

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

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

1. Name of Property

historic name Jefferson Street Historic District

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

2. Location

street & number Portions of 100-400 Blocks of East Jefferson Street N/A  not for publication

city or town Iowa City N/A  vicinity

state Iowa code IA county Johnson code 103 111 zip code 52242

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( see continuation sheet for additional comments).

Ronell G. Sirke August 11, 2004  
Signature of certifying official/Title Date  
**STATE HISTORICAL SOCIETY OF IOWA**

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

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

Signature of certifying official/Title Date

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

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) \_\_\_\_\_

Edson Beall 9/29/04  
Signature of the Keeper Date of Action

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**5. Classification**

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

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

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

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

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

Contributing	Noncontributing	
36	3	buildings
		sites
		structures
		objects
36	3	Total

**Name of related multiple property listing**

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

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

Architectural and Historical Resources of Original Town Plat Neighborhood (Phase II), 1845 – 1945

5

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwellings

DOMESTIC/Secondary Structures

DOMESTIC/Multiple Dwellings

EDUCATION/College

RELIGION/Religious Facility

RELIGION/Church-Related Residence

HEALTH CARE/Hospital

**Current Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwellings

DOMESTIC/Secondary Structures

DOMESTIC/Multiple Dwellings

EDUCATION/College

EDUCATION/Library

RELIGION/Religious Facility

RELIGION/Church-Related Residence

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

MID-19<sup>th</sup> CENTURY/Gothic Revival

MID-19<sup>th</sup> CENTURY/Greek Revival

LATE VICTORIAN/Queen Anne

**Materials**

(Enter categories from instructions)

foundation STONE/Limestone

walls WOOD/Weatherboard

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 grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND

DEVELOPMENT

**Period of Significance**

1850-1954

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

See continuation sheet

**Primary location of additional data:**

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

Name of repository:

Jefferson Street Historic District  
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**10. Geographical Data**

**Acreage of Property** 12 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

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

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

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

**Additional Documentation**

Submit the following items with the complete form:

**Continuation Sheets**

**Maps**

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

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

**Photographs**

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

**Additional items**

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

**Property Owner**

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

name Various - see continuation sheets  
street & number \_\_\_\_\_ telephone \_\_\_\_\_  
city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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

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5. **Classification:** Related Multiple Property Listing (continued)

“Historic Resources of Iowa City, Iowa” MPS (1994, amended 2000)

7. **Description:** Architectural Classification (continued)

LATE VICTORIAN/Italianate

LATE VICTORIAN/Second Empire

LATE VICTORIAN/Romanesque

LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS/Classical Revival

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Italian Renaissance Revival

LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS/Colonial Revival

LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS/Tudor Revival

LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS/Late Gothic Revival

LATE 19<sup>th</sup> & 20<sup>th</sup> CENTURY REVIVALS/Late Gothic Revival/Collegiate Gothic

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

**Description:** Materials (continued)

foundation: CONCRETE

walls: STUCCO

roof: METAL

roof: STONE/Slate

7. **Narrative Description:**

The Jefferson Street Historic District is a linear neighborhood located one block north of the downtown and immediately adjacent to the east campus of the University of Iowa (historically referred to as the State University of Iowa or SU1 in this nomination). The District also borders the southern edge of a commercial and residential section of Iowa City known as the “North Side.” The District extends east for approximately three blocks along East Jefferson Street from North Clinton Street on the west to North Van Buren Street on the east. The northern edge of the District generally

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follows along the alleys to the north of East Jefferson Street. The southern edge of the District jogs through portions of the University of Iowa in the west half and generally follows the alleys south of East Jefferson Street in the east half. Properties facing the intersecting streets of Dubuque, Linn, Gilbert, and Van Buren are also included within the District.

All of the Jefferson Street Historic District is contained within the Original Town Plat of the city of Iowa City, which was laid out in 1839 as the territorial capital of Iowa Territory. Jefferson Street was laid out with a standard 80-foot width with alleys measuring 20 feet and intersecting streets also measuring 80 feet. Adjacent blocks measured 320 feet by 320 feet with eight large lots in each block containing 80 feet of street frontage and a depth of 150 feet. Development of the west half of the Jefferson Street Historic District saw several instances of the combination of lots to form larger building parcels for institutional structures while the east half of the District experienced subdivision of lots resulting in a denser residential neighborhood. Most of the south side of the 100-300 blocks of Jefferson Street is part of the east campus of the University of Iowa with Linn Street vacated to form a continuous double-block. All of the streets in the District are paved in asphalt with 4-foot wide cement walks along each side. Jefferson Street serves as an eastbound one-way with westbound traffic handled by Market Street located one block to the north.

The terrain of the District is generally flat with buildings sited level with the street. The exception are the lots on the north side of the 400 block of Jefferson Street that have moderate to steep upgrades along the sidewalks but no retaining walls. The neighborhood has a dense covering of deciduous trees. Their age suggests that considerable planting took place before World War II. Street plantings include maple, oak, ash, hackberry, American elm, and a few catalpas with conifers generally reserved for settings within private lots. Dutch elm disease decimated most of the elm trees by the 1970s. Today streets in the Jefferson Street Historic District are lined by a mixture of 60 to 80 year old trees measuring 40 to 75 feet in height.<sup>1</sup> There are no natural water features within the District and no city parks or playgrounds in or near the District.

The building stock in the Jefferson Street Historic District includes a mix of institutional and residential buildings that reflect its historical development along the edge of the downtown and the SUI campus. University related resources include buildings originally used as a biological sciences classroom building, a medical school anatomy lecture hall, an isolation hospital, and sorority houses. Buildings used for religious purposes include four churches, a student center, a former convent, and a rectory. The balance of the District includes two large apartment buildings, single-family dwellings that date from the 1850s through the 1930s, and secondary structures erected during the early 20<sup>th</sup> century. The District contains a total of 44 buildings including 38 primary resources and six secondary resources. All but one of the primary resources or 97 percent are considered contributing resources with 22 buildings or 50 percent qualifying as individually significant or key contributing resources. One primary building, the Neuman Catholic Center (104 E. Jefferson Street), is non-contributing due to its relatively recent date of construction though it is physically connected to a previously freestanding historic convent. The two are counted as a single resource within the District. The District also contains 6 secondary resources originally constructed as garages. Of these, four are considered contributing and two have been determined non-contributing due to alterations or age.

The pattern of building and density of the Jefferson Street neighborhood is a result of the organic manner in which the area was developed over eight decades. Sanborn maps from various dates reveal the construction of earlier buildings on some lots and their replacement by larger, more substantial buildings as the decades passed. In several cases, brick and frame dwellings were moved to nearby lots to make room for larger buildings. One instance (John and Magdalena Englert House, 320 E. Jefferson Street), saw the movement of a house that originally faced Market Street across the alley into the District in order to make room for an expansion of the family-owned brewery. In another case, a widow moved her former house (115 N. Gilbert Street) one lot north to make room for a substantial new residence for her and

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

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her children (Mary Rohret House, 328 E. Jefferson Street). The practice of moving buildings was a long-standing tradition in Iowa City identified in the amendment to the "Iowa City Historic Resources MPS" for the historic context "Architectural and Historical Resources of Original Town Plat Neighborhood (Phase II), 1845 – 1945".<sup>2</sup> More than 10 percent of the primary buildings in the North Side neighborhood under study were moved to their current sites during the period 1904 – ca. 1935.

The District's two and two-and-half-story houses are constructed of frame, brick, and stucco with frame being the most popular. Wood cladding includes narrow and medium width clapboards or decorative shingles. Institutional buildings are constructed of masonry materials including dressed and ashlar limestone and locally manufactured red brick. Bedford stone was used for one of the churches and both of the State University of Iowa's turn-of-the-20<sup>th</sup>-century buildings with brick used for the other churches, apartment buildings, and hospital building. Brick was also used for several houses, the rectory, the convent, and a sorority house within the District.

The institutional and residential buildings in the Jefferson Street Historic District exhibit a variety of late 19<sup>th</sup> and early 20<sup>th</sup> century historic architectural styles including excellent examples of eleven distinct styles. Greek Revival, Italianate, Queen Anne, Colonial Revival, and Craftsman style houses are scattered through the District with well preserved institutional buildings designed in the Gothic Revival, French Second Empire, Classical Revival, Romanesque Revival, Italian Renaissance Revival, and a mix of the Collegiate Gothic and Tudor Revival. Many of the dwellings are examples of vernacular house forms commonly found in Iowa City before and after the turn of the 20<sup>th</sup> century. The vernacular forms that appear most frequently in the Jefferson Street Historic District are the American Four-Square (most common), Front-Gable Roof, and Side-Gable Roof house forms. These styles and vernacular forms are discussed in greater detail in the amendment to the "Iowa City Historic Resources MPS" for the historic context "Architectural and Historical Resources of Original Town Plat Neighborhood (Phase II), 1845 – 1945" approved by the National Park Service in 2000.

Some of the best examples of residential architectural styles, vernacular house forms, and institutional architectural styles in the Jefferson Street Historic District are listed below. A complete list of contributing and non-contributing resources appears on pages 24 and 25.

***Residential Architectural Styles***

- *Greek Revival:* Bostick-Rohret House, 115 N. Gilbert St. (Photo #1, ca. 1850, NRHP)
- *Italianate:* Robert & Julia Hutchinson House, 318 E. Jefferson St. (ca. 1875)
- *Queen Anne:* John & Magdalena Englert House, 320 E. Jefferson St. (Photo #2, ca. 1885)  
John & Catherine Sueppel House, 425 E. Jefferson St. (Photo #3, 1876)
- *Colonial Revival:* Joseph & Ludmila Barborka House, 114 N. Gilbert St. (ca. 1900)  
Justine Mueller House, 420 E. Jefferson St. (Photo #4, ca. 1905)

***Vernacular House Forms***

- *Front-Gable:* David & Isabell Abrams House, 424 E. Jefferson St. (1893)

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

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- *Am. Four-Square:* Alois & Esther Smith House, 120 N. Gilbert St. (ca. 1908)  
Mary Rohret House, 328 E. Jefferson St. (Photo #5, 1911)  
Falk Rental House, 403 E. Jefferson St. (1907)  
James & Henry Kohrt House/Phi Rho Sigma Annex, 430 E. Jefferson St. (1924)  
John & Mary Messner House, 117 N. Van Buren St. (Photo #6, ca. 1911)

***Institutional Architectural Styles***

- *Gothic Revival:* First Congregational Church, 30 N. Clinton St. (Photo #7, 1868)  
First Methodist Episcopal Church, 214 E. Jefferson St. (Photo #8, 1908)
- *French Second Empire:* Park House/St. Agatha's Seminary, 130 E. Jefferson St. (Photo #9, 1852/ca. 1875)
- *Romanesque Revival:* St. Mary's Rectory, 220 E. Jefferson St. (Photo #10, 1891)  
St. Mary's Roman Catholic Church, 230 E. Jefferson St. (Photo #11, 1867/1907)
- *Classical Revival:* Hall of Anatomy, 119 E. Jefferson St./SUI Bldg. #19, (Photo #12, 1902)  
Medical Laboratory Building, 121 E. Jefferson St./SUI Bldg. #18 (Photo #13, 1902)
- *Italian Renaissance Revival:* St. Mary's Convent (part of Newman Center), 104 E. Jefferson St. (ca. 1930)  
Isolation Hospital, 325 E. Jefferson St. (Photo #14, 1916)
- *Collegiate Gothic:* St. Paul's Lutheran Church, 404 E. Jefferson St. (Photo #15, 1926)

The condition of buildings in the Jefferson Street Historic District ranges from fair to excellent. Nearly all of the residences originally used as single-family homes have been subdivided into duplexes or apartments with three residences converted to use as guesthouses (115 N. Gilbert Street, 119 N. Gilbert Street, and 328 E. Jefferson Street). The most likely alteration to houses in the District that have been converted to use as rental housing is the addition of synthetic siding including asbestos shingle siding dating from the 1940s and aluminum siding or vinyl siding added beginning in the 1960s. Other changes include the removal of porches and the construction of rear wings and attached garages. One new institutional building has been built at the west end of the District. The Newman Catholic Center (104 E. Jefferson Street) replaced the former Catholic school on that site in 1988 but the adjacent St. Mary's Convent remains connected to the new building. Historic rehabilitations have been completed for a number of buildings within the District during the 1990s including two major University of Iowa buildings. The SUI Hall of Anatomy (SUI Building #19) was converted to the Biological Sciences Library and the SUI Medical Laboratory Building (SUI Building #18) was rehabilitated for continued use as the Biology Building. Other buildings substantially rehabilitated include the Park House/St. Agatha's Seminary at 130 E. Jefferson Street, the Mary Rohret House at 328 Jefferson Street, and the William Bostick House at 115 N. Gilbert Street. All of the churches within the District have seen significant maintenance work during the 1990s as well.



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**8. Statement of Significance:**

***General:***

The Jefferson Street Historic District is locally significant under Criteria A and C.

Under Criterion A the Jefferson Street Historic District derives significance under the category of "Community Planning and Development." The District is associated with an important era of growth in one of Iowa City's North Side neighborhoods at the end of the 19<sup>th</sup> century and the beginning of the 20<sup>th</sup> century. During this time, Jefferson Street was transformed from a neighborhood of single family dwellings and churches to a neighborhood of larger, more substantial residences, churches, and State University of Iowa education and hospital buildings. Prominent Iowa City residents continued to make the District their home throughout its development, choosing to build, enlarge, move, and rebuild homes along a street favored by proximity to the city's churches, downtown businesses, and SU campus.

Additional significance under Criterion A derives from the fact that the Jefferson Street Historic District represented a cross section of middle and upper income households with prominent business and professional leaders living next door to working class families. As the 20<sup>th</sup> century progressed, this mix of social groups included individuals associated with the University as professors, physicians, and laborers of many types. Undergraduate students, graduate students, nursing students, and medical students resided in apartment buildings, boarding houses, and sorority houses in the District with many attending classes and working in University medical school buildings in the District.

Under Criterion C the Jefferson Street Historic District is significant as a representative collection of the residential architectural styles, vernacular house forms, and institutional architectural styles that appeared in Iowa City neighborhoods from the 1850s through the 1930s. A number of examples of the work of important local and state architects have been identified to date with a likelihood that more may exist. In addition to single-family dwellings, the District contains four architecturally significant churches and several other buildings with religious connections including a convent and rectory. Three architecturally important SU buildings including two classroom buildings and one hospital building are present as well. Together the District's buildings tell the story of architectural design and vernacular building practices displaying 11 different architectural styles.

Four buildings within the District are already listed on the National Register of Historic Places: the Congregational Church (30 North Clinton Street), the William Bostick House (115 North Gilbert Street), the Park House/St. Agatha's Seminary (130 East Jefferson Street), and St. Mary's Roman Catholic Church and Rectory (230 East Jefferson Street). The last property contains two contributing resources.

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

The period of significance for this locally significant historic District extends from 1850 to 1954. The first date marks the construction of the earliest architecturally significant resource in the District and the last date marks the 50-year cut-off for National Register eligibility.

***North Side Historical Survey Recommendations:***

The Jefferson Street Historic District is one of four existing or proposed historic districts located in a section of Iowa City known as the "North Side." This area is located in the northern tiers of blocks in the Original Town Plat and contains

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approximately 50 city blocks. Historic preservation surveys of portions of the North Side were first completed in 1977 and again in 1981 by City of Iowa City planning interns. In 1982 nominations to the National Register of Historic Places (NRHP) for two contiguous North Side historic districts – one commercial properties and one residential properties – were prepared and submitted to the local historic preservation commission and the SHPO. Both districts were eventually approved at the state level but final submittal to the National Park Service was withheld pending adoption of a local historic preservation ordinance. The nominations were eventually redrafted in 1984 but due to contentious local debate at the time, they were not resubmitted to the SHPO. Following completion of a comprehensive historic preservation plan by the City of Iowa City in 1992, a more complete historical and architectural survey was begun in multiple phases in the North Side. Sections of the North Side were included in each of the following studies:

- Dubuque/Linn Street Corridor Survey by Molly Naumann (1996)
- Original Town Plat of Iowa City (Phase I) Survey by Jan Nash, Tallgrass Historians L.C. (1997)
- Original Town Plat of Iowa City (Phase II) Survey by Marlys Svendsen, Svendsen Tyler, Inc. (1999)
- Goosetown Neighborhood (Phase III) Survey by Marlys Svendsen, Svendsen Tyler, Inc. (2000)
- Iowa City Central Business District Survey by Marlys Svendsen, Svendsen Tyler, Inc. (2000)

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

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

- **Jefferson Street Historic District** – This four-block section of Jefferson Street contains an important collection of Iowa City churches, residences, and institutional buildings associated with the State University of Iowa Medical School and the University Hospital. The district's buildings are historically significant under the themes of education, religion, and community planning as well as architecturally significant for the good examples of late 19<sup>th</sup> and early 20<sup>th</sup> century institutional and residential building styles.
- **Gilbert-Linn Street Historic District** – This well-preserved group of large-scale, single-family residences extends along the north-south routes of two important North Side streets - the brick-paved course of Linn Street and the north-south route of the Old Military Road known today as North Gilbert Street. The district is architecturally significant for the representative collection of architectural styles and vernacular house forms dating from the 1880s to 1920s. The district also contains a good set of examples of the work of one of Iowa City's most important turn of the century architects, O.H. Carpenter. Historically, the district demonstrates the importance of development factors such as street paving and proximity to employment generators in stimulating residential growth in existing neighborhoods.
- **Brown Street Historic District and Ronalds Street Extension** – The original Brown Street Historic District was listed in the NRHP in 1994. It qualified for listing under Criteria and A and C for its association with Iowa City's neighborhood settlement patterns; the development of a major transportation corridor and its related sub-themes; its

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affiliation with the growth of the State University of Iowa in the decades immediately following 1900; and its collection of representative examples of architectural forms and styles from the period extending from the 1850s through the 1920s. The original district extended along seven blocks of Brown Street and several blocks of the adjoining private drive, Bella Vista Place. A proposed amendment to the Brown Street Historic District includes a four-block stretch of Ronalds Street that was not intensively surveyed until several years after the Brown Street Historic District was listed in the NRHP. The Ronalds Street extension contains similar building stock in terms of form, scale, material, and architectural style. Its historical development occurred during a similar period as the Brown Street Historic District and was prompted by similar factors. These facts make the Ronalds Street extension appropriate for amending to the existing Brown Street Historic District.

- **North Clinton Street Historic Street** – This potential district contains well-preserved, large scale residences associated with some of Iowa City's most prominent business and professional leaders from the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. In addition the houses are well-executed and well-preserved examples of the architectural styles popular during this era. At the turn of the 21<sup>st</sup> century, the area adjoins the State University of Iowa Campus. After World War I, several of the houses served as examples of adaptive use as fraternity houses and rooming houses. A number of the occupants of residences in the district had strong links to the State University of Iowa as faculty members and administrators.

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

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

***The Historical Development of East Jefferson Street:***<sup>3</sup>

Iowa City was laid out as the new capital city for Iowa Territory in the summer of 1839. Its location 50 miles west of the Mississippi River and its population centers anticipated the state's westward expansion. The Jefferson Street Historic District is located along an east-west stretch of Jefferson Street in the central section of the Original Town Plat. This plat, which appears on page 8 with the Jefferson Street Historic District outlined, included 100 blocks with eight lots per block, 31 out lot blocks, two public squares, three market squares, two public parks, and reserves set aside by territorial legislators for churches and a school. Three of these open space features, now either nonexistant or much altered, were originally located near the Jefferson Street Historic District. The most significant was Capitol Square (now the Pentacrest Historic District, NRHP) located southwest of the District on a rise overlooking the Iowa River. Lots anticipated for commercial development measuring 80 feet x 140 feet were laid out facing the square, and a grid system of streets aligned with the compass points stretched in four directions from the square. Jefferson Street had an 80-foot width with lots facing the street along its east-west course. Proximity to the square initially encouraged commercial building along the north side of the 100 block of Jefferson Street. Among the most important buildings in this block was the Park House (contributing, Photo #9) built in 1852 at 130 E. Jefferson Street opposite the northwest corner of the city park for which it was named. The hotel was frequently used by territorial legislators as seasonal lodging. Like many of the buildings within the District, its use changed over time as the character of the District changed. The Park House closed soon after the capital was moved to Des Moines in 1857 and

<sup>3</sup>Portions of this section are taken from "Historic Resources of Iowa City, Iowa MPS" listed in the NRHP in 1994 and an amendment to this MPS nomination, "Architectural and Historical Resources of Original Town Plat Neighborhood (Phase II), 1845 – 1945," listed 2000. Additional material was taken from a second amendment to the MPS prepared in 2000 titled "Architectural and Historical Resources of Iowa City Central Business District, 1855 – 1945" that has not been submitted to the National Register of Historic Places for listing. The three documents were authored by Marlys Svendsen.

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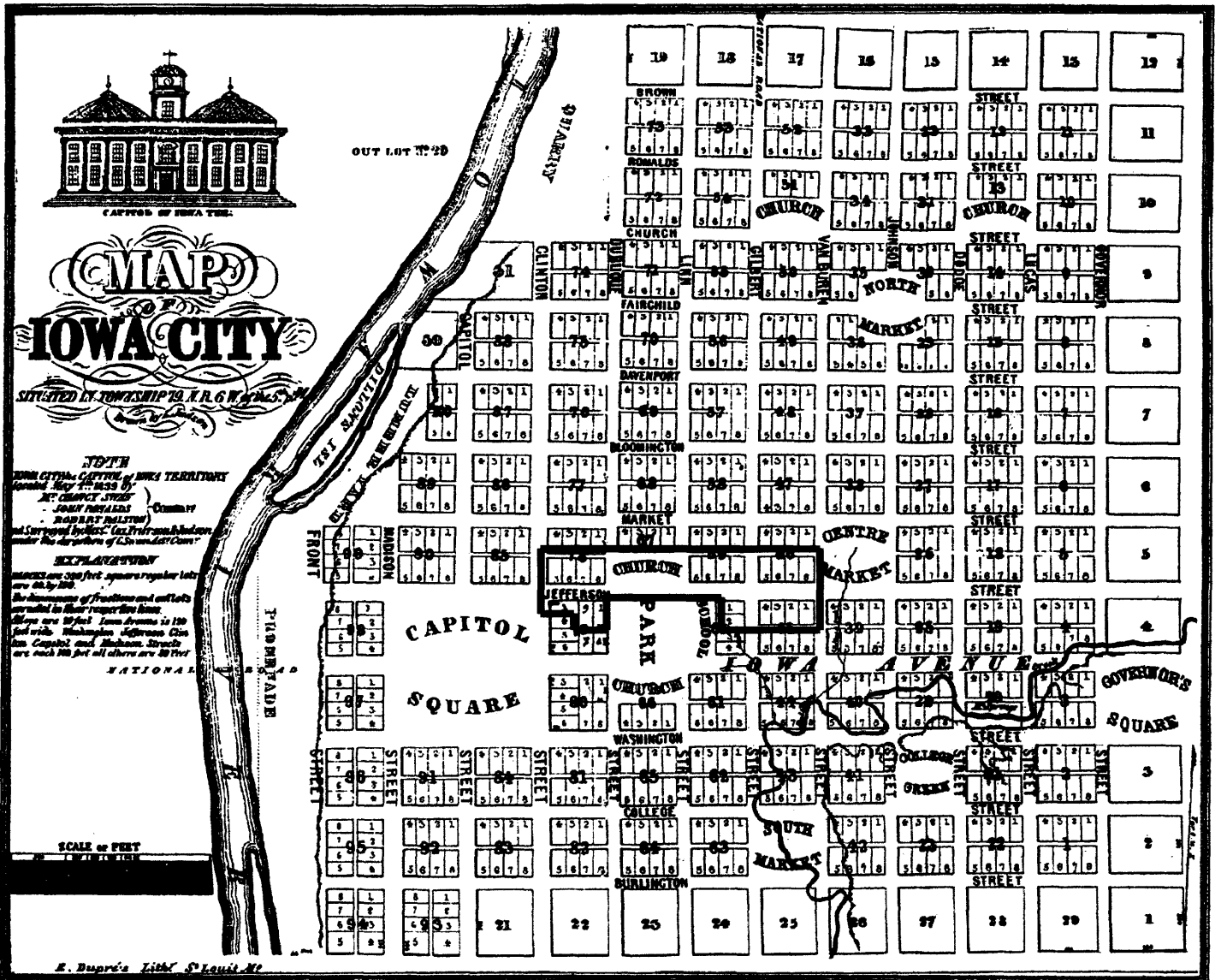
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the demand for transient lodging lessened. In 1861 the building reopened as St. Agatha's Seminary. It was owned by St. Mary's Roman Catholic Church and functioned as a day and boarding school for Catholic girls under the direction of the Sisters of Charity of the Benevolent Virgin Mary, a fact confirmed by painted wall signs in the 1865 view on page 9.

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



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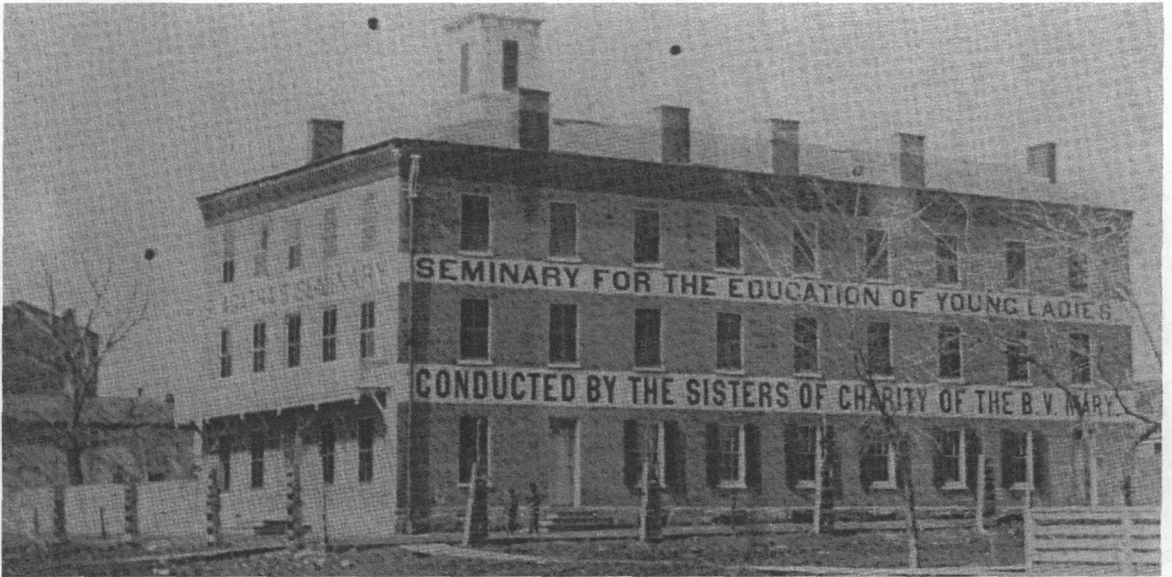
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***Park House/St. Agatha's Seminary, 1865***

(Gerald Mansheim, *Iowa City: An Illustrated History* (Norfolk, Virginia: The Downing Company), 1989, p. 80)



The same block of Jefferson Street that attracted the Park House saw the construction of other small scale commercial buildings during the 1850s. However, as the business center of the town gradually established itself further south along Clinton, Washington, College, and Dubuque streets, Jefferson Street fell out of favor as a commercial district. As a result, the Jefferson Street commercial buildings were converted to use as private schools (both non-extant – the Iowa City Academy and Normal School and St. Joseph's Institute, a Catholic boy's school). In later years, all of this portion of the 100 block of E. Jefferson Street was acquired by St. Mary's Roman Catholic Church and in 1893 became the site for construction of St. Mary's Catholic School. Like Capitol Square, the city park located just south of the District between Jefferson Street, Iowa Avenue, Dubuque Street, and Linn Street played an important role in the development of the District. Its primary purpose initially was to serve as an open space on which important buildings such as churches could front.

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**St. Mary's Roman Catholic Church, 1869**  
from the State Historical Society of Iowa – Iowa City)



During the decades of the 1840s and 1850s churches established by Roman Catholic, Methodist Episcopal, Methodist Protestant (later Christian), and Universalist congregations built on the reserved lots facing the north and south sides of the park. The first building (non-extant) occupied for St. Mary's Roman Catholic Church was constructed in 1841-43 at the northwest corner of Linn and Jefferson streets. At the end of the Civil War a new building was erected. Father Edmonds, the pastor of St. Mary's Church in 1867-68 when the new St. Mary's Roman Catholic Church was erected at 230 E. Jefferson Street (Photo #11, contributing, NRHP), has been credited with designing the church.<sup>4</sup> An historic view of the church appears to the left.

The Methodist Episcopal Church was the second congregation to build a church along Jefferson Street on a church reserve lot. The first building (non-extant) was completed in 1842, enlarged in 1863, rebuilt following a fire in 1884, and destroyed in a second fire in 1906. The present building at 214 E. Jefferson Street (contributing, Photo #8) was completed in 1906. Both of the churches erected on reserve lots south of the park, the Methodist Protestant Church and the Universalist Church, are non-extant. Before the turn of the 20<sup>th</sup> century, a fifth church was built along Jefferson Street. The Congregational Church (contributing, Photo #7, NRHP) was constructed at 30 North Clinton Street on a non-reserve lot in 1868. Located at the east end of the Jefferson Street Historic District, the church faced Capitol Square.

The presence of these five churches in the 19<sup>th</sup> century helped to attract and retain homeowners in the blocks fronting on Jefferson Street. The role of these churches in the social structure of the neighborhood is born out by an examination of memberships in several of the church-sponsored organizations of St. Mary's Roman Catholic Church at the turn of the 20<sup>th</sup> century. The 1897 city directory shows nine separate societies sponsored by the

church. That year, three of the leaders of the Young Ladies' Society were residents of the District while leaders of two men's societies had their homes here as well. Among the most involved were the five members of the John and Catherine Sueppel family (425 E. Jefferson Street, contributing, Photo #3) who served as leaders in four separate organizations.

Despite city park's prominent location as the front yard of the town's first churches, it remained largely an unimproved feature during its first half century. The block was never formally landscaped. Instead it contained a collection of native grasses that was rarely cut or maintained. Historic photographs show a horizontal rail fence surrounding the park in the post-Civil War years. Public celebrations were regularly held here, and it likely functioned as an informal gathering spot for visitors to the downtown and students at the nearby academies and university. Public scales were maintained at the southwest corner of the park at the intersection of Iowa Avenue and Dubuque Street giving rise to the regular practice for many years of weighing and selling hay at this intersection. The park along with the prominent spires of the Congregational

<sup>4</sup>Gerald Mansheim, *Iowa City: An Illustrated History* (Norfolk, Virginia: The Downing Company), 1989, p. 58.

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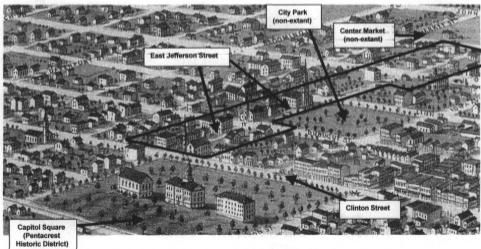
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Church, the first Methodist Episcopal Church (non-extant), and St. Mary's Roman Catholic Church stand out on the 1868 *Bird's Eye View of Iowa City* that appears below. Approximate boundaries of the District are shown.

In 1890 the city council authorized transfer of the city park block to the State of Iowa for use in conjunction with the State University of Iowa. It was thought at the time that such a move would discourage talk in the Iowa General Assembly of moving the University to Des Moines – an ever present concern in Iowa City. Whether the transfer of the park was actually the cause that achieved the desired effect or not, SUI was not moved.

The transfer of park property completed in 1890 was not favored by all Iowa Citizens. After SUI made plans to build a new Chemistry and Pharmacy Building on the site but before its construction, women parishioners at St. Mary's Catholic Church

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



protested the building's construction because of the planned felling of trees. Iowa City historian Irving Weber has described the event as Iowa City's first protest. After a brief delay, the bishop of the Dubuque Diocese interceded and the women withdrew so that the work could proceed.

During the decade following the property transfer, several SUI buildings were constructed in the former park block. The Chemistry-Pharmacy Building (non-extant) was built at the northeast corner of Dubuque Street and Iowa Avenue in 1890



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and the Homeopathic Hospital (non-extant) was constructed at the southeast corner of Jefferson and Dubuque streets in 1894. The first section of the University Hospital (portions extant), was erected east of Linn Street in 1897.<sup>5</sup> In 1899 the building complex extended across the vacated Linn Street right-of-way and into the east half of the former park block. Once SUI redeveloped the park with buildings to house classroom and hospital space, this section of the campus became a permanent barrier between the North Side and the downtown. Though the former park site has strong historical associations with the development of the neighborhood, it is excluded from the Jefferson Street Historic District because of integrity issues including the construction of several modern class room buildings, the completion of major additions to the former University Hospital, and razing of portions of the Hospital.

A third historically important open space located near, but not within, the Jefferson Street Historic District was Center Market near the east end of the District between Jefferson, Market, Van Buren, and Johnson streets. The impact of this block-square market on the development of the surrounding neighborhood was significant. In Iowa City's early years, its platting allowed a large parcel of ground to be retained in public ownership while serving a succession of public uses. Like city park, Center Market remained unimproved during its early years. Located several blocks east of three Market Street breweries and one block east of the north/south route of the Military Road along North Gilbert Street, Center Market was not well positioned to attract commercial development around its perimeter, however. Modest residences ringed the block instead as a result.

As Iowa City's school age population grew at the end of the 19<sup>th</sup> century, a specific civic purpose was determined for the still vacant Center Market block – the construction of public schools. Beginning in 1885 a series of school buildings (all non-extant) were erected on the block and successively used for various grade levels. The first building, the Grammar School, was erected at the northwest corner of Johnson and Jefferson streets in 1885 and converted to the 2<sup>nd</sup> Ward Elementary School in 1903. It was reused as the Administration Building for the Iowa City School District in the early 1920s. The second building, Iowa City's first high school, was built in 1891 at the northeast corner of Van Buren and Jefferson streets and was converted to use as a grammar school in 1903. The same year, the third building – Iowa City's second high school – was constructed at the southwest corner of Johnson and Market Streets. It was converted to Central Junior High School in 1939. In ca. 1915 a fourth and final building was added to the former Center Market block at the southeast corner of East Market and North Van Buren streets. All of the buildings in the former Center Market block had been razed by the time it was acquired for construction of a parking ramp in the 1980s.

The presence of this succession of public school buildings along with three Catholic schools – St. Agatha's, St. Joseph's, and St. Mary's – in and near the Jefferson Street Historic District, tended to reinforce the residential use of the District in the decades preceding and following the turn of the 20<sup>th</sup> century. Proximity to the schools also saw a number of teachers residing in apartment buildings, private homes, and boarding houses along Jefferson Street.

Politics and government on the territorial and state levels figured prominently in Iowa City between 1839 and 1857. Territorial legislative assemblies between 1841 and 1845 and state assemblies between 1846 and 1857 brought politicians together to write three state constitutions, to adopt laws including the Code of 1851, to levy taxes, to make expenditures for the public good, and to create a state university headquartered in Iowa City. This last act determined the future course of

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<sup>5</sup>The Original Town Plat on page 8 shows this strip of land as a school reserve. In 1841 the Mechanics' Mutual Aid Association of Iowa City organized and applied to the Territorial Legislature to use this reserve for building a school and library. The Association completed a two-story brick building (non-extant) along the east side of Linn Street north of Iowa Avenue in 1842 but when the Association failed to comply with the terms of the legislative grant, the property reverted to the State of Iowa. The Mechanics' Hall had a succession of uses including Iowa City's first public school in 1853, the first building for the State University of Iowa (1855-1858), SUI's Normal Department (1860), and a men's dormitory for SUI (1866). In ca. 1871 the Mechanics' Hall was converted to a 20-bed hospital managed by the SUI Medical Department with nursing provided by the Sisters of Mercy. In 1885 the Sisters of Mercy established a separate hospital and the building was vacated.



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events in Iowa City more than any other development and is more fully described in the historic context for the "University of Iowa (1855 - 1940)" contained in the "Historic Resources of Iowa City" MPS. As the historic context points out, however, the economic benefits of the enabling legislation for the State University of Iowa were slow to be realized as growth of SUI during its first decades was erratic. As a result, property owners in the blocks most closely positioned to SUI's grounds on Capitol Square saw the greatest benefit early on. Among those most favored were property owners along East Jefferson Street. Residences housed SUI professors and staff members while apartment buildings and boarding houses were filled by students and junior faculty. Real estate sales appear to have been steady with Johnson County Property Transfer Records showing frequent sales. City directories both before and after 1900 confirm the occupancy of many houses by families or widows with one or more children attending SUI as well.

The 1890s ushered in a period of expansion for SUI in terms of enrollment, faculty, and physical plant. Construction of several University buildings in the former city park block along East Jefferson Street was among the first projects to be completed. Under the successive presidencies of Charles Schaeffer (1887-1898) and George MacLean (1899 - 1911), a comprehensive plan for the development of the campus was implemented. Architect Henry Van Brunt successfully advocated the use of the Beaux-Arts Style for the design of four major new buildings to flank Old Capitol, the former territorial capitol on Capitol Square. The plan was completed between 1902 and 1924 and Capitol Square was given a new name – the "Pentacrest" (NRHP).

At the same time that plans for the Pentacrest were taking shape, disaster struck elsewhere on Capitol Square. In 1901 the old Medical School Building that stood south of Old Capitol was struck by lightning and destroyed by the ensuing fire. In the aftermath, two new buildings for the SUI Medical School were constructed in the 100 block of East Jefferson Street – the Hall of Anatomy (SUI Building #19, Photo #12, contributing) at 119 E. Jefferson Street and the Medical Laboratory Building (SUI Building #18, contributing, Photo #13) next door at 121 E. Jefferson Street. Both were constructed in 1902.

Sanborn maps show the Hall of Anatomy originally included an embalming area on the ground level, a lecture hall on the second floor, a dissecting laboratory on the third floor with tiered seating ringing the north wall, and a cremating area in the attic level. The building also housed a 100-ton freezer for cadaver storage. Built at the same time as the Hall of Anatomy, the Medical Laboratory Building was constructed immediately to the northeast. Sanborn maps show that it originally included classrooms on the ground level, a lecture hall with classrooms and offices on the second floor, and a clinical laboratory and general laboratory the third floor. The Medical School's surgery department was located in another freestanding building to the southwest (non-extant). In 1928 both the Medical School and the SUI Hospital relocated to the west side of the river following completion of the \$4.5 million General Hospital. The former Hall of Anatomy and Medical Laboratory Building continued uses in the human sciences with the Hall of Anatomy variously called the Human Anatomy Laboratory and the Biology Building Annex. The Medical Laboratory Building was renamed the Zoology Building and later, the Biology Building. Both buildings received substantial rehabilitations shortly before the turn of the 21<sup>st</sup> century. Joseph Hall Bodine (1895-1954) was among the distinguished zoologists and biologists to occupy offices in the former Hall of Anatomy and Zoology Building. Bodine was notable for his contributions to the physiology and biochemistry of embryonic development and as head of the Zoology Department at SUI beginning in 1929.

Construction of the Hall of Anatomy and the Medical Laboratory Building along Jefferson Street came at the end of a decade that had seen considerable growth in the SUI Medical School. As was noted earlier, both the Homeopathic Hospital (non-extant) and first sections of the SUI Hospital were constructed in the former city park site in 1894 and 1897 respectively. The need for two hospitals arose due to a disagreement between homeopaths and allopaths regarding medical privileges. The original SUI Hospital was in the hands of the allopaths and consisted of three sections built in a U-shaped plan. The center section and the southwest wing were completed in 1897 with other wings added in 1908, 1912, and 1914. Two years later in 1916, new hospital procedures regarding infectious diseases saw construction of the last major SUI Medical School building on the east campus – the SUI Isolation Hospital (contributing, Photo #14) located at 325 E. Jefferson Street. The building was free standing at street level but connected to the main hospital by underground tunnels despite its name.

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Continued growth in the SUI Medical School and the SUI Hospital programs after World War I brought another wave of change to the Jefferson Street Historic District. In 1924 construction began on a new 700-patient hospital and medical school on the west side of the Iowa River. The project was completed in 1928 with a grant from the Rockefeller Foundation matched by the Iowa General Assembly. Soon after the new hospital complex opened, the Isolation Hospital was abandoned. A 1-story wing (non-extant) was constructed to the south replacing several residences previously used as housing for nurses. The building complex was renamed the Music Building and served in this capacity until 1972. It was subsequently used as art studios and in 2003, during completion of this nomination, stood vacant.

While public open spaces, churches, schools, collegiate buildings, and hospitals were being established along Jefferson Street from the 1850s through the 1920s, several phases of residential development took shape along the street. The first generation of dwellings included mostly small frame structures located either close to the street or with random setbacks. The earliest view of dwellings in the District is found in the 1868 *Bird's Eye View of Iowa City, Johnson County, Iowa* reproduced on page 11. The map shows one and two-story houses widely spaced along the length of Jefferson Street with denser clusters on the south side of the street between Clinton and Dubuque streets and on the north side between Gilbert and Van Buren streets. Only one of the nearly two dozen residences depicted here survives in the District in 2003 – the William Bostick House at 115 N. Gilbert Street (contributing, Photo #1, NRHP). Constructed in 1850, this two-story brick house stood one lot to the south when it was built as a private residence for the Bostick family. It served as Iowa City's city hall from ca. 1875 to 1882 while the new city hall was being constructed. Then, it resumed domestic use when Mary Rohret and her husband George, a retired farmer acquired it. The couple lived here until George's death when Mary had the house moved about 100 feet north to its current location on Gilbert Street in ca. 1909 before constructing a new family residence.

Industrial and merchant families built nearly a dozen houses still standing in the Jefferson Street Historic District. The most important industrial family in the neighborhood was the Englerts, who owned a brewery and ice business in Block 59 that fronted on Market Street one block north of Jefferson Street. Members of the Englert family eventually owned three houses in this block. The oldest was a large frame house built in the Queen Anne Style for John and Magdalena Englert in ca. 1885. It originally stood next to the Englert-owned City Brewery that faced Market Street immediately north of where the house stands today. City Brewery was one of three breweries between Gilbert and Dubuque streets along Market Street that thrived during the late 19<sup>th</sup> century. Sanborn maps from the period document the move of the house to the present site at 320 E. Jefferson Street (contributing, Photo #2). The Englerts resided in this house before and after it was physically moved in 1910 to accommodate business expansion. Nearby Englert family houses included the Clarence and Marie Englert House at 324 E. Jefferson Street and the Mollie Englert House at 119 N. Gilbert Street. Employees of the two other Market Street breweries, the Graff Union Brewery and the Dostal Great Western Brewery, also resided in the District at the turn of the 20<sup>th</sup> century.

Merchant families in the Jefferson Street Historic District included several grocers, a meat market owner, several clothing and shoe store operators, a jeweler, and a hardware storeowner. John and Catherine Sueppel were among the most prominent. The couple and their large family lived in a spacious Queen Anne Style house built in 1876 at 425 E. Jefferson Street (contributing, Photo # 3). John had immigrated to the United States from Germany and held a number of civic positions after arriving in Iowa City, including city treasurer for two years and county treasurer for four years. He and his family were active members in St. Mary's Roman Catholic Church located just two blocks west of the family home. Sueppel's professional life saw him own and operate a successful grocery business while also serving as secretary-treasurer for the George Hummer Mercantile Company. After John's death, his wife Catherine took over operation of Sueppel's Grocery while continuing to operate her own business – Catherine Sueppel Clothier and Furnisher. By 1918 the Sueppel House was occupied by the next generation, son Francis and his wife Mary. Francis Sueppel served as secretary of the Iowa City Electric Railway Company, the Mississippi Valley Electric Co., and the Rundell Land Improvement Co., an important local real estate development company. Sueppel family members held the property until 1936.

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Another social pattern that was observed in several instances in the Jefferson Street Historic District in which recently widowed women construct major family residences in the neighborhood. Justine Mueller, widow of Adam Mueller, bought the property at 420 E. Jefferson Street (contributing, Photo #4) in 1904, commissioned an architect to design a house for the lot a short time later, and had a house built for herself and her four children the following year. Adam had been a partner in Mueller Brothers Shoes in downtown Iowa City. After Justine's death, her daughters Mary and Margaret owned the family house until 1956. One worked as a bookkeeper for Mueller Brothers Shoes and the other was a schoolteacher.

In a similar case, Mary Rohret tackled an even larger homebuilding project following the death of her husband George Rohret, a retired farmer and carpenter. The Rohret family had previously lived in the two-story brick dwelling located at the northwest corner of Jefferson and Gilbert streets. When a new house was planned in 1908, the former residence was moved to the north half of the lot (115 North Gilbert Street) to make room for a modern American Four-Square house.

Construction dates for single-family houses in the Jefferson Street Historic District indicate that most dwellings were built during the decades immediately before and after 1900. This pattern is typical of other North Side neighborhoods and may reflect general growth in Iowa City during the period. In the case of East Jefferson Street, however, it likely reflects the expansion of the State University of Iowa's east campus in the blocks immediately adjacent to the District. Five major buildings connected to the SUI Medical School and SUI Hospital were constructed between Clinton and Gilbert streets between 1894 and 1916. Fifteen new houses were completed in the District during the same period with five more completed during the early 1920s.

Another important housing trend during these years responded to the growing need for rental housing, more particularly – student housing. Along East Jefferson Street this need was met in a variety of ways. Nursing students, for example, were housed in the former Robert and Julia Hutchinson House at 318 E. Jefferson Street (contributing). From ca. 1911 through ca. 1920 the building served as the SUI Nurses Home and by 1926 was described in city directories as the SUI Obstetrical Home. Located directly across the street from the SUI Hospital and SUI Isolation Hospital, the house was officially converted to apartments in 1947.

The establishment of rooming houses and boarding houses for SUI students was repeated throughout the District. The Chase Rooming House was operated by Marie Chase, a widow, at 22 North Gilbert Street (contributing) in the years immediately preceding and following World War I. During this period the University established informal but strict policies about such establishments restricting rooming houses to same-sex boarders. A variation on this restriction applied to the location of sorority and fraternity houses. The former were located in neighborhoods east of the downtown while the latter were located on N. Dubuque and N. Clinton streets or west of the river. Several houses functioned as sorority houses in the Jefferson Street Historic District through the years, the largest example constructed at 430 E. Jefferson Street (contributing). Its design was that of an oversized American Four-Square with a private apartment for the owners, Janet and Henry Kohrt. The Kohrts served as house-parents during its early years when it was leased to members of the Phi Rho Sigma Sorority as an annex to the main sorority house located a block away at 505 East Iowa Avenue. Another sorority house was located across the street at 431 E. Jefferson (contributing) beginning in the 1920s. Originally built as a private residence for Laura and William Foster, it was used as the Kappa Kappa Gamma Sorority House and the Zeta Tau Alpha Sorority House after World War I.

The largest example of rental housing in the District was the former Park House/St. Agatha's Seminary (contributing, Photo #9) at 130 E. Jefferson Street. After St. Agatha's Seminary closed here in 1909 the building became a women's dormitory. Beginning in 1918, the building was converted to flats and renamed for proprietor Albert Burkley as the Burkley Place Apartments. The demand for apartments continued to be brisk after World War I and Burkley added a separate new apartment building to the north at 115 N. Dubuque Street (contributing) named "Burkley Place North." Together the two buildings had nearly 40 flats. Prior to World War II, SUI junior faculty and staff as well as downtown employees occupied buildings such as these. Student use of such apartments was a post-war phenomenon.

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By the time the Jefferson Street Historic District was fully developed by the late 1920s, the neighborhood consisted of a mix of middle and upper income households in owner-occupied and rental houses and apartments. Students at the State University of Iowa, especially medical students, nursing students, and music students filled rooming houses and apartment buildings. Information in the list below has been gleaned from biographical histories, city directories, obituaries, and other sources and provides a sampling of the District's residents, their occupations or professions, business affiliations, and the location of the houses they occupied. Dates shown are for estimates for building construction:

**East Jefferson Street**

- 104 E. Jefferson St., Newman Catholic Center, 1988 (St. Mary's Convent wing originally built ca. 1930)
- 119 E. Jefferson St./SUI Building #19, Hall of Anatomy (Biological Sciences Library), 1902
- 121 E. Jefferson St./SUI Building #18, Medical Laboratory Building (Zoology Bldg./Biology Bldg.), 1902
- 130 E. Jefferson St., Park House/St. Agatha's Seminary, 1852/ca. 1875
- 214 E. Jefferson St., First Methodist Episcopal Church (First United Methodist Church), 1908
- 220 E. Jefferson St., St. Mary's Rectory, 1891
- 230 E. Jefferson St., St. Mary's Roman Catholic Church, 1867/1907
- 302 E. Jefferson St., Hugh & Josephine McCabe, retired, ca. 1925
- 306 E. Jefferson St., Mary Thoman, ca. 1925
- 318 E. Jefferson St., Robert & Julia Hutchinson, carpenter and city marshall, ca. 1875
- 320 E. Jefferson St., John & Magdalena Englert, owner, City Brewery, ca. 1885
- 324 E. Jefferson St., Joseph & Lena Weiss, occupation unknown, 1940
- 325 E. Jefferson St./SUI Building #20, State University of Iowa Isolation Hospital, 1916
- 328 E. Jefferson St., Mary Rohret, widow, 1911
- 403 E. Jefferson St., Dionysius Speidel, partner, Speidel Brothers Clothing Store, 1905
- 404 E. Jefferson St., St. Paul's Lutheran Church, 1926
- 405 E. Jefferson St., Thomas & Martina Brown, proprietor, Clinton Street Smoke House, 1906
- 409-411 E. Jefferson St., Andrew & Mary Beermaker, occupation unknown, ca. 1883
- 413 E. Jefferson St., Beermaker rental house, ca. 1892
- 415 E. Jefferson St., Mrs. F.A. Lucas, widow, ca. 1868
- 420 E. Jefferson St., Justine Mueller, widow, 1905
- 424 E. Jefferson St., David & Isabell Abrams, shoe dealer and grocery store owner, 1893
- 425 E. Jefferson St., John & Catherine Sueppel, owner, Sueppel's Grocery and Catherine Sueppel Clothier and Furnisher, 1876
- 428 E. Jefferson St., Warren & Anna Irons, no occupation, ca. 1921
- 430 E. Jefferson St., Janet & Henry Kohrt, / Phi Rho Sigma Annex, 1924
- 431 E. Jefferson St., Foster, Laura & William, no occupation/Kappa Kappa Gamma Sorority House & Zeta Tau Alpha Sorority House, ca. 1894

**North Dubuque Street**

- 115 N. Dubuque St., Burkley Place North Apartment Building, ca. 1925

**North Gilbert Street**

- 22 N. Gilbert St., Hugh & Margaret Smith, partner, Smith & Cilek Hardware Store
- 24 N. Gilbert St., Thomas Moore, no occupation, ca. 1905
- 114 N. Gilbert St., Joseph & Ludmila Barborka, retired jeweler, 1901
- 115 N. Gilbert St., Wm. Bostick, ca. 1850 and later, George & Mary Rohret, retired farmer
- 119 N. Gilbert St., Mollie Englert, widow of George Englert, owner, City Brewery, ca. 1900
- 120 N. Gilbert St., Alois & Esther Smith, brewmaster, Iowa Brewing Co. (former Dostal Brewery), ca. 1908
- 125 N. Gilbert St., Jacob & Sarah Goldberg, grocery store owner, ca. 1922

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North Van Buren Street

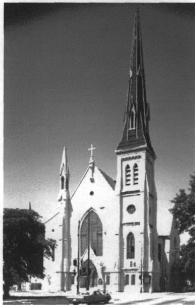
21-25 N. Van Buren St., Unnamed House, ca. 1875  
109 N. Van Buren St., William Graf, proprietor, Graf Bottling Works, 1920  
117 N. Van Buren St., John Messner, partner, Messner, Koza & Co., meat market, ca. 1911

***The Architecture of the Jefferson Street Historic District:***

The mix of residences, apartment buildings, churches, and collegiate buildings in the Jefferson Street Historic District provides a representative sampling of architectural styles and vernacular forms typical of late 19<sup>th</sup> and early 20<sup>th</sup> century neighborhoods in Iowa City. At the same time, this mix of institutional architecture and domestic building stock provides a blend of architectural scale, materials, and designs that is rare within Iowa City.

Architects of local and regional prominence are identified with several individual buildings within the District while builders and carpenters associated with many of the vernacular buildings remain unidentified. Good examples can be found of Greek Revival, Italianate, Queen Anne, and Colonial Revival style residences as well as well preserved examples of vernacular forms such as the American Four-Square. Religious buildings include fine examples of Gothic Revival, Romanesque Revival, French Second Empire, and a mix of Tudor Revival and Collegiate Gothic designs while collegiate buildings are designed in the Classical Revival and Italian Renaissance Revival styles. A discussion of the architecture of the District begins with an examination of several architect-designed buildings.

Churches and SUI owned buildings comprise the major architectural commissions in the Jefferson Street Historic District. The earliest building designed by an architect in the District is believed to be the Congregational Church at 30 N. Clinton Street (contributing, Photo #7, NRHP). A design for the church was commissioned in 1867 from Gurdon P. Randall (1821-1888) of Chicago. Randall had apprenticed in the offices of Asher Benjamin of Boston before moving west in 1856. His 34-year practice specialized in schoolhouses, churches, and courthouses throughout the Midwest. The same year that he designed the Congregational Church in Iowa City, he published *A Handbook of Designs, Buildings*. The Madison County Court House in Winterset, Iowa was completed the same year also but was destroyed by fire in 1875. The Union Park Congregational Church completed in Chicago (1869 and 1871), was among his other church designs.<sup>6</sup> It is pictured to the right, its front façade a nearly identical, but reverse, image of the Congregational Church in Iowa City.<sup>7</sup> (see Photo #7)



First Baptist Congregational Church,  
60 N. Ashland Ave., Chicago

The Congregational Church is a well preserved example of the Gothic Revival Style of architecture found in religious buildings throughout the country after the Civil War. This building is an example of the side-steeple church form. It has an asymmetrical front

<sup>6</sup>Wesley I. Shank, *Iowa's Historic Architects: A Biographical Dictionary*, (Nevada, Iowa: University of Iowa Press), 1999, p. 201.

<sup>7</sup>Photo by Stephen Beal from Chicago Landmarks Web Site, available at <http://www.ci.chi.il.us/Landmarks/F/FirstBaptist.html>. Accessed on November 5, 2003.

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containing an octagon broached spire ornamented with small gabled windows located at the northwest corner of the building facing Clinton and Jefferson streets. The front façade incorporates a smaller turret on the southwest corner that originally terminated in a pinnacle. The Gothic design's distinctive fenestration includes pointed or lancet arched windows in singles, pairs, or trios. The building has a stone foundation and the masonry walls are constructed of a locally produced reddish brown brick. Stone belt courses extend around the building between the raised basement and first floor and at three points around the tower. Brick pointed arches are inset in the walls of the tower as well. Facing the Pentacrest, the Congregational Church provides a dramatic landmark at the west entrance to the Jefferson Street Historic District.

*First Methodist Episcopal Church, undated<sup>8</sup>*



Architects for other churches in the District are not as clearly identified. St. Mary's Roman Catholic Church at 230 E. Jefferson Street (contributing, Photo #11) with its Romanesque Revival Style center steeple form was reportedly designed by Father Emonds, pastor at the church at the time of its construction in 1866-69. The building's large footprint took advantage of the church reserve lot it occupied opposite the park. Like the Congregational Church, it was constructed of reddish brown brick with limestone trim. Its imposing church steeple centered on the front façade was one of three that marked the skyline of East Jefferson Street by the turn of the 20<sup>th</sup> century. When a rectory was added next door at 220 E. Jefferson Street (contributing, Photo #10) in 1891, it was also designed in the Romanesque Revival Style.

The First Methodist Episcopal Church stood on another church reserve lot West of St. Mary's Church and Rectory. After several fires and partial reconstructions, the building was destroyed in 1906 in a fire that threatened conflagration in the densely developed neighborhood. Two years later a replacement church building was completed at 214 E. Jefferson Street (contributing, Photo #8). Though no specific architect has been identified for the replacement building that appears at the above, it is possible that the contracting firm for the church, Sheets & Freyder, also served as architect. This long-standing Iowa City building firm traced its roots to the carpentry shops of J.M. Sheets and partners Bernard Gesberg and August Hazelhorst in the mid-19<sup>th</sup> century. The men eventually merged operations as Sheets & Co. and became noted for their millwork production and contracting services. Business listings in city directories from before the turn of the 20<sup>th</sup> century through the 1920s listed the firm with "architects" as well as various builder specialties. Frank X. Freyder apparently served as the firm's architect. The firm completed construction and/or design contracts on a number of major commercial and institutional buildings including at least four other Iowa City churches. One of these, the German Methodist Episcopal Church (non-extant), was located at the southeast corner of Gilbert and Jefferson streets.

<sup>8</sup>Photo from Gerald Mansheim, *Iowa City: An Illustrated History* (Norfolk, Virginia: The Downing Company), 1989, p. 59.

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At a quick glance, the massive side-steeple form and rusticated limestone walls of the 1908 First Methodist Episcopal Church suggest that the building is a Richardsonian Romanesque design. Closer examination identifies the church as an example of the Late Gothic Revival Style that was gaining national popularity on college campuses at the turn of the century such as Bryn Mawr, Princeton, West Point, the University of Chicago, and Duke University. Gothic pointed arches in the three entrance bays and the stained glass windows in the tower and sanctuary combine with steeply pitched gable roof peaks, crenellated towers, decorative roof ridge crestings, and tall chimneys to give the church its distinctive Gothic design.

As was noted previously, growth of the State University of Iowa Medical School and related hospitals transformed a nearly three-block stretch of the south side of Jefferson Street beginning in the decade of the 1890s. The University employed architect that oversaw that change was the Des Moines firm of Proudfoot & Bird and its successor, Proudfoot, Bird & Rawson. The firm was headed by William T. Proudfoot (1860-1928) and George W. Bird (1854-1953) when it relocated to Des Moines in 1896. Harry D. Rawson (1873-1934) joined the firm in 1910. During the first decades of the 20<sup>th</sup> century, the firm became established as "Iowa's preeminent early-twentieth-century architectural firm...noted for the high quality of their architectural design, their high level of professional competence, and the large number of completed commissions."<sup>9</sup>

Among Proudfoot and Bird's best known SUI commissions are the four academic halls on the Pentacrest that surround Old Capitol – Schaeffer Hall (1902), MacBride Hall (1908), MacLean Hall (1912), and Jessup Hall (1924). The four Bedford stone buildings were designed in the Classical Revival Style with Beaux-Arts elements. When fire claimed the SUI Medical School Building that also stood on Capitol Square as Schaeffer Hall was nearing completion, SUI turned to Proudfoot & Bird to design a new Medical Laboratories Building (SUI Building #18, contributing, Photo #13) and Hall of Anatomy (SUI Building #19, Photo #12, contributing) along the south side of the 100 block of East Jefferson Street. The two buildings were completed between 1902-1904 and also featured the use of Bedford stone in their Classical Revival designs.

Further to the east along Jefferson Street, a complimentary set of hospital buildings was designed by Proudfoot and Bird for the University. The main hospital was designed in the Italian Renaissance Revival Style with red and buff colored brick combined with limestone trim and a red clay tiled roofs to achieve a less academic aesthetic. The main hospital and a series of additions (either non-extant or located outside of the District) were constructed between 1897 and 1914. Construction of the SUI Isolation Hospital in 1916 required a freestanding building, which was located at 325 Jefferson Street (contributing, Photo # 14). Rendered in the same Italian Renaissance Revival Style and polychromatic materials, its exterior remains largely unaltered in 2003.

The third architect identified with buildings in the Jefferson Street Historic District was Orville H. Carpenter of Iowa City. Though at least three other buildings designed by Carpenter are already listed on the NRHP, most of what is known about his life and professional career has been uncovered only recently by historian and Iowa City Historic Preservation Commissioner Richard Carlson. Examinations of local newspapers and issues of *American Contractor* magazine for the years 1897-1908 and 1897-1930 respectively have identified at least three residences designed by Carpenter in the District.<sup>10</sup> The buildings span the period 1905-1907 and their designs demonstrate the transition between late Queen Anne Free Classic designs and American Four-Square plans that Carpenter's work was undergoing at this time.

Orville H. Carpenter (1865-1938) was born and grew up in rural Camanche in Clinton County, Iowa about 70 miles east of Iowa City. He attended public schools and one or more business colleges before beginning a career doing survey work for a civil engineering company in western Iowa in 1885. During the next decade he traveled extensively, working for "some of the largest architectural firms in Buffalo, Philadelphia, Chicago, and other large cities."<sup>11</sup> It is not known whether or not

<sup>9</sup>Shank, p. 127.

<sup>10</sup>Richard Carlson, Iowa City Historic Preservation Commissioner, Email interview re: study of Iowa City buildings as recorded in Iowa City newspapers, 1897- 1908, and study of O.H. Carpenter buildings, 1897 - 1930, November, 2003.

<sup>11</sup>Richard Carlson, Iowa City Historic Preservation Commissioner, "Orville H. Carpenter (1865-1938), Iowa City Architect,"



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Carpenter received any formal training in architecture or engineering. By 1895 he had returned to Clinton County where he was apparently working as an engineer, architect, or both.

In late 1898 Carpenter moved to Iowa City to open an architectural practice. A published account of his work in *The Commercial Magazine* in 1898 featured photographs of five completed residences in Iowa City suggesting that his work had likely commenced in Iowa City sometime before he made the decision to relocate there. The dearth of professional architects in Iowa City at the time was a likely factor in drawing Carpenter to Iowa City. This was coupled with the fact that in Clinton County, several competent architects already had established practices and the local economy was experiencing a decline. Carpenter appears in city directory business listings from 1899 through 1936.

A comprehensive review of local newspapers underway in 2003<sup>12</sup> has identified at least three residences designed by Carpenter in the Jefferson Street Historic District. They include the Justine Mueller House at 420 E. Jefferson Street (contributing, Photo #4), the Falk Rental House at 403 E. Jefferson Street (contributing), and the Thomas and Martina Brown House next door at 405 E. Jefferson Street (contributing). The Mueller House is the earliest completed in ca. 1905 and is also the most elaborate of the three residences. It is a well preserved example of a variation of the popular late 19<sup>th</sup> century Queen Anne Style that Carpenter used for many of his early Iowa City residential designs. Its solid, hipped-roof mass incorporated classical elements such as a keystone arched Palladian window in the attic gable, modillion style porch brackets, heavy turned balusters, and paneled columns. As such, the house typified other late Queen Anne "Free Classic" residential designs by Carpenter in Iowa City.

The other Jefferson Street houses by Carpenter are examples of the American Four-Square plans that he frequently designed in the years leading up to and following World War I. The Falk House and Brown House are two of the earliest Four-Squares that Carpenter is known to have designed. Both feature typical elements of this form incorporated in Carpenter plans including hipped or pyramidal roofs, attic dormers, wide hipped roof front porches, and large double-hung sash in singles and groups. Three other O.H. Carpenter residences near the Jefferson Street Historic District are individually listed on the NRHP – the Benjamin F. and Bertha (Horack) Shambaugh House built at 219 N. Clinton Street in 1902 and moved to 430 N. Clinton Street in 2002, the Arthur Hillyer Ford House completed in 1908 at 228 Brown Street, and the Emma Harvat and Mary Stach House at 332 E. Davenport Street completed a decade later in 1918. The Shambaugh House is an example of the Free Classic Queen Anne form favored by Carpenter for his earlier designs while the Ford House is an example of the Mission Style. The Harvat-Stach House is an eclectic blend of Colonial Revival, Georgian Revival, and Prairie School. At least eight Carpenter houses have also been identified in the proposed Gilbert- Linn Street Historic District located several blocks north of the Jefferson Street Historic District.

O.H. Carpenter's architectural career included more than residences such as those documented in and around the Jefferson Street Historic District. Commercial and institutional projects including downtown business blocks, fraternal halls, and schools were among his work in Iowa City and in southeast Iowa. Carpenter's architectural practice continued through the 1920s and early 1930s though examples of his work became more rare, perhaps due to his age. In 1938 he died while continuing to reside in Iowa City.

As was noted earlier in this section, much if not most of the domestic building stock in the Jefferson Street Historic District was constructed without the benefit of custom, architect-designed plans. The presence of only a handful of professional architects in Iowa City during the 19<sup>th</sup> century contributed to the dearth of professionally designed dwellings along Jefferson Street. Newspaper advertisements of builders at the turn of the 20<sup>th</sup> century promoted the idea residences constructed by design/build firms. This idea was further encouraged by the tradition in American homebuilding that saw house designs frequently spring from sources other than architects. In some cases, popular house plans passed from generation to

November 18, 2003 draft; "O.H. Carpenter," *Daily Iowa State Press* (Iowa City, Iowa), Special Edition, May 31, 1899, p. 6.

<sup>12</sup>Richard Carlson, Iowa City Historic Preservation Commissioner, Email interview re: study of Iowa City buildings as recorded in Iowa City newspapers, 1897– 1908, and study of O.H. Carpenter buildings, 1897 – 1930, November, 2003.



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generation embellished with ornamentation and design features of their richer, architect-designed cousins. In other instances, the favored forms of individual carpenters or masons were modified based on stylistic trends of the day and built for new customers.

In the Jefferson Street Historic District, examples of each of these homebuilding trends can be identified. The three houses identified as O.H. Carpenter designs are evidence of the presence of professionally designed dwellings in the District. Although specific architects have not been identified for other houses such as St. Mary's Rectory at 220 E. Jefferson Street (contributing, Photo #10) or the Sueppel House at 425 E. Jefferson Street (contributing, Photo #3), it is likely that professionals contributed to their designs.

Two dwellings are examples of the adaptation of a popular house plan passed down from generation to generation. Both the William Bostick House at 115 N. Gilbert Street (contributing, Photo #1, NRHP) and the Robert and Julia Hutchinson House at 318 E. Jefferson Street (contributing) are examples of the adaptation of the I-House form. In both cases the two-story, side-gabled houses were constructed of brick but in the earlier Bostick House built in 1850, the building incorporated Greek Revival Style windows, arches, and entrance treatment. In the Hutchinson House built about fifteen years later, the same house form incorporated the robust ornamentation of the Italianate Style for cornice brackets and porch trim. Robert had first settled in Iowa City in 1839 soon after its founding working as a carpenter and joiner. He was credited with erecting the town's first log house. During the California gold rush he went west but returned a few years later no richer for the trouble. Hutchinson's experience as a carpenter likely encouraged him to chose a house form that was both pleasing and flexible.

Other houses constructed in the Jefferson Street Historic District drew inspiration from architectural styles and vernacular forms that swept the country from the 1880s through the 1920s. Homebuilders for these houses turned to pattern books and design catalogues that were readily available from local lumber companies. After the turn of the 20<sup>th</sup> century, residents may have turned to manufacturers of pre-cut houses such as Aladdin Homes, Montgomery Ward, Sears Roebuck and Company, and Iowa's own Gordon-Van Tine Company. Another source of vernacular home designs were the plans offered through plan services such as the Home Owners Service Institute or pattern books published by Ray Bennett, Gustav Stickley, Herbert C. Chives, the Radford Architectural Co., or Harris, McHenry & Baker.

The case of the Gordon-Van Tine Company headquartered in Davenport, Iowa is worth examining. The company advertised nationally selling construction materials to builders beginning in 1906. By 1910 the company offered house plans and were among the first companies in the country to offer fully pre-cut houses. The company's catalogues allowed the homebuyer to select from among dozens of floor plans, finishes, design features, and equipment choices. The Gordon-Van Tine Company knew of the brisk market for residential construction in other Iowa communities before and after World War I regularly placing advertising in local newspapers and sending traveling salesmen throughout the state.

The most popular vernacular house form in the Jefferson Street Historic District was one frequently promoted by the Gordon-Van Tine Company – the American Four-Square. Ten separate buildings using this form were built in the District in the years leading up to and immediately following World War I. The Gordon-Van Tine Company included 18 separate plans in the American Four-Square house form in its 1923 catalogue seeking to capture the interest of homebuilders with such descriptive phrases as "An Impressive Colonial Home," "A Big 6 Room House at a Low Price," "A Big Square Home – Four Bed Rooms," "Substantial Two-Story Home," "An Every Popular Home of Fine Proportions," "Impressive Home – A Space and Money Saver," "A Substantial Seven Room House," and "A Square House with Big Comfortable Rooms."<sup>13</sup>

<sup>13</sup>117 *House Designs of the Twenties*, Gordon-Van Tine Co., (New York: Dover Publications, Inc. and Philadelphia: The Athenaeum of Philadelphia), 1992. (reprint of *Gordon-Van Tine Homes*, originally published by the Gordon-Van Tine Co., Davenport, Iowa, 1923), pp. 37, 52, 66, 81, 82, 86, 87, and 99.

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As noted above, the American Four-Square was the most common house form in the Jefferson Street Historic District. Common characteristics included a two-story, three-bay configuration; hipped roof of various pitches; hipped, shed or gable attic or wall dormer(s) on one or more façades; porches generally extending across the entire front facade; asymmetrically placed entrance door (common); a cottage window on first floor (common); double-hung windows or groups of windows on upper floors and secondary façades with either 1/1, 4/1, 5/1 or 6/1 configurations; belt courses separating first and second floors; and differing materials on each level (common).

The typical plan for a Four-Square featured four rooms on the first floor usually including an entrance hall with stairs to the second floor, a cased opening between the living room and dining room, and a spacious kitchen. The upper level contained a bathroom and either three or four bedrooms. Examples in the District were built for a range of budgets with the smallest examples containing less than 700 square feet per floor, moderate examples sized from 800 to 900 square feet, and a few large houses containing more than 1,000 square feet per floor.

Although the use of pattern book houses in the Jefferson Street Historic District has not been documented, the presence of 10 examples of the American Four-Square form makes it likely that one or more were the result of catalogue or pattern book selections.

***Contributing and Non-Contributing Resources:***

The Jefferson Street Historic District contains a total of 44 buildings with 41 contributing primary and secondary buildings. Of these, 22 are key or individually significant (21 primary and 1 secondary). The balance of the District includes 1 non-contributing primary building and 2 non-contributing secondary buildings. Five buildings are listed on the National Register of Historic Places: the Congregational Church in 1973, the Park House/St. Agatha's Seminary in 1978, St. Mary's Church and St. Mary's Rectory in 1995, and the William Bostick House in 1996.

Integrity requirements used to determine contributing and non-contributing designation for both primary and secondary buildings in the Jefferson Street Historic District were developed using *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Individual building evaluations were consistent with local standards further refined as a part of surveys and multiple property documentation forms completed in 1992-1994 and 1999-2000 listed below

- "Historic Resources of Iowa City, Iowa MPS," prepared 1992, listed NRHP 1994
- Amendment to "Historic Resources of Iowa City, Iowa MPS" for "Architectural and Historical Resources of Original Town Plat Neighborhood (Phase II), 1845 – 1945," prepared 1999, listed NRHP 2000
- Amendment to "Historic Resources of Iowa City, Iowa MPS" for "Architectural and Historical Resources of Iowa City Central Business District, 1855 – 1945," prepared for the Iowa City Historic Preservation Commission 2000 (not submitted to the National Park Service)

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

Individual buildings were evaluated and ranked according to one of three designations: 1) key contributing, 2) contributing or 3) non-contributing. For single or multi-family buildings (including sorority houses, rectories, convents, rooming houses, and apartment buildings) to be designated as "key contributing," they had to be substantially unaltered and retain their original appearance in shape, proportions, and roofline. Principal façades had to remain intact and largely unchanged. If synthetic

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siding has been installed it was considered acceptable if the width matched that of the original surfaces and few architectural features had been compromised by its installation. Original porches were required to be intact, windows had to remain unchanged except for the installation of metal storm windows, and primary entrances had to remain consistent with the original design.

Single-family or multi-family buildings designated as "contributing" retain their original form and massing. Examples of acceptable alterations are as follows. Porches may be enclosed but the original columns remain visible or the enclosure is easily reversible with little or no damage to the massing and proportions of the original porch. The majority of windows remain unchanged but if altered, the sizes of window openings conform to those of original openings. Any wings or additions made to a house are subordinate to the original structure and do not cover significant architectural detailing. For secondary structures such as garages, changes considered acceptable for contributing status include the replacement of garage doors.

Residential buildings designated as "non-contributing" include all structures built outside of the period of significance – 1850 to 1954. Buildings altered to such a degree that the original structure is no longer readily identifiable are also considered non-contributing. Examples of significant changes include a change in roofline, porch enclosures of a non-reversible nature, major additions or modifications of primary façades, and moving of a building outside of the period of significance.

The balance of the buildings in the Jefferson Street Historic District fall into the category of institutional buildings. These larger buildings include churches, education buildings, and hospitals and were evaluated and ranked according to the same three designations of key contributing, contributing, or non-contributing. If an institutional building is designated as a "key contributing" resource, its primary façades are substantially unaltered and retain their original appearance in shape, proportions, and roofline. A church, for example, retains its original shape and proportions with original window openings, doors, spires, and other architectural features preserved. Construction materials for foundations, walls, and windows remain original. The use of modern roofing materials is an acceptable alteration. New additions or wings are considered acceptable if they are located along secondary façades, have sympathetic design elements, and are constructed of compatible building materials. Such additions do not preclude a building from being considered a key contributing resource. In general, modifications made more than 50 years ago are accepted as part of the historic appearance of a building. Similar integrity standards apply to other institutional buildings including those built as academic halls and hospitals within the District. Changes to primary entrances, important window openings, and rooflines result in institutional buildings being considered either "contributing" rather than "key contributing" or "non-contributing" depending on the level of change.

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

A list of buildings in the Jefferson Street Historic District appears on the following page. Buildings are separated into primary (church, education hall, hospital, single-family house, or multi-family building) and secondary (carriage house or garage). If no box is marked under the secondary building columns for a particular address, no garage or carriage house is present.

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#	STREET	ORIGINAL/ LONG-TERM OWNER(s)	DATES	PRIMARY BLDG. STATUS			SECONDARY BLDG. STATUS		ARCH. STYLE-VERNACULAR FORM
				Contributing	Key	Non-Contributing	Contributing	Non-Contributing	
30	N. Clinton St.	First Congregational Church	1868		Key NRHP				Gothic Revival
115	N. Dubuque St.	Burkley Place North Apartment Building	ca. 1925	C					No Style
22	N. Gilbert St.	Smith, Hugh & Margaret/Chase Rooming House	ca. 1910	C					Am. Four-Square
24	N. Gilbert St.	Moore, Thomas	ca. 1905	C					Am. Four-Square
114	N. Gilbert St.	Barborka, Joseph & Ludmila	1901		Key				Colonial Revival/ Cross Gable
115	N. Gilbert St.	Bostick, Wm./Rohret, George & Mary	ca. 1850		Key NRHP				Greek Revival/Side-Gabled Two-Story
119	N. Gilbert St.	Englert, Mollie	ca. 1900	C					Gable-Front and Wing
120	N. Gilbert St.	Smith, Alois & Esther	ca. 1908		Key				Colonial Revival/Am. Four-Square
125	N. Gilbert St.	Goldberg, Jacob & Sarah	ca. 1922	C				NC	Craftsman/ Am. Four-Square
104	E. Jefferson St.	Newman Catholic Center (with St. Mary's Convent wing)	1988					NC	Modern Movement (Italian Renaissance Revival convent wing)
119	E. Jefferson St SUI Building #19	Hall of Anatomy (Biological Sciences Library)	1902		Key				Classical Revival
121	E. Jefferson St SUI Building #18	Medical Laboratory Building (Zoology Bldg./Biology Bldg.)	1902		Key				Classical Revival
130	E. Jefferson St.	Park House/St. Agatha's Seminary	1852/ ca. 1875		Key NRHP				Second Empire
214	E. Jefferson St.	First Methodist Episcopal Church (First United Methodist Church)	1908		Key				Gothic Revival
220	E. Jefferson St.	St. Mary's Rectory	1891		Key NRHP				Romanesque Revival
230	E. Jefferson St.	St. Mary's Roman Catholic Church	1867/ 1907		Key NRHP				Romanesque Revival
302	E. Jefferson St.	McCabe, Hugh & Josephine	ca. 1925	C					Craftsman/Bungalow
306	E. Jefferson St.	Thoman, Mary		C					Side-Gabled Two Story/Craftsman
318	E. Jefferson St.	Hutchinson, Robert & Julia	ca. 1875		Key		C		Italianate/ I-House
320	E. Jefferson St.	Englert, John & Magdalena	ca. 1885		Key				Queen Anne/Gable-Front and Wing
324	E. Jefferson St.	Englert, Clarence & Marie	1940	C			C		Gable-Front and Wing
325	E. Jefferson St./ SUI Building #20	SUI Isolation Hospital	1916		Key				Italian Renaissance Revival

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				Contributing	Key	Non-Contributing	Contributing	Non-Contributing	
328	E. Jefferson St.	Rohret, Mary	1911		Key				Am. Four-Square
403	E. Jefferson St.	Falk Rental House	1907		Key				Am. Four-Square
404	E. Jefferson St.	St. Paul's Lutheran Church	1926		Key				Eclectic/Tudor Revival & Collegiate Gothic
405	E. Jefferson St.	Brown, Thomas & Martina	1906	C					Am. Four-Square
409-411	E. Jefferson St.	Beermaker, Andrew & Mary	ca. 1883	C					Side-Gabled Two-Story
413	E. Jefferson St.	Beermaker rental house	ca. 1892	C					Side-Gabled Two-Story
415	E. Jefferson St.	Lucas, F.A.	ca. 1868	C					Front-Gabled One Story
420	E. Jefferson St.	Mueller, Justine	1905		Key		Key		Colonial Revival/Am. Four-Square/
424	E. Jefferson St.	Abrams, David & Isabel	1893		Key				Front-Gabled Two Story
425	E. Jefferson St.	John & Catherine Sueppel House	1876		Key		NC (same garage as at 415 E. Jefferson & 21-25 Van Buren)		Queen Anne/Front-Gabled Two Story
428	E. Jefferson St.	Irons, Warren & Anna	ca. 1921	C			C		Am. Four-Square
430	E. Jefferson St.	Kohrt, Janet & Henry/Phi Rho Sigma Annex	1924		Key				Am. Four-Square
431	E. Jefferson St.	Foster, Laura & William/Kappa Kappa Gamma Sorority House & Zeta Tau Alpha Sorority House	ca. 1894	C					Queen Anne
21-25	N. Van Buren St.	Unnamed House	ca. 1875	C					Front-Gabled Two Story
109	N. Van Buren St.	Graf, William	1920	C					Craftsman/Bungalow
117	N. Van Buren St.	Messner, John & Mary	ca. 1911		Key				Am. Four-Square

**Summary:**

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

Additional significance under Criterion A derives from the institutional buildings – both religious and collegiate – that were constructed along Jefferson Street from the 1860s through the 1920s. The street's many churches became social centers for the community and the neighborhood. Growth in importance of the nearby State University of Iowa beginning in the 1890s saw construction of new medical school buildings and hospitals along East Jefferson Street. The resulting mix of institutional buildings and residences gave Jefferson Street a unique character among Iowa City's neighborhoods.

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Under Criterion C the Jefferson Street Historic District is significant as a representative collection of the architectural styles and vernacular house forms that appeared in Iowa City neighborhoods from the 1850s through the 1930s. The juxtaposition of 11 different architectural styles and vernacular forms employed for single-family dwellings, rooming houses, apartment buildings, churches, academic halls, and a hospital testifies to the architectural diversity of the District.

The combination of visual qualities and historical associations gives the Jefferson Street Historic District its distinct neighborhood identity and significance.

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generation embellished with ornamentation and design features of their richer, architect-designed cousins. In other instances, the favored forms of individual carpenters or masons were modified based on stylistic trends of the day and built for new customers.

In the Jefferson Street Historic District, examples of each of these homebuilding trends can be identified. The three houses identified as O.H. Carpenter designs are evidence of the presence of professionally designed dwellings in the District. Although specific architects have not been identified for other houses such as St. Mary's Rectory at 220 E. Jefferson Street (contributing, Photo #10) or the Sueppel House at 425 E. Jefferson Street (contributing, Photo #3), it is likely that professionals contributed to their designs.

Two dwellings are examples of the adaptation of a popular house plan passed down from generation to generation. Both the William Bostick House at 115 N. Gilbert Street (contributing, Photo #1, NRHP) and the Robert and Julia Hutchinson House at 318 E. Jefferson Street (contributing) are examples of the adaptation of the I-House form. In both cases the two-story, side-gabled houses were constructed of brick but in the earlier Bostick House built in 1850, the building incorporated Greek Revival Style windows, arches, and entrance treatment. In the Hutchinson House built about fifteen years later, the same house form incorporated the robust ornamentation of the Italianate Style for cornice brackets and porch trim. Robert had first settled in Iowa City in 1839 soon after its founding working as a carpenter and joiner. He was credited with erecting the town's first log house. During the California gold rush he went west but returned a few years later no richer for the trouble. Hutchinson's experience as a carpenter likely encouraged him to chose a house form that was both pleasing and flexible.

Other houses constructed in the Jefferson Street Historic District drew inspiration from architectural styles and vernacular forms that swept the country from the 1880s through the 1920s. Homebuilders for these houses turned to pattern books and design catalogues that were readily available from local lumber companies. After the turn of the 20<sup>th</sup> century, residents may have turned to manufacturers of pre-cut houses such as Aladdin Homes, Montgomery Ward, Sears Roebuck and Company, and Iowa's own Gordon-Van Tine Company. Another source of vernacular home designs were the plans offered through plan services such as the Home Owners Service Institute or pattern books published by Ray Bennett, Gustav Stickley, Herbert C. Chives, the Radford Architectural Co., or Harris, McHenry & Baker.

The case of the Gordon-Van Tine Company headquartered in Davenport, Iowa is worth examining. The company advertised nationally selling construction materials to builders beginning in 1906. By 1910 the company offered house plans and were among the first companies in the country to offer fully pre-cut houses. The company's catalogues allowed the homebuyer to select from among dozens of floor plans, finishes, design features, and equipment choices. The Gordon-Van Tine Company knew of the brisk market for residential construction in other Iowa communities before and after World War I regularly placing advertising in local newspapers and sending traveling salesmen throughout the state.

The most popular vernacular house form in the Jefferson Street Historic District was one frequently promoted by the Gordon-Van Tine Company – the American Four-Square. Ten separate buildings using this form were built in the District in the years leading up to and immediately following World War I. The Gordon-Van Tine Company included 18 separate plans in the American Four-Square house form in its 1923 catalogue seeking to capture the interest of homebuilders with such descriptive phrases as "An Impressive Colonial Home," "A Big 6 Room House at a Low Price," "A Big Square Home – Four Bed Rooms," "Substantial Two-Story Home," "An Every Popular Home of Fine Proportions," "Impressive Home – A Space and Money Saver," "A Substantial Seven Room House," and "A Square House with Big Comfortable Rooms."<sup>13</sup>

<sup>13</sup> *117 House Designs of the Twenties*, Gordon-Van Tine Co., (New York: Dover Publications, Inc. and Philadelphia: The Athenaeum of Philadelphia), 1992. (reprint of *Gordon-Van Tine Homes*, originally published by the Gordon-Van Tine Co., Davenport, Iowa, 1923), pp. 37, 52, 66, 81, 82, 86, 87, and 99.

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**10. Geographical Data**

**Verbal Boundary Description:**

Within the City of Iowa City, Johnson County, Iowa:

Beginning at the northwest corner of Block 79 in the Original Town Plat at the intersection of North Clinton Street and East Jefferson Street; thence south along the west side of Lot 4 to the south property line of the Congregational Church of Iowa City; thence east along said line approximately 120 feet; thence south approximately 80 feet along the west edge of University of Iowa campus to the south property line of Lot 3; thence east approximately 80 feet; thence north approximately 100 feet to the rear wall of the Medical Laboratory Building (also known as the Zoology Building and the Biology Building); thence east to the east property line of Lot 4 along North Dubuque Street; thence north to the centerline of East Jefferson Street; thence east along said centerline to a point located approximately 100 feet west of the northeast corner of Block 60 extended; thence south along said line to a line along the rear wall of the Isolation Hospital Building (also known as the Music Building); thence east along the rear wall to the east side of North Gilbert Street; then south along the west side Lot 4 of Block 45 to the north side of the alley; thence east along the north side of the alley to the west side of North Van Buren Street; thence north along the west side of said street to the south side of the alley in Block 46; thence west to the east line of Lot 4; thence north along said line approximately 40 feet; thence west across North Gilbert Street to the east side of Block 59; thence north approximately 40 feet; thence west to the west line of Lot 1; thence south to the south side of the alley; thence west along said alley to the east side of North Clinton Street; thence south along the east side of said street to the point of beginning.

**Boundary Justification:**

The boundary for the Jefferson Street Historic District relates to the surviving group of historic resources located along East Jefferson Street, which is situated midway north and south between the Market Street commercial area and the central business district. This section of Jefferson Street includes a mix of residential, church, and collegiate buildings that visually relate the development story of this portion of Iowa City. A nearly two block long stretch of the south side of Jefferson Street that includes academic halls of the University Iowa is excluded from the District because these buildings are not part of the period of significance of the Jefferson Street Historic District or, as in the case of the former SUI Main Hospital, have been so modified as to no longer qualify for the NRHP. The west boundary of the District along North Clinton Street was drawn to exclude portions of the adjoining University of Iowa campus that do not relate to the historic development of the District. Southwest of the Jefferson Street District, the Pentacrest Historic District (NRHP) and Old Capitol NHL block are located. The east boundary of the District was established along North Van Buren Street with the blocks further east noted for their significant loss in building integrity. A key factor in drawing this boundary was the loss of the former Center Market square as a result of construction of a multi-story parking ramp to serve nearby Mercy Hospital.

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**Photograph Key for Jefferson Street Historic District:** (See Photo Map, page 35)  
Shelley McCafferty, and Jessica Hlubek, photographers

1. Bostick-Rohret House, 115 N. Gilbert Street, looking west
2. John & Magdalena Englert House, 320 E. Jefferson Street, looking north
3. John & Catherine Sueppel House, 425 E. Jefferson Street, looking south southwest
4. Justine Mueller House, 420 E. Jefferson Street, looking north northeast
5. Mary Rohret House, 328 E. Jefferson Street, looking north
6. John & Mary Messner House, 117 N. Van Buren Street, looking west
7. Congregational Church, 30 N. Clinton Street, looking southeast
8. First Methodist Episcopal Church (First United Methodist Church), 214 E. Jefferson Street, looking northeast
9. Park House/St. Agatha's Seminary, 130 E. Jefferson Street, looking northwest
10. St. Mary's Rectory, 220 E. Jefferson Street, looking north
11. St. Mary's Roman Catholic Church, 230 E. Jefferson Street, looking north
12. SUI Hall of Anatomy, 119 E. Jefferson Street/SUI Building # 19, looking north
13. SUI Medical Laboratory Building, 121 E. Jefferson Street/SUI Building #18, looking southwest
14. SUI Isolation Hospital, 325 E. Jefferson Street/SUI Building #20, looking northwest
15. St. Paul's Lutheran Church, 404 E. Jefferson Street, looking northwest
16. Looking northeast along Jefferson Street towards the intersection of Dubuque Street; Park House, First Methodist Episcopal Church and St. Mary's Catholic Church visible.
17. Looking west along Jefferson Street from the intersection of Jefferson and Gilbert streets; SUI Isolation Hospital on south corner and Mary Rohret House on north corner.

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**Property Owners within the East Jefferson Street Historic District**

#	STREET	TITLEHOLDER	TITLEHOLDER ADDRESS	CITY	STATE	ZIPCODE	CONTRACT BUYER(S)
30	N. Clinton St.	Congregational Church of Iowa City	30 N. Clinton St.	Iowa City	IA	52245	
115	N. Dubuque St.	Julie K. Hodge	711 S. Gilbert St.	Iowa City	IA	52240	
22	N. Gilbert St.	Morrissey Partnership	800 2 <sup>nd</sup> St. Suite 500E	Coralville	IA	52241	
24	N. Gilbert St.	Morrissey Partnership	800 2 <sup>nd</sup> St. Suite 500E	Coralville	IA	52241	
114	N. Gilbert St.	John R. & Erma M. Alberhasky	1150 Jefferson St.	Iowa City	IA	52245	
115	N. Gilbert St.	Steven & Barbara Van Der Woude	509 Brown St.	Iowa City	IA	52245	
119	N. Gilbert St.	122 Building Co. c/o Van Der Woude	509 Brown St.	Iowa City	IA	52245	
120	N. Gilbert St.	John R. & Erma M. Alberhasky	1150 Jefferson St.	Iowa City	IA	52245	
125	N. Gilbert St.	Stephen M. Baker	927 Duck Creek Dr.	Iowa City	IA	52246	
104	E. Jefferson St.	Diocese of Davenport	2706 Gaines	Davenport	IA	52804	
119	E. Jefferson St SUI Building #19	University of Iowa					
121	E. Jefferson St SUI Building #18	University of Iowa					
130	E. Jefferson St.	Parkhouse LC	711 S. Gilbert St.	Iowa City	IA	52240	
214	E. Jefferson St.	First Un. Methodist Church	214 Jefferson St.	Iowa City	IA	52245	
220	E. Jefferson St.	St. Mary's Catholic Church	220 Jefferson St.	Iowa City	IA	52245	
230	E. Jefferson St.	St. Mary's Catholic Church	220 Jefferson St.	Iowa City	IA	52245	
302	E. Jefferson St.	St. Mary's Catholic Church	302 E. Jefferson St.	Iowa City	IA	52245	
306	E. Jefferson St.	St. Mary's Catholic Church - c/o Keystone Prop. Mgmt.	112 5 <sup>th</sup> Street Pl.	Coralville	IA	52241	
318	E. Jefferson St.	Marc B. Moen	123 N. Linn St.	Iowa City	IA	52245	
320	E. Jefferson St.	William L. Dull	320 Jefferson St.	Iowa City	IA	52245	
324	E. Jefferson St.	Michael N. & Joan M. Hart	848 Jennifer St.	Madison	WI	53703	
325	E. Jefferson St./ SUI Building #20	University of Iowa					
328	E. Jefferson St.	Steven & Barbara Van Der Woude	509 Brown St.	Iowa City	IA	52245	
403	E. Jefferson St.	Morrissey Partnership	800 2 <sup>nd</sup> St. Suite 500E	Coralville	IA	52241	
404	E. Jefferson St.	St. Paul's Lutheran Church	404 Jefferson St.	Iowa City	IA	52245	
405	E. Jefferson St.	Philip Launspach	136 Koser Ave.	Iowa City	IA	52246	
409-411	E. Jefferson St.	John O. & Joellen S. Roffman	1314 Burry Dr.	Iowa City	IA	52246	
413	E. Jefferson St.	John O. & Joellen S. Roffman	1314 Burry Dr.	Iowa City	IA	52246	
415	E. Jefferson St.	Jane E. & Kevin Deets	4656 Fox Lane NE	Iowa City	IA	52240	
420	E. Jefferson St.	Steven & Barbara Van Der Woude	509 Brown St.	Iowa City	IA	52245	
424	E. Jefferson St.	W.C. Winkel	424 Jefferson St.	Iowa City	IA	52245	
425	E. Jefferson St.	Donna M. Launspach	PO Box 1306	Iowa City	IA	52244	
428	E. Jefferson St.	Steven L. Droll	3312 Arbor Dr.	Iowa City	IA	52245	
430	E. Jefferson St.	Neita V. Cochran	430 Jefferson St.	Iowa City	IA	52245	
431	E. Jefferson St.	Donna M. Launspach	PO Box 1306	Iowa City	IA	52244	
21-25	N. Van Buren St.	Andrew Small	25 N. Van Buren St.	Iowa City	IA	52245	
109	N. Van Buren St.	Michael J. Haverkamp	109 N. Van Buren St.	Iowa City	IA	52245	
117	N. Van Buren St.	Ralph D. Ramer & Larry G. Ramer	117 N. Van Buren St.	Iowa City	IA	52245	

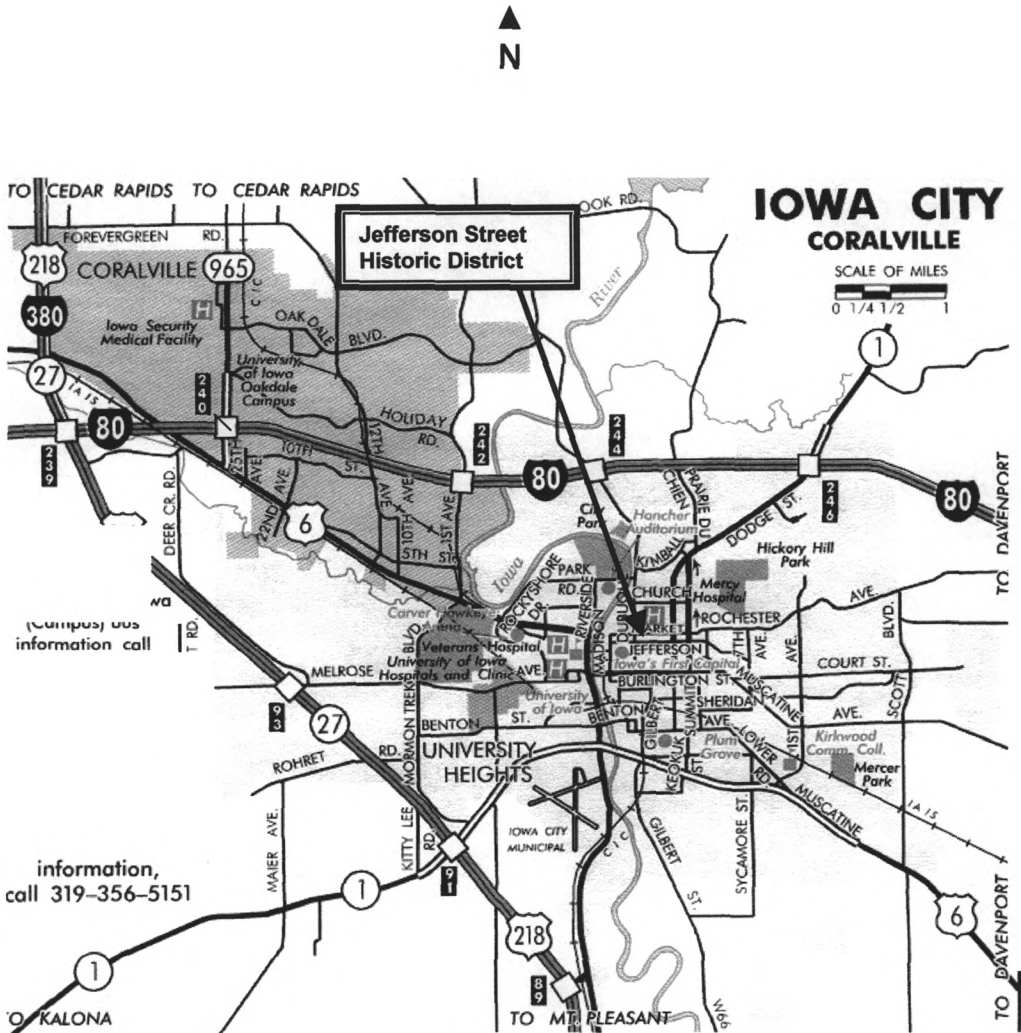
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Map Showing Location of Jefferson Street Historic District  
(Transportation Map, Iowa Department of Transportation, 2002)



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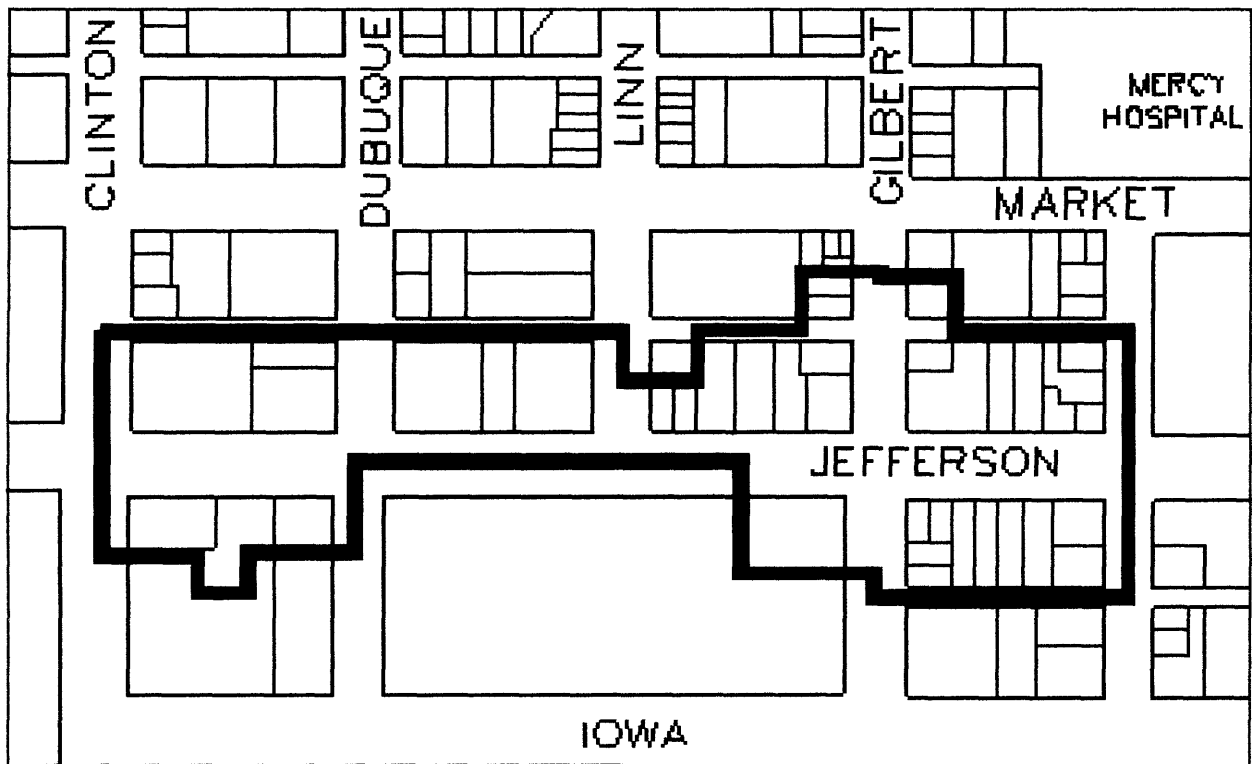
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Sketch Map of East Jefferson Street Historic District



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Photo Map of East Jefferson Street Historic District

