

JUL 15 2003

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

1. Name of Property

historic name VAN DEN BERG, HENDRIK J. AND WILHELMINA H., COTTAGE

other names/site number Service Station, Wayne D. Stienstra Cottage

2. Location

street & number 1305 West Washington Street N/A not for publication

city or town Pella N/A vicinity

state Iowa code IA county Marion code 125 zip code 50219

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.)

Signature of certifying official/Title Rowell J. Sake Date July 16, 2003

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

- I hereby certify that the property is :
 - entered in the National Register.
 - See continuation sheet.
 - determined eligible for the National Register
 - See continuation sheet
 - determined not eligible for the National Register
 - removed from the National Register.
 - Other, (Explain) _____

Signature of Keeper Robert W. Beall Date of Action 8/28/03

Hendrik J. and Wilhelmina H. Van den Berg Cottage
Name of Property

Marion County, Iowa
County and State

5. Classification

Ownership of Property
(Check as many lines as apply)

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

Category of Property
(Check only one line)

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

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

Contributing	Noncontributing	
1	2	buildings
		sites
		structures
		objects
1	2	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

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

TRANSPORTATION/road-related (vehicular)

Current Functions
(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)

OTHER/no style

Materials
(Enter categories from instructions)

foundation Stone

walls Brick

roof Wood

other Glass

Narrative Description

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

Hendrik J. and Wilhelmina H. Van den Berg Cottage
Name of Property

Marion County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" on all the lines that apply)

Property is:

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

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE
TRANSPORTATION

Period of Significance

Circa 1862
Circa 1880
Circa 1932-circa 1935

Significant Dates

Circa 1862
Circa 1880
Circa 1932

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder
Unknown

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

9. Major Bibliography References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository

Hendrik J. and Wilhelmina H. Van den Berg Cottage
Name of Property

Marion County, Iowa
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 15 | 5 | 06002 | | 4583380 |

Zone Easting Northing

2 | - - - - - | - - - - - | - - - - - | | - - - - - |

Zone Easting Northing

3 | - - - - - | - - - - - | - - - - - | | - - - - - |

Zone Easting Northing

4 | - - - - - | - - - - - | - - - - - | | - - - - - |

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title William C. Page, Public Historian; Joanne R. Page, Project Associate

organization Wayne D. Stienstra date August 31, 2002

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

city or town Des Moines state Iowa zip code 50313-5017

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs - Representative black and white photographs of the property.

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

Property Owner

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

name Wayne D. Stienstra

street & number 175 Delft Drive telephone 641-627-5191

city or town Pella state Iowa zip code 50219

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

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

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 7 Page 1

CFN-259-1116

Hendrik J. and Wilhelmina H. Van den Berg Cottage, Marion County, Iowa.

GENERAL DESCRIPTION

The Hendrik J. and Wilhelmina H. Van den Berg Cottage is a modest, 1.5-story, single-family residence. The cottage possesses four units: the brick dwelling, a wrap-around porch, a summer kitchen, and a connector. The latter links all of these units under one roof. The Van den Berg Cottage remains one of a handful of surviving, brick dwellings built in Pella by the first generation of its settlers from the Netherlands.

COTTAGE

The Van den Berg Cottage is classified as a Type 2 building according to a typology of early Pella brick residences developed for this nomination and discussed in Section 8.

Brick Dwelling

The brick dwelling possesses two components: the main block and the rear wing. Both are 1.5 stories in height and attached to one another in a "T" shape. These two components were built at different times, the rear wing circa 1862 and the main block circa 1880. (See Section 8.) The main block and the rear wing rest on stone foundations and are covered with steeply pitched roofs.

The main block is the cottage's most dominant visual element. Its rectangular-shaped footprint measures about 23' x 15' and is covered with a side-gable roof. The rear wing possesses a square-shaped footprint (more or less) and measures about 12.5' x 10.5'. It is covered with a gable roof, which intersects the main block's roof at a 90-degree angle. The ridges of both gables share a common horizontal plane and are covered with the same type of asphalt shingles. A brick chimney is situated on the ridge near the east end of the gable. A brick chimney, which was situated on the ridge near the west end of the gable, is nonextant.

The north façade of the main block features five bays with a central doorway flanked by two windows on each side. These windows, as well as others in the main block, feature 1/1 double-hung sash, wood lintels, and wood sills. The front door, which features Eastlake-influenced styling, is probably original to the building and is surmounted by a transom and a wood lintel. The east façade of the main block features one window on the first floor and a pair of windows on the second floor. The west façade features one door on the first floor and a pair of windows on the second floor. The door is an alteration to the cottage. This opening was originally a window. The lintels over the doors and windows in the front unit are constructed of wood.

A partial basement is situated under the main block. The basement features brick walls and a brick floor. A basement window is situated on the west elevation. At one time, it might have served as a coal chute. This window was reconstructed during the building's restoration, as noted below. A new furnace is located in the basement. The stairs to the first floor from the basement are primitive and steep. Up until 2001, the floor joists under the unexcavated portion of the main block rested on the

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Hendrik J. and Wilhelmina H. Van den Berg Cottage, Marion County, Iowa.

earth. A crawl space was dug under those areas to prevent further deterioration of the joists and to promote air circulation in the basement.

The rear wing features a door and a window on the east elevation and one window on the south elevation. The connector (see below) is now attached to the west elevation of the rear wing, and some interior alterations have taken place to accommodate it. The window and door casings in the rear wing are exceedingly interesting. The top horizontal member of these casings is attached to their two vertical members with mortises and tendons reinforced by hand-cut pegs. The lintels over the doors and windows in the rear unit are constructed of bricks laid in header configurations.

The interior of the brick dwelling features plaster finishes on its walls and ceilings. The main block's floor plan consists of two rooms separated by large pocket doors. (See Continuation Sheet 7-12.) Sometime in the past (possibly when the cottage was converted into a service station) the southwest portion of the west room was partitioned off for a bathroom. The rear wing contains one room.

The upstairs features one room at the top of the stairs and two bedrooms. The ceilings of these rooms conform to the slope of the roof. Each room possesses one window, situated in the gable end of the cottage. The two bedrooms possess a flue (now blocked-up) for heating purposes.

Some original (or early) woodwork remains in the brick dwelling, including doors and mopboard. The pocket doors between the front two rooms are particularly interesting. They feature hardware with finger-pulls in an Eastlake-influenced style.

A partial basement is located under the main block. It is now accessed by stairs in the connector. (See below.) A chute, constructed of brick and situated on the west elevation of the main block, provided an easy way to put storage in the basement.

The brick used for the main block is soft and of local manufacture. The brick bonding system consists of five courses of stretcher bricks alternately laid with one course of header bricks. The original mortar employed in the building was a lime and sand mix. During the restoration project, some portions of the exterior and interior brick walls were rebuilt. To accomplish this, the original brick was salvaged.

Wrap-Around Porch

An open, 1-story, frame porch wraps around the south and east facades of the rear unit of the main block. (See Continuation Sheet 7-10.) It possesses about 148 square feet. At one time, this porch may also have wrapped around the west façade of the rear unit, but such a part of the porch is nonextant today.

When the present owner purchased this property in 2001, the ceiling of this porch had collapsed. The owner removed the porch and reconstructed a replica of it. The wrap-around porch is supported by wood posts and is covered with a shed roof. The southeast corner of the roof features a beveled design.

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Hendrik J. and Wilhelmina H. Van den Berg Cottage, Marion County, Iowa.

The original date of construction for this porch is uncertain. The porch was not likely an original feature of the cottage but likely constructed in the late Nineteenth or early Twentieth Centuries.

Summer Kitchen

A 1-story, frame summer kitchen is situated at the south of the main block. Its date of construction is uncertain but likely dates from the late Nineteenth or early Twentieth Centuries. It measures about 15.5' x 8'. The exterior walls of the summer kitchen are clad with concrete asbestos shingles over clapboard. The structure is covered with a gable roof with cedar shingles.

Connector

A 1-story, frame connector links together the summer kitchen, wrap-around porch, and main block. The date of its construction is uncertain, but it post-dates the cottage's other four components. The connector measures about 12.5' x 11'. It is clad with concrete asbestos shingles over clapboard and covered with a shed roof, which ties into the west slope of the gable roof over the rear unit of the main block. A brick chimney is located at the south end of the summer kitchen's roof. The stairs to the cottage's basement and second floor are now located in the connector. The second floor was probably originally accessed by a ladder located in the rear wing.

Restoration

Restoration work on the Van den Berg Cottage began in 2001. The stone foundation was stabilized and repointed; a new roof and mechanical systems installed; cracks and other deteriorated portions of the brick walls were repaired and the walls were repointed and painted; brick lintels were repaired where needed; existing windows and doors were repaired and painted; repair work on the plaster walls in the interior was begun; the cottage was entirely reshingled; a stoop porch was reconstructed across the north façade of the building; new plumbing and gas lines were laid underground; and the site was landscaped with decorative plantings. Exterior work is now complete. Work on the interior has begun.

GARAGE

A detached garage is situated west of the cottage. This 1-story, frame, single-bay structure possesses about 1,040 square feet. According to Marion County Assessor's Office records, this garage was built in 1950, but oral tradition holds that it might be older. In 2002, this garage was rebuilt. Many original building materials were recycled in this reconstruction, including its original concrete slab and windows. The garage features an overhead, metal door for vehicles on its west elevation and a pedestrian door on its east elevation. A set of paired windows and a single window are situated on the

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Hendrik J. and Wilhelmina H. Van den Berg Cottage, Marion County, Iowa.

north and on the south elevations of the garage. All of these windows are fixed with 3/3 pane configurations. The garage is clad with vertical wood siding.

SHED

A large shed is situated at the rear of the property. This 1-story, frame structure was built in the 1920s on a site about one mile west of Pella. The building served as the headquarters of the All-Star Silver Fox Farm, a business founded by local entrepreneurs. When this building was threatened with demolition in 2001, Wayne D. Stienstra acquired and moved it to its present site. Although not associated historically with the Van den Berg Cottage and noncontributing to this nomination, the shed is non-intrusive because it stands at the rear of the property.

SITE

The Hendrik J. and Wilhelmina H. Van den Berg Cottage is situated on Lot 2 in Block 32 of the original plat of Pella, Iowa. This parcel measures approximately 100' x 156'. The north façade of the cottage abuts almost directly the north property line.

The cottage faces to the north. Its site stands 878 feet above sea level is nearly level except where the land tapers downward slightly at the south end of the property.

A cistern is located at the southeast corner of the main block in the corner where the front unit and the rear unit meet.

An outbuilding is pictured on an historic photograph of the property. (See Continuation Sheet 7-9.) Local residents sometimes called this structure a "chicken house." In 1929, the Iowa Highway Commission called it a "shed." This structure is nonextant. In 2001, a building associated with the All-Star Silver Fox Farm was relocated to this site from nearby. The locations of privies or other outbuildings on the property are not known at the present time.

A concrete slab stood northwest of the cottage. This slab provided a foundation for three fuel pumps used when the property served as a service station. This slab was removed in 2002.

The Van den Berg property stands on the south side of West Washington Street directly east of Brinkhoff Park and the right-of-way of the former Chicago, Rock Island, and Pacific Railroad. By 1929, West Washington had become a 30 foot, brick-paved street running downtown and beginning two doors east of the Van der Berg Cottage. West Washington continued beyond Pella to the west as a state road. At this time, the west corporation line of the City of Pella stood about 300 feet west of the Van den Berg Cottage on the line between Sections 3 and 4 of Lake Prairie Township. (See Continuation Sheet 7-8.)

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Hendrik J. and Wilhelmina H. Van den Berg Cottage, Marion County, Iowa.

When the Iowa Highway Commission planned to pave Iowa 163 at Pella, a discrepancy arose between the brick-paved portion of West Washington Street and the hard-surfaced highway proposed by the state. The brick pavement along West Washington did not extend to Pella's western city limit. Plans for the new hard-surfaced highway indicated that construction in 1929 was to stop directly in front of the Van den Berg House, or about 200 feet short of where the city's brick pavement ended. Within the city limits, the State Highway Commission proposed to hard-surface West Washington up to the Van den Berg property. The commission's plan left the remaining 200 feet of the street unimproved until it connected with the city pavement. (*Ibid.*) How this matter was resolved remains unclear.

Plan and profile maps also exist for a proposed highway improvement project in 1958 along this same stretch, but these maps provide little new information about the Van den Berg Cottage or its surroundings. The plans for this improvement use the 1929 drawings as base maps and make few, if any, updates to properties adjacent to the highway.

As already indicated Iowa 163, serves as a major artery for vehicular traffic to and from Pella. The surroundings of the cottage to the east are residential and commercial, while the surroundings to the west blend into light industrial land use.

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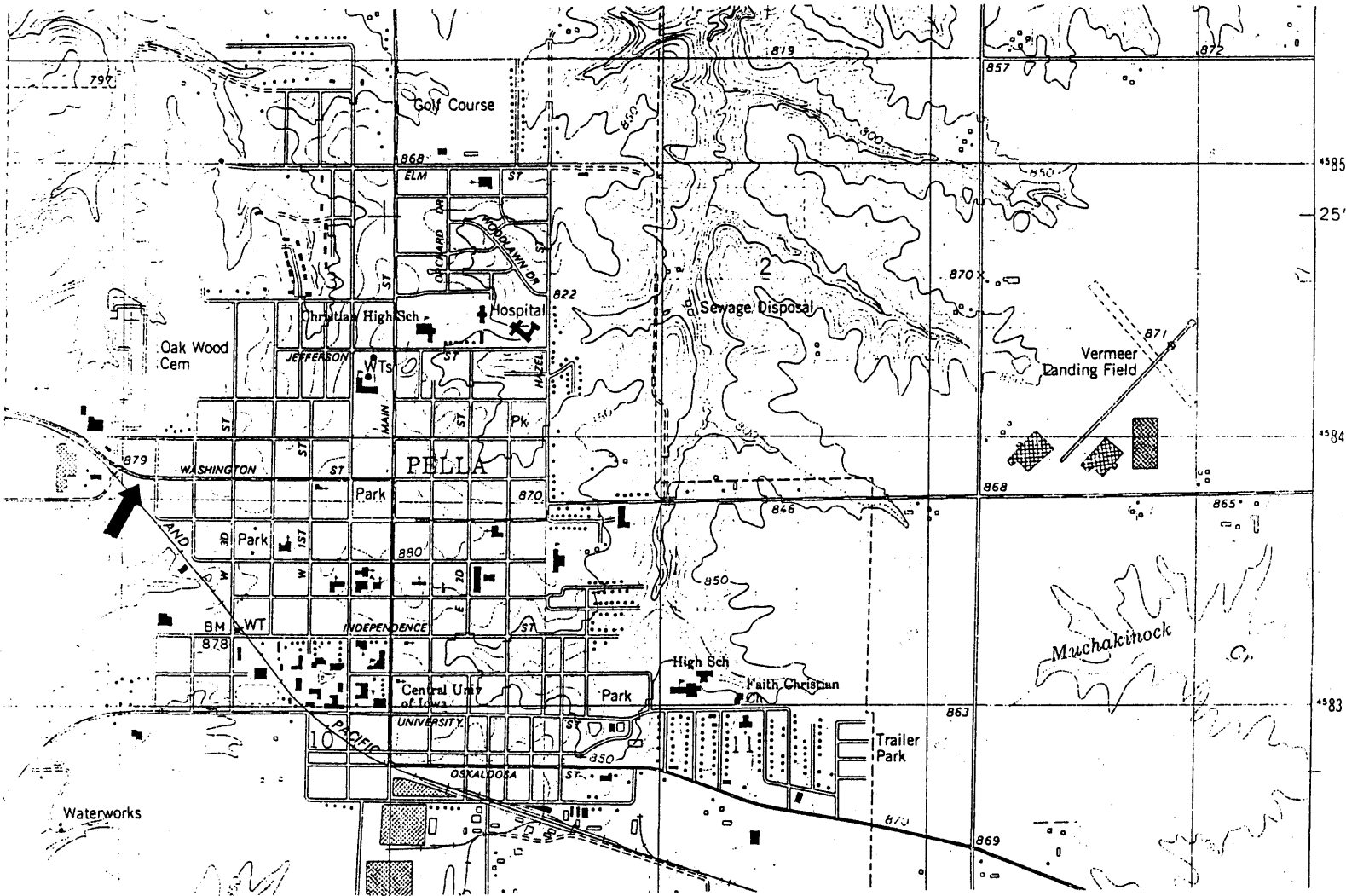
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Dirk and Cornelia J. Vander Wilt Cottage, Marion County, Iowa.

SITE MAP

ARROW LOCATES PROPERTY



Source: U.S.G.S. Map (7.5 Minute Series), Pella, Iowa, Quadrangle, 1980.

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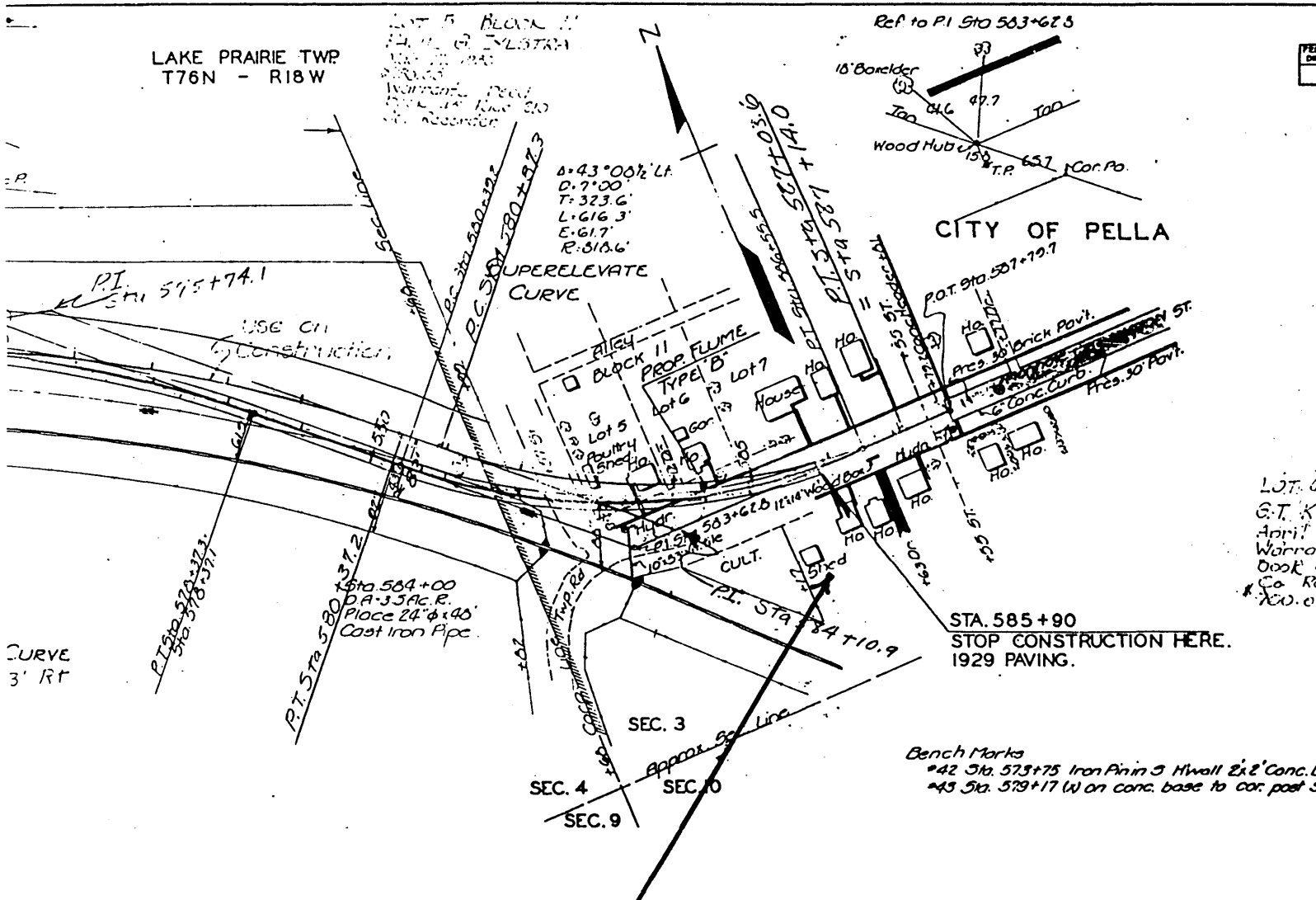
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Hendrik J. and Wilhelmina H. Van den Berg Cottage, Marion County, Iowa.

WEST END OF WEST WASHINGTON STREET IN 1929

ARROW LOCATES COTTAGE



The Van den Berg Cottage stands at the eastern terminus of the concrete pavement proposed by the State Highway Commission. This document also shows the structure on the property pictured at the far right on Continuation Sheet 7-9.

Source: Iowa Department of Transportation.

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Hendrik J. and Wilhelmina H. Van den Berg Cottage, Marion County, Iowa.

HIGHWAY ENTRANCE TO PELLA CIRCA 1930

ARROW LOCATES VAN DEN BERG COTTAGE



This historic photograph pictures the recently paved Iowa 163 and probably dates soon after its construction in 1929. The George Heeren windmill, a border of tulips, and a Pella city limits sign figure prominently in Brinckhoff Park at the right. The nonextant dairy barn associated with the Van den Berg Cottage appears at the far right.

Source: Courtesy Dorworden van Maanen, Pella, Iowa.

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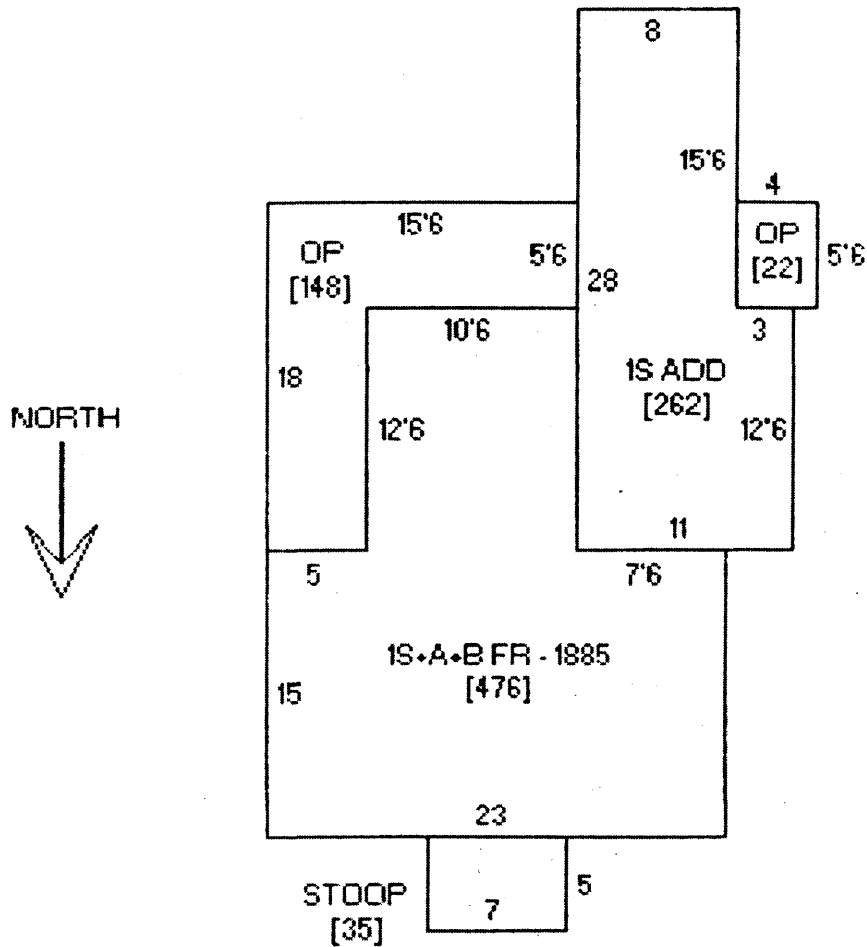
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Hendrik J. and Wilhelmina H. Van den Berg Cottage, Marion County, Iowa.

FOOTPRINT OF COTTAGE

2002



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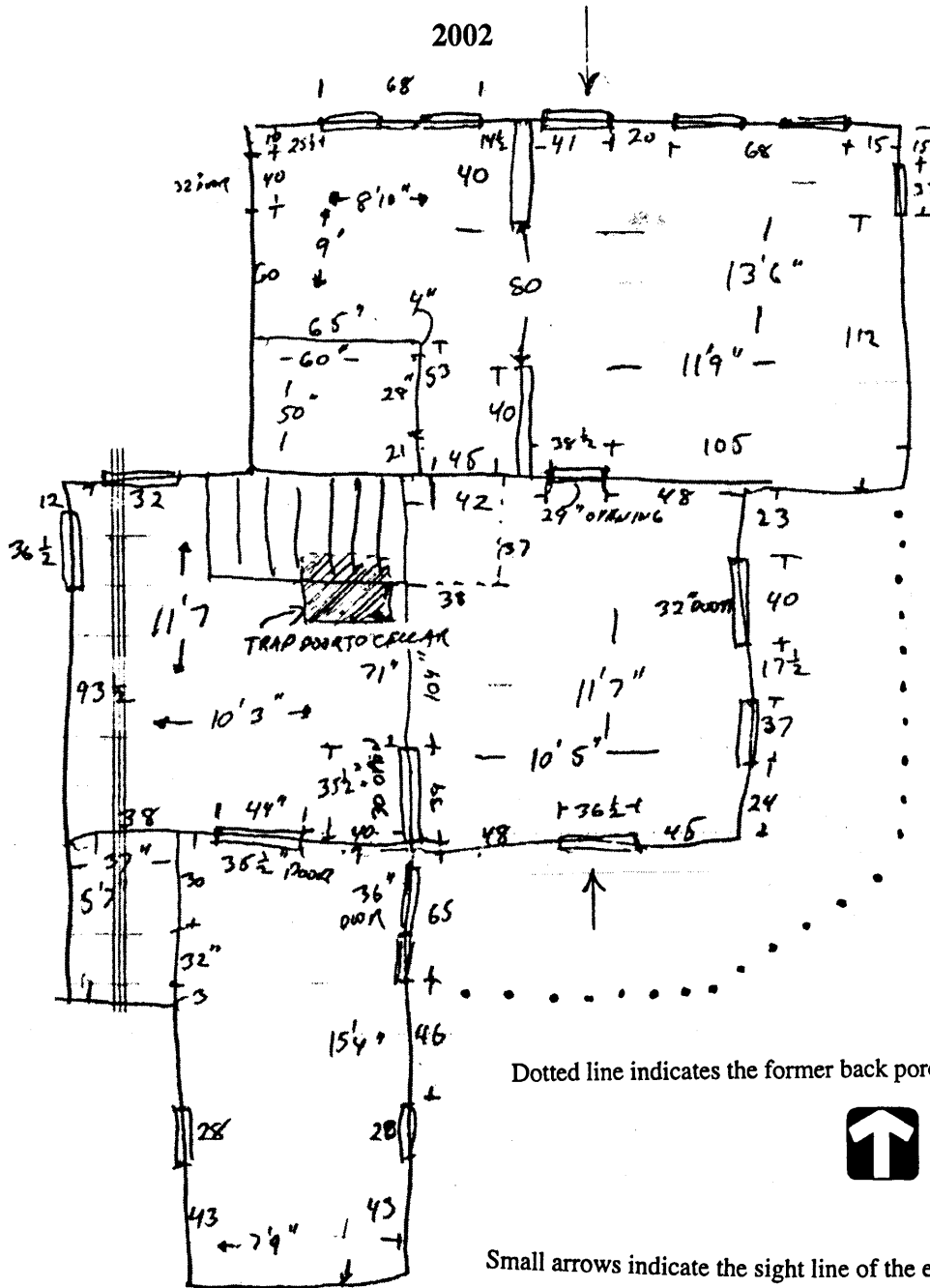
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Hendrik J. and Wilhelmina H. Van den Berg Cottage, Marion County, Iowa.

FIRST FLOOR PLAN



Dotted line indicates the former back porch, now reconstructed.



Small arrows indicate the sight line of the enfilade.

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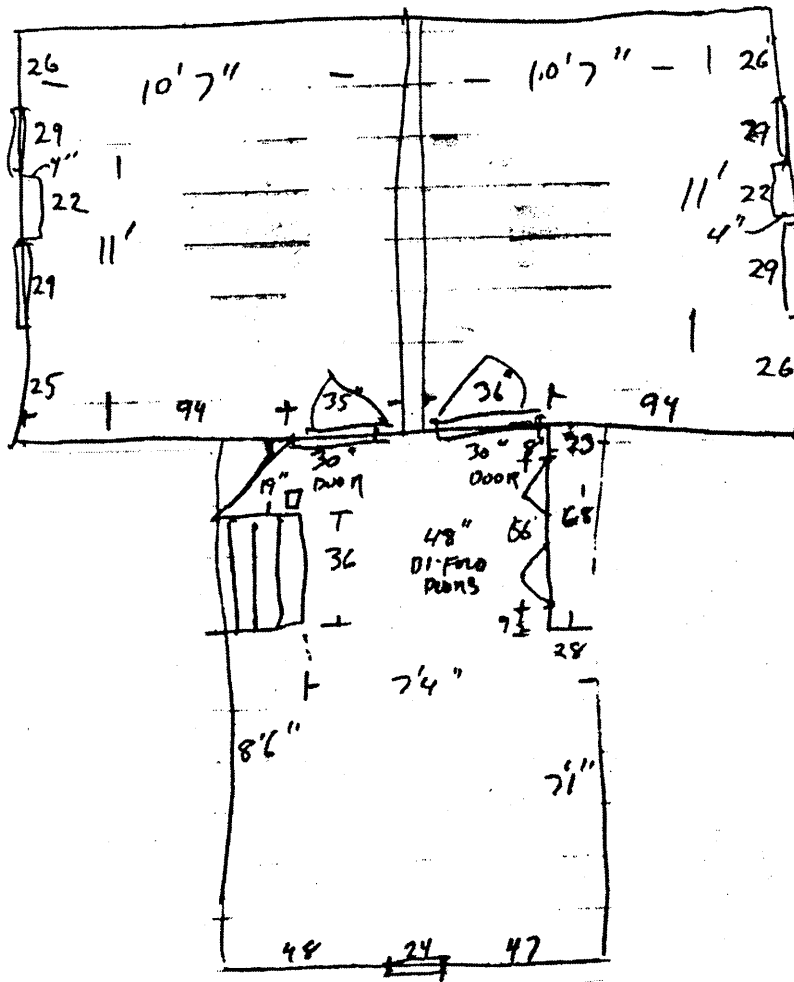
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Hendrik J. and Wilhelmina H. Van den Berg Cottage, Marion County, Iowa.

SECOND FLOOR PLAN

2002

Dotted line indicates the former back porch, now reconstructed.



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Hendrik J. and Wilhelmina H. Van den Berg Cottage, Marion County, Iowa.

SUMMARY OF SIGNIFICANCE

Completed in two phases circa 1862 and circa 1880, the Hendrik J. and Wilhelmina H. Van den Berg Cottage is locally significant, under National Register Criterion C. The building is representative of the first generation of residential structures constructed in Pella, Iowa, and calls attention to the architectural influence of the Netherlands, the homeland of Pella settlers. Only a handful of these early brick cottages remains extant in the community.

The Van den Berg Cottage is locally significant, under National Register Criterion A, for its associations with transportation. The building calls attention to the emergence of roadside business in the 1930s along Iowa 163, an important highway between southeast Iowa and Des Moines. The cottage operated for several years as a service station for the Texas Company, a forerunner of Texaco.

The period of significance, under Criterion C, is circa 1862 and circa 1880, the time when the building was constructed. The period of significance, under Criterion A, is circa 1932 to circa 1935, the time when the building operated as a service station.

The property contains three resources for this nomination, the cottage, which is contributing and classified as a building; the garage, which is noncontributing and classified as a building; and the shed, which is noncontributing and classified as a building.

BACKGROUND

A native of the Netherlands, Hendrik J. Van den Berg (d. 1923) emigrated to America along with other Hollanders to escape religious persecution. In the 1840s and 1850s, successive bands of Dutch immigrants settled in Marion County, Iowa, under the leadership of Domine Henry P. Scholte, their religious and political leader. Scholte continued throughout his life to lead their spiritual and secular life.

Like so many of the other Dutch settlers in Pella, Hendrik's name has been spelled in various ways. They include "H. J. Van den Berg," "Hendrik J. Van den Berg, Sr.," "H. J. Vanden Berg, Sr.," and probably others. By the 1920s, it had become somewhat common in Pella to style "Van den" as "Vanden," and some municipal tax accounts by this time record Wilhelmina's last name as "Vanden Berg." This nomination has chosen to style the couple's family name as "Van den Berg" because the couple used this form during most of their married life.

In 1862, Van den Berg purchased the east one-half of Lot 2 in Block 32 from P. H. Bousquet and his wife for the consideration of \$25.00. Bousquet was an attorney and land dealer in the Pella area. At this time, the western stretches of Pella were known locally as "Strawtown" and stood at the edge of the community.

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In 1881, Van den Berg expanded his property on West Washington through the purchase of the west one-half of Lot 2 in Block 32 from John Nollen for the consideration of \$57.50. Nollen was also a local attorney and land dealer.

Hendrik died on January 8, 1923. In a will executed earlier, on February 10, 1894, he appointed Wilhelmina, his widow, as the executrix of his estate. An inventory of this estate was filed on October 8, 1923. Hendrik's will bequeathed "unto my wife, Wilhelmina H. Van den Berg my entire estate, real and personal without any reservation whatever." (*Abstract of Title: 29*)

On February 26, 1924, Wilhelmina sold the property at 1305 West Washington (all of Lot 2) to Walter Geurts for the consideration of \$1,850.00. (*Ibid.*) In turn, Walter Geurts and Dena Guerts, his wife, transferred the title to Lot 2 on May 17, 1924, to Josie Meyer for \$2,000.00. On December 1, 1928, Wilhelmina released the Geurts' mortgage. The chain of title continued when Josie Meyer sold Lot 2 to Marsh C. Grant on November 4, 1930, for \$1,600.00.

In 1929, residents along West Washington Street were informed of a state highway project to pave Iowa 163 to Pella. By 1936, Marsh C. Grant paid in full the 1305 West Washington's share of paving taxes for these improvements. (*Abstract of Title: 46*) Grant was not a resident of Marion County during the years 1934-1935.

Significant changes occurred during Grant's ownership of the property. In 1932, he leased the part of Lot 2, which abutted West Washington on the north, to the Texas Company, the forerunner of Texaco. This part included the 100' frontage along Washington to a 75' depth. By this time, the Van den Berg House had been converted into a service station, described in the lease agreement, dated September 22, 1932, as:

a modern service station of brick construction size 24x14 with one rest room, all plumbing and plumbing fixtures all electrical fixtures and wiring, one air compressor, one air stand, one heating unit, gravel and crushed rock driveways, concrete [c]urbs with complete installation of Lessee's pumps and tanks and their 42" sign and question mark sign pole wired for electricity. (*Ibid.: 43*)

Although the lease was for 36 months, Marsh C. Grant and Carrie Grant, his wife, sold the property before its termination. On June 7, 1935, the Marshes transferred the title to the property to the Christian Benevolent Association of Pella, Iowa, for \$1.00 "and other valuable considerations." (*Ibid.: 36*)

The Christian Benevolent Association (CBA) was organized at Pella on March 28, 1907. In a series of amended articles of incorporation, recorded on December 17, 1907, the organization stated these principles and purpose:

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Hendrik J. and Wilhelmina H. Van den Berg Cottage, Marion County, Iowa.

the object and purpose of this corporation shall be to erect and provide a comfortable house, which shall be named 'Home for the Aged,' and to that end it shall have the power to raise money by subscription, and to acquire title to both real estate and personal property of whatsoever nature, by gift, purchase, bequest or devise, and to hold and dispose of the same for the benefit of the corporation and to borrow money and execute notes and mortgages on its property therefor. (*Abstract of Title: 37*)

How the Van den Berg House functioned while the CBA owned it is presently unclear. Within about one year, the organization sold the property to Harold Sack.

The title to this property subsequently went through a series of transfers: in 1936 from Sack to John Leydens; from Leydens to the sisters Marie A. Blied, Nellie Doedyns, and Jennie Doedyns in 1940; and from Marie A. Blied and Nellie Doedyns to Marion J. and Martha W. Van Dusseldorp for the consideration of \$2,900.00 on June 4, 1946. The Van Dusseldorps mortgaged the property in 1953. In 1958, the Van Dusseldorps conveyed the title to Grace Van Sant, who in 1968 transferred it to Dean Thomas Sadler and Patsy Sadler. The Sadlers subsequently obtained a legal opinion about the location of the railroad's right-of-way through Block 32. Wayne D. Stienstra, the present owner, acquired the property in 2001 from the Sadlers and proceeded to restore the cottage.

ARCHITECTURAL TYPOLOGY

This nomination seeks to expand the understanding of early brick residences in Pella by positing building shape as a diagnostic tool to examine this architectural context. This same typology is included in the National Register nomination of the Porter-Rhynsburger House in Pella. The Van den Berg Cottage illustrates a variant of a Type 2 residence, as defined by this typology. Its rear unit possesses 1.5 stories rather than a single story.

An inclusive typology of Dutch residential building characteristics in Pella has yet to be developed. Architectural historians frequently note brick houses in the community, which exhibit ethnic building characteristics of the Netherlands. The B. H. and J. H. H. Van Spanckeren Row Houses (NRHP, 505 and 507 Franklin Street) and the Willem Van Asch House-Huibert DeBooy Commercial Room (NRHP, 1105, 1107 and 1109 West Washington Street), provide examples and were studied in 1987 and 1989. They were nominated because of their distinctive building techniques.

At least six building shapes are associated with early brick residences in Pella.

1. Side-gabled Rectangle: 1-story.

The facade features five bays with a central doorway flanked by two windows on either side covered with a side-gabled roof. This is the simplest type of brick residence in Pella. A good, albeit nonextant, example stood into the 1900s on

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the southwest corner of Main and Independence Streets. Variations of Type 1 include examples with rear wings.

2. Side-gabled Rectangle: 1-1/2 story.

The facade features five bays with a central doorway flanked by two windows on either side covered with a side-gabled roof. Variations of Type 2 include examples with rear wings. The Dirk and Cornelia J. Vander Wilt Cottage (NRHP, 925 Broadway Street) is representative of Type 2.

3. Side-gabled Rectangle: 2-story

Like Type 1 but with a full-height second floor. Variations of Type 2 include examples with a rear wing covered by a shed roof and examples with a rear wing covered by an extension of the main roof. The Willem Van Asch House (NRHP, 1109 West Washington Street) and the Huibert DeBooy Commercial Room (NRHP, 1105 West Washington Street) are representative.

4. Gable-end Facade: Simple

These residences feature gable-ended facades three bays wide. The entry door is asymmetrically located, either on the left or right side of the facade. These houses usually are 1-1/2 stories. An outstanding example at 506 Franklin Street was razed in 1989. Another remains extant at 1103 West Washington Street.

5. Gable-end Facade: Compound

These residences feature gable-ended facades (like Type 4) plus a side wing of equal height to the main block. A gable roof covers the wing and ties into the roof of the main block at right angles. Type 5 residences are rare in Pella. The Porter-Rhynsburger House is one example.

6. Row House

A series of attached, Type 2 residences. Always rare as a residential type in Pella, their incidence of survival has further limited them. The B. H. and J. H. H. Van Spanckeren Row Houses (NRHP, 505 and 507 Franklin Street) remain the best surviving examples in the community.

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ARCHITECTURE

The Van den Berg Cottage is architecturally significant because it calls attention to domestic building techniques, architectural design, and site economy as practiced in Holland at the time the Pella settlers emigrated from their homeland.

Building Techniques

The Van den Berg Cottage illustrates a series of Dutch building techniques employed by the Pella settlers in the New World brought with them from the Netherlands.

The employment of beam anchors is a diagnostic characteristic of Dutch architecture in Pella. (Page 1987, 1989a, 2001) Similar to tie rods, beam anchors provide support to a building's exterior walls and help prevent outward bulge. (Unlike tie rods, beam anchors do not extend to the full width of the building.) Beam anchors consist of iron pins, extending horizontally through exterior brick walls and driven into ceiling beams. The iron pins have eyes extending through the exterior wall. These eyes are crimped onto vertical bars. The pins anchor together the ceiling beams and the walls, and the bars provide a purchase on the exterior. The Van den Berg Cottage possesses a series of three beam anchors on its north façade, one on its east façade, one on its west façade, and one on its south facade. These beam anchors are situated at stress points near windows and doors, where these cavities weaken the exterior walls.

The floor system of the Van den Berg Cottage displays a typical Dutch building practice. Flooring is placed directly on top of the building's floor joists without an intervening subfloor.

The Van den Berg Cottage provides points of contrast between early building techniques and those the settlers adopted at a later time as factory-made materials became locally available. For example, the door and window casings of the rear wing feature hand-crafted mortice and tenon construction reinforced with hand-cut pegs. (See Section 7.) By way of contrast, the door and window casings of the main block lack these features and witness to the decline of early building techniques as the Dutch settlers adopted simpler methods and factory-made products. The door and window jambs in the main block are connected to their top members by butt joints without mortice and tenon.

Design

The Van den Berg Cottage illustrates an enfilade arrangement of glazed doors and windows. The front door, the door between the living room and the kitchen, and the rear window in the kitchen share a common axis. This arrangement provides a clear view through the cottage from front to back and from back to front, whether the viewer is inside or outside the cottage. Such a configuration of openings is common in the Netherlands. The country's lack of space and requisite need for land economy resulted in small dwellings. The enfilade arrangement of glazed doors and windows gives a sense of space to small rooms.

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One of the cottage's most visually distinctive features is its steeply pitched roof. This pitch is uncommon among early brick residences in Pella. Further study of Pella's architectural context is recommended before an analysis and evaluation of this feature is attempted.

Site Economy

The setback from the public right-of-way of the Van den Berg Cottage front façade is exceedingly shallow. This characteristic calls attention to the careful husbanding of land, evidenced by the Dutch settlers of Pella in a carry-over of cultural values from their Old World homeland. A "Bird's Eye View of Pella, Marion County, Iowa, 1869" pictures many dwellings in Pella with such shallow setbacks. Although the Van den Berg Cottage is located outside the boundaries of this drawing, its façade setback is similar to many of those pictured.

The front facade of the Van den Berg Cottage nearly abuts the public right-of-way. This façade stands about twelve inches from it. This is an unusual residential practice in Iowa but common in the Van den Berg homeland. A visit to any Dutch city or village today confirms this claim. Indeed, many of the cottages and houses built by Pella's first settlers were constructed without a front facade setback or with only a shallow one. A bird's eye view of Pella from 1869 illustrates this pattern. (See Continuation Sheet 8-7.) The map shows, for example, single-family dwellings along the north side of Washington Street, which directly abut the street or have very shallow setbacks.

It is true that, although the actual setback of the Van den Berg Cottage conforms to this building practice, the cottage appears deeply setback from the public right-of-way. This is because West Washington Street was platted with an exceptionally wide right-of-way. The deep grassy area between the present-day highway and the north property line of the Van den Berg property actually forms a part of this right-of-way.

TRANSPORTATION

The Van den Berg Cottage is historically significant because of its associations with transportation. Roadside business began to emerge in the late 1920s and 1930s in Pella, and the Van den Berg Cottage calls attention to this trend. By 1932, the cottage had been converted into a service station and functioned in that capacity for several years as a leased property of the Texas Company, the forerunner of Texaco.

The architecture of the Van den Berg Cottage enhanced its role as a roadside business. As a residential building, it fit into the policy of petroleum retailers, who wanted service stations to be architecturally compatible with their surrounding neighborhoods. As an historic example of Dutch architecture, the cottage contributed to the community's growing reputation as a tourist destination now made easier by better roads.

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Roadside Business

The cottage offered petroleum retailers a host of benefits. Then and now, it possesses an excellent location directly adjacent to a well-traveled overland route. The cottage presents itself in a highly visible fashion to motorists arriving in Pella from the west. Iowa 163 curves slightly as it enters Pella, and the Van den Berg Cottage forms a terminus to the vista. The site possessed the added benefit of proximity to Brinkhoff Park, a property developed by local interests to promote the tourist trade. Finally, the residential architecture of the cottage blended into its surrounding neighborhood, a desideratum for petroleum retailers in the 1920s and 1930s.

Within this context, the Van den Berg Cottage offers an insight into the business relationships between local distributors and the national petroleum companies in Iowa during the 1930s. At the time the Texas Company leased the 1305 West Washington Street property, it promised to pay as rent for the premises a sum equal to 0.5% for each gallon of the company's gasoline sold from the premises, payable monthly, "on the 10th day of each month next following the month for which payment is made." (*Abstract of Title: 43*)

Architectural Compatibility

The architectural design of the Van den Berg Cottage likely played a role in the property's selection by the company as one of its service stations. Petroleum companies at this time sought to blend their service stations into their architectural surroundings. Many Tudor Revival-influenced service stations in Iowa date from this time, designed to be minimally intrusive in residential areas. The Van den Berg Cottage likely relates to this desire for architectural compatibility. As an historic structure, the property offered a "ready-made" way to blend into its residential surroundings, an important consideration in a conservative community like Pella. Another instance of these efforts to blend the design of service stations into their residential surroundings occurred in the Amana Colonies of Iowa at this time.

Of course, service stations, as we now know them, were things of the future. As Texas Company aficionados Scott Benjamin and Wayne Henderson relate:

To feed the new [automobile] machine's appetite for petroleum products, every marketer of the day was selling gasoline in whatever manner possible. Among their accounts were grocery stores, dry goods stores, hardware stores, livery stables and blacksmith shops; a new innovation the automobile garage; and even private residences, where gasoline products could be made available. (Benjamin & Henderson: 17)

Of course, conversions such as the Van den Berg Cottage cost less than new construction, and this undoubtedly appealed to Pella's sense of thrift.

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Transportation Promotes Tourism

From early times, the diagonal road between Burlington and Des Moines provided an overland route for settlers moving inland from the Mississippi River to the interior of Iowa. With the burgeoning of automobile transportation, the Good Roads Movement, and the paving in 1929 of Iowa 163 (that part of the road from Oskaloosa to Des Moines), an ever-increasing flow of motorists traveled through Pella.

During this same period, Pella emerged as a popular tourist destination because of its Dutch heritage and local boosters. The community's Tulip Festival, founded in the 1920s, drew visitors from across the state during its annual celebration in May. A trip to (or through) Pella was incomplete without buying Dutch Letters or other baked goods or meats.

Citizens in Pella recognized that tourism and commercial benefit went hand-in-hand, and local boosters promoted the community's Dutch heritage in other ways. Brinkhoff Park is a good example. Acquired by the City of Pella as a public park, Brinkhoff Park stands immediately adjacent to the Van den Berg Cottage on the west. The park calls attention to early efforts to promote tourism as a business in Iowa. Already in the 1920s, Pella enjoyed statewide renown as a tourist destination because of its Dutch heritage, Tulip Days festival, baked goods, and other attractions. Located on a major highway in Iowa and at a strategic entrance to Pella, Brinkhoff Park served as an attractive gateway for the motoring public arriving in the community from the west. Following the City of Pella's acquisition of this tract of land as a public park, the Pella Federated Women's Club improved the property with a miniature replica of a Dutch windmill, designed and built by local cabinetmaker George Heeren. (Another of Heeren's scaled windmill replications once stood above a store on the south side of the Pella Square.) Brinkhoff Park was further improved with gardens featuring Tulip varieties and other plantings, and the park continues to the present day to announce Pella's Dutch heritage to travelers. The Van den Berg House is associated with this historic context as an authentic example of architecture as practiced by Pella's original settlers and as a roadside business to serve the motoring public during the 1930s.

Located on the western outskirts of Pella, the converted Van den Berg property formed--along with the municipal Brinkhoff Park--a gateway to the city. Already by this time, Pella had become a tourist destination, an industry which has greatly increased over the years. The steeply pitched roof of the Van den Berg Cottage, its brick construction, and diminutive size added another picturesque element for motorists, who entered Pella from the west. The cottage continues to fulfill this function to the present day.

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REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS

In 1978, the Central Iowa Regional Association of Governments (CIRALG) conducted an historic resources survey of Pella. This survey did not identify or evaluate the Van den Berg Cottage.

In 1989, William C. Page of the Dunbar/Jones Partnership surveyed Pella's central business district. This historical survey was restricted to commercial buildings. No residential properties were included.

Several National Register nominations have evaluated individual properties in Pella (see Section 9); but, in spite of Pella's historical significance as a premier ethnic settlement in Iowa, the community still lacks a comprehensive survey of its historic and architectural resources. Such a survey should be undertaken and include as many property types as possible.

In the meantime, Pella's early residential architecture is threatened. With the community's strong economy and pressure for new home construction, modest cottages such as the Van den Berg property are seen as candidates for demolition and redevelopment.

POTENTIAL FOR HISTORICAL ARCHAEOLOGY

The site's potential for archaeological significance is, as yet, unevaluated. Historical archaeological investigations may uncover traces of previous construction on the site--such as privies or other nonextant outbuildings, for example, the barn shed shown to the west of the cottage in a 1929 Iowa Highway Commission map.

RECOMMENDATIONS FOR FURTHER RESEARCH AND REGISTRATION

As more is learned about early residential architecture in Pella, the typology developed for this nomination can be used to compare the Van den Berg Cottage with other contemporary examples.

The interior of the Van den Berg Cottage offers the opportunity to learn more about the evolution of the building. As its restoration proceeds, care should be taken to examine the building techniques employed in its construction. Points of contrast between techniques employed in the main block and in the rear wing might emerge to provide further evidence about the building's evolution.

Brinkhoff Park is likely eligible for nomination to the National Register under Criterion A. (Page 1989b: 26) The City of Pella should study and implement this recommendation.

The west end of West Washington Street is likely eligible for nomination to the National Register as an historic district under Criterion A. As the primary vehicular entrance to the community from the west, this street became a preferred corridor of residential development at an early time. The street's residential architecture reflects this fact. West Washington Street should be surveyed to determine its National Register potential.

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MAPS

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ORAL HISTORY

Stienstra, Wayne D., with William C. Page, various times during the spring and summer of
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Cottage.

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VERBAL BOUNDARY DESCRIPTION

Lot 2, Block 32, Original Town of Pella, Iowa.

BOUNDARY JUSTIFICATION

Contains all land associated historically with the resource.

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Pella, IA 50219
Looking southwest
William C. Page, Photographer
June 12, 2002

2. Hendrik J. and Wilhelmina H. Van den Berg Cottage
1305 West Washington Street
Pella, IA 50219
Looking northwest
William C. Page, Photographer
June 12, 2002

3. Hendrik J. and Wilhelmina H. Van den Berg Cottage
1305 West Washington Street
Pella, IA 50219
Looking northeast
William C. Page, Photographer
June 12, 2002

4. Hendrik J. and Wilhelmina H. Van den Berg Cottage
1305 West Washington Street
Pella, IA 50219
Looking southeast
William C. Page, Photographer
June 12, 2002

5. Hendrik J. and Wilhelmina H. Van den Berg Cottage
1305 West Washington Street
Pella, IA 50219
Looking south
Detail of north façade, front door, transom, and beam
anchor
William C. Page, Photographer
June 12, 2002