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United States Department of the Interior
National Park Service

National Register of Historic Places
Nomination 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 any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Dunn, William and Phebe C., House
other names/site number McGowan, Thomas E. and Mildred I., House

2. Location

street & number 524 10th Street not for publication N/A
city or town Marion vicinity N/A
state Iowa code IA county Linn code 113 zip code 52302

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

[Signature] 7/15/13
Signature of certifying official Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register
 See continuation sheet.
- determined eligible for the National Register
 See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

[Signature] 9.4.13
Signature of Keeper Date of Action
Edson H. Beall

Dunn, William and Phebe C., House
Name of Property

Linn County, Iowa
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

Number of Resources within Property
(do not include previously listed resources in count)

Contributing	Noncontributing	
1	1	buildings
_____	_____	sites
1	0	structures
_____	_____	objects
2	1	Total

Name of related multiple property listing

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

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE/specialty store

DOMESTIC/secondary structure

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Italianate

Materials

(Enter categories from instructions)

foundation STONE/limestone

walls BRICK

roof ASPHALT

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or a 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.)

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1866

Significant Dates

1866

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

unknown

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 # _____

Primary Location of Additional Data:

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

Name of repository:

Dunn, William and Phebe C., House
Name of Property

Linn County, Iowa
County and State

10. Geographical Data

Acreage of Property 0.3 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing	
1	<u>15</u>	<u>615930</u>	<u>4654046</u>	3	<u>15</u>	<u>615967</u>	<u>4654008</u>
2	<u>15</u>	<u>615967</u>	<u>4654046</u>	4	<u>15</u>	<u>615930</u>	<u>4654008</u>

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 Leah D. Rogers, Consultant

organization Tallgrass Historians L.C. date June 5, 2013

street & number 2460 S. Riverside Drive telephone 319-354-6722

city or town Iowa City state Iowa zip code 52246

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

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

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

Additional items

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

Property Owner

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

name City of Marion

street & number 1225 6th Avenue telephone 319-743-6320

city or town Marion state Iowa zip code 52302

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 the 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 Project (1024-0018), Washington, DC 20503.

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County and State Linn County, Iowa

7. Narrative Description

The William and Phebe C. Dunn House is located at the northwest corner of the intersection of 10th Street and 5th Avenue in the City of Marion, Linn County, Iowa. The current address for the property is 524 10th Street. The house is a two-story, front-gabled brick house that has two, one-story ells, one of which is original to the house construction. The original ell was built on the north side of the house and is set back from the two-story façade. The side-gabled ell has its own entry door and porch facing 10th Street. The second ell was a later addition made to the house in 1902. It is a one-story, front-gabled ell that extends off the rear of the house and adjoins a portion of the two-story section of the house and most of the rear of the north-side ell. The walls of the house are constructed with locally made soft mud brick, with dressed limestone sills and lintels on the windows and doors.¹ Limestone blocks are used in the foundation and basement wall construction. The limestone may have come from the quarries near Stone City and Anamosa. The brick was likely manufactured in Marion.

The front-gabled roof is covered with asphalt shingles, with paired scroll cut brackets underneath the eave overhang and original to the house construction. The brackets are present under all sides of the main roofline and on the gable end of the north ell. The 1902 rear addition does not have bracketed eaves.

The façade has a double-wide front doorway to the right with two tall, narrow windows to the left of the doorway and three single windows across the second floor and placed symmetrically above the windows and door on the first floor. A circular vent is in the attic level of the gable peak. The lintels on the façade windows and doors are segmental-arched stones, while the side windows have peaked stone lintels.² The brick walls of the original house are laid in a common bond pattern that varies from 5:1 to 8:1 on the façade to 9:1 on the side walls of the house.³ The walls of the original house are approximately one and a half foot thick. The walls of the 1902 addition are laid in rows of stretchers with no headers indicating that the exterior wall is a veneer.

The windows include four panes over four panes (4/4) windows on the first floor façade that reach down to the floor level on the interior. The second floor façade windows are 6/6 double-hung windows and those on the sides and rear of the original house are two sizes of 6/6 double-hung windows. Several of the windows have wooden storm windows, while others have no storm windows. The windows on the 1902 addition include some older 6/6 double-hung windows that were probably reused from the older rear ell that was removed when the 1902 addition. The windows also include 2/2 double-hung windows on the south side of the 1902 addition likely contemporaneous with this addition.

The front door on the two-story original façade does not appear to have had a porch covering originally and it presently has no porch. The double doors are reached by a set of three stone steps that have a single pipe railing on one side. The

¹ The bricks used in the original construction are a light orange to reddish-orange color, while those used on the 1902 addition are a darker reddish-orange to reddish-brown color indicating a different source for the clay. The limestone used in the foundation is quarry-faced but does include some dressed stone on the formal sides of the house. The 1902 rear ell has wooden plank sills and brick lintels rather than stone.

² The lintels on the 1902 addition are bricks set in two rows of rowlock bricks in a segmental-arch pattern.

³ The ratio refers to the number of stretcher rows per header row.

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doors are covered by older storm doors that are wood-paneled and have rectangle glass panes.⁴ The original front doors are in place and feature paneled wooden doors with single rectangular glass panes. The tops of the doors are curved to fit the segmental arch of the curved moldings above the doorway. An older brass doorbell is still in place, but the door handle hardware has been replaced.

The 1902 addition has a nearly full-length open porch across the south side that is supported by turned spindle posts that have decorative brackets. The porch has a shed roof, a beaded board ceiling, and a wooden board floor. This porch can be entered from the west side via three stone steps or from the south via two concrete steps. A concrete-capped cistern or well is just east of the concrete steps and just south of the porch.

The rear addition has two entry doors, one into what would have been the kitchen and one into what would have been a bedroom added to the rear of the house. There is a window between the two doors and one to the left (west) of the second door. An exterior entrance to the basement underneath the 1902 addition is off the west side of the house and covered by sloping wooden doors. A brick chimney rises from the gabled roof near the west end of the rear addition's roofline.

The brass and glass light fixtures on both the north ell porch and the 1902 addition porch are identical and appear to be Arts and Crafts in style. As such, these electrified lights may have been added a little later in the early twentieth century but could date also from the 1902 addition. A concrete two-track drive enters the property from the south and extends up to the concrete sidewalk at the base of the stone steps to the rear addition.

Notable features on the interior of the house include the original 1866 substantial wooden moldings around the windows and doors and the mopboards at the base of the walls. The moldings in the front room of the two-story section of the house are segmental arched above the windows, while the rest of the windows in the two-story section are rectangular surrounds. The window moldings on the interior of the north side ell are also original but less substantial in their molding than that in the two-story section and rectangular in shape. The hardwood floors are older but not original to the house construction.

The interior of the house has been updated through the years, particularly during the McGowan's tenure beginning in 1940. These updates probably included: the current hardwood floors;⁵ the front hall and closet and the French doors between the hall and the front parlor; and the second floor kitchen and bathroom (which features 1940s-50s pink tile and plumbing fixtures). Older kitchen fixtures and cupboards remain in the 1902 addition and could be original to that construction. The older radiators remain in place and many feature custom-built, wooden-slatted coverings made in Amana for the McGowans. More recently, the ceilings on the first floor were replaced and new ceiling fan/light fixtures were added to some of the rooms. Some of the original doors were removed to create more space for the current use of

⁴ One of the storm door windows is probably the original triple vertical-pane window, while the other is a single glass replacement pane.

⁵ Although these floors could have been added when the Cross family built the 1902 addition to the rear of the house. They may have updated some interior components of the older house at the same time.

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the building.⁶ Additionally, a handicapped accessible bathroom was recently added in the rear ell for the current public use of this building.

The basement extends under the original section of the house and the 1902 addition. It has a concrete floor and exposed stone walls. The original two-story section of the house is further supported by wooden cross beams and posts, some of which are hand hewn and some of which are sawn. Both the hewn and sawn members are likely original to the construction of the house.

Modern modifications to the property have included: the addition of a three stall, side-gabled garage and concrete driveway just west of the two-track drive; a wooden handicapped-accessible ramp on the north ell; and a wood railing on the porch of the north ell. The ramp and railing were added to meet ADA requirements for the public use of this building and were attached in a manner to have as little impact on the historic building as possible. Other recent modifications have been the addition of vinyl soffits and gutters on the house and new round porch columns on the north ell porch. The older porch posts on this porch were in poor condition and were removed during the renovation but are in safe storage.

The modern garage has a poured concrete slab foundation, asphalt-shingled roof, and horizontal wood board siding. The garage is counted as the one non-contributing building to the property. The previously noted cistern/well is counted as the contributing structure to the nominated property, while the dwelling is the contributing building.

The yard area surrounding the house has several mature trees, the most notable of which is an evergreen "specimen" tree that was planted in the north side yard when Thomas and Mildred McGowan purchased this house in the 1940s.⁷ There is also a pine tree in the rear yard that the McGowans brought from a trip to Canada and transplanted in the back yard.

Seven Aspects of Integrity

- **Location** - The Dunn House is located on its original parcel and on its original foundation. The large double lot on which it sits was part of the original parcel for this house.
- **Design** - The Dunn House further retains good integrity of design retaining many original construction and design elements on both the exterior and interior. The most important exterior features include the overall Italianate-influenced design of the building as reflected in the bracketed eaves and the configuration and size of many of the original windows. The brick exterior walls have also remained unpainted and in good repair. The 1902 rear

⁶ Any doors or other woodwork recently removed has been put in safe storage by the City.

⁷ A specimen tree is a subjective and fluid term. Generally, it refers to a tree that is the focal point in a particular setting. The term can be defined as a plant grown for exhibition or out in the open to display its full development as distinguished from one in a border or other planting (E-mail communication from Mark Pingnot, Trees Forever Field Coordinator/Program Manager and ISA Certified Arborist, dated 10/17/2012).

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addition was obviously designed to be sympathetic to the original house design and enhances rather than detracts from the historic integrity of the overall building. The interior retains the original window and door moldings and other original woodwork. It was updated in the 1940s-50s but still retains original elements and presents a historical appearance. More recent modifications, such as the ceilings upstairs and the handicapped-accessible restroom in the rear ell, were needed repairs and updates that did not impact the main formal interior of the house.

- **Setting** - The property retains good integrity of setting, with the parcel associated with the original house largely intact. The primary impacts to the setting have been the addition of the three-stall garage and concrete driveway to the rear of the lot; however, this is detached from the house and at least ten feet from the rear ell. A historic-age stable or carriage house and attached privy were located in the northwest corner of the lot. These buildings were removed sometime between 1926 and 1948 according to the available fire insurance maps. A garden is currently located in this area. There have been some notable trees added to the property after 1940 including a large evergreen specimen tree and another pine tree transplanted by the McGowans. These trees enhance the setting rather than detract, with the specimen tree something of a local landmark.
- **Materials** - The main historical materials of the building still present consist of the soft mud brick walls, the bracketed eaves, and many of the windows and doors on the house and side ells. The rear porch retains original elements, while the porch on the north ell has been recently refurbished with newer posts and railing related to the handicapped ramp that had to be added to make the building accessible to the public. The foundation is also original and consists of limestone likely shipped by rail from the quarries near Anamosa.
- **Workmanship** - The original workmanship of the building retains good integrity as seen in the brick wall construction and many of the exterior and interior details.
- **Feeling** - The house and surrounding parcel still present a strong historical feeling despite the addition of the modern garage, which is only visible from the 5th Avenue side view of the property.
- **Association** - The building is still recognizable as a historic pioneer-era brick house in the City of Marion and complements the adjacent Marion Commercial Historic District, which features a row of 1850s-60s brick buildings of similar style and material as the Dunn House. The only reason that the Dunn House was excluded from the commercial district was because it lacked a commercial function in its historic use. It was only in the last year that building was put into commercial use.

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8. Narrative Statement of Significance

The William and Phebe C. Dunn House is locally significant under Criterion C for the architectural significance of this well preserved pioneer-era brick dwelling. Built in 1866, this Italianate-influenced dwelling was built of locally made brick and regionally obtained limestone. It was constructed by local masons, carpenters, and other craftsman then working in Marion, which was the first county seat of Linn County. The Dunn House is important for its association with the pioneer era of Marion's development, its vernacular expression of a nationally popular architectural style (Italianate), and its association with a row of similar brick buildings built around the same along a two-block section of 10th Street extending from 5th Avenue to just north of 6th Avenue. The other buildings in this section of 10th Street are contributing buildings to the already-listed Marion Commercial Historic District, with the Dunn House just outside of the district but certainly complementary to the historic look and feel of the district and its environs. The period of significance and significant date is 1866, the year the house was built.

Architectural Significance of the William and Phebe C. Dunn House

The significance of the William and Phebe C. Dunn House lies in the architectural importance of this early brick dwelling dating from the pioneer days of Linn County's first seat of government. It reflects the growing importance of Marion, which in the late nineteenth century was a booming town, the result of securing major railroad connections and the retention of the county seat designation. New construction in the heart of Marion's commercial district and its original town plat was increasingly of substantial brick construction, taking advantage of locally available materials and the more fire resistant nature of masonry construction. The 1868 panorama illustration of Marion shows the growing density of construction around the courthouse square, with the Dunn House (then two years old) depicted along with a number of other early brick buildings (Ruger 1868).

The Dunn House is further significant architecturally as a well preserved example of a vernacular expression of the Italianate style, specifically the front-gabled subtype as defined by McAlester and McAlester (1998:211). They note that "in this subtype, Italianate detailing is added to the simple front-gabled rectangular box popularized by the Greek Revival style." The Dunn House was built at a time when the Italianate style was very popular nationwide.

The Italianate style dominated American houses constructed between 1850 and 1880. It was particularly common in the expanding towns and cities of the Midwest as well as in many older but still growing cities of the northeastern seaboard (ibid.).

The Dunn House is among the notable examples of pioneer-era brick dwellings still standing in Marion. Its significance is further enhanced by the survival of the contemporary brick buildings and dwellings fronting 10th Street just north of the Dunn House that are part of the Marion Commercial Historic District. The Dunn House was excluded from that district only because the house never had a commercial function or association. It does, however, possess sufficient architectural significance in its own right to be individually eligible for the National Register and is being nominated to help further the continued preservation of this important building in Marion. The loss in the modern era of too many important pioneer-era buildings in Marion, such as the Linn County courthouse and jail buildings, has spurred a renewed interest in preserving the pioneer-era buildings that remain.

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When William and Phebe C. Dunn built this two-story brick dwelling in 1866 on a corner lot just south of the main commercial district in Marion, the Linn County courthouse was then located in the block across 10th Street from the house.⁸ The location of the house is at the northwest corner of 5th Avenue and 10th Street, with the house fronting 10th Street.

The July 11, 1866, *Linn County Register* noted that “the brick walls of Mr. Dunn’s two-story residence are now going up, size 30 x 40.” G.A. Cobban’s brick house on 8th Avenue was also being built at the same time, with the brick for both likely manufactured at one of the local brickyards.⁹ These two houses were part of a number of improvements being made to Marion that year, with the others including at least a half dozen residences and several business and industrial buildings (*ibid.*). By August 1866, the Dunn House was ready for the plasterers (*Linn County Register*, August 15, 1866).

While it is not known who the actual builder of the Dunn House was, there are several candidates who were active masons and building contractors in Marion in the 1860s. According to local historian, Marvin Oxley (1995:71-72, 200), by 1860, there were ten brick and stone masons at work in Marion. Among these was Joseph Mentzer, a pioneer mason and building contractor in Marion, who was responsible for the construction of many of the early brick homes and commercial buildings in town (Rogers 2007).

The bricks could have been obtained from the early brickyard located along Indian Creek just west of Marion. In the early 1840s, a “Mr. Hays” was noted as Marion’s pioneer brick maker (Oxley 1995:24). It is thought that Hays’ brickyard was on the former site of the Peck greenhouse property west of Indian Creek. Reportedly, in 1843, “E.L. Hayes” was paid \$4 for building the chimney of the first permanent courthouse and \$9 for building the foundation (Onalee Arnold in Oxley 1995:24). In 1866, there was still a brickyard operating on Indian Creek in Marion (*Linn County Register*, April 25, 1866). During the 1860s, a “Mr. Peck” is also known to have turned out handmade, sundried brick at this location (Oxley 1995:32).¹⁰ The April 25, 1866 edition of the *Linn County Register* noted that B.P. Wickham had “a kiln of new burnt lime for sale just below the brick yard on Indian Creek, and will keep it for sale constantly during the summer.” It was during the summer of 1866 that William Dunn’s new brick home was being built, a construction that would have required lime for mortar in addition to bricks.

The stone for the foundation may have come from the “Anamosa Quarry” that was being advertised in the local newspaper in 1866. Specifically, the advertisement indicated that both “rubble or dimension stone” was available and citizens of “Marion and Vicinity” were being asked to call on “C. Fairchild, R. R. Agt., at Marion, who will receive their orders and give any information desired” (*Linn County Register*, March 14, 1866). The limestone resources of the Stone City-Anamosa vicinity in nearby Jones County would become famous for the quality of the stone produced.¹¹

⁸ The former courthouse location is now occupied by the new Marion Public Library.

⁹ The Cobban House is located at 1425 8th Avenue and is a contributing building in the Pucker Street Historic District listed in the National Register of Historic Places in 2002 (Rogers 2002). The original section of the Cobban House is also Italianate in design.

¹⁰ In the twentieth century this greenhouse was known as Peck’s greenhouse. This land is across the street and west of Thomas Park. The greenhouse business is non-extant and is built over by a convenience store/gas station.

¹¹ Some of these quarries are still being quarried into the present day.

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Local contractors in Marion in 1866 included two gentlemen, with whom William Dunn had at least a formal relationship—William E. Ledyard and William Wise. Ledyard and Wise, along with Dunn, were elected as town trustees in 1867 (Western Historical 1878:540). Ledyard had established lumberyard on south 12th Street in April of 1865, becoming partners with Dr. S.P. Yeoman in the business in 1866 (Oxley 1995:100, 120). William Wise settled in Marion in 1853 and until 1871 he was a building contractor and built “many substantial business blocks and residences” in town (*Marion Pilot*, November 11, 1900). Either one or both could have contributed materials to, or served as contractor for, the construction of the Dunn House.

The recent survey and inventory of the residential neighborhood just west of the Dunn House noted that the earliest extant houses along 5th and 6th avenues west of 10th Street are built of brick (Rogers et al. 2010). Notable examples include: 865 6th Avenue (built c.1870s or before); the Amory Keyes House at 809 6th Avenue (built c.1856); 785 6th Avenue (built c.1860); the Joseph Greene House at 630/32 6th Avenue (built c.1857); the Henry Sutzin House at 459 6th Avenue (built in the 1850s); and the Marietta Rollins Glass House at 185 6th Avenue (built c.1872). The styles reflected by these houses include: Greek Revival, Gothic Revival, and Italianate. The brick was likely burned at the nearby brickyard on Indian Creek or right on site as the houses were being built (ibid.).

The previous survey and inventory of the commercial district north of the Dunn House identified other early brick buildings in the vicinity of the Dunn House that included the adjacent Seventh Day Advent Church at 560 10th Street (built c.1860-65). This church was possibly built by Emmer Ramsey, a contractor who built the original county poor house but who died during the Civil War. Also noted was the brick Methodist Episcopal Church at 590 10th Street built in 1850-52; the brick Methodist Parsonage at 969 6th Avenue behind the church built in 1858; the brick Carter/Samson dwelling at 630 10th Street built in 1856; a front-gabled brick dwelling at 903 6th Avenue built in the 1850s-60s; and a side-gabled brick dwelling at 908 5th Avenue built in the 1850s-60s (Rogers 2007). It is perhaps notable, in relation to the Dunn House, that the Advent Church, the M.E. Church, the Methodist parsonage, and the Carter-Samson dwelling are all front-gabled brick buildings with wide eave overhangs and exhibit some influence from the Italianate style of architecture (Rogers 2009).

History of the William and Phebe C. Dunn House

William Dunn’s personal history is a bit sketchy particularly concerning his age. There are several discrepancies in the census and other data that end up with a range for his birth from as early as 1811 to as late as 1822, although 1820 seems to be the most plausible year of his birth. He was born in Pennsylvania but relocated to Ohio, where he first married Elizabeth Ackels. She must have died, and the couple never had any children. William remarried in 1848 to Phebe C. Fall, who was then 16 years of age and William approximately 28 years old. The newly-married couple first owned a farm in Bristol, Morgan County, Ohio, where they were enumerated in the 1850 Federal Census, with William listed as a 30-year-old farmer and Phebe as being 18 years old. In 1855, the Dunns moved west to Iowa, settling in Linn County. There, they established a farm on Section 8 of Monroe Township, northwest of Marion, the Linn County seat of government.

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In the 1856 Iowa State Census and the 1860 Federal population and agricultural censuses, the Dunns were listed as living in Monroe Township on a 240-acre farm.¹² It has often been considered in local lore that in 1866 when the Dunns built their new home in the town of Marion that this meant they had retired from farming. However, in 1866, William was only 46 years of age (if born in 1820) and his occupation continued to be listed as “farmer” in the 1870 and 1880 Federal censuses even though his residence was now in Marion. It appears that the Dunns retained ownership of the Monroe Township farm and continued its operation despite moving their main residence into town.¹³ It was not until the 1885 Iowa State Census that William was listed as a “retired farmer.”¹⁴ The 1895 plat map confirmed that the Dunns no longer owned the farm in Section 8 of Monroe Township by that time (Bergendahl 1895).

The actual reason for the Dunns moving into Marion and building a large, stylish brick home in which to reside, while still operating a farm over five miles outside of town is not known. It may be that the move into Marion was prompted by a desire of William’s much younger and childless wife to live in a bustling town rather than the rural countryside. A further possibility is that William had some political ambitions that would have been furthered by taking up residence in the county seat. It is known that William Dunn was elected in March 1867 as a Marion city trustee; however, any further elected offices are not indicated in the historical record for Dunn (*Marion Register*, March 6, 1867; *Western Historical* 1878:540).

The Dunns never had children of their own, but in the 1880 Federal census for the City of Marion, William and Phebe’s household included William H. Hickson, a 16-year-old farmer living in their home. Hickson had been born in New York and may have been subsequently adopted by the Dunns, although the relationship seems to have become complicated. It is uncertain that Hickson (or Hixon as it is spelled in other accounts) was ever formally adopted by the Dunns; however, by 1885 he had taken their surname and referred to himself as William H. Dunn. Later accounts regarding William Dunn also referred to the elder William as “Sr.” and Mrs. Dunn as having a “son, William Dunn” in her obituary (*Cedar Rapids Evening Gazette*, April 30, 1898, July 25, 1901, October 25, 1901). An article in the October 25, 1901, *Cedar Rapids Evening Gazette* details some of the family turmoil, specifically:

William H. Dunn of Marion, plaintiff in the suit instituted to set aside the will of the late Mrs. Phoebe C. Dunn this morning stated to a Gazette reporter that all reports to the effect that he has ever had anything out of the estate of the late William Dunn, or through the late Mrs. Dunn, are untrue. Mr. Dunn states that what he has acquired he has made by his own efforts. He states further that the rumors in which he is credited with having

¹² The 1860 Iowa agricultural census listed his landholdings as including 160 acres of improved ground and 80 acres unimproved. However, the available plat maps show Dunn’s land from 1869 to 1881 as encompassing only 160 acres.

¹³ The 1869 plat map of Monroe Township shows Wm. Dunn owning land in the SE1/4 of Section 8, with a house located along the south property line on the north side of the section line road (Thompson and Everts 1869). The 1881 map continued to show Wm. Dunn owning the 160 acres in the SE1/4, with a house depicted at the same location as in 1869 (Warner and Foote 1881). The 1878 Linn County history book also listed Wm. Dunn as a farmer in Section 8 of Monroe Township (*Western Historical* 1878:811). However, it should be noted that his P.O. was listed as “Marion” in 1878 despite the Section 8 property being located very close to the Toddville post office (*ibid.*). This would support Dunn living in Marion but operating the farm in Monroe Township. The 1859 plat map of this same location shows S.T. Miller as the owner (McWilliams and Thompson 1859). Therefore, the Dunns either rented farm ground between 1855, when they settled in the county, and 1869 when Dunn was shown as the owner of the SE1/4 of Section 8, or they first owned land elsewhere prior to purchasing the land in Section 8.

¹⁴ In this census, his age was given as 62, even though he was probably closer to 65 years of age.

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Continuation Sheet**

Section 8 **Page** 9 **Property name** Dunn, William and Phebe C., House
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been inattentive to Mrs. Dunn during her later years are without foundation. Mr. Dunn's former name was Hixon, but he asks that it be plainly understood that he was not an orphan from any institution. He lived with Mr. and Mrs. Dunn for several years, and claims that it was the intention of Mr. Dunn that he should have a share of their property at the death of Mrs. Dunn, although the latter failed to provide for him in the last will.

According to William Dunn's will when he died in 1898, his entire estate was to go to Phebe but that upon her death, if anything remained, then \$2000 was to go to William H. Dunn, if he was still living (Hull 2011). Contesting William H. Dunn in his challenge of Phebe's will was her half-sister, Nannie Adams, who asserted that she was the executor, and Phebe's heirs were nieces and nephews by a full sister and two half-sisters, plus other named church societies and colleges in her will (ibid.). The court decision went in favor of Nannie Adams and the other named heirs of the estate, which did not include William H. Dunn. The brick house in Marion was willed to the Trustees of the First Christian Church of Marion, with the warranty deed transaction dated June 21, 1901 (ibid.).

After William Dunn formally retired from farming, he and Phebe appear to have spent a lot of time away from Marion and may have lived for several years in Appanoose County before returning in 1893 to live part time in their home "at the corner of 5th avenue and 10th street" (*Marion Register*, December 13, 1893). The 1893 newspaper account indicated that the Dunns were going to stay in Marion during the winter, although the obituaries for both William and Phebe noted that they had spent some winters in California, specifically in Los Angeles. Mr. Dunn died within a few weeks of a return from a "very pleasant trip in California" in 1898, while Phebe's obituary noted that she had been "an invalid for several years spending the winters in California, and had returned from Los Angeles" to Marion a few weeks before her own death in 1901 (*Cedar Rapids Evening Gazette*, June 25, 1901; *Marion Pilot*, May 5, 1898). Both Dunns were buried under a single monumental gravestone in Marion's Oak Shade Cemetery. The gravestone lists only their names and dates of death.

The Dunn House did have other occupants during the period after the Dunns retired and began spending less time in Marion. In 1897, the *Marion Pilot* (October 14, 1897) noted that "Elder J.A. Seaton, who has for some time resided in the Davis house at 8th avenue and 9th street, has changed his place of residence and now occupies a portion of the Dunn residence at 5th avenue and 10th street." Such tenants likely insured that the home was cared for during the Dunns' absences.

As noted above, after Phebe's death the house became the property of the First Christian Church of Marion. On March 15, 1902, the church sold the property to Charles E. Cross for \$2,500 (Hull 2011). Charles Cross was a railroad conductor, with the Dunn House located near the Milwaukee Railroad's depot and rail yards.¹⁵ On June 19, 1902, the *Marion Pilot* noted that C.E. Cross was adding onto his house at 5th Avenue and 10th Street, with the addition to include a bedroom, bathroom, kitchen and pantry. This addition was built on the rear of the house.

Charles Cross married Gertrude A. Sullivan at his home on May 23, 1905. This was his second marriage, and his new bride was actually the sister of his first wife, who had passed away. In March 1912, Charles' mother, Mary H. Penniman

¹⁵ Marion at the time was a Division Point for that railroad.

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Section 8 **Page** 10 **Property name** Dunn, William and Phebe C., House
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Cross, came to live with her son and daughter-in-law. She passed away at their home in June of the following year.¹⁶

Charles E. Cross was described as “a popular passenger conductor on the Kansas City Division of the Milwaukee” (*Marion Sentinel*, May 25, 1905). He also served as a director for the Farmer’s and Merchant’s State bank in Marion (*Marion Register*, January 1, 1897). Gertrude Cross served as vice-president of the Woman’s Relief Corps in Marion in 1909 (*Cedar Rapids Evening Gazette*, January 8, 1909). Gertrude died on December 13, 1926, with Charles soon following on January 23, 1927. Both are buried at Oak Shade Cemetery. At the time of his death, Charles had two daughters, Vade C. Burnett of Lakewood, Ohio, and Gail H. Hayes of Chicago, Illinois. His estate was settled on February 23, 1928 (Hull 2011). The Marion property remained in the possession of Burnett and Hayes until March 1940 when it was conveyed to Thomas E. and Mildred I. McGowan.¹⁷

Thomas E. McGowan was a lifelong resident of Marion. He was born there on March 28, 1913. He married Mildred I. Cress on January 21, 1936, in Cedar Rapids. He worked as a postman before he entered the service during World War II. After the war, he returned to his work as a postman. He later worked on the Milwaukee’s rail maintenance crew and during this time, he and his wife lived for a time in a “railroad box car home” that was set on a side rail in the area where he was working (*Marion Sentinel*, April 1, 1982). He subsequently became a member of the Board of Realtors and had his own real estate/development company known as McGowan Realty Co. for 32 years. He also served on the Salvation Army Advisory Board, was a past president of the Marion Chamber of Commerce, and a director on the Y.M.C.A. board. He worked up until the time of his last illness and was a major developer of the northeastern part of Marion. He died on March 23, 1982, at Mercy Hospital (ibid.).

His widow, Mildred McGowan, continued to live in the 10th Street house until her later years when she became a resident of the Hiawatha Care Center where she died on April 1, 2010. She had been born in Toddville on November 5, 1914. After her marriage to Thomas McGowan in 1936, she came to live in Marion where the couple purchased the Dunn House in 1940. Mildred also worked in real estate and owned and operated Rainbow Real Estate for 17 years in Hiawatha. She also worked in the Cedar Rapids Assessor’s Office, the Linn County Treasurer’s Office, and at the La Plant-Choate factory during World War II. She was a member of the Toddville Free Methodist Church and a founding member of the Open Arms Group at the church. She also served as a member of the Marion Nature and Garden Club for over 50 years. She was survived by a niece and nephew, who had served as her caretakers as well as other nieces and nephews and friends, who had helped her stay at home for as long as she could (Cedar-Memorial online obituary for Mildred McGowan).

¹⁶ Her obituary noted that Mary Cross had been born in Westmoreland, NH, in 1816, and moved with her family in 1818 to Jefferson County, NY, where she grew up and married Abisba or Abisha Cross in 1834. They moved to Trumbull County, Ohio, in 1840 and later to Warren, Ohio, where she lived until moving to Marion to live with her son in 1912. Charles E. Cross was one of five children and one of two to survive their mother. The other surviving sibling was Grace (Cross) Perky of Wahoo, Nebraska (*Marion Register*, June 23, 1913).

¹⁷ Gail H. Hayes had died in 1931, with her husband, William F. Hayes and her sister, Vade Burnett, being her survivors and heirs. When the property was conveyed to the McGowans in 1940, the grantors included William F. Hayes, and his children Minnie, Marge, and John, and Vade C. and James P. Burnette (spelled both with the “e” at the end and without in various sources) (Hull 2011).

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During their occupation of the house, the McGowans subdivided the house into three apartments, although it is possible that the subdivision began during the later years of the Dunn's occupation when tenants were known to be in residence. The McGowans lived in the apartment on the second floor. Mildred continued to live in the second-floor apartment, with assistance, until she had to go into the Hiawatha Care Center. In her will, Mildred McGowan, gave the Dunn House property to the City of Marion.

The City has rented the house to the McGowan House Artisans, who operate an art gallery and gift store on the first floor of the house. The upstairs is currently used for storage for this business. The City of Marion is undertaking the National Register nomination of the Dunn House to further recognize the significance of this historic property and to assist with the continued preservation and maintenance of this building.

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Section 9 Page 12 Property name Dunn, William and Phebe C., House
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10. Geographical Data

Verbal Boundary

Lots 7 and 8, Block 27, Original Town Plat, Marion, Linn County, Iowa.

Boundary Justification

These lots encompass the historic parcel on which the Dunn House was built in 1866.

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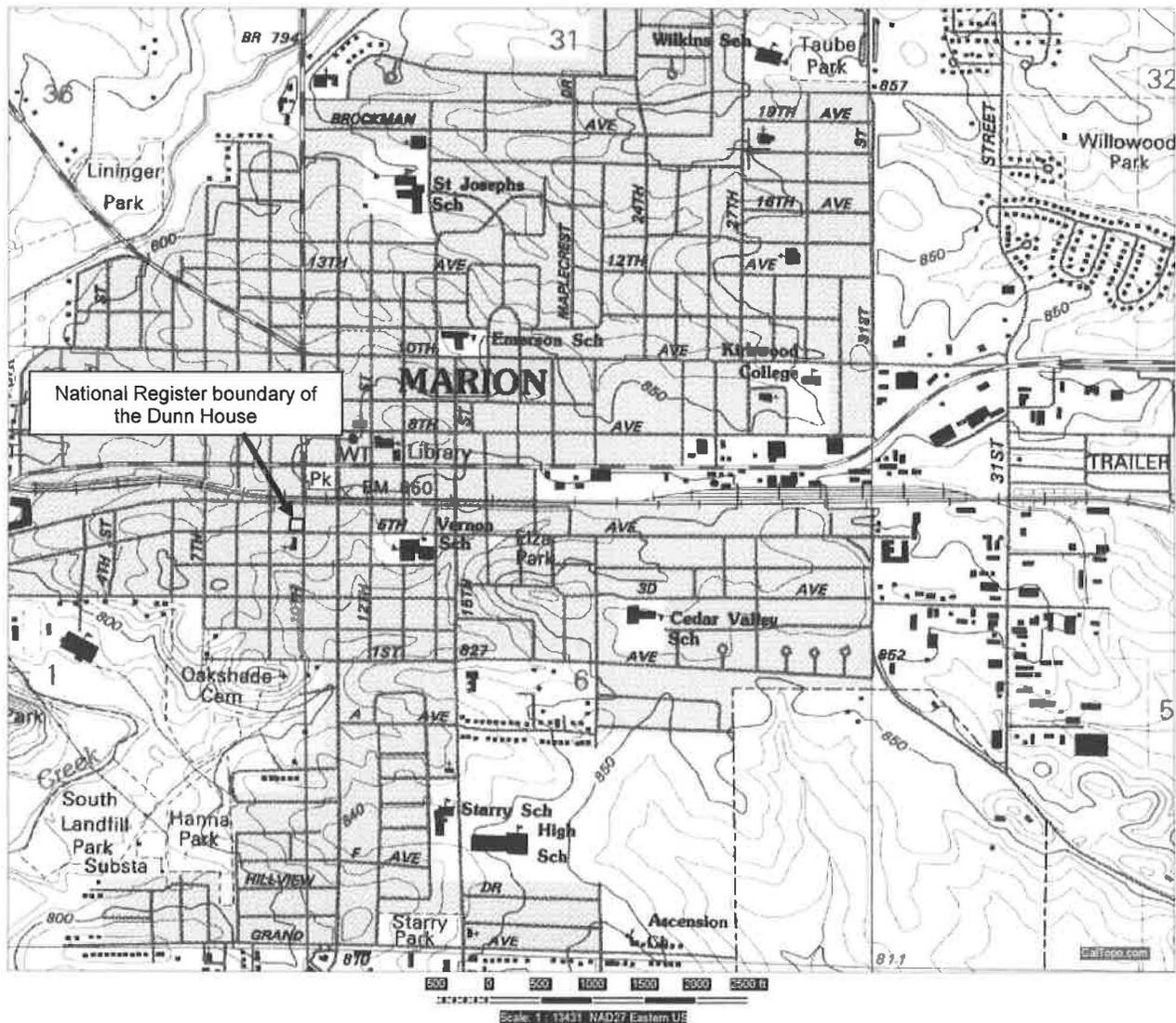
Additional

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Additional Documentation

Topographic map showing the location of the Dunn House, Marion, Iowa
Source: USGS Marion, Iowa, 1994, obtained from ExpertGPS mapping software, 2012



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National Park Service

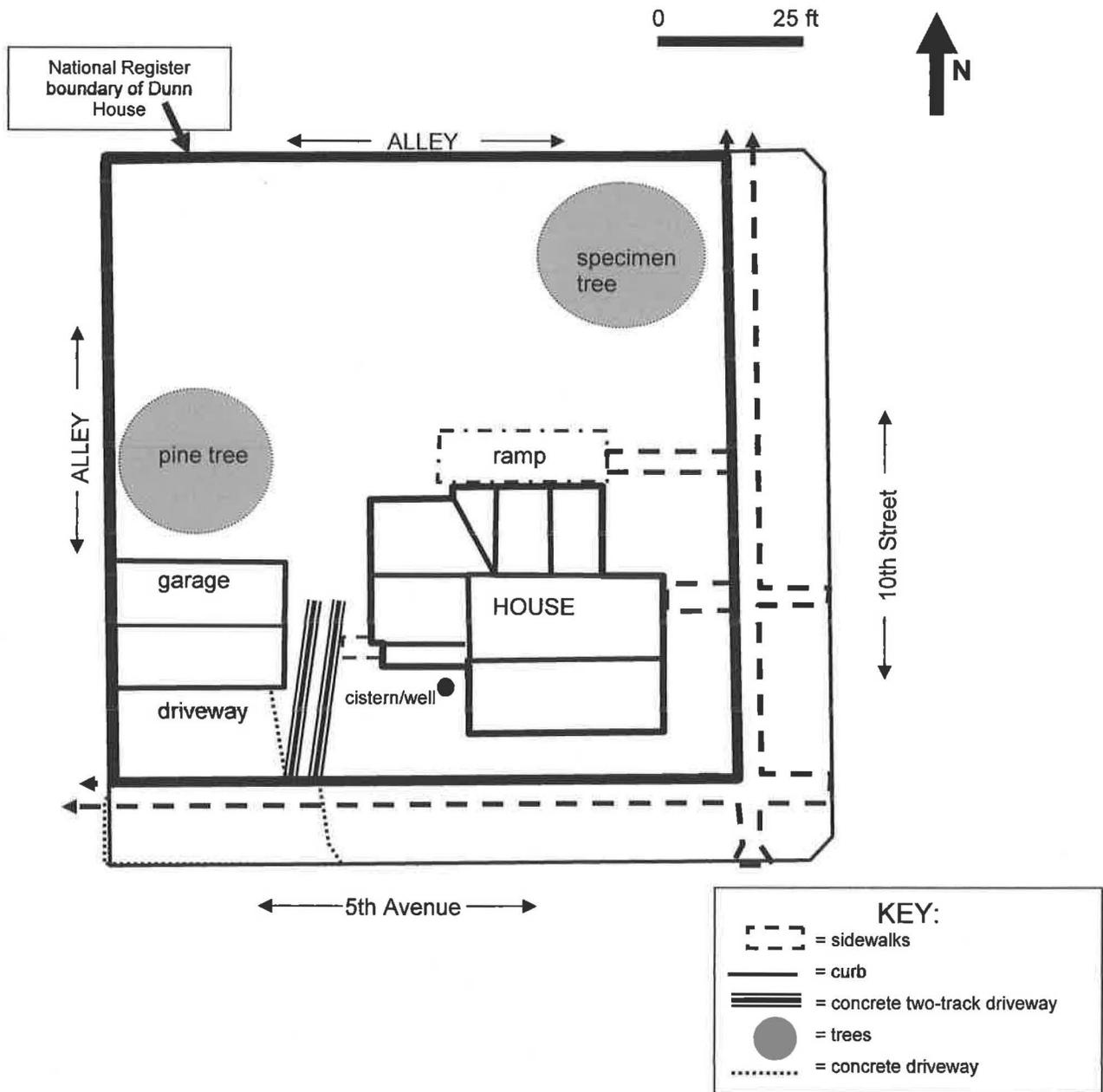
National Register of Historic Places
Continuation Sheet

Additional

Section Documentation Page 16 Property name Dunn, William and Phebe C., House

County and State Linn County, Iowa

Site Plan Sketch Map of Dunn House Property
Compiled by Leah D. Rogers, Tallgrass Historians L.C., Iowa City, IA

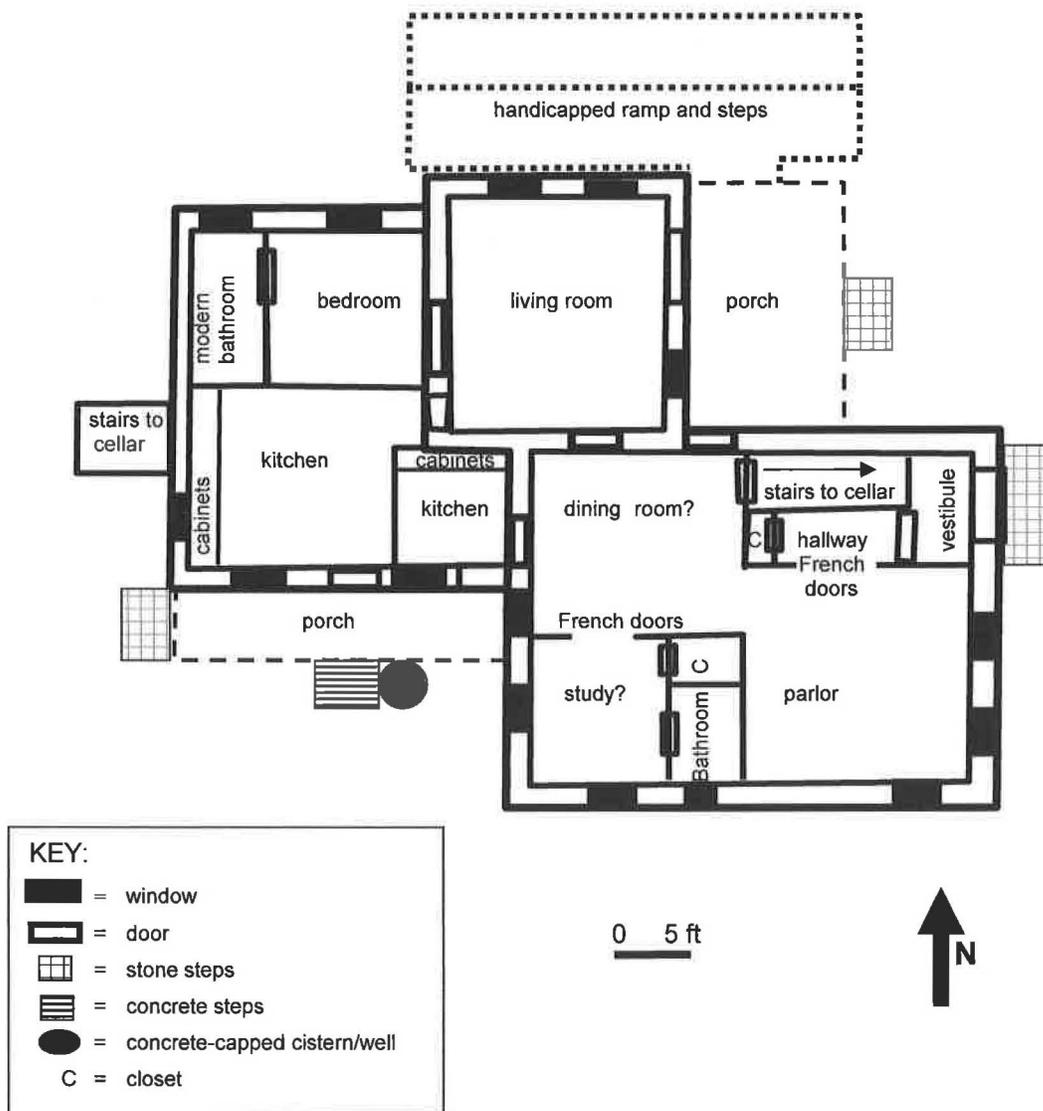


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Additional
Section Documentation Page 17 Property name Dunn, William and Phebe C., House
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Floor plan sketch map of first floor of Dunn House
Compiled by Leah D. Rogers, Tallgrass Historians L.C., Iowa City, IA



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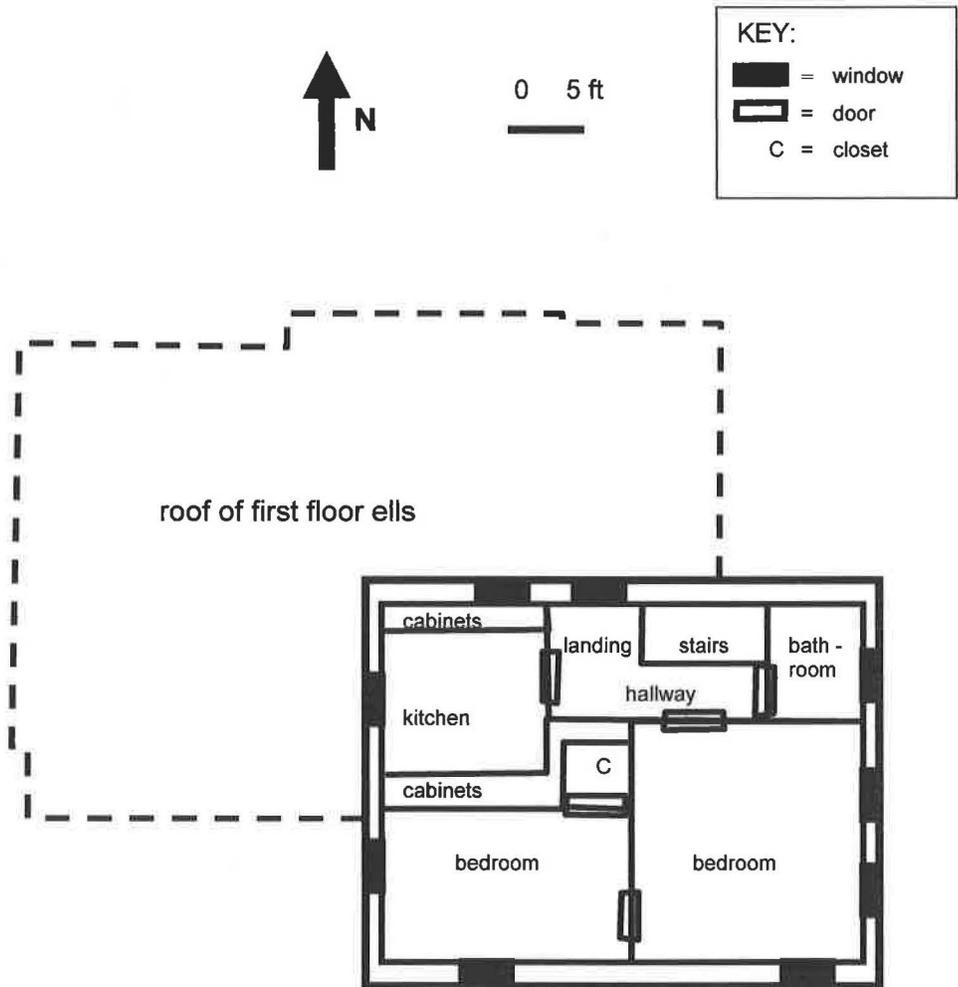
**National Register of Historic Places
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Additional

Section Documentation **Page** 18 **Property name** Dunn, William and Phebe C., House

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Floor plan sketch map of second floor of Dunn House
Compiled by Leah D. Rogers, Tallgrass Historians L.C., Iowa City, IA

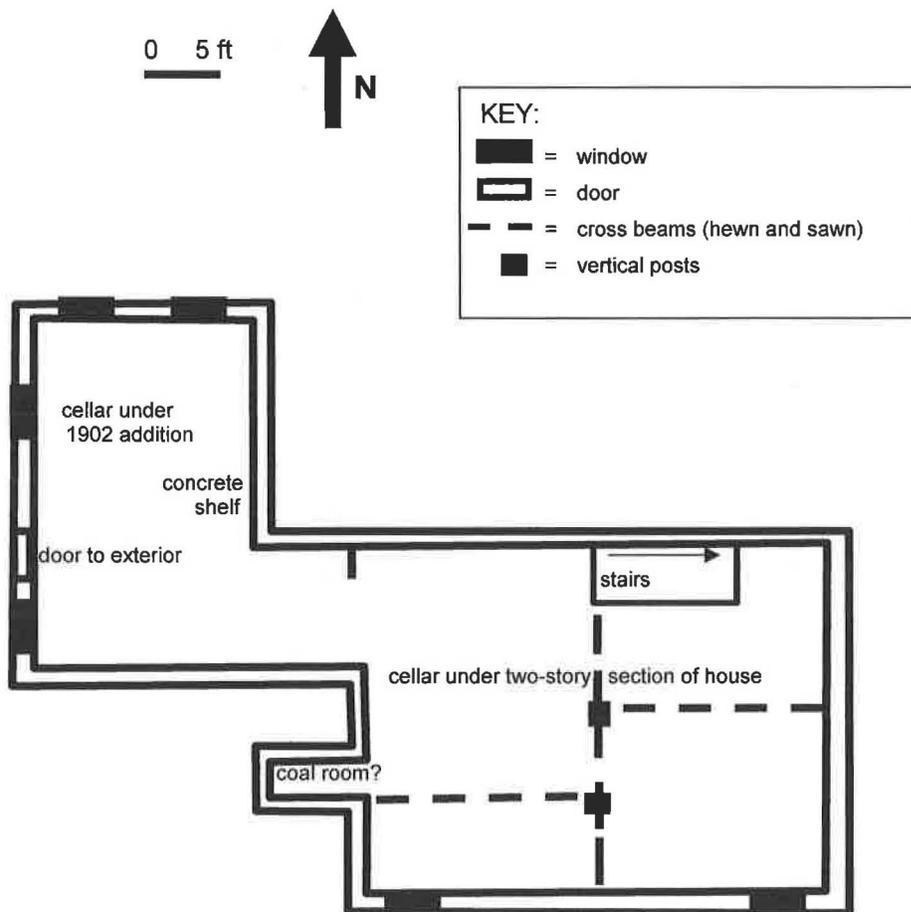


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Additional
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County and State Linn County, Iowa

Floor plan sketch map of basement of Dunn House
Compiled by Leah D. Rogers, Tallgrass Historians L.C., Iowa City, IA



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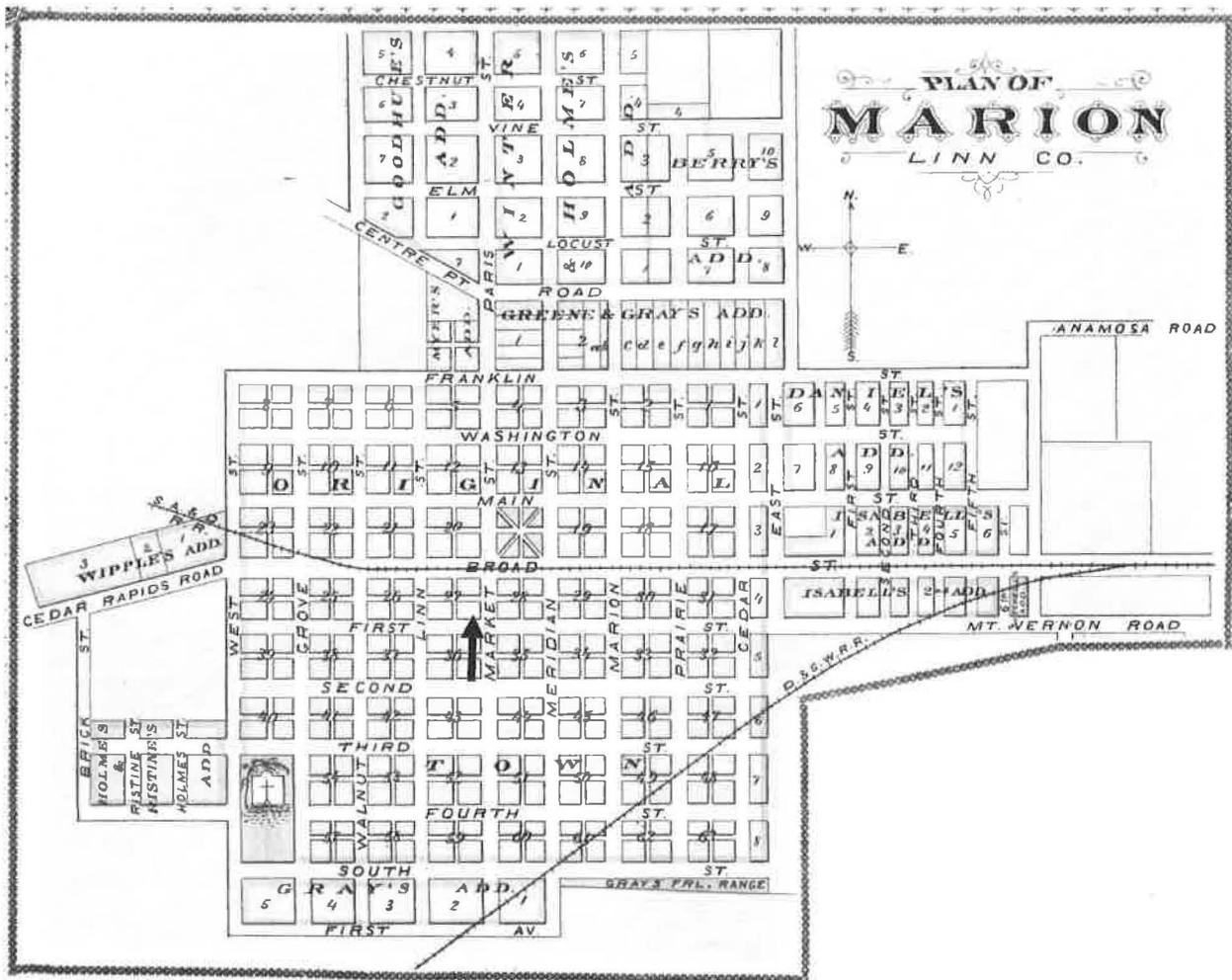
National Register of Historic Places
Continuation Sheet

Additional

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County and State Linn County, Iowa

1875 Plan Map of Marion, Iowa, Showing Location of Dunn House Property (arrow)
Source: Andreas 1875



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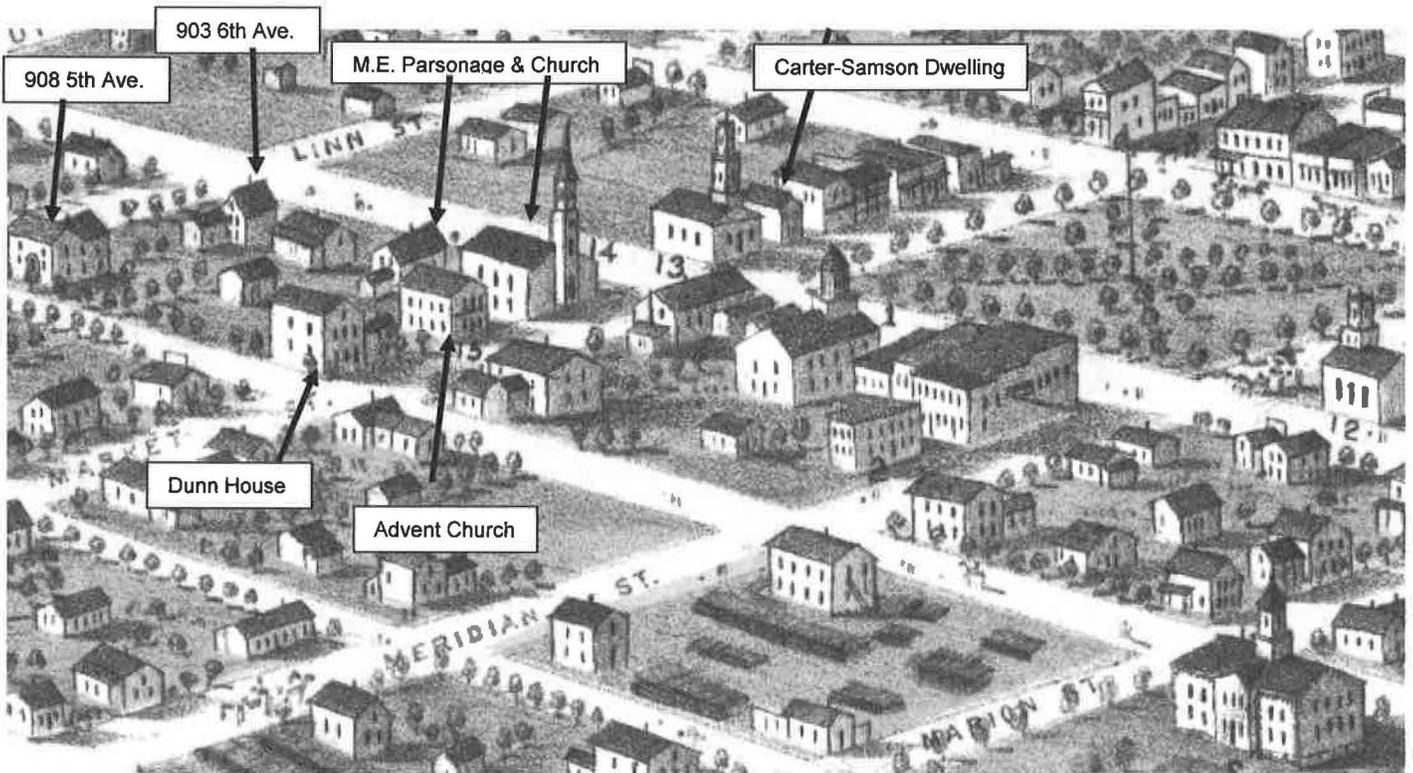
National Register of Historic Places
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Additional

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County and State Linn County, Iowa

1868 Bird's-Eye Illustration of Marion, Iowa,
Showing Dunn House and Other Extant Early Brick Buildings in its Environs
Source: Ruger 1868



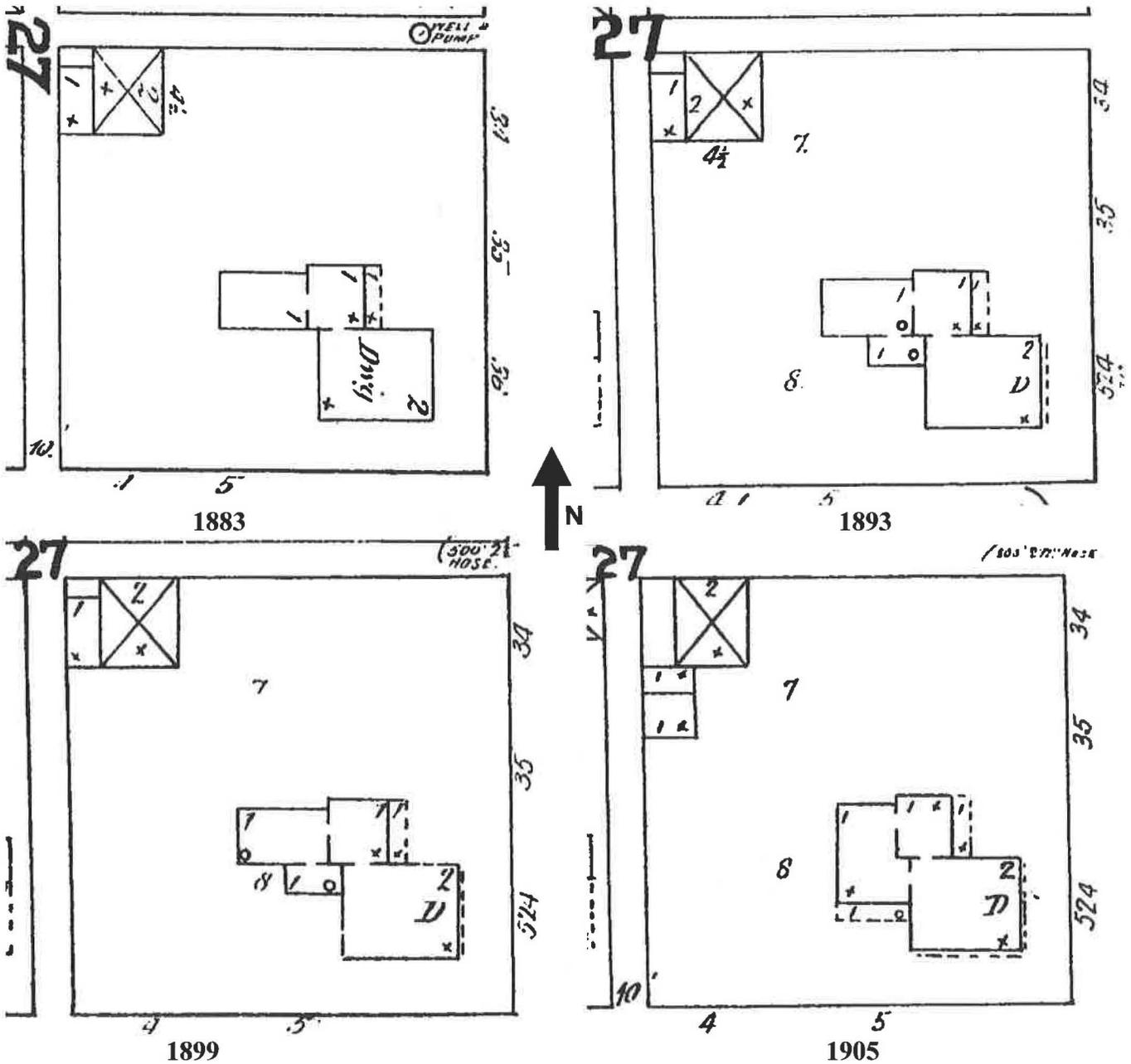
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Additional
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1883, 1893, 1899, and 1905 Sanborn Fire Insurance Maps of Dunn House Property

Source: Sanborn 1883, 1893, 1899, 1905



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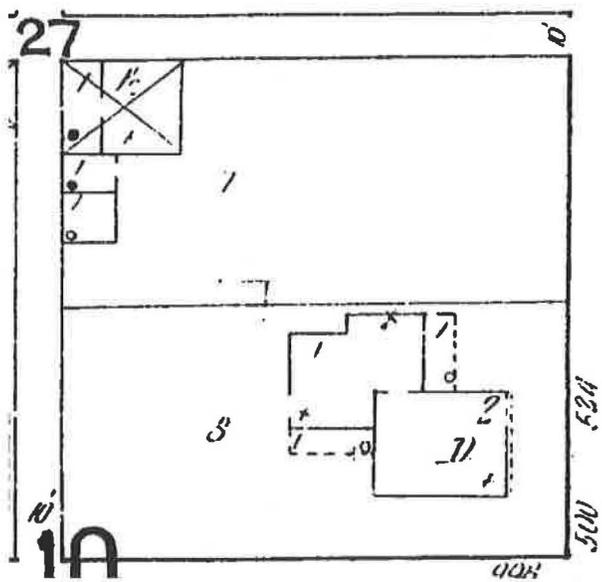
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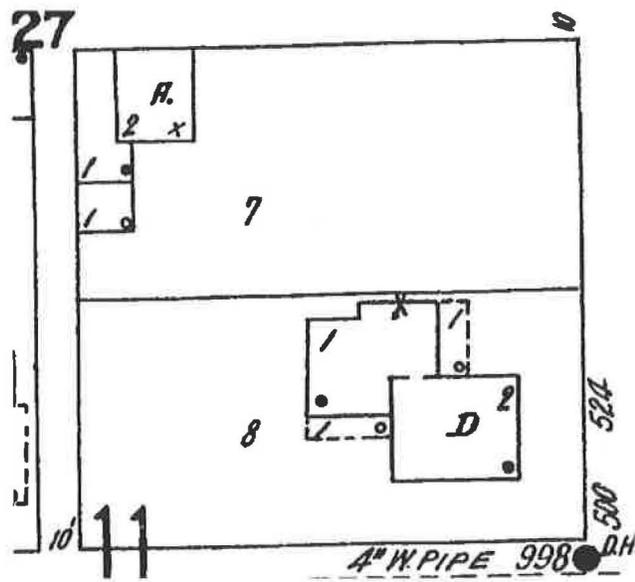
County and State Linn County, Iowa

1913, 1926 and 1948 Sanborn Fire Insurance Maps of Dunn House Property

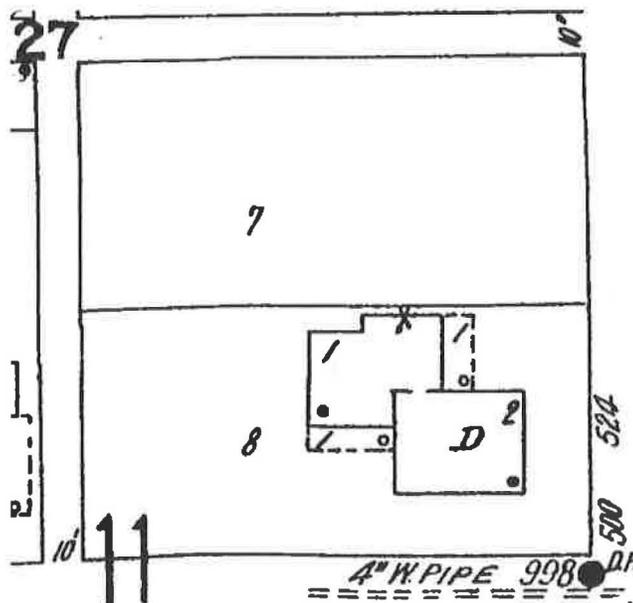
Source: Sanborn 1913, 1926, 1948



1913



1926



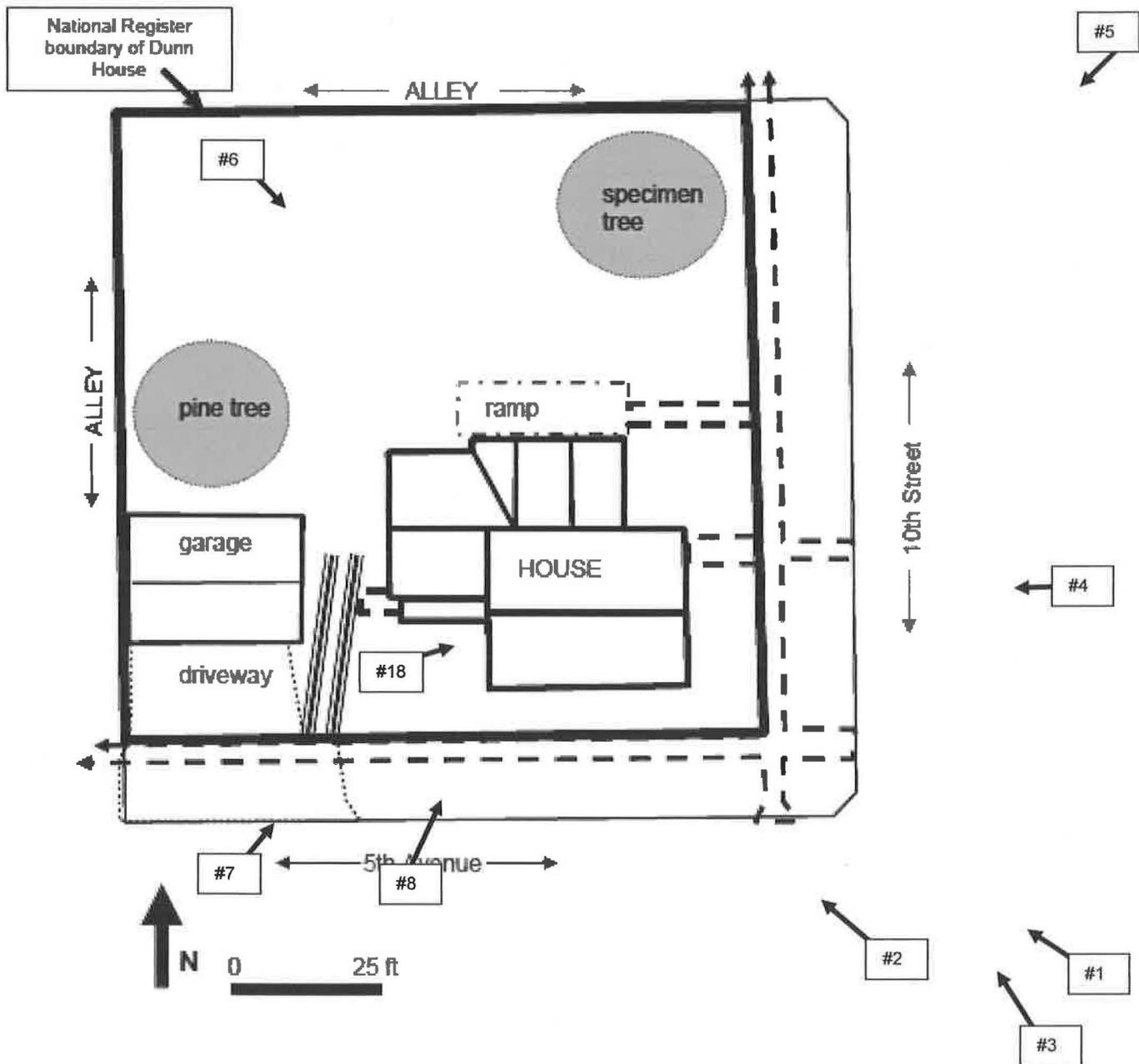
1948

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Additional
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Site Plan Map Showing Direction of Exterior Photographs



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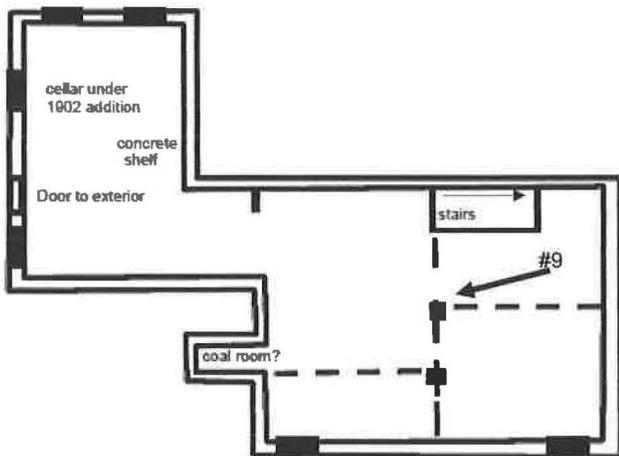
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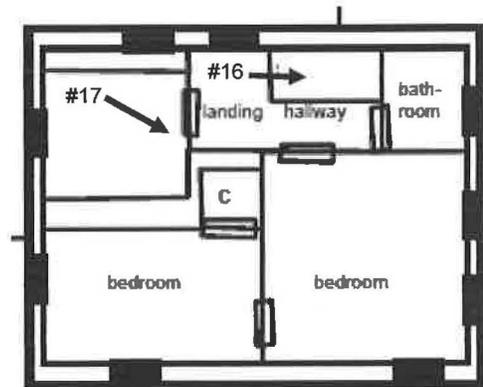
County and State Linn County, Iowa

Floor Plan Maps Showing Direction of Interior Photographs

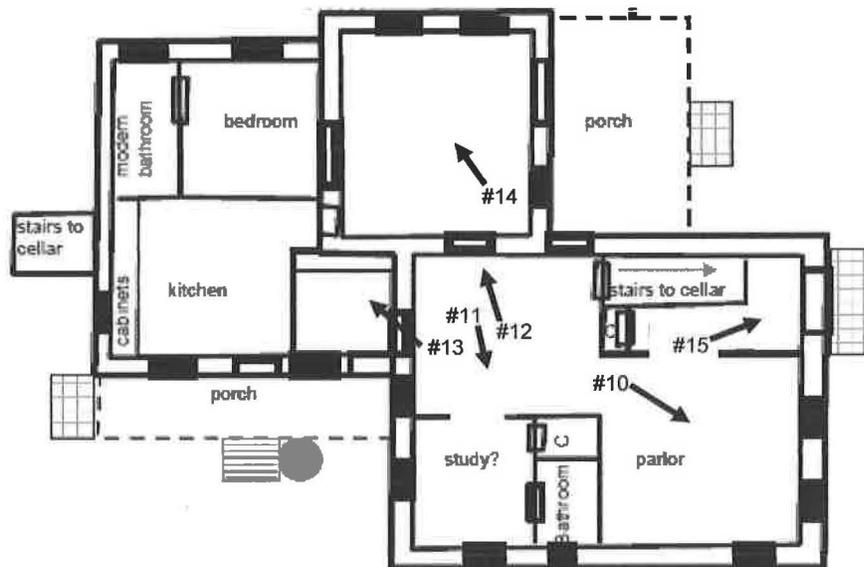
Basement



Second Floor



First Floor



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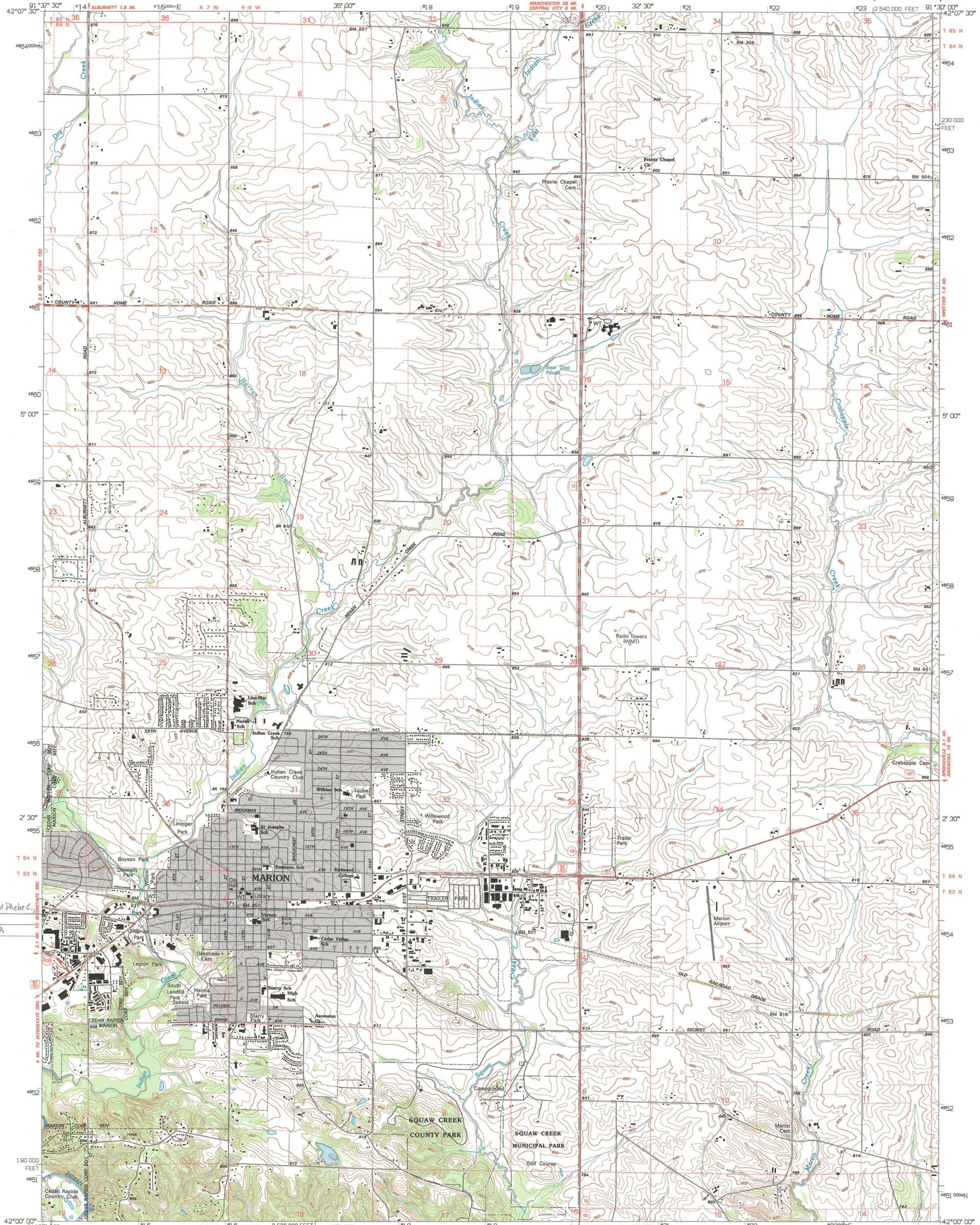
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Section Documentation Page 26 Property name Dunn, William and Phebe C., House
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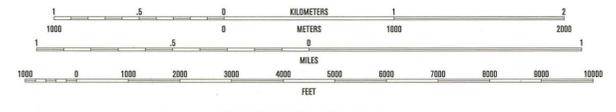
List of Photographs

Name of Property: Dunn, William and Phebe C., House
County and State: Linn County, Iowa
Name of Photographer: Leah D. Rogers, Tallgrass Historians L.C., Iowa City, Iowa
Date of Photographs: July 18, 2012
Location of Original Photographs: Tallgrass Historians L.C., Iowa City, Iowa

- #1 General view of Dunn House, view to the NW from the intersection of 10th Street and 5th Avenue
- #2 South side of Dunn House, view to the NW showing modern garage to rear
- #3 General view of Dunn House, view to the NNW from the intersection of 10th Street and 5th Avenue
- #4 East side (façade) of Dunn House, view to the West from 10th Street
- #5 General view of Dunn House, view to the SW from 10th Street
- #6 North side of Dunn House, view to the SE from northwest corner of backyard
- #7 Rear of Dunn House, view to the NE from 5th Avenue
- #8 South side of Dunn House, View to the NNE from 5th Avenue
- #9 Basement of Dunn House, view to the WSW under original two-story section of house
- #10 Interior of first floor of Dunn House, view to the ESE in front parlor
- #11 Interior of first floor of Dunn House, view to the SSE from dining room into SW room
- #12 Interior of first floor of Dunn House, view to the NNW from dining room into north ell
- #13 Interior of first floor of Dunn House, view to the NW into the 1902 addition kitchen
- #14 Interior of first floor of Dunn House, view to the NW into the north ell front room
- #15 Interior of front door of Dunn House, view to the ENE from hallway
- #16 Interior of second floor of Dunn House, view to the East looking down the front stairs
- #17 Interior of second floor of Dunn House, view to the SE at built-in cabinets from NW room
- #18 Detail of concrete-capped cistern/well off rear of Dunn House to left side of photograph, View to the ENE



Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1965. Field checked 1968. Revised from aerial photographs taken 1990. Field checked 1992. Map edited 1994
Universal Transverse Mercator projection
10,000-foot grid ticks Iowa coordinate system, north zone 15, shown in blue 1927 North American Datum (NAD 27)
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are given in USGS Bulletin 1875
Gray may be private inholdings within the boundaries of the National or State Reservations shown on this map
Gray tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929



ROAD CLASSIFICATION
 Primary highway hard surface Light-duty road, hard or improved surface
 Secondary highway hard surface Unimproved road
 Interstate Route U.S. Route State Route

ADJOINING 7.5' QUADRANGLE NAMES

1	2	3	1 Lafayette
			2 Central City
			3 Prairieburg
4	5	6	4 Cedar Rapids North
			5 Springville
			6 Cedar Rapids South
6	7	8	7 Bertram
			8 Mt. Vernon

MARION, IOWA
42091-A5-TF-024
1994

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

DMA 7668 II SE - SERIES V876



W 31 ST
S 1st AVE

McGowan House →
Artisans





McGowan House
Artisans

W. St
S. St

















A true friend
warms you
with her
Presence,
trusts you
with her
Secrets,
remembers
you in
her
Prayers.



Come Gather On Our

Families ARE Like Fudge
MOSTLY Sweet With A FEW

Live • Laugh • Laund

Thank
for dirty dishes
for they have a
while others ma
we're eating ver

I only have a k
it came with













Proud To Be An American
Life Liberty Happiness

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Dunn, William and Phebe C., House

MULTIPLE NAME:

STATE & COUNTY: IOWA, Linn

DATE RECEIVED: 7/19/13 DATE OF PENDING LIST: 8/19/13
DATE OF 16TH DAY: 9/03/13 DATE OF 45TH DAY: 9/04/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000663

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 9.4.13 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

IOWA DEPARTMENT OF

CULTURAL AFFAIRS

MARY TIFFANY COWNIE, DIRECTOR

STATE
HISTORICAL
SOCIETY of
IOWA

JEROME THOMPSON
ADMINISTRATOR



MATTHEW HARRIS
ADMINISTRATOR

600 E. LOCUST
DES MOINES, IOWA
50319

T. (515) 281-5111
F. (515) 282-0502

CULTURALAFFAIRS.ORG

TERRY E. BRANSTAD, GOVERNOR

KIM REYNOLDS, LT. GOVERNOR



July 15, 2013

Carol Shull, Chief
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

The following National Register nomination(s) are enclosed for your review and listed if acceptable.

- Dunn, William and Phebe C. House, 524 10th Street, Marion, Linn County

Sincerely,

A handwritten signature in cursive script that reads "Elizabeth Foster Hill".

Elizabeth Foster Hill, Manager
National Register and Tax Incentive Programs