence who was retired and Homer who worked for the Burlington, Cedar Rapids and Northern Railroad.

Population figures for Iowa City as a whole and the Third Ward, which included East Ronalds Street, demonstrate periods of growth and decline in the North Side. A population table appears on page 11. Prior to 1870 Iowa City's population was

⁸Approximate boundaries of Ronalds Street extension outlined by dashed line.

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recorded as a single, citywide number. Population stood at 1,250 in 1850 when the first residents were building homes in the North Side and by 1860 when the three houses just mentioned were likely in place, it had grown to 5,214. This quadrupling of population occurred despite the removal of the territorial capital to Des Moines. Positive factors outweighing this event were the establishment of the State University of Iowa in Iowa City and the arrival of trackage for the Mississippi and Missouri Railroad in the mid-1850s. Declines in population growth during the early 1860s reflected losses due to displacement caused by the Civil War. By 1870, census figures show Iowa City's population had recovered. This was the first year census records were recorded for the Third Ward, a section of the city that extended from North Linn Street on the west to east of Reno Street on the east and from Washington Street on the south to Brown Street on the north. In that year the city's overall population stood at 5,914 with 2,295 individuals residing in the Third Ward. The high figure for the Third Ward likely reflects the large influx of Bohemian immigrants during the previous decade in conjunction with efforts of many young men to avoid military service in the Austro-Prussian War. Five years later in 1875 the city's population rose to 6,371 while numbers in the Third Ward declined slightly to 2,026.

Population figures in the Third Ward continued to decline in succeeding decades with population dropping to 1,842 in 1885 and 1,475 in 1895. These figures contrast with changes in overall population figures in the city that showed increases in both 1885 and 1895 – 6,748 and 7,526 respectively. The decline in Third Ward population during the 1870s through the mid-1890s parallels a drop in surviving houses from the same years in the Ronalds Street extension. Only three survive from the 1870s, none from the 1880s, and one from the early 1890s. The most substantial of these was the Herman Bonorden House at 530 E. Ronalds Street (contributing, Photo # 8). This large Front-Gable frame house was constructed in 1878 for Bonorden while he was serving as a trustee for the Third Ward on the City Council. Bonorden, a lawyer, was one of several elected officials to reside along E. Ronalds Street before and after the turn of the 20th century.

During the 1890s the Third Ward remained the most "foreign" of any ward in Iowa City with 1,215 residents (82% of the Third Ward's total residents) claiming foreign-born parents in 1895. Most of these were Bohemian immigrants or children of immigrants who resided in the northeast section of the Original Town Plat and in several additions located to the east in a neighborhood that was known as "Goosetown." The cultural center for Goosetown's Bohemian-American residents eventually became centered around North Market Square, which was located at the intersection of N. Johnson and E. Fairchild streets just a block south of the Ronalds Street extension. The 3rd Ward School (non-extant) attended by Bohemian-American students was located opposite the southwest corner of the square. The Cesko-Slovanska Podporujici Spolku (Czecho-Slovak Protective Society) Hall (*NRHP*) was built at 524 N. Johnson Street in 1899-1901. Two churches with ethnic affiliations were located south of the North Market Square. Zion Evangelical German Lutheran Church built its first building (non-extant) at Johnson and Bloomington streets in 1861 and St. Wenceslaus Bohemian Catholic Church was constructed at 630 E. Davenport Street in 1893.

These cultural and social institutions near North Market Square tended to draw second and third generation German-Americans and Bohemian-Americans to the blocks west and north of the original Goosetown neighborhood. As a result, this group accounted for a number of the new houses built in the Ronalds Street extension from the 1890s through World War I.

In 1900 citywide population stood at 7,987 reflecting a modest increase from a decade earlier. By 1910 when ward population figures are available once again, they show 1,599 people residing in the Third Ward and 10,091 in the city as a whole. Five years later in 1915 the ward's population rebounded to 1,914 while citywide figures totaled 12,033. The number of residents in the Third Ward fluctuated following World War I with 1,721 in 1920 and 1,870 in 1940. This is the last year that records are kept without including students at the State University of Iowa. Citywide population figures trended upward throughout this period with 11,267 in 1920, 15,340 in 1930, and 17,182 in 1940.

Several factors likely led to this population increase within the ward. One was related to the growth of enrollment at the State University of Iowa during this period. In 1900 student enrollment stood at nearly 1,500 and by the end of the 1920s grew to more than 8,500. This period of University growth gave rise to parallel expansion in the central business district and nearby residential neighborhoods such as those in the North Side. It is more fully described in the historic contexts "Town and Gown Era (1899-1940)" and "University of Iowa (1855-1940)" in the "Historic Resources of Iowa City, Iowa"

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Growth of SUI spurred residential development of several sorts in the Ronalds Street extension. Student housing had traditionally been accommodated in rented rooms in private homes, rooming houses, boarding houses, sorority houses, and fraternity houses within a few blocks of the east campus of the University. Sections of the North Side such as the west end of the Ronalds Street extension gradually played host to more junior faculty, SUI employees, and resident graduate students as enrollment experienced a nearly six-fold increase by 1930.

A more significant change in housing in the Ronalds Street extension was the construction of new single-family dwellings on vacant lots or in place of earlier, smaller houses. Construction dates of surviving building stock show more than 40 houses erected between 1895 and 1930. Corner lots were frequently divided with smaller houses moved to the rear of a lot facing a side street and a more spacious house erected at the intersection. In other cases, small-scale real estate development efforts by neighborhood residents such as the Vacek family and the Nesvacil family resulted in new dwellings being erected for use as rental housing. Frank and Joseph Vacek built and either resided in or rented houses at 815 E. Ronalds Street, 823 E. Ronalds Street, and 629 N. Governor Street. Frank and Frances Nesvacil did the same for houses at 611 N. Johnson Street and 617 E. Ronalds Street. Other rental houses were built by members of the Tobin family, Lux family, and Cemy family. These houses frequently provided short term housing for married graduate students, faculty members, and SUI administrative support staff for SUI's growing physical plant. The result was a mixed neighborhood in terms of rental houses and owner-occupied houses. Social make-up was further mixed by the presence of households headed by SUI employees, downtown workers, shop owners, and professionals in every block.

The first table below shows the numbers of surviving houses by decade and is based on research conducted during earlier surveys. Population figures in the second table for Iowa City and the Third Ward are taken from U.S. and Iowa State census figures

Houses Built by Decade	
Decade	Number of Houses
Pre-1860	1
1860-1869	2
1870-1879	3
1880-1889	0
1890-1899	7
1900-1909	13
1910-1919	16
1920-1929	14
1930-1939	1
1940-1949	0
1950-2000	2
TOTAL	59

Population for Iowa City & Third Ward		
Year	Iowa City	Third Ward
1850	1,250	-
1854	2,570	-
1860	5,214	-
1863	4,417	-
1865	5,417	-
1867	6,418	-
1869	6,583	-
1870	5,914	2,295
1873	6,454	2,026
1875	6,371	2,026
1880	7,123	-
1885	6,748	1,842
1890	7,016	1,755
1895	7,526	1,475
1900	7,987	-
1905	8,497	-
1910	10,091	1,599
1915	12,033	1,914
1920	11,267	1,721
1930	15,340	-
1940	17,182	1,870
1950	27,212	2,101
1960	33,443	-
1970	46,850	-
1980	50,508	-
1990	59,735	-

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2000	62,220	-
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Information from biographical histories, city directories, obituaries, and other sources provides a sampling of the Roanlds Street residents, their occupations or professions, and business affiliations. Students are generally not represented in these figures because they were not the heads of households and, therefore, not listed in city directories. Nor were they usually responsible for construction of a house or its long-term occupation. Because this list generally represents the earliest resident associated with a property, it does not demonstrate the growing importance of employers such as the University of Iowa observed in city directory listings for later years.

North Dodge Street

- 630 N. Dodge St., Joseph Brum, cashier, Rock Island RR, ca.1909
- 631 N. Dodge St., Charles Grissel, teamster, ca.1890
- 707 N. Dodge St., Frank Mott, English professor, SUI, ca.1926
- 715 N. Dodge St., Peter Prizler, truck driver, Lenocho & Cilek Hardware Store, ca.1927

North Johnson Street

- 611 N. Johnson, Frank Nesvacil, railway mail clerk, ca.1905
- 616 N. Johnson, Eugene Hubbard, instructor, SUI Dental College, ca.1925
- 628 N. Johnson, Emil Rongner, tailor and dry cleaner, ca.1920
- 714 N. Johnson, Frank Spevacek, musician, ca.1915
- 715 N. Johnson, Wilfred Cole, bookkeeper, Lenocho & Cilek Hardware Store, ca.1927

North Lucas Street

- 628 N. Lucas, Selkirk-Palik House, Frank Selkirk, laundry worker, ca. 1900
- 713 N. Lucas, Frank Abbott, lather, ca. 1914

East Ronalds Street

- 510 E. Ronalds, Frank Rummelhart, grocer, ca. 1902
- 511 E. Ronalds, Edward John Schuppert, tinner for Schuppert & Koudelka, ca. 1912
- 515 E. Ronalds, John Schuppert, co-owner of Schuppert & Koudelka, 1930
- 516 E. Ronalds, James Mott, works Reichardt's, confectionery & fruits 1904
- 518 E. Ronalds, Ludwig Bettag, clerk, Breece Bros., soft drinks, ca.1909
- 524 E. Ronalds, Joseph Grimm, bookkeeper, Johnson Co. Savings Bank, ca.1908
- 530 E. Ronalds, Herman Bonorden, lawyer, ca. 1878
- 604 E. Ronalds, Leo Grimm, letter carrier, ca.1913
- 613 E. Ronalds, Lawrence Denneny, engineer, Burlington, Cedar Rapids & Northern Rwy., ca.1860
- 617 E. Ronalds, Frank Nesvacil, laborer, ca.1918
- 620 E. Ronalds, Robert Burger, carpenter, ca.1925
- 704 E. Ronalds, Edward Sulek, lawyer, ca.1910
- 713 E. Ronalds, Ida Kasper, widow, retired farmer, ca. 1896
- 719 E. Ronalds, Frank Lechty, laborer, SUI, ca.1896
- 724 E. Ronalds, James Kriz, teamster and Joseph Kriz, merchant tailor
- 729 E. Ronalds, Joseph Bock, tinner, Maresh Brothers, ca.1895
- 804 E. Ronalds, Carl & Rose Gaulocher, co-owner, Gaulocher Brick Yard, ca.1908
- 809 E. Ronalds, Joseph Krofta, meat cutter, Messner & Koza Meat Market, ca.1915
- 813 E. Ronalds, Anton Soucek, linotypist, Athens Press, ca.1913

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814 E. Ronalds, Emil Miller, co-owner, Emil Brothers Monuments, ca.1909
820 E. Ronalds, Lee Windrem, baker, ca.1912
823 E. Ronalds, Frank Vacek (Wacek), laborer & teamster, ca.1895
830 E. Ronalds, John Kadlec, Johnson County Recorder, ca.1913

North Van Buren Street

620 N. Van Buren, Ulmer Ries, clerk, Ries Iowa Book Store
622 N. Van Buren, Joseph Katzenmeyer, printer, Economy Advertising Co., ca.1905
630 N. Van Buren, Maria Welch, real estate owner, ca.1860
702 N. Van Buren, Drs. Grace & Henry Urban, osteopathic physicians, ca.1918
714 N. Van Buren, Margaret Canon, child welfare nurse, SUI, ca.1919
716 N. Van Buren, George Pudil, janitor, SUI Men's Gymnasium, ca.1917

Architectural Background and Significance

Like other sections of Iowa City's North Side, the houses constructed in the Ronalds Street extension of the Brown Street Historic District drew inspiration from architectural styles and vernacular building forms that swept the country from the mid-19th century through the early-20th century. Styles that influenced the designs of building in the Ronalds Street extension include the Greek Revival, Queen Anne, Colonial Revival, Craftsman, and Prairie School. As design trends had no hard and fast beginning and ending dates, it was common to find two or more styles incorporated into the same house.

The Greek Revival was the first formal architectural style introduced to Iowa City when architect John Francis Rague designed Iowa's Territorial Capitol (NHL) in 1839. Construction was completed on the capitol by 1842 and dozens of private residences and commercial blocks in the Greek Revival Style were rendered in stone, brick and clapboard finishes during the next 25 years in Iowa City. Houses such as the Barnes House at 614 N. Johnson Street (contributing, Photo #1) and the Welch House at 630 N. Van Buren Street (contributing, Photo #2) employed simple Greek Revival elements such as flat stone window lintels and entrance transoms in their Side-Gable forms.

As noted above, historical and architectural survey work completed in the Ronalds Street extension area has identified few surviving houses constructed during the three decades following the Civil War. This may be a result of a modest amount of building that took place during this time due to slow population growth. A more likely contributing factor is the wave of redevelopment of the neighborhood that took place after the turn of the 20th century resulting in the replacement of earlier houses with newer ones. As a result, there is a dearth of houses built in styles popular during the post-Civil War period – Italianate, Gothic Revival, Second Empire, and early Queen Anne style houses – in the Ronalds Street extension. In their place are late Queen Anne, Colonial Revival, and Craftsman style houses built in a wide range of vernacular forms.

The late Queen Anne Style dwellings built along Ronalds Street were examples of the Gabled Front and Wing form with asymmetrical façades and various combinations of roof shapes, wall dormers, and attic dormers. Defining features included ornamental barge boards, decorative millwork, and fashionable verandas and porches. Examples of the less exuberant forms of the Queen Anne Style typical of the Ronalds Street neighborhood include the Frank and Mary Lechty House at 719 E. Ronalds Street (contributing, Photo #3) built in ca. 1896, the Selkirk-Palik House at 628 N. Lucas Street (contributing, Photo #4) constructed in ca. 1900, and the Frank and Frances Nesvacil House at 611 N. Johnson Street (contributing) built in ca. 1905. A variation of the late Queen Anne Style in the Ronalds Street extension incorporates more formal Neo-Classical ornamentation in façades and porches. The result is a Colonial Revival Style design such as the house built in 1905 by Emil and Albia Miller House located at 814 E. Ronalds Street (contributing, Photo #5).

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The most common architectural style adopted by homebuilders in the Ronalds Street extension was the Craftsman Style. This style grew out of the Arts and Crafts Movement in America and was strongly promoted by native Wisconsin architect and furniture designer Gustav Stickley in his magazine *The Craftsman* published between 1903 and 1916. The Craftsman Style was predisposed towards utilitarian forms and designs and experienced popularity in the Ronalds Street area as a result. The Craftsman Style developed a multiplicity of forms adaptable to both prominent mid-block lots and smaller sub-divided lots fronting on side streets. Approximately 20 Craftsman Style houses were built in the Ronalds Street extension during the years before and after World War I.

The most clearly Craftsman Style houses in the Ronalds Street extension were built in the Front-Gable form. Constructed in one, one-and-half, and two-story sizes, the Front-Gable house form was distinguished by a moderate-pitched gable end oriented towards the street. In some examples the asymmetrically placed entrance porch would have a contiguous gable roof but in most cases, a broad gable roofed porch would span the front. Clapboard siding and square-cut shingles would frequently alternate between floors and exposed rafter tails, purlins, and knee-brace brackets would line eaves. Windows would appear in pairs and groups of three with vertical light configurations in the upper sash of double-hung windows in most cases.

Six well-preserved examples survive in the Ronalds Street extension of the Craftsman Style Front-Gable form. All were built during the decade of the 1920s. The Ulmer and Amelia Ries House at 620 N. Van Buren St. (contributing) was built in ca. 1923. It is a very small one-story stucco-clad cottage with a contiguous gable for its offset entrance porch. Its windows contain a geometric pattern rather than the traditional vertical light configuration. A larger house more typical of the Craftsman Front-Gable houses found in the Ronalds Street extension is the Peter and Florence Prizler House at 715 N. Dodge St. (contributing, Photo #6). Built in ca. 1927 it incorporates most of the standard features of Craftsman Style houses in the Ronalds Street extension including exposed rafter tails, knee brace brackets for the side entrance, contrasting narrow clapboards and square-cut shingles for the siding, and vertical light configurations in the upper sash of double-hung windows. A third example with proportions similar to the Prizler House, is the house at 621 N. Johnson St. (contributing, Photo #7). Constructed in ca. 1925 by the Tobin family for rental purposes, it combines the extremely narrow 22-foot wide footprint of the Ries House with the full two-story height of the Prizler House. Its upper story shingles are laid in alternating narrow and wide bands giving the house a horizontal feeling and an illusion of greater width than similar sized houses in the Ronalds Street extension. Other Craftsman Front-Gable Houses in the Ronalds Street extension include the Emil Rongner House at 628 N. Johnson St. (contributing, ca. 1925), the Thomas and Agnes Carroll House at 608 E. Ronalds St. (contributing, ca. 1928), and the Robert and Mabel Burger House at 620 E. Ronalds St. (contributing, ca. 1925).

The Craftsman Style influenced the look of another important vernacular house form found in the Ronalds Street extension – the American Four-Square. Nearly 20 such houses survive in the Ronalds Street extension having been built between ca. 1905 and ca. 1930. Common characteristics of this form include a two-story, three-bay front facade; a hipped roof of various pitch; hipped or gable roof dormer(s) on one or more façades; porches across the entire front façade or off-set entrance porticos; asymmetrically placed entrance doors (common); cottage windows on the first floor (common); double-hung windows or groups of windows on upper floors and secondary façades with either 1/1, 4/1, 5/1 or 6/1 configurations; and belt courses separating first and second floors. Four-Squares are distributed relatively evenly throughout the Ronalds Street extension. The earliest Four-Squares in the Ronalds Street extension are more likely to incorporate Colonial Revival Style features such as classical ornamentation, porch columns, entrances, window trim, and balustrades. The Craftsman Style appeared in Four-Squares built after World War I. The style's influence was evident in the ever popular vertical light configuration in the upper sash of double-hung windows, the use of alternating siding types on each level, and interior finishes that favored Arts and Crafts motifs.

None of the houses in the Ronalds Street extension have been identified as the work of individual architects though it is possible that continued research on local architects might uncover a few commissions. Alternatively, homebuilders frequently turned to pattern books and design catalogues available from local lumber companies such as the William Musser Lumber Company, the Iowa Lumber Company and its successor the Ditmars & Ayers Company, or to local planing mills such as J.M. Sheets and Company. In such cases a single house plan with variations in ornamentation or

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floor plan may have been used for multiple houses.

One such plan was for a modified Gabled Front and Wing design with a central hipped block. This design was used for three nearly identical houses in the Ronalds Street extension. They include the Lux House, a rental house built in ca. 1899 at 619 E. Ronalds Street (contributing, Photo #9); the Joseph and Josephine Katzenmeyer House built in ca. 1905 at 622 N. Van Buren Street (contributing, Photo #10); and the Edward and Stella Sulek House built in ca. 1910 at 704 E. Ronalds Street (contributing). The porches of the two most intact houses vary. The Lux House has a closed balustrade and paneled square columns for porch supports while the Katzenmeyer House has slender curved columns and turned spindles for its balustrade. The two also have reverse floor plans. Another example of the Gabled Front and Wing house form is the Frank and Clara Rummelhart House at 510 E. Ronalds Street (contributing) built in ca. 1902. Like the three Queen Anne Style houses discussed on page 13 – the Lechty House, the Selkirk-Palik House, and Nesvacil House – the size and location porch was a major design element.

After the turn of the 20th century, residents may have turned to manufacturers of pre-cut or “kit houses” such as those offered by a number of Midwest manufacturers. Kit houses included materials for the entire house with numbered parts and instruction booklets as well as shingles, paint, and nails. Among the companies offering homes in the Midwest were three Bay City, Michigan manufacturers – the Aladdin Company began in 1906 and offered 450 models between 1910 and 1940; Lewis Homes/Liberty Homes; and Sterling Homes/International Mill and Timber.

Three Chicago firms included Sears Roebuck and Company, Montgomery Ward Company, and Harris Brothers. The best known of these was Sears, the nation’s premier merchandiser at the turn of the 20th century. The company began offering house plans in 1895 and by 1908 had begun operations of a “Modern Homes” division that supplied building plans, materials, and kit houses that were shipped by rail around the United States. The first catalogue was limited to several dozen plans for medium size houses but by 1916 the first Sears kit-houses with numbered parts were available. Incomplete records make the total output of kit homes difficult to estimate, however, it is likely that by World War II, Sears had sold more than 100,000 homes nationally.

Soon after Aladdin and Sears began manufacturing homes, an Iowa company joined their ranks. Located just 60 miles east of Iowa City in Davenport, Iowa, the Gordon-Van Tine Company advertised nationally selling construction materials to builders beginning in 1906. By 1910 the company offered house plans and was among the first companies in the country to offer fully pre-cut houses. The company’s catalogues allowed the homebuyer to select from among dozens of floor plans, finishes, design features, and equipment choices. The Gordon-Van Tine Company likely knew of the brisk market for residential construction in Iowa City during this period.

One example of a Gordon-Van Tine Co. house has been tentatively identified within the Ronalds Street extension – the John Kadlec House at 830 E. Ronalds Street (contributing, Photo #15). The house was built in ca. 1913 for Kadlec who occupied the elected post of Johnson County Recorder at the time. The Gordon-Van Tine Plan No. 702 that appears on the following page matches that of the two-story frame house at the corner of Governor and Ronalds streets. It was built with a steeply pitched, intersecting gable roof plan, and a flat roofed porch spanning the front. Double-hung 1/1 windows were paired on the second floor.

The most popular house form in the Ronalds Street extension – the American Four-Square – was also among the most popular designs offered by the Gordon-Van Tine Company. The company’s 1923 catalogue included 18 separate plans in the Four-Square house form to capture the interest of homebuilders with such descriptive phrases as “An Impressive Colonial Home,” “A Big 6 Room House at a Low Price,” “A Big Square Home – Four Bed Rooms,” “Substantial Two-Story Home,” “An Every Popular Home of Fine Proportions,” “Impressive Home – A Space and Money Saver,” “A Substantial Seven Room House,” and “A Square House with Big Comfortable Rooms.”⁷

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

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The American Four-Squares built in the Ronalds Street extension were typical of plans sold by the Gordon-Van Tine Company. They featured four rooms on the first floor usually including a large entrance hall with stairs to the second floor, a "cased opening" (one featuring pillars, shelving or other trim) between the living room and dining room, and a spacious kitchen. The upper level contained a bathroom and either three or four bedrooms. Examples in the 1923 catalogue were sized for a range of budgets with the smallest examples containing less than 700 square feet per floor, moderate examples sized from 800 to 900 square feet, and one large house containing 1,100 square feet per floor.

Gordon-Van Tine Home No. 702^B



Gordon-Van Tine Home No. 702

Space Saving Lines—More House for the Money

Options That Will Save You \$564!
Delete the doors except from the dining room on the second floor as well as the door to the bathroom. This saves \$100.00. Delete the door to the living room on the second floor as well as the door to the bathroom. This saves \$100.00. Delete the door to the living room on the second floor as well as the door to the bathroom. This saves \$100.00.

NOTED: In some instances there is a built-in kitchen counter and sink. The doors shown will have a strong decorative effect. The doors shown will have a strong decorative effect. The doors shown will have a strong decorative effect.



See also on First Floor, Second Floor, and Bathroom, 15.
See also on First Floor, Second Floor, and Bathroom, 15. See also on First Floor, Second Floor, and Bathroom, 15.

For Plumbing, Heating, Lighting for This Home, See Last Pages of Book

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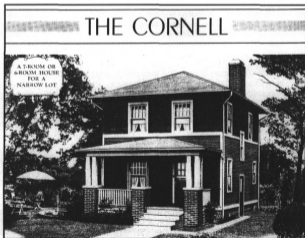
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American Four-Squares built in the Ronalds Street extension ranged from narrow-front plans (22 to 24 feet wide) suitable for small mid-block lots that were both wide and deep (26 to 31 feet wide) for full lot corner sites. Two nearby examples show how the same house form could be easily sized to fit lots with dramatically different dimensions. The Eugene and Myrtle Hubbard House at 616 N. Johnson Street (contributing) has a width of just 22 feet. Built in ca. 1925, it is an example of how design elements such as an extremely low-pitched hipped roof, the omission of an attic dormer, and the inclusion of a raised story-board between contrasting cladding on the first and second floors can give a house a wider, and therefore larger, appearance. These features also added a Prairie School Style feel to the house. The Hubbard House closely resembles the 22-foot wide "Gordon-Van Tine Home No. 555"⁹ and the "The Cornell," a Sears, Roebuck and Company house plan shown below that was specifically advertised for narrow lots.

A half-block to the north, a more typically sized Four-Square with a 26-foot wide front façade was built by Leo and Mae Grimm at 604 E. Ronalds Street (contributing, Photo #12) in ca. 1913. The large corner lot on which it sits gives the Grimm House an even more substantial presence. In this particular plan, the wider front façade is largely taken up by additional windows (pairs on the upper level and a triple window on the lower level). Other corner lot Four Squares include the William and Augusta Theobald House at 730 E. Ronalds Street (contributing) built in ca. 1910, the Carl and Rose Gaulocher House at 804 E. Ronalds Street (contributing, Photo #13) built in ca. 1908 and the Henry and Grace Urban House at 702 N. Van Buren Street (contributing, Photo #14) built in ca. 1918.

Sears, Roebuck and Company House Plan, "The Cornell"¹⁰



⁹*Ibid.*, p. 92.

¹⁰Katherine Cole Stevenson and H. Ward Jandl, *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company* (Washington, D.C.: The Preservation Press), 1986, p. 292.

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Contributing and Non-Contributing Resources:

The Ronalds Street extension to the Brown Street Historic District contains a total of 92 buildings with 74 contributing primary and secondary buildings. Of these, 32 are key or individually significant (28 primary and 4 secondary). The balance of the Ronalds Street extension includes 4 non-contributing primary building and 14 non-contributing secondary buildings. No buildings are listed on the National Register of Historic Places.

The original Brown Street Historic District nomination identified 90 contributing buildings, one contributing structure (Brown Street itself), and 9 non-contributing buildings. This number count was in error, however, because it included only primary buildings and no garages or barns. As a part of amending the Brown Street Historic District to include the Ronalds Street extension, a revised evaluation of the buildings in the original district was completed using the extended period of significance for the Ronalds Street extension and a full count of primary and secondary buildings. This count indicates that there are 127 contributing primary and secondary buildings within the original boundary, 1 contributing structure within the original boundary, and 26 non-contributing buildings within the original boundary.

The revised and combined number counts for the Brown Street Historic District with the boundary increased to include the Ronalds Street extension are as follows: a total of 246 resources with 1 contributing structure (Brown Street) and 245 buildings (primary and secondary) including 201 contributing buildings and 44 non-contributing buildings. Tables listing the contributing and non-contributing resources in the new Ronalds Street extension and the original Brown Street Historic District appear on pages 19-23.

Integrity requirements used to determine contributing and non-contributing designation for both primary and secondary buildings in the Ronalds Street extension were developed using *National Register Bulletin 16A: How to Complete the National Register Registration Form*. Individual building evaluations were consistent with local standards further refined as a part of surveys and multiple property documentation forms completed in 1992-1994, 1997, and 1999-2000 listed below:

- "Historic Resources of Iowa City, Iowa MPS," prepared 1992, listed NRHP 1994
- Amendment to "Historic Resources of Iowa City, Iowa MPS" for "Architectural and Historical Resources of Original Town Plat Neighborhood (Phase II), 1845 – 1945," prepared 1999, listed NRHP 2000
- Amendment to "Historic Resources of Iowa City, Iowa MPS" for "Historic Folk Housing of Iowa City, Iowa," prepared for the Iowa City Historic Preservation Commission, 1997 (not submitted to the National Park Service)

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

Buildings were evaluated and ranked according to one of three designations: 1) key contributing, 2) contributing or 3) non-contributing. For single or multi-family buildings (including rooming houses and apartment buildings) to be designated as "key contributing," they are substantially unaltered and retain their original appearance in shape, proportion, and roofline. Principal façades remain intact and largely unchanged. If synthetic siding has been installed it is considered acceptable if the width matches that of the original surfaces and few architectural features are compromised by its installation. Original porches are intact, windows remain unchanged except for the installation of metal storm windows, and primary entrances remain consistent with the original design.

Single-family or multi-family buildings designated as "contributing" retain their original form and massing. Examples of

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acceptable alterations are as follows. Porches may be enclosed but the original columns remain visible or the enclosure easily reversible with little or no damage to the massing and proportions of the original porch. More permanent porch enclosures that are more than 50 years old are also considered acceptable. The majority of windows remain unchanged but if they are altered, the sizes of window openings conform to those of original openings. Any wings or additions made to a house are subordinate to the original structure and do not cover significant architectural detailing. Acceptable synthetic sidings include asbestos shingles, asphalt brick, aluminum, and vinyl.

For secondary structures associated with residential buildings such as garages or barns, designation as "key contributing" requires the retention of original size, shape, proportion, and roofline. Original windows, siding, passage doors, and vehicle bay openings doors are also retained. Replacement of the vehicle bay door with a contemporary door is not acceptable for key status. "Contributing" secondary structures include garages and barns that are at least 50 years old but may have been altered through the addition of synthetic siding compatible to the original finish or replacement of garage doors. Location of vehicle and passage doors as well as windows in contributing secondary structures is consistent with the original building design.

Residential buildings, both primary and secondary, designated as "non-contributing" include all resources built outside of the period of significance – 1847 to 1954. Buildings altered to such a degree that the original structure is no longer readily identifiable are considered non-contributing. Examples of significant changes include major changes in roofline, porch enclosures of a non-reversible nature, and major additions or modifications of primary façades inconsistent with the proportion, rhythm, materials, and finish of the balance of the building.

The final issue of building integrity involves moved buildings. National Register standards generally preclude moved buildings from being considered either key contributing or contributing resources. The assumption is that a move detracts from a building's significance by destroying its original setting and context. Moves made during the period of significance are treated as historic alterations if the settings and context are similar to original locations. The moving of buildings in North Side neighborhoods in Iowa City in the decades prior to World War II has been documented as a common residential development practice. Building alterations considered acceptable for moved buildings include changes in foundation materials, changes in porches built after a move, some entrance modifications, and some changes in building orientation. Moves are considered detrimental if they resulted in the loss of significant architectural elements.

A complete list of buildings in the Ronalds Street extension appears below. Buildings are separated into primary (single-family house or multi-family building) and secondary (barn or garage). If no box is checked under the secondary building columns for a particular address, no garage or barn are currently present.

Ronalds Street Extension – Contributing and Non-Contributing Resources

#	STREET	ORIGINAL/ LONG-TERM OWNER(s)	DATES	PRIMARY BLDG. STATUS			SECONDARY BLDG. STATUS		ARCH. STYLE-VERNACULAR FORM
				Contributing	Key	Non-Contributing	Contributing	Non-Contributing	
630	N. Dodge	Brum, Joseph & Mary	ca.1900	C			C		Gabled-Front & Wing/Queen Anne
631	N. Dodge	Grissel, Charles & Mary	ca.1890		Key				Front Gable
707	N. Dodge	Mott, Frank	ca.1922	C			C		Am. Four-Square
715	N. Dodge	Prizler, Peter & Florence	ca.1927		Key				Craftsman
629	N. Governor	Vacek Rental House	ca.1895	C					Queen Anne
611	N. Johnson	Nesvacil, Frank & Frances	ca.1905		Key				Gabled-Front & Wing/Queen Anne
614	N. Johnson	Barnes House	ca.1847		Key			NC	Side-Gabled One Story/Greek Rev.
616	N. Johnson	Hubbard, Eugene & Myrtle	Moved ca.1925		Key				Am. Four-Square/Prairie
617	N. Johnson	Unnamed house	ca.1900	C					Am. Four-Square

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#	STREET	ORIGINAL/ LONG-TERM OWNER(s)	DATES	PRIMARY BLDG. STATUS			SECONDARY BLDG. STATUS		ARCH. STYLE-VERNACULAR FORM
				Contributing	Key	Non-Contributing	Contributing	Non-Contributing	
619	N. Johnson	Kepler, John & Emma	ca. 1900	C					Pyramidal One Story/Queen Anne
621	N. Johnson	Tobin rental house	ca. 1925		Key		C		Craftsman/Front Gable
624	N. Johnson	Platzer, Adelbert & Sophrona	ca. 1910	C			C		Front Gable
628	N. Johnson	Rongner, Emil	ca. 1925		Key		C		Craftsman/Front Gable
714	N. Johnson	Spevacek, Frank & Agnes	ca. 1915		Key			NC	Am. Four Square
715	N. Johnson	Cole, Wilfred & Mary	ca. 1927		Key		C		Am. Four Square
628	N. Lucas	Selkirk-Palik House	ca. 1900		Key				Queen Anne
713	N. Lucas	Abbott, Frank & Mary	ca. 1914	C					Side-Gabled, One Story
510	E. Ronalds	Rummelhart, Frank & Clara	ca. 1902		Key		C		Gabled Front & Wing
511	E. Ronalds	Schuppert, Edward John & Opal	ca. 1912, 1920	C					Side-Gabled, One Story
515	E. Ronalds	Schuppert, John	1930	C					Colonial Revival/Gambrel Cottage
516	E. Ronalds	Mott, James & Theresa	1904	C					Gabled Front & Wing
518	E. Ronalds	Bettag, Ludwig & Elizabeth	ca. 1909	C					Am. Four-Square
524	E. Ronalds	Grimm, Joseph & Agnes	ca. 1908		Key			NC	Am. Four-Square
527	E. Ronalds	Unnamed Apt. Building	1972			NC			Apt. Building
529	E. Ronalds	Unnamed house	ca. 1870	C					Side-Gabled, Two Story
530	E. Ronalds	Bonorden, Herman	ca. 1878		Key			NC	Front-Gabled
604	E. Ronalds	Grimm, Leo & Mae	ca. 1913		Key		Key		Am. Four-Square
608	E. Ronalds	Carroll, Thomas & Agnes	ca. 1928		Key		C		Craftsman
610	E. Ronalds	Mocha rental house	ca. 1920	C			C		Gabled Front & Wing
613	E. Ronalds	Denneny, Lawrence	ca. 1860	C					Gabled Front & Wing
617	E. Ronalds	Nesvacil, Frank & Frances	ca. 1918	C				NC	Side-Gabled, Two Story I-House
618	E. Ronalds	Hanley, George & Edith	ca. 1923		Key		C		Am. Four-Square
619	E. Ronalds	Lux House	ca. 1899		Key				Queen Anne
620	E. Ronalds	Burger, Robert & Mabel	ca. 1925		Key			NC	Craftsman
629	E. Ronalds	Unnamed house	Moved 1924			NC	C		No Style
630	E. Ronalds	Unnamed house	ca. 1955			NC			Ranch
704	E. Ronalds	Sulek, Edward & Stella	ca. 1910	C				NC	Queen Anne
712	E. Ronalds	Unnamed house	ca. 1915			NC		NC	No Style
713	E. Ronalds	Kasper, Ida	ca. 1896	C				NC	Gabled Front & Wing/Queen Anne
714	E. Ronalds	Cerny rental house	ca. 1915	C				See 712	Front Gabled
719	E. Ronalds	Lechty, Frank & Mary (Novak)	ca. 1896		Key		Key		Gabled Front & Wing/Queen Anne
724	E. Ronalds	Kriz, James & Catherine	ca. 1870	C				NC	Side-Gabled, One Story
729	E. Ronalds	Bock, Joseph & Anna	ca. 1910	C			C		Gabled Front & Wing
730	E. Ronalds	Theobald, William & Augusta	ca. 1895	C					Am. Four-Square/Colonial Revival
804	E. Ronalds	Gaulocher, Carl & Rose	ca. 1900		Key		Key		Am. Four-Square/Colonial Revival

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#	STREET	ORIGINAL/ LONG-TERM OWNER(s)	DATES	PRIMARY BLDG. STATUS			SECONDARY BLDG. STATUS		ARCH. STYLE-VERNACULAR FORM
				Contributing	Key	Non-Contributing	Contributing	Non-Contributing	
809	E. Ronalds	Krofta, Joseph & Anna	ca.1915	C				NC	Front Gabled
813	E. Ronalds	Soucek, Anton & Vlasta	ca.1913		Key				Front Gabled
814	E. Ronalds	Miller, Emil & Albia	ca.1909		Key		See 804		Colonial Revival
815	E. Ronalds	Vacek rental house	ca.1900	C				NC	Front Gabled
820	E. Ronalds	Windrem, Lee & Mayme	ca.1912	C			Key		Am. Four-Square
823	E. Ronalds	Vacek (Wacek), Frank & Joseph	ca.1895	C				NC	Gabled Front & Wing
824	E. Ronalds	Shimon, Mary	ca.1923	C				NC	Am. Four-Square/Prairie
830	E. Ronalds	Kadlec, John	ca.1913	C					Front-Gabled
620	N. Van Buren	Ries, Ulmer & Amelia	ca.1923		Key		C		Craftsman
622	N. Van Buren	Katzenmeyer, Joseph & Josephine	ca.1905		Key		C		Queen Anne
630	N. Van Buren	Welch, Maria	ca.1860		Key				Side-Gabled, One Story/Greek Rev.
702	N. Van Buren	Urban, Grace & Henry	ca.1918		Key				Am. Four-Square
714	N. Van Buren	Canon, Margaret	ca.1919		Key		C		Am. Four-Square
716	N. Van Buren	Pudil, George & Sadie	ca.1917		Key				Am. Four-Square

**Brown Street Historic District before Ronalds Street Extension –
Contributing and Non-Contributing Resource Status**

#	STREET	DATES	PRIMARY BLDG. STATUS	SECONDARY BLDG. STATUS
215	E. Brown	1916	C	C
222	E. Brown	1900	C	
228	E. Brown	1908	C	
304	E. Brown	1909	C	N
311	E. Brown	1893	C	
314	E. Brown	1892	C	N
315	E. Brown	1896	C	
318	E. Brown	1905	C	N
323	E. Brown	1890	C	N
325	E. Brown	1896	C	C
328	E. Brown	1892	C	C
329	E. Brown	1851	C	
401	E. Brown	1916	C	N
404	E. Brown	1916	C	
407	E. Brown	1917	C	C
409	E. Brown	1903	C	C
414-418	E. Brown	1866	C	N
415	E. Brown	1899	C	
417	E. Brown	ca. 1896	C	C
422	E. Brown	1916	C	
427	E. Brown	1921	C	
430	E. Brown	1913	C	
431	E. Brown	1920	C	C
502	E. Brown	1899	C	
508	E. Brown	1882	C	

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#	STREET	DATES	PRIMARY BLDG. STATUS	SECONDARY BLDG. STATUS
509	E. Brown	ca. 1895	C	N
510	E. Brown	1938	C	
514	E. Brown	1920	C	C
519	E. Brown	1890	C	N
520	E. Brown	ca. 1905	C	C
523	E. Brown	1902	C	C
528	E. Brown	ca. 1887	C	C
529	E. Brown	1893	C	C
530	E. Brown	1901	C	N
603	E. Brown	1910	C	
609	E. Brown	1921	C	
617	E. Brown	1915	C	N
618	E. Brown	1922	C	C
619	E. Brown	1914	C	C
621	E. Brown	1922	C	
629	E. Brown	1922	C	C
632	E. Brown	1912	C	
707	E. Brown	1949	C	
713	E. Brown	ca. 1912	C	C
714	E. Brown	1922	C	C
717	E. Brown	ca. 1912	C	C
721	E. Brown	1910	C	C
727	E. Brown	1900	C	
728-730	E. Brown	1979	NC	
801	E. Brown	1963	NC	
811	E. Brown	1922	C	N
815	E. Brown	ca. 1925	C	
827	E. Brown	ca. 1916	C	C (garage) N (barn)
831	E. Brown	1916	C	
721	N. Linn	1924	C	N
725	N. Linn	1891	C	
729	N. Linn	1896	C	C
730	N. Linn	1891	C	
810	N. Linn	1899	C	N
811	N. Linn	1900	C	
814	N. Linn	1922	C	
815	N. Linn	1915	C	
817	N. Linn	1882	C	
818	N. Linn	1916	C	
819	N. Linn	1922	C	N (shared w/ 821 E. Brown)
821	N. Linn	1912	C	
1	Bella Vista Dr.	ca. 1920	C	
2	Bella Vista Dr.	1923	C	
4	Bella Vista Dr.	ca. 1921	C	
5	Bella Vista Dr.	1924	C	
6	Bella Vista Dr.	1912	C	
8	Bella Vista Dr.	1922	C	N
10	Bella Vista Dr.	1910	C	C
12	Bella Vista Dr.	1911	C	C
715	N. Gilbert	ca. 1900	C	C

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#	STREET	DATES	PRIMARY BLDG. STATUS	SECONDARY BLDG. STATUS
718	N. Gilbert	1891	C	
817	N. Gilbert	1934	C	
821	N. Gilbert	1901	C	
824	N. Gilbert	1924	C	
825	N. Gilbert	ca. 1900	C	
828	N. Gilbert	1885/moved ca. 1922	NC	C
720	N. Van Buren	1913	C	
721	N. Van Buren	1922	C	C
726	N. Van Buren	1904	C	N
730	N. Van Buren	1904	C	C
800	N. Van Buren	1889	C	N (garage) C (barn)
718	N. Johnson	1920	C	
719	N. Johnson	1962	NC	
810	N. Johnson	1918	C	
815	N. Johnson	1918	C	N
821	N. Johnson	1956	NC	
825	N. Johnson	1925	C	
833	N. Johnson	1923	C	C
834	N. Johnson	1854	C	N
900	N. Johnson	1915	C	
707	N. Dodge	ca. 1900	C	
720	N. Dodge	1930	C	
724	N. Dodge	1929	C	
727	N. Dodge	1923	C	C
802	N. Dodge	1875	C	
722	N. Lucas	1865	C	N
727	N. Lucas	1875	C	C
200 to 800 Blocks	E. Brown Street		C (Structure)	

Summary:

In summary, the Ronalds Street extension is locally significant under Criteria A and C. Under Criterion A it derives significance from its association with an important era of population growth and intense residential development in Iowa City's North Side residential areas at the end of the 19th century and the beginning of the 20th century. Iowa Citizens built private residences for their growing families while small-scale developers constructed housing to meet the demand of a brisk rental market during these decades. Ronalds Street's organic development followed this pattern of residential development.

Additional significance under Criterion A derives from the fact that the Ronalds Street extension represented a cross section of middle and upper income households with business and professional leaders living next door to a middle income and working class families. Individuals who resided in this neighborhood highlight several important themes in the city's history in the decades before and after the turn of the 20th century. Primary among these were the growing prosperity and social mobility of Iowa City's Bohemian-American community and the growth in importance of the State

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University of Iowa. The construction of new houses, the brisk rental of existing houses, and the infill construction pattern that produced an extremely dense residential district testify to the neighborhood's significance.

Under Criterion C the Ronalds Street extension is significant as a representative collection of the residential architectural styles and vernacular house forms that appeared in Iowa City neighborhoods from the 1850s through the 1930s. From modest Bohemian cottages to pattern book houses and elaborate multi-story mansions, Ronalds Street reflected the architectural character and best residential building practices of the period.

The combination of visual qualities and historical associations gives the Ronalds Street extension its distinct neighborhood identity and significance.

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Brown Street Historic District (boundary increase)
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10. Geographical Data

Verbal Boundary Description:

The amended section of the Ronalds Street Extension of the Brown Street Historic District within the City of Iowa City, Johnson County, Iowa:

Beginning in Block 33 of the Original Town Plat at the intersection of east side of North Van Buren Street and the south side of the alley; thence south along the east side of North Van Buren Street to the north side of the alley in Block 34; thence east approximately 260 feet to the rear property line of the house adjacent to the south side of the alley facing North Johnson Street (611 North Johnson Street); thence south along said line approximately 55 feet; thence west across North Johnson Street along the south property line of the house located on the north 55 feet of Lot 5 of Block 31 (614 North Johnson Street) to the west line of Lot 7; thence north to the north edge of the alley in Block 31; thence east to the west property line of the house in the south half of Lots 1 and 2 in Block 10 (621 North Governor Street); thence north along the west property line to the north property line of said house; thence east to the west side of North Governor Street; thence north along the west side of North Governor Street to the south side of the alley in Block 12; thence west along the south side of the alley through Block 12, Block 32, and Block 33 to the point of beginning.

Boundary Justification:

The boundary of the Brown Street Historic District has been extended to include a four-block section of Ronalds Street that contains residential buildings of similar scale and materials with a common period of development to that of the original Brown Street Historic District. The north edge of the Ronalds Street extension is adjacent to the original Brown Street Historic District. The east boundary of the Ronalds Street extension is formed by a T-intersection along North Governor Street. Oakland Cemetery extends along the east side of Governor Street beyond the District. The areas to the south and west of the Ronalds Street extension consist of similar residential areas in terms of building type, material, scale, and age but without the high level of physical integrity found within the Ronalds Street extension and are therefore excluded.

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Photograph Key for Brown Street Historic District – Ronalds Street Extension:

(See Photo Map, page 35) Shelley McCafferty and Jessica Hlubek, photographers

1. Barnes House, 614 N. Johnson Street, looking east
2. Maria Welch House, 630 N. Van Buren Street, looking east
3. Frank & Mary Lechty House, 719 E. Ronalds Street , looking south
4. Selkirk-Palik House, 628 N. Lucas Streets, looking south southeast
5. Emil & Albia Miller House, 814 E. Ronalds Street, looking north
6. Peter & Florence Prizler House, 715 N. Dodge Street, looking northwest
7. Tobin Rental House, 621 N. Johnson Street, looking southwest
8. Herman Bonorden House, 530 E. Ronalds Street, looking north
9. Lux House, 619 E. Ronalds Street, looking south
10. Joseph & Josephine House Katzenmeyer, 622 N. Van Buren Street, looking east
11. Wilfred & Mary Cole, 715 N. Johnson Street, looking west
12. Leo & Mae Grimm House, 604 E. Ronalds Street, looking north
13. Carl & Rose Gaulocher House, 804 E. Ronalds Street, looking north
14. Grace & Henry Urban House, 702 E. Ronalds Street, looking northeast
15. John Kadlec House, 830 E. Ronalds Street, looking northwest
16. South side of 600 block of E. Ronalds, looking southwest
17. North side of 500 and 600 block of E. Ronalds, looking northeast at intersection with N. Johnson St. (mid-shot)

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Property Owners within the Brown Street Historic District – Ronalds Street Extension

#	STREET	TITLEHOLDER	TITLEHOLDER ADDRESS	CITY	STATE	ZIPCODE	CONTRACT BUYER(S)
630	N. Dodge	Joan E. Burke & Adam Burke	2809 12th Ave. #203	Rock Island	IL	61201	
631	N. Dodge	David L. Tingwald	631 N. Dodge. St.	Iowa City	IA	52245	
707	N. Dodge	Craig A. Kletzing & Jeanette S. Welch	707 N. Dodge St.	Iowa City	IA	52245	
715	N. Dodge	Jennifer L. Glanville	715 N. Dodge St.	Iowa City	IA	52245	
629	N. Governor	John T. Nothnagle III	629 N. Governor St.	Iowa City	IA	52245	
611	N. Johnson	Doris M. Houser	3580 Vista Park Dr.	Iowa City	IA	52245	
614	N. Johnson	Roger R. & Baerbel R. Anderson	1310 Cedar St.	Iowa City	IA	52245	
616	N. Johnson	Eugene F. & Erin K. Fisher	3485 G Richard Cir. SW	Iowa City	IA	52240	
617	N. Johnson	Debra L. Kendall	2585 Bluffwood Ln.	Iowa City	IA	52245	
619	N. Johnson	Mark Alan Holtkamp	PO Box 3284	Iowa City	IA	52244	
621	N. Johnson	Timothy Walker	621 N. Johnson St.	Iowa City	IA	52245	
624	N. Johnson	John H. & Joy L. Kerr	624 N. Johnson St.	Iowa City	IA	52245	
628	N. Johnson	Loren E. & Terri R. Deetz	628 N. Johnson St.	Iowa City	IA	52245	
714	N. Johnson	Jacquiline M. B. Briggs & Eric Gidal	714 N. Johnson St.	Iowa City	IA	52245	
715	N. Johnson	Ira John III & Elizabeth A. Rapson	715 N. Johnson St.	Iowa City	IA	52245	
628	N. Lucas	John W. Palik	628 N. Lucas St.	Iowa City	IA	52245	
713	N. Lucas	Jeffrey S. & Carol A. Edberg	2041 Rochester Ct.	Iowa City	IA	52245	
510	E. Ronalds	Todd A. Dvorak & Margaret C. Klawiter	510 Ronalds St.	Iowa City	IA	52245	
511	E. Ronalds	Christopher E. & Amy L. Kahle	511 Ronalds St.	Iowa City	IA	52245	
515	E. Ronalds	Jay Nelson	811 Orchard St.	Iowa City	IA	52246	
516	E. Ronalds	James J. Dooley	516 Ronalds St.	Iowa City	IA	52245	
518	E. Ronalds	Mary E. Sixt-Jackson	15 Wakefield Ct.	Iowa City	IA	52245	
524	E. Ronalds	Karl & Elizabeth Kahler	524 Ronalds St.	Iowa City	IA	52245	
527	E. Ronalds	James E. & Victoria L. Struzynski Olson	2446 260th St.	Tiffin	IA	52340	
529	E. Ronalds	James Reed Finney	5 NE 139th Ave.	Portland	OR	97230	
530	E. Ronalds	Laura Gotkowitz & Michel Gobat	530 Ronalds St.	Iowa City	IA	52245	
604	E. Ronalds	Kevin S. & Helen S. Burford	604 Ronalds St.	Iowa City	IA	52245	
608	E. Ronalds	Steven C. Bernhardt	27 Glendale Ct.	Iowa City	IA	52245	
610	E. Ronalds	Patricia A. Farrant & Winifred L. Farrant	1050 Woodlawn Ave.	Iowa City	IA	52245	
613	E. Ronalds	Donna O'Brien	613 Ronalds St.	Iowa City	IA	52245	
617	E. Ronalds	Margaret F. Bauseman	617 Ronalds St.	Iowa City	IA	52245	
618	E. Ronalds	Linda A. McGuire & Anne G. Burnside	618 Ronalds St.	Iowa City	IA	52245	
619	E. Ronalds	Ronald F. & Lydia Spagnolo et al	12232 S. 70th Ave.	Palos Heights	IL	60463	
620	E. Ronalds	Ryan A. & Jessica E. Maas	620 Ronalds St.	Iowa City	IA	52245	
629	E. Ronalds	Cory L. Raitt	629 Ronalds St.	Iowa City	IA	52245	
630	E. Ronalds	John D. & Mary M. Dougherty	718 Oakland Ave.	Iowa City	IA	52240	
704	E. Ronalds	Richard W. Finley	704 Ronalds St.	Iowa City	IA	52245	
712	E. Ronalds	Ryan C. Braun	712 Ronalds St.	Iowa City	IA	52245	
713	E. Ronalds	Thomas M. & Pam Miller	112 33rd Ave. SW	Cedar Rapids	IA	52404	
714	E. Ronalds	James A. Cramer & Elizabeth Miller	714 Ronalds St.	Iowa City	IA	52245	
719	E. Ronalds	Richard M. & Barbara J. Feeney	2725 Linden Rd.	Iowa City	IA	52245	
724	E. Ronalds	Kent H. Gregg	1208 S. Gilbert Ct.	Iowa City	IA	52245	
729	E. Ronalds	Johanna Schoen & Elizabeth D. Heineman	729 Ronalds St.	Iowa City	IA	52245	
730	E. Ronalds	Martha M. Ribble Milani	730 Ronalds St.	Iowa City	IA	52245	
804	E. Ronalds	Jack A. Klapper & Elizabeth F. Ford	804 Ronalds St.	Iowa City	IA	52245	

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#	STREET	TITLEHOLDER	TITLEHOLDER ADDRESS	CITY	STATE	ZIPCODE	CONTRACT BUYER(S)
809	E. Ronalds	James R. & Carly M. Netolicky	809 Ronalds St.	Iowa City	IA	52245	
813	E. Ronalds	Wilma D. Kinney	813 Ronalds St.	Iowa City	IA	52245	
814	E. Ronalds	Patti A. Maroff	2230 11th Ave.	Marion	IA	52302	
815	E. Ronalds	Lyneda A. Masana	530 Oakwood Dr.	Hamilton	OH	45013	
820	E. Ronalds	Steve Anderson & Julie Myers	820 Ronalds St.	Iowa City	IA	52245	
823	E. Ronalds	Lucas R. Davisson	823 Ronalds St.	Iowa City	IA	52245	
824	E. Ronalds	Edwin P. & Dorothy Dlouhy	824 Ronalds St.	Iowa City	IA	52245	
830	E. Ronalds	Eric M. & Dalayne C. Williamson	830 Ronalds St.	Iowa City	IA	52245	
620	N. Van Buren	Joyce A. Daniels	622 N. Van Buren St.	Iowa City	IA	52240	
622	N. Van Buren	Joyce A. Daniels	622 N. Van Buren St.	Iowa City	IA	52240	
630	N. Van Buren	Wayne S. & Ruth E. Osborn	630 N. Van Buren St.	Iowa City	IA	52245	
702	N. Van Buren	Craig A. & Cynthia L. Abraham	2190 Hwy 6 NW	Oxford	IA	52322	
714	N. Van Buren	Julie C. & Chris W. Schmidt	4710 Sierra Vista Rd.	Alamosa	CO	81101	
716	N. Van Buren	Michael T. & Kelley A. McLaughlin	614 Pine Ridge Rd.	Coralville	IA	52241	

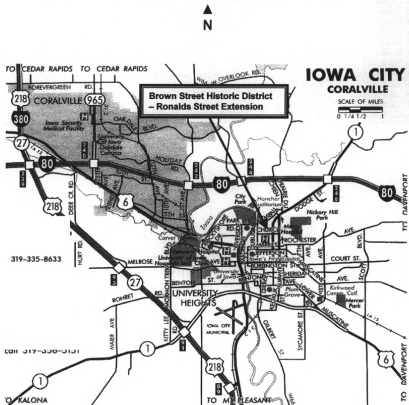
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Map Showing Location of Brown Street Historic District – Ronalds Street Extension
(Transportation Map, Iowa Department of Transportation, 2002)



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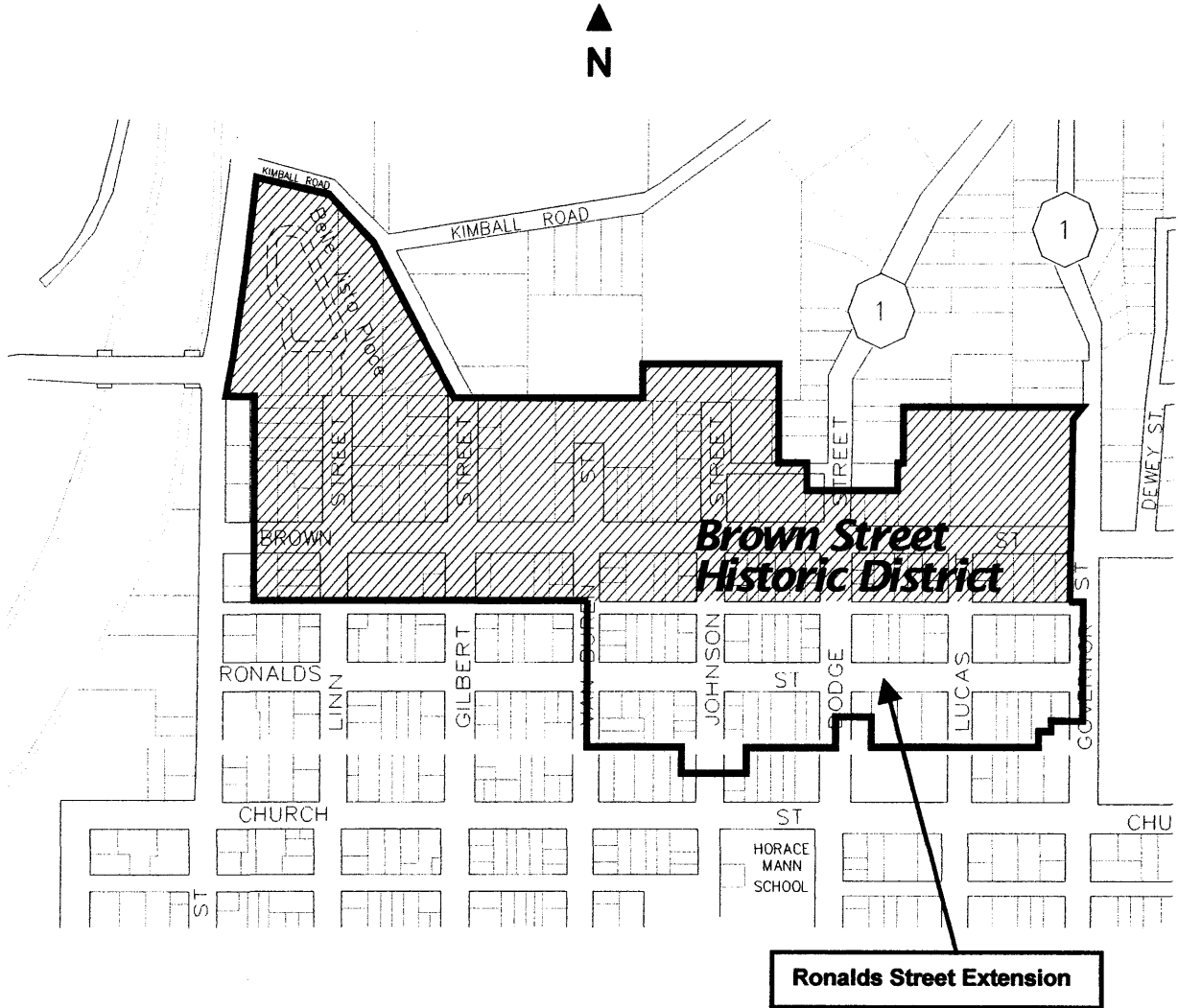
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**Sketch Map of Brown Street Historic District with boundary increase –
Ronalds Street extension in unshaded area**



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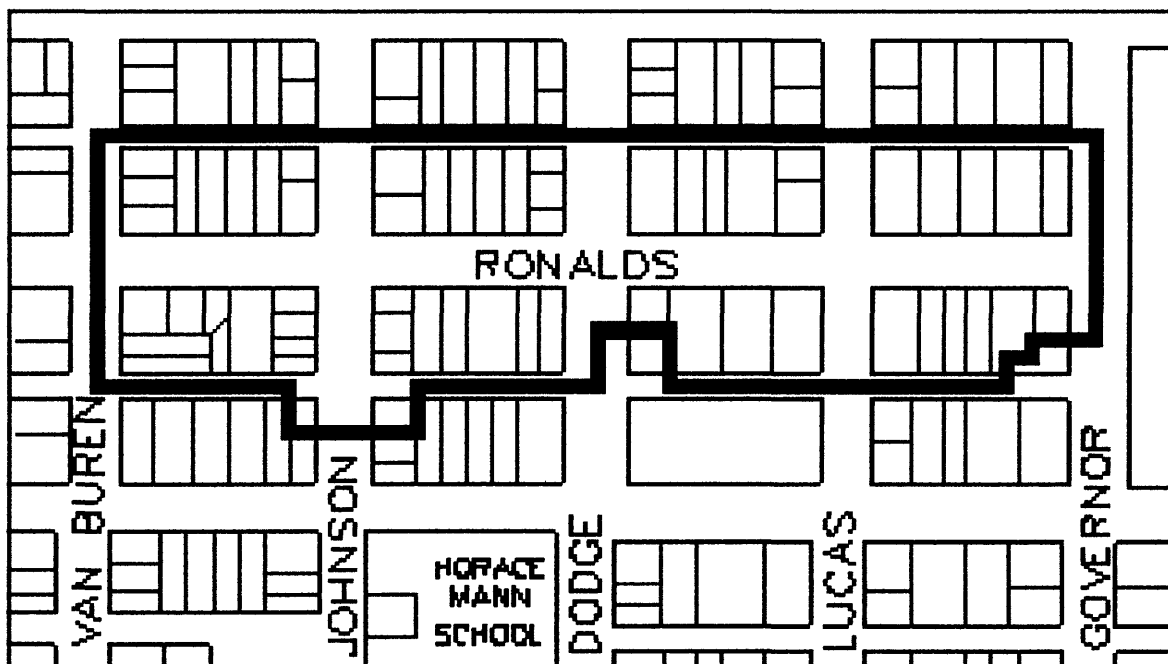
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Sketch Map of Ronalds Street Extension to Brown Street Historic District



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Photo Map of Ronalds Street Extension to Brown Street Historic District

