

United States Department of the Interior
National Park Service

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National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Heritage Hill Historic District

and/or common

2. Location Roughly bounded by Central Ave. High, Ireland

street & number See continuation sheet, Item #2, p. 1 Jefferson St. not for publication

city, town Burlington vicinity of ~~congressional district~~

state Iowa code 19 county Des Moines code 057

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input checked="" type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> entertainment <input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<u>N/A</u>	<input type="checkbox"/> no	<input checked="" type="checkbox"/> other: library medical

4. Owner of Property

name Multiple, See continuation sheet, Item #4, p. 1

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Des Moines County Courthouse

street & number Main Street

city, town Burlington state Iowa 52601

6. Representation in Existing Surveys

Multiple See continuation sheet,
title Item # 6, p. 1. has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

A first view of the Heritage Hill Historic District gives the impression of a Victorian neighborhood with an unusually large number of impressive church structures. The district is located on a hill which rims the northern part of the downtown basin where Burlington business and industry developed. The Hawkeye Creek Ravine in which the downtown is located is a unique feature. It has provided the core for transportation, commerce and industrial development within the community, yet the ravine has divided Burlington into physically distinct neighborhoods. These hilltop neighborhoods, coupled with the church steeples dominating the skyline on the hillsides of the downtown basin emphasize the amphitheater quality that is considerable different from most other river towns. The Heritage Hill Historic District contains the majority of the impressive churches and a large portion of the hillside character that is visible from the downtown. The churches on the hillside form a buffer and provide a transition between the hilltop residences and the valley commercial areas. Despite a variety of present day uses, the historic district is unified by its topographically distinct hill quality along with its architectural character and historic building materials.

In drawing the district boundaries there was a conscious effort made to keep the district non-commercial; it is basically residential with a significant visual impact made by the imposing church structures. The district contains 141 numbered structures in the following breakdown for current uses: 113 residences, 10 churches or religious use facilities, 7 public or government buildings, and 11 commercial structures. The district utilizes the grid city plan of the nineteenth century. The hill was part of the original city plat (1836) and square city blocks bisected by common north-south alleys have been retained. One grid block has been in continuous use since 1836 as North Hill Park, one of the two oldest city parks in Burlington. The most apparent change in the grid is the U.S. 534 Freeway which defines Heritage Hill's north boundary. This area was the focus of extensive demolition in the 1960's, and has bisected the south end of North Hill to separate Heritage Hill. The residential section actually travels on another 8-10 blocks, but the interstate caused a clear line of demarcation for this particular district. The district's other boundaries are generally defined by the northern slope of the Hawkeye Creek Ravine which defines Heritage Hill as a separate topographic area from West Hill, South Hill or the Riverfront and basin.

The limestone substructure and steep elevations of Heritage Hill have provided benefits and challenges to residents since the very earliest development. Complex engineering projects evolved from the hill's physical limitations to produce Snake Alley c. 1894, buildings with foundations and exterior walls of limestone quarried from the site (111,112), and numerous limestone retaining walls.

These walls should be considered an extension of the architectural character of the site. Of 139 building sites, 71 have major retaining walls as part of the property either front or rear, and 21 have minor walls. Of those properties that do not have retaining walls, 19 have significant terraces and 14 are commercial buildings that

(see continuation sheet Item #7, p. 1.)

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET	LOCATION	ITEM NUMBER	PAGE
	HIGH STREET	south side	711-1015
	COURT STREET	north side	514-1014
	COLUMBIA STREET	north side south side	300-848 telephone company building at 5th and Columbia to 843
	WASHINGTON STREET	north side south side	312-German Methodist Church at 7th and Washington 313-721
	NORTH CENTRAL AVENUE	east side	610, 612
	10th STREET	west side east side	607-629 610
	8th STREET	west side east side	505-607 506-620
	7th STREET	west side east side	521-623 610-624
	6th STREET	west side east side	501-629 630
	5th STREET	west side east side	401-621 412 to and including North Hill Park which is the 600 block
	4th STREET	west side east side	313 to and including North Hill Park which is the 600 block 318-624
	3rd STREET	west side	423-513
	SNAKE ALLEY	west side east side	409 406, 413

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CONTINUATION SHEET OWNERS ITEM NUMBER 4 PAGE 1

The ownership list uses the following format: building number, historic name and/or common name, building address in parentheses, owner's name and owner's address. All addresses are Burlington, Iowa 52601, unless otherwise noted.

1. Mercy Hospital/Mercy Unit, Burlington Medical Center (602 N. 4th) Burlington Medical Center, 602 N. 3rd.
2. Orthopaedic & Reconstructive Surgery Associates, P.C. (624 N. 4th) Burlington Medical Center, 602 N. 3rd.
3. Thomas Hedge, Sr. House/Hedge Hill (607 N. 5th) Paul Kingyon, 607 N. 5th.
4. Ellery-Kratz House (613 N. 5th) Mrs. Delbert Kratz, 613 N. 5th.
5. Obadiah H. Schenck House (621 N. 5th) Christ Episcopal Church, 623 N. 5th.
6. Christ Episcopal Church/Christ Church (623 N. 5th) Christ Episcopal Church, (623 N. 5th).
7. Colonial Apartments (630 N. 6th) Richard H. & Marie Carlson, 1429 South Starr.
8. Edwin T. Gardner House (629 N. 6th) Herman J. & Marjorie Wellman, 629 N. 6th.
9. Tracy Carriage House/Unitarian Meeting House (625 N. 6th) Unitarian Fellowship of Burlington, 625 N. 6th.
10. Theophilus G. Foster House (624 N. 7th) Dr. Bernardo G. Pineda, 2917 Garden.
11. (Yesteryear) (620 N. 7th) Mrs. Charles McCannon, 620 N. 7th.
12. E.C. Cady House (614 N. 7th) Mr. & Mrs. Rick Robinson, 614 N. 7th.
13. R.P. Cady House (610 N. 7th) Larry E. Lathrop, 610 N. 7th.
14. Charles H. Phelps House (605 N. 7th) Mrs. Charles H. Phelps, 605 N. 7th.
15. Ernest MacMillan House (611 N. 7th) Mr. & Mrs. Mark Riddle, 611 N. 7th.
16. Dr. Joseph C. Stone House (613 N. 7th) Mrs. Louis Fischer, 613 N. 7th.

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17. Emile Rundorff House (617 N. 7th) Barb A. Fischer & Angla Hotze, 617 N. 7th.
18. Goodrich-Buhrmeister House (623 N. 7th) Mr. & Mrs. Gerald D. Goddard, 623 N. 7th.
19. Edward Walker House #1 (711 High) Marceline Bonar, 711 High.
20. (620 N. 8th) Park Realty Co., 620 N. 8th.
21. (612 N. 8th) Park Realty Co., 620 N. 8th.
22. L.F. Blank House (608 N. 8th) Richard P. & Edna Genter, 608 N. 8th.
23. (607 N. 8th) Mr. & Mrs. Richard K. Fortner, 607 N. 8th.
24. Dr. John C. Fleming House (801 High) Dr. & Mrs. Charles Miller, 801 High.
25. Albert C. Wyman House (803 High) Mr. & Mrs. Donald Salisbury, 803 High.
26. Herminghaus House (807 High) Mr. & Mrs. Larry Blacksmith, 807 High.
27. Lorenz Scholl House (811 High) Bill and Ann Hummel , 811 High.
28. Charles F. Schmidt House (903 High) Thomas & Jenine Brockway.
29. Mercy Lewis House (905 High) William F., Linda Lee Pilger.
30. Newton M. Derby House (907 High) Mr. & Mrs. Paul Abel, 907 High.
31. (610 N. 10th) Carol A. Parrott, 610 N. 10th.
32. Byron Maddox House (607 N. 10th) Harold L. & Bonned M. Seager (same).
33. John Roth House (617 N. 10th) Christian Action, Inc. contract sale to Peter R. & Judy G. Whitechair, 617 N. 10th.
34. Stephen Hauser House (621 N. 10th) Marie House and Julianne Hauser, 621 N. 10th.
35. Charles Rasche House (625 N. 10th) Mr. & Mrs. Daniel Borrego, 625 N. 10th.
36. Mark F. Derby House (629 N. 10th) Donald E. Wade, 629 N. 10th.

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37. Horace S. Rand House (1015 High) Mr. & Mrs. Jan Zagorski, 907 N. 5th, contract sale to Michael & Diane Beckman, 411 Spring, West Burlington.
38. Nat's Auto Body Shop (612 N. Central) Arthur R. & Mildred Smith (607 N. Central), contract sale to Norman D. & Debra S. Newland, 61 N. Central.
39. (610 N. Central) same as #38 above.
40. Norton-Lilly House (1012-1014 Court) Bessie M. Smith, 1014 Court.
41. (1006-1008 Court) Richard P. & Edna M. Gerdner, 1304 Lynnwood.
42. (1000-1002 Court) George P. & Margery L. Gaul, 1000 Court.
43. Joseph M. Scott House (900 Court) Roger H. Swanson, 900 Court.
44. Kratz-Bauman House (812 Court) Mr. & Mrs. Owen L. Martsching, 812 Court.
45. (810 Court) Elmer E. & Evelyn P. Shirts, 810 Court.
46. Blaise Rinker House (806 Court) Joy Charbonneaux, 806 Court.
47. F.C. Kiehne House (600 N. 8th) Kay Louise Mosena, 617 Roosevelt.
48. (714 Court) Melvin G. & Emily J. Hart (same) .
49. Rand-Blaul House (622 Court) Lorraine J. Elliott, 100 Glenn Avenue.
50. William R. Weibley House (616 Court) Marjorie Ehlers, 616 Court.
51. Carson-Tracy House (601 N. 6th) Dale E. & Cathryn Boartz, 601 N. 6th.
52. Thomas Hedge, Jr. House (520 Court) Richard & Marilyn Newman, Dale & Mary Newman, 807 Ramsey, West Burlington.
53. (514 Court) Robert & Mary Moehlman, 514 Court.
54. First Church of Christ Scientist/Heritage Hill Medical Center (513 N. 3rd) Steven Hoth, Nikonha Place.
55. Academy of Our Lady of Lourdes/St. Paul School (520 N. 4th) St. Paul Church, 508 N. 4th.

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56. William P. Foster House (403 Court) Edward W. & Mary Jane Dailey, 403 Court.
57. Troxel-Frantz House/Dailey Apartments (413 Court) Edward W. & Mary Jane Dailey, 403 Court.
58. Troxel-McDermott House (417 Court) Jerry R. & Angela M. Adams, 417 Court.
59. Adolphus Delahaye House (421 Court) Robert M. & Helen P. Hertzler, 515 N. 6th.
60. Robert Moir, Jr. House/Moir Hall (521 N. 5th) Des Moines County Auditor, Des Moines County Courthouse. Contract sale to Terry & Dikki Guy (Dallas City, Ill.) .
61. Roads-Gardner House (521 Court) Mr. & Mrs. James Hodges, 521 Court.
62. William W. Baldwin House (501 N. 6th) Mr. & Mrs. Vernon Brinck, 501 N. 6th.
63. Nelson-Crapo House (515 N. 6th) Robert M. Hertzler, 515 N. 6th.
64. First Methodist Church Parsonage (521 N. 6th) Trustees of the First Methodist Church, 421 Washington.
65. Edward Walker House (615 Court) Mrs. Mildred S. Walker, 615 Court.
66. Simeon russell House (521-523 N. 7th) L.J. Roth Reconstruction, Inc., 521 N. Seventh.
67. Fey-Frudeger House (721 Court) Franklin & Bonnie White, 721 Court.
68. (512-514 N. 8th) Mr. & Mrs. Milton Huneke, 2305 Gnahn.
69. Stephen Gillett House (508 N. 8th) Bonnie Thayer, 508 N. 8th.
70. Henry C. Schramm House (506 N. 8th) Richard L. Mahalic (same) .
71. William R. Lemon House (505 N. 8th) Lloyd & Mildred Walker, 505 N. 8th.
72. (511 N. 8th) Joan Fischer Bruegger , 511 N. 8th.
73. (515 N. 8th) Wanda Rae George, 515 N. 8th.
74. (807 Court) Dudley Wesley & Leanne Humphrey (same) .

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75. (815 Court) Ruth A. Rolf, 815 Court.
76. Henry Seitz House (907 Court) Emmerich & Sharon K. Adams, 907 Court.
77. Louis Rinker House (909 Court) Joy Charbonneaux, 806 Court.
78. John Koch House (1003 Court) Elmer D. & Lucille Wittkamp, 2106 Osborn.
79. O.H.Huddleston House (1005 Court) Lucille Wittkamp, 2106 Osborn.
80. The Dehner House (1007 Court) Richard E. & Juawona Weis, 2816 Fair Acres Drive.
81. (1009 Court) Cloyce A. & Myrtle Lee Rieghard, 2022 S. 15th.
82. (1011 Court) Larry J. & Tammy L. Burr (same) .
83. (1015 Court) Betty Ann Gustafson (same) .
84. (1019 Court) Berle F. and Icel J. Turner (same) .
85. Drake-Denise House (Corse House) (718 Columbia) Mr. & Mrs. Harold Rhodes, 718 Columbia.
86. (706 Columbia) Danny A. Bessine & Debbie A. Dobroski, 706 Columbia.
87. The Mauro House (702 Columbia) Mr. & Mrs. James Kacena, 702 Columbia.
88. John S. Schramm (616 Columbia) Eugene & Frances Schulte, 616 Columbia.
89. Swann-Schramm House (520 Columbia) Donald R. & Mary S. Schweizer, 520 Columbia.
90. Charles E. Schramm House (512 Columbia) Mr. & Mrs. David Burrus, 512 Columbia.
91. The Hudson Annex (510 Columbia) Judith A. Johnson, 510 Columbia.
92. Silas Hudson House (501 N. 5th) Nellie Vernard, 501 N. 5th.
93. Benton J. Hall House (422 Columbia) Gayle Geiger, 422 Columbia.

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94. Jonathan C. Hall House/Ward Vance Apartments (416 Columbia) City of Burlington, City Hall, 4th & Washington.
95. Burlington Free Public Library (501 N. 4th) City of Burlington, City Hall, 4th & Washington.
96. St. Paul Rectory (508 N. 4th) St. Paul Church, 508 N. 4th.
97. St. Paul Roman Catholic Church/St. Paul Church (508 N. 4th) St. Paul Church, 508 N. 4th.
98. Duncan House-Boarding (501 N. 3rd) Rodney Wittkamp, 507 Tama Building.
99. Harper-Ekdale House (423 N. 3rd) James & Lodell Hacker, 423 N. 3rd.
100. Warren-Nassau House/Fremont Apartments (420 N. 4th) Mrs. O.P. Tiemann, 1412 E. Grove, Bloomington, Illinois, and Mrs. Charles Walsh, R.R.1, Nikonha Place, Burlington.
101. Young Men's Christian Association/YMCA (412 N. 4th) Rodney Wittkamp, 801 Ash, & dan Cahill, 404 Harrison.
102. Young Women's Christian Association/YWCA (409 N. 4th) Rodney Wittkamp, 801 Ash & Dan Cahill, 404 Harrison.
103. Northwestern Bell Telephone Company (421 N. 4th) Northwestern Bell Telephone Company 421 N. 4th.
104. Northwestern Bell Telephone Company (southeast corner of 5th & Columbia) Northwestern Bell Telephone Company, 421 N. 4th.
105. The Ransom House/Victoria Apartments (421 N. 5th) Midwest, Inc., c/o Felix Scholer, 226 S. 9th.
106. Garrett-Phelps House/Phelps House Museum (521 Columbia) Des Moines County Historical Society, 1616 Dill.
107. First German Evangelical Church/First United Church of Christ (601 Columbia) First United Church of Christ 601 Columbia.
108. Mabel Eastman MacMillan House/First United Church of Christ Parsonage (619 Columbia) First United Church of Christ, 601 Columbia.

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109.	Smith-Eastman Estate/Sheagren Funeral Service (719 Columbia) James and Vera Sheagren, 719 Columbia.				
110.	McCash-Derby House "Halfway House" (700 Washington) John T. Rowan, Sr. 700 Washington.				
111.	St. Paul's German Methodist Episcopal Church/Art Guild of Burlington (north-east corner Seventh & Washington) Art Guild of Burlington, Inc., P.O. Box 5.				
112.	Henry H. Scott House (612 Washington) Betty J. Guy, Terry Guy and Dikki Guy, Madison Road.				
113.	Burlington Rooming House/Burlington House Apartments (610 Washington) Keith Jacobs, 1412 Pine.				
114.	(600 Washington) James Pappas, Richard J. and Paul J. Pappas (same) .				
115.	(409 Snake Alley) Elizabeth Wiseman Hunter, c/o N. Jones, 533 Sumner.				
116.	Stephen Rice House (408 Snake Alley) Bernice M. Martin and Doris Lee Martin, 408 Snake Alley.				
117.	Peter Bouquet House (406 Snake Alley) Steven and Kathleen Brower, 406 Snake Alley.				
118.	Schwartz Auto Electric Service (520 Washington) Harold Schwartz, 520 Washington.				
119.	William Fordney House (516 Washington) Edward Bonewitz, (same).				
120.	Masonic Temple (401 N. 5th) Masonic Temple Association, 410 N. 5th.				
121.	German Evangelical Zion Congregation/Zion United Church of Christ (412 N. 5th) Zion United Church of Christ (412 N. 5th).				
122.	Aldersgate Chapel, First United Methodist Church (northeast corner 5th & Washington) First United Methodist Church, 421 Washington.				
123.	City Hall(northwest corner 4th & Washington) City of Burlington, City Hall, 4th & Washington.				

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124.	(312 Washington) YMCA, 2410 Mt. Pleasant Street.				
125.	Prugh Funeral Service (317 N. 4th) Robert B. Prugh, Ft. Madison Road, Burlington.				
126.	First Congregational Church (313 N. 4th) First Congregational Church, 313 N. 4th.				
127.	First Methodist Episcopal Church/First United Methodist Church (421 Washington) First United Methodist Church, 421 Washington.				
128.	First Presbyterian Church/First United Presbyterian Church (5th & Washington) First United Presbyterian Church, 5th & Washington.				
129.	First Baptist Church/Riverside Baptist Church (6th & Washington) Riverside Baptist Church, 6th & Washington.				
130.	William Ihrer House (613 Washington) Earl Laverne & Virginia Adair, 613 Washington.				
131.	Samuel W. Mercer House (721 Washington) Steven Schläif, 121 Washington.				
132.	Derby Stables/Zaiss Motor Sales (822 Columbia) Arthur F. & Helen M. Zaiss, #5 Edgewood Place.				
133.	Rand's Row (830-838 Columbia) Arthur F. & Helen M. Zaiss #5 Edgewood Place.				
134.	(846 Columbia) David L. & Jean M. Walsh, 846 Columbia.				
135.	(848 Columbia) Lloyd & Frances Stewart, 848 Columbia.				
136.	(843 Columbia) Geraldine M. Roasa, 843 Columbia.				
137.	(839 Columbia) Alvin B. & Martha H. Hertel, 1225 Angular.				
138.	P.F. Unterkircher House (313 Washington) Gretchen F. Delaney, 313 Washington.				
139.	Marti Lynch & Company (322 N. 4th) Trends Inc. contract sale to B.G. & Elizabeth L. Pineda, 214 N. 4th, Peterson Building.				
140.	(320 N. 4th) Paul C. Jones, 117 Orchard Place.				
141.	Martin's Pipe and Tobacco Shop (318 N. 4th) Donald F. & Janet McCannon, 920 Willow.				

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CONTINUATION SHEET SURVEYS ITEM NUMBER 6 PAGE 1

Federal Surveys

National Register of Historic Places:

Snake Alley Historic District (1975)

Free Public Library (1975)

First Congregational Church (1975)

St. Paul's German Methodist Church (1977)

Historic American Buildings Survey of Archeology and Historic Preservation:

Hedge Hill

Above survey records on deposit with **NPS**, U.S. Dept. of Interior, Washington, D.C.

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are either built to the lot line with their structural walls effectively becoming retaining walls, or built on a sloped site that has been regraded for modern construction. Only 14 residences are located on relatively level lots with no walls or terraces.

An abundance of exterior design and landscape features from the nineteenth century have been retained throughout Heritage Hill. Limestone curbs, brick sidewalks, garden walls, cobblestone and brick alleys survive. Houses are sited close to the front of their lots to allow maximum space at the rear for utility uses: out-buildings, barns, stables, carriage houses, garden plots, etc... Several houses even front on the sidewalk (57, 58, 93, 117, 119, 122, 130).

Carriage houses and barns fitted tightly along the alleys provide a change of scale from the street scenes. The lineal spaces of the alleys are exciting; the shape of the alley is sharply defined by the utility buildings and garden walls that front closely on either side. The patterns in the alley corridors are intricate, displaying both contrast and repetition of styles and materials. Narrow passageways between buildings and outside cellar entrances through foundations can also be observed.

Heritage Hill architecture is a composite of many architectural periods and styles. Noteworthy buildings representing mid and late Victorian periods and later revivals exist. Revivals such as Greek, Gothic, Romanesque, Georgian, and Neo-Classical are present along with Italianate and Queen Anne styles. Other architecture exhibits influences and details of these and other styles such as Italian Villa, Renaissance Revival, Second Empire, Richardsonian Romanesque, Eastlake, Mission and Bungalow.

A part of history is change which involves the addition and removal of parts on a building. Additions of a popular style were frequently added to houses of an earlier style. This practice often produced acceptable or even attractive results. However, the district does contain some examples of incompatible alteration. When features of a building are removed, much of the historic fabric and character are lost--but these lost features are not considered in the list of incompatible alterations because they are simply missing, not distracting from the historic scene which remains.

Most serious, as a group, are houses where the appearance has been drastically altered and the historic building fabric is lost. For example, a common change in this group has been the replacement of wooden porch parts with modern style wrought iron or other modern materials (29,44,69,76,83,92,110,113,122,131,134). In another group there is little or no damage to the historic structure, but prominent modern additions have been made that do not blend into the historic fabric of the area (109,122,132). Less serious, but as noticeable, is the group

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that have had a newer style of siding applied (asphalt, asbestos, wide board aluminum, and light brick and artificial stone veneer). These particular sidings are incompatible as they change the texture and scale of the buildings and give them a crossbreed look that is neither historic nor modern. Fortunately, when removed, the underlying rot-resistant yellow pine clapboard is generally in repairable condition (8,29,32,33,35,37,43,46,48,76,80,83,113,115,124,131). There are also several entirely modern structures in the district which do not contribute to the historic character (20,39,42,53,72,73,104,118).

This district has survived a major threat to its integrity and experiences other continuing threats. The U.S. 534 Freeway, at the district's north boundary, is now complete and appears to pose no further threat to the area. Nonetheless, the North Hill geography has been split in two parts. Burlington Medical Center expansion plans have resulted in the demolition of a nineteenth century nurses residence and originally proposed the demolition of the Mercy Unit. Fortunately, the Mercy Unit has now been adapted from hospital rooms into medical offices. The Mercy building forms the east streetscape that defines North Hill Park. The southern and eastern areas of the district are threatened by expansion needs of the Burlington Medical Center, courthouse, telephone company, library, and other central business district construction. To date the late Victorian era Heritage Hill Historic District has survived remarkably intact. With some losses and intrusions over the years, this character has been maintained, the structures lending a sense of tradition and stability to the area.

To give an overview of the current appearance of the district in terms of architectural styles, the following breakdown has been prepared. Outbuildings with "a" designations have been included in the list because of their impact on the street scene or interesting historic character. A few structures are difficult to place in a style category because they are plain or have been greatly modified. However, their forms suggest a major style so they have been included in parentheses to distinguish them from more clear examples of the style. The Italian Influence category is rather comprehensive, including buildings that are transitional from the earlier Georgian and Greek styles to the Italianate but exhibit a greater proportion of Italian characteristics. See the Architectural Significance discussion of #8 Historic Significance section for descriptions of the individual styles and more details.

STYLES	SITE NUMBERS	TOTALS
Early Colonial		
Influence	40,45,78,80,94,112,113 (136)	8
Greek Revival	27,94a,99,99a,105,114 (115,137)	8
Gothic Revival	35,97,107,121,126,127,128	7

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STYLES	SITE NUMBERS			TOTALS	
Romanesque Revival	6,111,129			3	
Italian Influence				subtotal	
Classic-Italian					
Transition	5,10,11,26,28,34,36,41,55,57,66,87 89,100,119 (26a,69,70,100a,134)			20	
Italian Villa	61,92,95,120			4	
Italianate	3,3a,16,17,18,25,33,48,52,58,63,66a, 68,85,91,93,110,116,117,131,133,139 140,141 (5a,22a,29,32,46,83,122,124)			32	
				<u>56</u>	
Second Empire	4,106,109,138			4	
Queen Anne	4a,8,8a,9,10a,24,37,43,44,49,49a,51 51a,56a,60a,62,76,77,85a,86,88,88a 90,109a (15a,31,38,75,132)			29	
Early Modern				subtotal	
Mission	(1,50)			2	
Rectilinear	7,30 (2)			3	
Craftsman-Bungalow	19,22,23,47,50a,79 (14,21,74,135)			10	
				<u>15</u>	
Georgian Revival	12,13,15,54,56,59,60,64,65,67,71,96, 98,101,102,108,109b (84)			18	
Neo-Classical Revival	120,123,125			3	
Modern	20,39,42,31a,53,72,73,81,118,132a, (55a,103,104)			13	
				<u>164</u>	

There are occasional incidental historical notes which surfaced during research and have been included within the following individual physical descriptions. This insures that the information is recorded for future reference. Specific circa dates (i.e. c. 1876) have been determined from accumulated information on the property. Bracketed circa dates such as c. 1858-1874 or c. 1850's indicate a broader possibility of construction dates based on more limited information on the property during its construction period.

Notations are given after the house dates which indicate the presence of the structure in plan view in the Sanborn Fire Insurance Atlases on file at the Iowa State Historical Society Library in Iowa City. The keyed information in these atlases gives details which include whether the building is of brick,

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frame, or stone construction; designated material of additions; shingle, metal, or slate roof; construction material of cornice; window locations; and stables and outbuildings. For this research the atlases of 1888 and 1892 were of primary interest. The 1930 atlas is actually a 1900 atlas with pasted in updates to the final year. The Heritage Hill area is covered in the atlases of 1888, 1892, 1900 and 1930. The key for the symbols indicated after circa dates in the physical descriptions is as follows:

- * Indicates buildings shown in the 1888 atlas. Individual sheets are stamped 1886 which was probably the date of information compiled.
- + Indicates buildings shown in the 1892 atlas.
- ** Indicates structures which are probably shown in the 1888 atlas, but because of changes in the existing building it is not conclusive whether it is present or an earlier structure.

Another set of notations which immediately follows the Sanborn information regards the presence of structures in the 1878 Bird's Eye View perspective sketch of Burlington. There is also an 1889 perspective sketch which was helpful for visual comparison purposes. By comparing the sketches and checking them against old photos and existing structures, their accuracy has been shown to be quite good although the proportions are not exact. In most cases, existing buildings which were present in 1878 can be clearly identified in the perspectives by comparing their location relative to other known points, and details such as roof styles, porches, bay windows, entrances, steps, stone walls and outbuildings.

- o Indicates buildings clearly shown in the 1878 Bird's Eye View perspective sketch.
- oo Indicates structures which are possibly shown in the 1878 Bird's Eye sketch, but because of changes in the existing building it is not conclusive whether it is the present or an earlier structure.

Notations for the 1889 perspective sketch source are not included, as the Sanborn Fire Atlas information for approximately the same date takes precedence in terms of accuracy and details shown.

Wherever the information was known, comments are made within the physical description about missing features or other changes to a building. Tools used to determine these changes include old panorama photographs, old photographs of individual buildings, and the detailed information in the Sanborn Fire Insurance Atlases, as well as on site observations.

There was an exterior, visual survey made to determine the general condition of buildings within the district. Judgements were based on an evaluation of siding or surface material, roof, foundation, soffits, window frames and sills, and porches and additions. Not considered were interior or other problems not

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readily evident. The majority of structures are listed in good condition, and this may be rather generous. However, the deficiencies in these buildings which might arise on closer inspection would, for the most part, be repairable. There are 20 structures listed in excellent condition, 88 in good condition, 24 in fair condition, and 7 in poor condition.

All garages and outbuildings are described in the individual descriptions and shown on the maps with the exception of small metal storage sheds which are easily moved. Significant outbuildings are labeled with the number of the major structure they serve followed by a small letter "a".

A brief description of each property follows using a format of building number, historic name and/or common name, building street address in parentheses, date of construction, and physical description including style, use, changes, and condition. Following the descriptions of the numbered buildings are explanations of the lettered sites within the district that currently contain no structures.

1. Mercy Hospital/Mercy Unit, Burlington Medical Center (602 N. 4th) 1927-8. At six stories, Mercy is the tallest and largest building in the district. It was constructed by Lightner Brothers Construction Company of Cedar Rapids. R.T. Hartman was the civil engineer who did the structural design. The building is constructed with concrete joists, but the roof is 2 x 10 wood rafters. The structure has multi-level basements because of the hillside construction and there are numerous additions to the east side of the hospital. The red tile roof, broad overhanging eaves with purlins and string courses in the brick give the building a Mission style feeling. Two unusual towers on the roof have a Gothic flavor. The balustraded and arched main entry is a later addition. As part of the new hospital construction, Mercy Unit is being renovated on the interior to accommodate doctors' offices and other support medical facilities. The building is in good condition. It occupies the site of two non-extant Victorian residences (Smith, Armstrong).

2. Orthopaedic & Reconstructive Surgery Associates, P.C. (624 N. 4th) c. 1930's. This brick building houses doctors' offices; it is 2 stories on the west entry side and 3 stories on the rear because of the hillside construction. The structure has a flat roof and wide, commercial type windows. The string courses in the brick and the stone course between the first and second floors give the building a similar appearance to adjacent Mercy Hospital. The property includes a parking lot on the north side. The structure appears in good condition. It is on the site of the non-extant Victorian residence and Magnetic Infirmary of Dr. J.S. Castor, the former Lane House

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3. Thomas Hedge, Sr. House/Hedge Hill (607 N. 5th) 1859, but some evidence indicates the actual construction date may be between 1862 and 1866. *^o Hedge Hill is one of the most ornate residences in the district. It shows some influences of the Renaissance Revival which preceded the Italianate, but is generally Italianate in style. The house is 2½ stories on a raised basement. Of yellow glazed brick, it has stone cornice window heads with ancones and corner quoins. There is a low hipped roof, ornate chimneys and elaborate wide cornice. The cornice contains wide eaves with modillions and dentil work. There is an ornate frieze with round windows. The rectangular main portion of the house has a symmetrical facade with a one story, balustraded, entry porch with paired columns and a semicircular arched doorway. Stone steps, flanked by iron greyhounds, lead down through the limestone retaining wall to the sidewalk. Behind the rectangular portion of the house, original telescoping projections reach all the way back to the alley and original kitchen (3a), all of which are done in the same brick and have similar cornice details. There is a columned porch on the south side rear. In the 1888 Sanborn Atlas the north half of the wing adjacent to the alley is shown as a kitchen; the south half had not yet been constructed. This private residence is in good condition.

4. Ellery-Kratz House (613 N. 5th) 1869 *^o
The brick Ellery-Kratz House is 2 stories plus a mansard, with a 2 story frame addition in the rear. It exhibits Second Empire features in the fish scale shingled mansard roof on the east facade, tall, narrow paired windows, and heavy window hoods and surrounds. There is a 2 story bay on the south side. The east facade cornice and bay are bracketed. There is a simple brick dentil work pattern on the plain north and south sides of the building at the roofline. A porch with narrow columns extends across the east facade that is a later addition. A flight of stone steps leads down through the limestone retaining wall to the sidewalk. In continuous use as a single family residence, the house is in good condition. The 1½ story frame carriage house (4a) was built sometime after 1886. It has clapboard siding, sliding door, and a dormer in the gable roof with a loft window.

5. Obadiah H. Schenck House (621 N. 5th) c. 1850's *^o
The two story brick home is an example of early Italian style building, with a hip roof, paired eave brackets, off center doorway and stone lintels. The classic doorway with transom and sidelights is covered by a curved top canopy supported by curved brackets. On the south side are a pair of arched doorways in the center of the building which lead to the side yard. An attic dormer has been added to the north side as well as a chimney. Stone steps lead from the east entry to the yard. On the northeast corner a second set of stone

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steps lead from the yard through the limestone retaining wall to the sidewalk. Originally built as a private residence, the house was used for a time as the rectory for the adjacent Episcopal Church. It is now used as a rental property by the church and appears in good condition. There is a one story, hip roofed, brick garage (5a) at the rear of the property.

6. Christ Episcopal Church/Christ Church (623 N. 5th) 1884*
Designed by Burlington architect Charles A. Dunham, Christ Church was originally referred to as "early English type architecture... the structure is such as can be seen in many part of England". There was a clear effort made to give the building an English appearance because of the background of the Episcopal Church. The round arches in the stone and several round top windows are derived from the Romanesque Revival, but there is also a small Gothic window and stepped gable end walls. The building is constructed of native limestone laid in tandem courses of rubble masonry. A round tower terminating in a square belfry, covered with a high pitched gallery is one of the more unique features of the building. The construction was done by Mr. Phelps and the stone work by Mr. Smith. The original interior walls were decorated in polychrome by Burlington artists W.H. Johnson, who also did the interior of the First Baptist Church (129). Originally on the east end was a large stained glass window from Chicago. The side windows of colored glass were made and designed by Dr. Johnson, the Rector. An addition to the west side was made in 1901, creating the attached parish house in the same style and materials as the main building. Christ Church is the second Episcopal Church on that site. The present church was completely gutted by fire in 1973. The building has been completely restored on the exterior with the exception that the dormer on the north side was not reconstructed. The added prominent buttressing on the side walls is the result of a need for stabilizing for the roof weight. Interestingly, the congregation was able to obtain impressive stained glass windows with religious themes from an Episcopal Church in England that was in the Redundant Churches Program. This is a program which encourages the adaptive use or preservation of unused church properties. The building is now in excellent condition.

7. Colonial Apartments (630 N. 6th) c. 1930
This is a 3 story, brick apartment building. The shape is basically rectangular with a projecting wing on the southeast corner. The building features numerous horizontal, commercial style windows similar to the "Chicago Windows" with a central portion of fixed plate glass and narrow side lights with opening sashes. The detailing of the west side main entry and roofline are somewhat Art Deco in appearance. The building is in good condition. It occupies the site of the original North Hill School. An open garage with gable roof has space for several cars and extends south from the building along the alley.

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8. Edwin T. Gardner House (629 N. 6th) c. 1900

Originally a 2 story frame Queen Anne house, the building features a polygonal turret on the northeast corner, a multiple gable roofline, a second floor curved bay front, one first floor bay on the north side and an oriel window on the east; all contributing to the assymetrical appearance of the structure. The house has been considerably modified. The front porch has been enclosed and the entire structure has been covered with blond brick veneer. There is a low stone retaining wall on the north and west sides. A single family home, the building is in good condition. There is a one story, hip roof garage with flared eaves at the rear of the property that is partially built into the ground (8a). It features multiple-paned windows in the wooden garage doors. This property was earlier the site of the First German Methodist Church. That congregation sold their building to the Colored Baptist Church when the Germans built their structure on Washington Street (111).

9. Tracy Carriage House/Unitarian Meeting House (625 N. 6th) c. 1908

The Unitarian Meeting House was originally the carriage house for the Queen Anne style Carson-Tracy House. It is a 1½ story, frame building with multiple rooflines and numerous dormers. The Unitarian Fellowship purchased the structure in 1952 and has retained the original entry drive. Unobtrusive remodeling has been done, including the addition of an entry door and two large bay windows that are reminiscent of Colonial New England, the cradle of American Unitarianism. The interior combines the architectural tradition of New England with contemporary style. The building is in good condition.

10. Theophilus G. Foster House (624 N. 7th) c. 1860's or 70's*

An example of early Italianate styling, this 2 story, brick house features a hip roof, dentil work, and eave brackets. Other features include stone lintels, off center double door entry, 2 over 2 windows, and a one story bay on the south side. Two story rear wings project to the north and west with an enclosed porch on the south. The north projecting wing, with its leaded glass window in the center of the fireplace was added by Mr. Foster in about 1897. The single bay front porch has been cut down from the original Italianate porch which extended across the west facade. A low limestone retaining wall borders the property on the north and west sides. This family home is now used as apartments and the building is in good condition. At the rear of the property is a 1½ story, frame garage with sliding doors. (10a). It has a hip roof intersected by a large gable with eave returns. There is a loft door in the east end of the gable.

11. (Yesteryear) (620 N. 7th) c. 1860's or 70's *

This rectangular, 2 story, hipped roof, brick home is typical of the buildings

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which transitioned into the Italianate style. The house has stone lintels rather than the segmental brick arches common to later Italianate structures. Features include a one story bay on the south side, 2 over 2 windows, an off center double entry door with transom, eave brackets, and an Italianate front porch with square posts. The low retaining wall in front of the property was originally limestone block but has been replaced with poured concrete. The house has been sandblasted and a portion of the eave brackets removed. This family home is in good condition. There is a plain, one story garage in the rear with 10" siding that was built in 1974.

12. E.C. Cady House (614 N. 7th) c. 1907

The 1½ story, frame structure has a New England cross gambrel roof with two steep upper slopes. The clapboard sided house is an example of the Neo-Colonial mode of the Georgian Revival style and is identical in plan to the adjacent house #13. There is a small roof dormer between the west and south gambrels. The house has an enclosed front porch and an oriel window on the south side. A flight of stone steps leads from the front yard through the low limestone retaining wall to the sidewalk. This single family home appears in good condition. There is a one story, frame garage at the rear of the property with clapboard siding and a hip roof.

13. R.P. Cady House (610 N. 7th) c. 1907

NC
0 The 1½ story, frame structure has a New England cross gambrel roof with two steep upper slopes. The clapboard sided house is an example of the Neo-Colonial mode of the Georgian Revival style and is identical in plan to adjacent house #12. There is a small roof dormer between the west and south gambrels. The house has an enclosed front porch and an oriel window on the south side. A flight of stone steps leads from the front yard through the low limestone retaining wall to the sidewalk. This single family home appears in good condition. There is a one story, frame garage at the rear of the property with clapboard siding and a clipped gable roofline.

14. Charles H. Phelps House (605 N. 7th) 1933

The plan of this 1½ story, blond brick house was generally taken from plans earlier drawn for the Phelps by architect, Charles Ritts. However, builder Harry Bloomer made changes in cutting down the size of the structure as built. The Phelps intended the house to look slightly English and employed a Gothic arch for the front door. Also the arrangement of the multiple gables, size, and the multiple panes in the upper window sashes were influenced by the Bun-galow style. The house has an intersecting gable roofline with eave returns. The roof dormer has a clipped gable roof. And there is another small gable over the enclosed entryway. On the west side of the house is an enclosed porch and the entrance to the garage which is located under the house, taking

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advantage of the hillside construction. A concrete retaining wall runs along the property on the south side. The single family home is in excellent condition.

15. Ernest McMillan House (611 N. 7th) c. 1903

The 2 story, Georgian Revival house of frame construction has narrow clapboard, a hip roof with flared eaves, and roof dormers that also have flared eaves. The front porch is semi-circular and supported by plain, paired columns. Other features include the off center doorway with sidelights, stylized keystones above the second floor windows, and a 3-sided oriel window on the south side. On the west side of the house is a 2-story sun porch. The foundation is a rusticated, coursed ashlar. A single family residence, the house is in good condition. It is the second house on this site. At the rear of the property is a one story frame garage (15a). It has a hip roof and multiple panes in the doors and windows.

16. Dr. Joseph C. Stone House (613 N. 7th) c. 1850's - 60's * o

The two story, painted brick house is basically rectangular in shape. With a hip roof and segmental arches, it is a simple Italianate style. The off center entryway with transom has a curved top portico supported by 2 plain columns. Second floor windows are still 6 over 6 while there is curved top glass in the first floor windows. Shutters remain. There is a 2 story frame addition on the rear. This was originally a flat fronted building without a porch, the portico being added sometime after the turn-of-the-century. A single family residence, the house is in good condition. A brick garden wall runs along the back of the property, and there is a one story, frame garage with a clipped gable roofline.

17. Emile Rundorff House (617 N. 7th) c. 1850's - 60's * o

This 2 story, painted brickhouse has a hip roof, basically rectangular shape and segmental arches, making it a simple Italianate structure. The off center doorway with plain fanlight has a small portico with gable roof over an arched supported by 2 pairs of narrow columns. Windows are 6 over 6 on the second floor and single pane sashes on the first floor. There is a one story bay window on the south side. A 2 story and 1½ story addition on the rear have approximately doubled the floor space of the house. This was originally a flat fronted building without a porch, the portico being added sometime after the turn-of-the-century. Originally a single family residence, the building is a frame, shed roof storage building at the rear of the property.

18. Goodrich-Buhrmeister House (623 N. 7th) c. 1850's - 60's * o

A 2 story, painted brick house, the rectangular Italianate structure features a hip roof, segmental arches above the windows, and an off center doorway with

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plain fanlight. The roof of the one story entry portico is curved with flared eaves, and supported by 2 plain columns. It is the second porch in this location. Originally a flat fronted building, the first porch was added in a gable roof style after 1886. The current portico which compliments those on #s 16 and 17 was not added until sometime after the turn-of-the-century. When an earlier one story, brick addition was removed from the west side, a gable roofed porch was added that may be the first front porch moved to the rear. It is one story with turned posts, dentil work, and decorative wood panel in the gable end. A single family home, the house is in good condition.

19. Edward Walker House #1 (711 High) c. 1932

This 1½ story, clapboard bungalow type house has the unusual features of a clipped gable or jerkin head, and eave returns on the main roof and the roofs of the enclosed porch, dormer, and north side projection. The front porch shows the typically bungalow tapered porch posts. On the south side is an attached frame garage with decorative roofline. This single family residence is in good condition.

NC 20. (620 N. 8th) c. 1960

This is a low, brick, one story medical center-doctors' offices building that has an exposed ground floor on the south side because of the hillside construction. In 1980 the roofline was changed from a low gable to a steeper pitch to facilitate drainage and allow easier maintenance. The building does not conform with the character of the district in either appearance or scale; however, it is in excellent condition.

21. (612 N. 8th) c. 1905

This is a one story, intersecting gable roof structure covered with asbestos siding. The gable faces the street and a separate gable wing extends to the south from the center of the house. There is an enclosed front porch extending to the south that connects to the southern wing. The single family home appears in fair condition. At the rear of the property is a one story, clapboard garage with hip roof, wooden garage doors and 4-paned windows.

OC 22. L.F. Blank House (608 N. 8th) c. 1925

Influenced by the Bungalow style, this 1½ story house features a jerkin head or clipped gable roof facing the street and a broad overhanging roof on the open front porch supported by truncated pillars set on a base of stone. There is an oriel window on the south side. A single family residence, the house appears in fair condition. At the rear of the property is a small brick garage with a hip roof, 2 over 2 windows and wooden garage doors (22a).

23. (607 N. 8th) c. 1910's

Influenced by Bungalow styling, this rectangular, 1½ story, clapboard house

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features a gable roof with jerkin head or clipped gable dormers projecting to the north and south, and a lower gable roof over the open front porch. This single family home appears in good condition.

24. Dr. John C. Fleming House (801 High) c. 1897

In the Queen Anne style, this frame house has a multiple gable roofline with dormers and clapboard siding. Aluminum siding has been added in the gable ends. Features include a two story round bay on the east which ends in a conical roof adjoined by a small second floor balcony, several decorative multi-paned windows on the second floor, and the one story wrap-around porch on the north and east sides of the house. The flat roof of the porch is supported by plain columns in groups of three on a pedestal. This is probably a later Georgian Revival adaptation which replaced an earlier porch. There is a later one story addition on the rear with a 2 car garage underneath taking advantage of the hillside site. This single family home appears in good condition.

25. Albert C. Wyman House (803 High) c. 1870's * 00

A good example of frame Italianate construction, this 2 story house features a hip roof with 2 types of eave brackets and clapboard siding. There are 2 story and one story extensions to the rear. Flat sawn window enframing surrounds the 2 over 2 windows. First floor windows on the north side are tall and narrow, to the floor. The off center doorway features double doors and a plain fanlight. A one story porch extends across the front of the house supported by decorative columns fluted at both the top and bottom and resting on large pedestals. This porch may be a later addition or replacement for an earlier porch, as it seems to have more Georgian Revival style influences. There is a 2 story Italianate porch on the rear east side with square posts and turned spindles that has been screened in. The single family residence appears in good condition.

26. Herminghaus House (807 High) by 1870 * 0

An early Italianate style 2 story, brick building, the house is basically rectangular on the main portion of the structure. There is an off center double doorway, stone lintels, hip roof, ornate eave brackets and dentil work. An original wing projects to the rear with a side porch. The two story projection on the southwest is a later addition. The small, but ornate, enclosed front porch features Italianate detailing and pendant brackets. A single family residence, the brick has been painted and the structure appears in good condition. At the rear of the property is a 2 story garage. The first floor is stone and part of an earlier garage with a door on the alley side. The second floor is frame construction with aluminum siding and a car entrance off of High Street (26a).

27. Lorenz Scholl House (811 High) c. 1850-1870 * 0

This 2 story, frame house exhibits Greek Revival characteristics in its low

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gable roof with eave returns in the gable ends. The original 6 over 6 windows remain and there is a transom over the main entry door. The clapboard has been covered by an asphalt siding and the Italianate front porch is possibly an addition sometime after initial construction. This single family residence is in fair condition. There is a one story, hip roofed, clapboard garage located at the rear of the property. It features an inside sliding door with multi-pane windows in the 6 sections.

28. Charles F. Schmidt House (903 High) c. 1886 **

This 2 story frame house has classical details in the entryway consisting of a single door with rectangular transom and sidelights and the pedimented window hoods. There is an oval leaded window on the east side and an addition on the second floor that resembles an enclosed oriel window or added closet. This is either the second building on the site (sometime after 1886) or the original building has been greatly changed. The 1888 Sanborn Atlas (compiled in 1886) indicates this property to show a front porch running across the north side of the building and no projection on the east side. The projections to the east and south on this structure appear to be original. Currently the hip roof is of sheet metal. A single family residence, the building is in good condition. There is a small, one story, gable-roofed, clapboard garage at the rear of this property.

Mc
0

29. Mercy Lewis House (905 High) c. 1870's * 0

A simplified Italianate style, this rectangular frame house has a hip roof and a one story gable addition on the rear. Extensive changes have been made to the appearance of the building over the years. The clapboard has been covered with asbestos siding and the front porch has been altered. The original Italianate porch roofline and dentil work remain but the posts have been replaced with wrought iron and the floor is now a concrete slab. The one story bay on the east side has been recently removed--since the project photos were taken. At that time, the bay opening and the first floor front were covered with wood paneling, and a first floor window was opened up to create a second entry for apartment use. Originally a single family home, the house is now a rental property and appears in fair condition.

30. Newton M. Derby House (907 High) c. 1919

This 2 story house is built in the Rectilinear style that paralleled the development of the Prairie School in Chicago. The roofline is intersecting hips with a wide overhang and dormers on the north and south. The finish is stucco with a gabled canopy and geometric style detailing over the front door. Windows are 6 over 1 and often grouped in 3's or 4's. The garage is under the house on the southwest corner, taking advantage of the hillside construction. This is the second house on the site. Currently a family residence and apartments, this

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structure appears in good condition.

31. (610 N. 10th) c. 1901

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This 1½ story frame home was previously covered with asphalt siding and recently has been resided with 5" aluminum. The roofline is gabled with a dormer facing south. Small additions or enclosures are on the west and north around the entryways. There is an oriel window on the south. This private residence appears in good condition. The property includes the adjacent corner lot. On the southeast corner of this lot, facing Court Street, is a recently constructed 2 car garage. It is aluminum sided with a gable roof (31a).

32. Byron Maddox House (607 N. 10th) c. 1892

This simple Italianate frame house features a hip roof with a high break for the broad, flared eaves. There are 2 over 2 windows, an off center doorway, and Italianate style posts on the east facing front porch. The house has been covered in asbestos siding with the east side first floor in permastone. The original window arrangement has been changed in the permastone front and now includes a small picture window with narrow side windows. The house sits approximately 16' above the street level on a terrace sloping back from the 6' limestone retaining wall. A flight of stone steps leads from the northeast corner of the house down through the steep yard area and the retaining wall to the sidewalk. This single family home appears in fair condition.

33. John Roth House (617 N. 10th) c. 1874 * 0

NO
The 2 story, simple Italianate frame house has a hip roof, off center doorway with transom, 6 over 6 windows, and a one story bay window on the south side. A porch with plain square posts extends the length of the east facade. There are cutout panels under the porch in a simple flower pattern. The house sits approximately 16' above the stree level on a terrace sloping back from the 6' limestone retaining wall. A flight of stone steps leads from the south side of the porch down through the steep yard area and the retaining wall to the sidewalk. Originally a single family home, the building is currently owned by Christian Action, Inc. and appears in fair condition. The one story, stone garage is located to the south of the property and fronts on 10th Street. It is built into the hillside and features 6-paned windows in the folding wooden garage doors.

34. Stephen Hauser House (621 N. 10th) c. 1860's & 1890 00

A 2 story frame building, this symmetrical house features a central doorway, a hip roof, 5' clapboard, 6 over 6 windows in the rear of the house and 2 over 2 windows in the front. A classic porch supported by narrow columns and extending the length of the east facade was added sometime after 1886. The house sits approximately 12' above the street level on a terrace sloping back from the

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6' limestone retaining wall. A set of stone steps descends through the steep yard area and the retaining wall to the sidewalk. This private residence appears in good condition.

35. Charles Rasche House (625 n. 10th) c. 1869 * o

In the steep pitched gable this structure prominently displays the pendant and the pointed arch window. both characteristic of the Gothic Revival style. The house is 1½ stories, symmetrically arranged with chimneys on each end of the gable. The steep gable on the east side does not go through to the rear. On that side there is a smaller gable on the southern half and a small roof dormer on the north half. The original frame construction is covered by wide board asbestos siding. The central doorway is a classical entry consisting of a single door with rectangular transom and sidelights. The house sits approximately 10' above the street level on a terrace sloping back from the 6' limestone retaining wall. The building rests on a limestone block foundation and steps from the square front porch lead down through the retaining wall to the sidewalk. A single family residence, the house in poor condition.

36. Mark F. Derby House 9629 N. 10th) by 1874 and 1880's * oo

A 2 story, hip roof, clapboard house, this structure was recently covered in narrow vinyl siding, changing the classic pediment shaped window heads and corner trim that helped to define this structure as a transitional building between the classic and Italianate styles. The off center doorway has a transom. There is a small dormer on the north side. The one story porch which runs the length of the east side is supported by round columns but has a modified railing. It is the second porch and was constructed some time after 1886. Originally a limestone retaining wall bordered the property on the east and north sides, but the north side has been removed and replaced with a railroad tie wall. A single family residence, the building appears in good condition. At the rear of the property was originally a 2 story stable. Today it is a one story garage built into the ground. The lower portion of the original stone walls remain, and the front of the garage and the doors have been replaced with aluminum and vinyl.

37. Horace S. Rand House (1015 High) c. 1884 *

The imposing Rand House is perched on the highest point of the hilltop and is prominent on the skyline from many points of town, especially when travelling the interstate, Agency Street, South Central and Mt. Pleasant Street. It is a 2½ story Queen Anne, frame structure with a multiple gable roofline and original dormer high on the north side. In the northwest corner of the house is a 2 story tower, and on the west side is a 2½ story bay. Originally, the richly detailed house displayed a high Victorian polychrome color scheme but the original clapboard and much of the original Queen Anne wooden detailing has been covered or removed for the present asbestos siding. Three

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original chimneys remain, a 4th ornate exterior chimney has been cut off at the roofline. The one story gabled front porch and the 2 story gable behind it are original, although the porch has been somewhat enclosed. Earlier, the porch curved around the northeast corner to meet the wing which projects to the east. There is now a second floor addition over this porch area with a twin gable to the original one directly over the porch. It is believed that the rear portion of the house is a later addition. On the present south side there is a walkout basement because of the hillside construction. A limestone retaining wall borders the house on the west side. On the north is a new concrete retaining wall and concrete stairs installed during the construction of adjacent Interstate 534. Originally a prominent single family home, the Rand House is now used for apartments. The building is in fair condition.

38. Nat's Auto Body Shop (612 N. Central) c. 1890.

This 2½ story, gable roofed building has frame construction with clapboard siding. It sits on a stone foundation which steps up the hillside. The structure takes advantage of the hillside with a west side garage door on the first floor off Central Avenue and a second garage door on the east side second floor off the alley. There is a large loading door on the north side facing the alley. The structure is now an auto garage used for body repair work. It may originally have been a stable/carriage house for the adjacent Horace Rand House (37). It appears in fair condition.

NC 39. (610 N. Central) 1978

This building is functionally similar to historic ones in that its builders have taken advantage of the hillside location for building. It is a wood frame, one story, walkout basement house with a two car garage also located under the house. However, the age and physical appearance of this single family residence does not conform with the character of the district. The building is in good condition.

40. Norton-Lilly House (1012-1014 Court) by 1874 but possibly 1840's - 50's *0

This simple, 2 story frame structure reflects early Colonial influences in its symmetrical facade, gable roof, and balanced chimneys. There are 2 main entry doors in the center of the house, as it was built as a 2 family residence. There is a columned porch along the southern facade and a later 1½ story gable wood frame addition on the rear. The clapboard is wide and heavy with unusually narrow window framing. Windows are 2 over 2. The construction date is probably in the 1870's but may possibly go back to the actual era of Colonial influence in Burlington during the 1850's. A two family residence, the clapboard is extensively deteriorated and classes the building in poor condition. There is a small, flat roof, frame shed/garage at the rear of the property.

41. (1006-1008 Court) c. 1880's

Although the outward appearance of this building appears to be twentieth century in style, the symmetrical layout and other construction techniques such

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as the stone foundation and the walkout basement under the front porch indicate a construction date of before the 1880's. The house is 2 stories plus the walk-out basement, clapboard on a stone foundation, with a hip roof. The house has a symmetrical layout with 2 main entry doors in the center of the house, as it was built as a 2 family residence. There is a 1½ story gable addition on the rear. The clapboard on the front porch which runs across the south side main floor is probably from the 1920's. A flight of steps goes down from the main entry, through the retaining wall to the sidewalk. Because of the deteriorated condition of the soffits, clapboard, and retaining wall, the building is classed in poor condition.

NC 42. (1000-1002 Court) c. 1960

A white brick, one story duplex with attached garage, this building has a low roofline and broad overhanging eaves. The structure does not conform with the district in age or style, but it is in good condition.

43. Joseph M. Scott House (900 Court) c. 1895

This 2½ story Queen Anne house is of frame construction with a multiple gable roofline. There is a 3 story tower on the south side which contains the main entry. The original clapboard siding has been covered with wide board aluminum but some of the original Queen Anne detailing is still present. There are decorative wood panels in the gable ends with a sunburst-like design, eave brackets, ribbon scrolls on building corners, and wooden window hoods and enframing with bullseye head blocks. On the east side is a 2 story, wide bay. There is a small setback between the first and second floors of the bay where the original pent roof is still existing. It is covered with ornamental slate, fish scale shingles. Originally the house featured a porch which began at the southwest main entry and wrapped around the southeast corner of the house. There were 2 walks from the street; the walk to the southeast corner of the porch has been removed as has the porch. The original entry has been modified with prefab concrete steps and a stone planter. The house has a new dark roof and small dormers on the east and west sides. Otherwise, this private residence appears in fair condition. At the rear of the property is a small storage shed and a one story, hip roofed, clapboard garage.

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44. Kratz-Bauman House (812 Court) c. 1892

This 2 story Queen Anne style home has a multiple roofline with west side dormer and frame construction. The original clapboard which featured fish scale shingles in the south facing gable, has been covered with aluminum siding. Small bargeboards remain on the south and east. A one story bay with eave brackets remains on the west side. The front porch which extends across the south facade was originally supported by paired columns. However, the porch has been replaced with a concrete slab and iron posts and rails.

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Mc 0
This single family home was used as a boarding house around the turn of the century. Once again a single family home, it appears in good condition. At the rear of the property is a one story, gable roof, 2 car garage covered with 10" aluminum.

45. (810 Court) c. 1860's *

Mc 0
The one story, gable roofed house is of frame construction with clapboard siding. The house has a symmetrical facade with clapboard siding. The house has a symmetrical facade with the entry door in the side of the gable facing the street. There are 2 one story gable additions telescoping from the rear of the building. A front porch runs the length of the south facade. Porch posts and railings are modern iron. The house is set up on a 5' terrace and a flight of stone steps leads down to the sidewalk. A single family home, the house is used as a rental property and appears in fair condition. At the rear of the property is a one story, clapboard garage with a gable roof.

46. Blaise Rinker House (806 Court) c. 1870's - 80's * 00

Mc 0
A 2 story, hipped roof, frame structure, this single family home was probably built as a one story house with a fully exposed foundation on the south side because of the hillside construction. The house is one story on the north with a shed roof addition. The exposed foundation is now covered with coral-stone veneer and the main portion of the house is wide board siding. The southeast corner of the house appears to be filled in and was probably an open porch. There is a small modern porch projecting from the east side. The house appears in good condition. At the rear of the property is a gable roof, 2 car garage, sided with wide clapboard.

47. F.C. Kiehne House (600 N. 8th) c. 1915

Mc 0
A Bungalow style, this 1½ story, clapboard house features a gable roof with a side of the gable facing the street. The gable extends to cover enclosed porches on both the east and west sides of the house. Roof dormers with jerkinor clipped gable rooflines project from both sides of the gable roof. Rafter ends are exposed under the eaves and purlins are on the north and south sides. There is an oriel window on the south side. This family home appears in good condition. On the north side of the house is a one story, frame garage with jerkin or clipped gable roofline, paned windows, and wooden garage doors.

48. (714 court) 1886-1892

Although it has been covered with asbestos siding, many details remain which characterize this house as Italianate. It is basically a 2 story, rectangular, hipped roof structure with an original 2 story projection in the rear that is also hip roofed. There are paired eave brackets, a one story bay on the east side, a plain fanlight over the off center front door, and a

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simple Italianate front porch with scroll saw railing and trim. A picture window has been added to the west side and a one story frame addition with attached carport has been added to the rear. A single family residence, the house appears in good condition.

49. Rand-Blaul House (622 Court) c. 1886 *

The Rand-Blaul House is a 2½ story, Queen Anne frame house that has undergone several modifications over the years. It has a multiple gable roofline and tall ornate chimney. The first floor of the house is sided with the original clapboard, but the second floor was originally covered with shingles that have been replaced with clapboard. There are fish scale shingles under some portions of the eaves, and wave pattern shingles in the peaks of the gables. There are wide, shallow 2 story bays under tee gables on both the east and west sides. The west bay features decorative pressed wood panels. The front porch was originally 2 stories under a projecting gable on the south side and extended as one one story on the main floor to the west under a pair of arches. The upper porch has been enclosed, and the lower porch removed and replaced with a flat roofed, Georgian Revival style porch that extends across the entire south facade and is supported by plain columns. The double arched porch on the rear of the house is similar to the original front porch and may be the front porch moved to this location. It has also been enclosed. The south facing roof dormer has been considerably enlarged in a compatible manner and another dormer has been added on the west side. There is a second floor balcony on the west side. The porch gable has a paned, semi-circular window while the main roof gable features a circular window with square panes. Upper sash windows are bordered with small, square lights. The main entry door is surrounded by art glass side panels and there is frequent use of art glass throughout the rest of the house. It appears as though there may be additions across the rear, but these early changes were done so compatibly that without an old photo of this side of the house, it is difficult to determine what is original. A low limestone retaining wall borders the property on the south, west and north sides. There is a door through the retaining wall on the west side that leads underground to the basement. Limestone steps go from the south entry through the retaining wall to the sidewalk. At the steps and corners are short limestone pillars with caps. In the front of the house the sides of the steps and pillars have been covered with concrete. The second house on the site, this private residence appears in fair condition.

49a. Rand-Blaul Stable (622 Court) c. 1888 +

The Rand-Blaul stable and drive borders the property on the north side and runs from 7th Street through to the alley. The building runs lengthwise from east to west with a central wing extending to the south. The roofline is a clipped gable on the west and south, a full gable on the east. The stable is a frame

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structure with clapboard siding. There are large access doors on both the east and west sides; a loft door on only the east (alley) side.

50. William F. Weibley House (616 Court) c. 1885 and/or remodelled or rebuilt c. 1911 **

This house is either the original c. 1885 house extensively remodelled, or it is the second house on the site, dating c. 1911. Various sources show there to be a house similar in size and shape to the present structure on the site through the 1880's and 90's, possibly going back to at least 1874. This was a rectangular, 2 story, clapboard house with hip roof, a small front porch, and a one story shed roof addition on the rear. The existing structure seems to be the same size, roofline, and position on the lot, so could possibly be the original, extensively remodelled by William Weibley, Burlington architect and resident from 1912 through 1951. On the current house, Weibley produced a massive porch that is Craftsman influenced. It has a pediment shaped roof supported by square columns that extend beyond the porch roofline. The porch as well as the rest of the house has a stucco finish over the frame construction; the main hip roof and south side dormer roof are tiled, creating a Mission style feeling. However, Weibley's porch roof, entry door with sidelights and transom and general symmetrical arrangement of the south facade were influenced by the Georgian Revival. The main differences between the original and present structure are the changes in the front porch, tile roof, stucco finish, and windows. Except for the symmetrical south facade, most all of the other window openings are different from those shown in old photos of the clapboard house. Present windows are placed in an irregular pattern, changing the appearance of the massing of the house as there are now several windows at the half story. The stucco house has an oriel window on west side and a clapboard addition on the rear that are different from the original house. The private residence is in good condition.

Co The garage at the rear of the house (50a) was constructed with a stucco finish and distinct Craftsman or Prairie School style characteristics. The garage has a flat roof with a flight of stairs leading to the top for use as a patio or roof-top garden. The parapet walls at the top of the garage, surrounding the patio, have protruding caps and are broken to include planter boxes supported by rafter ends, all contributing to the horizontal and almost geometric massing of the building top. There is a later shed roof addition on top of the garage, possibly used as a playhouse. The garage is in poor condition.

51. Carson-Tracy House (601 N. 6th) c. 1888 +
The Carson House is a 2½ story, frame and stone Queen Anne structure. The roofline has multiple gables and projections with dentil work under the eaves. The gable ends and entire second floor are covered with fish scale shingles.

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This first floor is a coursed ashlar with curved top windows. On the southeast corner of the building is a 3 story octagonal tower with decorative wood panels in the top floor and a domical roof. The house has been extensively added to sometime probably around the turn of the century, in a style similar to the original, using the stone and fish scale. On the east side the original entry featured a 2½ story, pedimented portico supported by round columns in fish scale trim. This was removed and replaced with a large intersecting gable second floor addition supported by stone columns. This canopied porch and overhead addition extends to the north as a wing of the house. Palladian type windows were put in the gable ends. There was also some infill between the second floor addition and the tower on both the second and attic stories. On the north side the building originally featured a 2½ story curved bay ending in a conical roof. This was completely covered when a 2½ story wing with dormers was added to the north, connecting to the main house in the bay's former location. There is also some infill on the second and attic stories between the two additions. The south side of the house features an arcaded porch canopied by the second floor. It is not clear what changes have been made on the south and west portions of the house. But the Colonial window treatment with swan neck pediment in the southwest gable was probably added at the same time as the palladian style windows and pedimented dormers of the 2 major additions indicating these changes occurred during the popularity of the Georgian Revival style. The large stone chimney on the south may also be an addition as it cannot be seen in 1889 photos. A 4" limestone retaining wall borders the property on the east, south, and west, and extends the length of the block and along the north side of the block to the alley. Two sets of ornamental stone steps come through the wall, one at the main entry and the other to the arcaded porch. The pair of stone greyhounds flanking the main entry steps probably came from the former Joshua Tracy home across the street at the southeast corner of Court & 7th. In 1907 the Carsons moved to the E.D. Rand House (Q) and George Tracy (son of Joshua) moved into the Carson House. Possibly he was the builder of the addition to the north and the outbuildings. The second house on this site, the Carson House is now divided into apartments and is well maintained and in good condition.

50 A separate 1½ story frame outbuilding (51a) is located at the northwest corner of the house. Constructed sometime after 1896, the building is an L shape with intersecting gables and a small tower. It may have been used as a summer kitchen and/or servants' quarters. The structure is connected to the main house by a porch on the west side, and sits atop the stone retaining wall as a foundation on the alley side. There is a door through the retaining wall to the outbuilding on grade at the alley and another alley door under the porch leading to the basement. A brick garden wall runs atop the stone retaining wall from the southwest corner along the property to the former carriage house for this property (9), now the Unitarian Meeting House.

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52. Thomas Hedge Jr. House (520 Court) c. 1873 * o

The 2 story brick home is an early Italianate style with stone lintels. The main portion of the building is rectangular with an off center doorway, a set back projection on the west side with another entry, and a 2 story bay on the east. The entry has double doors with transom. Below the hip roof, the large entablature includes paired, pendant eave brackets, dentil work and montior windows in the frieze. Marks can be seen on the building which indicate that an earlier porch went across the entire south facade. The current porch is a small pedimented portico supported by 2 narrow columns; the columns are original. The entryway on the west projection appears to be entirely original. Featuring a similar entablature to the main house, it is supported by columns and has a noticeable heavy rail and turned spindles. The back porch of the house is in the same style. Stone steps lead to the sidewalk from the south side main entry through the limestone retaining wall which becomes a free standing garden wall on the west and north sides. The European Larch in the east side yard is an old specimen tree dating before the turn of the century. There is a stone carriage step in the front parking. Now divided into apartments, the building appears in fair condition.

53. (514 Court) 1962

This modern, one story frame house with hip roof was built on an old site with existing stone retaining wall and steps. The windows are predominantly the high, ranch style. The stone retaining wall is cut stone on the south side and rubble on the alley or east side. Also on the east side, the stone wall just into the house allowing the basement to be used as a garage. The age and character of this single family residence do not conform with the character of the district. The building is in good condition.

54. First Church of Christ Scientist/Heritage Hill Medical Center (513 N. Third) 1901

Burlington architect George Washburn was responsible for the erection of the church, but the plans were a restrained Georgian Revival style typical of other Christian Science churches. An interesting contrast is provided by the ground floor and retaining wall of limestone block and the upper story of the building which is a tan glazed brick. The 12 over 12 windows and the central arched windows are fitted with golden brown opalized glass. The large windows on the sides and rear of the building are art glass in geometric and floral motifs. The building has a hip roof, dentil work under the eaves, a symmetrical facade, jack arches over the windows and a transom over the double entry doors at ground level. There is decorative brick detailing over the arched windows and an iron balcony on the canopy for the front doors. A flight of limestone steps from the ground floor to the first floor is on either side of the building, complimenting the symmetrical facade. This is the site of the former Second Presbyterian Church used for years by St. Paul's Parish as their sanctuary. The current church building (1901) was

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remodelled in 1938 according to plans by architect John Chapman. In 1977 the congregation decided to build a new, smaller building and sold the church structure to a medical group that formed the Heritage Hill Medical Center. The interior remodelling necessary to convert the church to doctors' offices, examining rooms, and lab has been sympathetic; for example, views out the large stained glass windows have been retained. The building is in excellent condition.

55. Academy of Our Lady of Lourdes/St. Paul School * (520 N. Fourth) begun 1875, opened 1877

Greatly altered over the years, St. Paul School was originally constructed as a convent school for girls and has continued as a Catholic school facility, currently as an elementary school for both sexes. The brick building is 2 stories on the west entry facade and retains original features of brick corner quoins and stone lintels and sills. The limestone block foundation is exposed on the rear and has been covered with a cement veneer. There has been a large addition made to the rear of the building which projects on both the north and south sides. The original roofline was a low mansard with gables over the east and west side 3 bay shallow projections. There was a half dome at the roofline over the entry. The entry door was defined by an arched stone top and plain fanlight. The eaves, gables, and dome all featured scroll modillions. Sometime probably around the turn of the century, a compatible Georgian Revival portico was added to the entry also with modillions. Originally a low limestone wall separated the property from the street; that was removed at the time the porch was added. At the time of the large rear addition (c. 1930's) the roofline and entry of the building were changed. The gables, low hip, dome and modillions were removed and replaced with an extra 4' of vertical brick with a stylized crenelated stone parapet. A small pediment and cross replaced the half dome. The porch was removed and the entry changed to flat fronted with stone pilasters and cornice. The rear addition makes the school 4 stories on the east because of the hillside construction. The building is in good condition.

Across the alley to the south of the school is a one story, flat roofed, cement block garage (55a), which belongs to the St. Paul Parish. Earlier this had been the site of a hotel and boarding house (G). See Further Observations p. 67-70.

56. William P. Foster House (403 Court) 1902

The William P. Foster House was designed by Burlington architect George Washburn in the Neo-Adamesque mode of the Georgian Revival. It is a two story brick with rusticated ashlar used for the foundation, lintels, and sills. The roof is hipped with dormers on the east, north and west sides and dentil work under the eaves. The facade is symmetrical with shallow, 2 story bays on either side of the one story portico. Originally balustraded, the flat roofed portico

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is supported by modified Ionic columns. The entry has double doors with a leaded glass transom. There is a 2 story bay on the east side, and a one story columned porch on the south that has been screened in. A porch on the west side has square posts. There is a high limestone retaining wall on the south and east sides of the property, and a free standing brick garden wall on the west which separates the property from a "cobblestone" or limestone block alley. The still evident terraced side yard was at one time a sunken garden. The second house on this site, this private residence is in excellent condition.

At the rear of the Foster-Daily house is a 1½ story, brick carriage house (56a). It has a hip roof, a dormer on the east side and a gabled loft door on the west (alley) side. The north side has been modified with new garage doors.

57. Troxel-Frantz House/Dailey Apartments (413 Court) c. 1850* oo
The 2 story, brick house is typical of the buildings which transitioned from the earlier classic styles to the later Italianate. The main portion of the house has a hip roof, rectangular shape, and stone lintels and sills. There is a long, hip roof, 2 story wing to the south with a double deck Italianate porch on the west side.

The southwest corner of the porch has been enclosed in a wood frame addition. The house features a plain entablature, off center entryway with transom, and 2 over 2 windows. The foundation is a smooth, coursed ashlar on the north facade and random limestone blocks on the remaining sides. The house is bordered by a "cobblestone" alley on the east. Used as two large apartments, the house is in good condition and is well maintained. See Further Observations p. 67-70.

58. Troxel-McDermott House (417 Court) c. 1869-1873 * oo
This is an Italianate, 2 story house on a raised foundation that is smooth, coursed ashlar on the north facade and random limestone blocks on the remaining sides. The building has a hip roof, rectangular shape, and an off center double doorway with transom. The feature of the structure is the carved stone details on the north facade. The canopy and ancones over the doorway and stone lintels are ornately carved and incised. There is an entablature only across the front of the house; it includes 2 eave brackets and decorative corner brackets that are similar in design to the lintel and canopy. On the sides of the building there is a decorative corbelling of bricks where the entablature would be. There are brick segmental arches over the windows on the east, south, and west sides of the building. On the rear of the building there is an enclosed screen porch and a small balcony off the 2nd floor. This single family residence is in good condition. At the rear of the property is a one story, hip roof, clapboard garage. See Further Observations p. 67-70.

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59. Thielson-Delahaye House (421 Court) c. 1865 * o

This 2 story, painted brick structure has the steep pitched gable roof and fragile "Carpenter Gothic" eave supports, indicating that the main structure is from the Gothic Revival period. The facade is symmetrical with a central entry. The eave brackets are in pairs on the corner, single elsewhere and decorated with a cut in detail. The building has limestone sills and lintels, 2 detailed corbelled chimneys and a 2 story frame addition on the rear. This rear, frame portion of the house was added sometime after 1886. An earlier, narrow frame wing or additions joined the main section of the house at the southeast corner and ran to the south. Originally there was a narrow, 2 story frame portion across the south side of the building, possibly a sun porch. The massive, 2 story, Georgian Revival porch was a later addition, probably around 1900-1910. The porch has as its central feature a 2 story, balconied portico with pediment enclosing a lunette. The capitals of the columns have the scrolls of the Ionic order. Originally a single family dwelling, the house is now a rental property. It is in fair condition. At the rear of the property is a one story, gable roof, frame garage with vertical clapboard siding.

60. Robert Moir, Jr. House/Moir Hall (521 N. 5th) c. 1905

Moir Hall is a 3 story, Georgian Revival house built in Flemish brick bond. The main portion of the house is rectangular with wings extending to the west and south. Features include multiple hip roofs, modillion blocks, corner quoins, and a strong string course between the second and third floors. On the majority of the windows the lintels are stone in an ornate 3 part variation of a jack arch. On less public portions of the house, the lintels are a simple jack arch of brick with stone keystone. There are second floor oriel windows on the north and south sides. The front door is surrounded by panels of art glass and there is extensive use of art glass windows throughout the house. The east entry facade is symmetrical with the ornate entryway defined by a slight projection and quoining of the brick which extends to a pediment above the third floor. The east, north, and south sides of the house are surrounded by a wide, one story, flat roofed verandah supported by massive, fine cut stone columns on a limestone block base. There is a carriage porch on the northwest corner. The porch is bordered by ornate cast iron railings, gates and posts. After its use as a single family residence, the house was used as a residence for student nurses at Memorial Hospital. In 1972 Moir Hall became the offices of the Southeast Iowa Mental Health Center and the Planned Parenthood of Des Moines County. There was a fire in 1980 on the second floor which seriously damaged portions of the second and third floors. There is minor water damage in other parts of the house: the exterior is in good condition. However, the County Board of Supervisors has elected not to rennovate and continue with its recent use. The building is for sale.

60 At the southwest corner of the Moir Hall property is the brick carriage house (60a). It is a one story building with a hip roof, main entry on the north, and large dormer on the south side. There are jack arches with keystones above the windows matching those on the main house.

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61. Roads-Gardner House (521 Court) c. 1854 * o

The Roads-Gardner House has the gentle pitched gable roof with broad "winged" eaves supported by 2 types of eave brackets that is characteristic of the Italian Villa style. Although this building does not have the tower commonly found in Italian Villa buildings, it does exhibit the Italian Villa "L or T" shaped plan of intersecting rectangles in an irregular massing. The house is of brick with curved stone lintels. The 6 over 6 windows, shutters, and other wood trim are original, as are the brick walks. The square front porch has square posts, small eave brackets and a balustrade. The main entry features a double door with fanlight and tracery. There is a one story wood addition on the east side that is early construction but was added sometime after 1886. It is on a stone foundation and has eave brackets like those on the main house. An enclosed one story sun porch on the south side is probably a considerably later addition. It has a concrete foundation and clapboard siding with wood panel insets around the windows. Originally a single family residence, the structure has been divided to include an apartment. It is in good condition. At the rear of the property is a one story, hip roof, frame garage with clapboard siding and sliding garage door.

62. William W. Baldwin House (501 N. 6th) c. 1892 +

This Queen Anne home is a 2½ story brick with a multiple gable roofline, slate shingles on the main roof and in the gable ends. The brick used has a smooth texture and fine mortar joints. Window openings are edged with curved, pressed brick that turn into the window frames. Other features include a polygonal dormer, a first floor curved brick bay with pressed brick balustrade on the south, and a projecting second floor bay with slate shingles that overhangs the first floor and extends into the gable. The use of croisette (cross) and other transomed windows on the first floor shows some influence from the Chateausque style, as does the use of slate, the high pitched roof, and the curved brick which enhances the massive character. Originally the house featured a semi-circular porch with turned spindles which extended across the east facade from the entry south, a smaller second floor balcony above it, a porch in the southwest corner also with spindles, and a back porch. In 1971 the front and back porches were removed; the second floor balcony was simplified and retained with a small entry porch beneath it. The porch on the southwest corner is now enclosed. A low limestone retaining wall surrounds the half block and is interrupted here for east and south side entrance steps and iron gates. The location of the east side steps was changed at some early date. The Baldwin home is the second house on this site, and the original stone steps were located further to the south, servicing the original home which fronted on Columbia. (Also indicating the continuous wall was built quite early, probably by Nelson or Crapo, owners of adjacent #63.) An 1896 photo of the Baldwin home shows the east side steps still in their original location. This private residence is in good condition. At the rear of the property is a more modern brick garage that is one story, hip roof, and built into the ground.

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63. Nelson-Crapo House (515 N. 6th) c. 1860's * o
The 2 story, brick house on a raised limestone foundation is an early Italianate structure. The house features detailed stone lintels on the east side with plain stone lintels on the rest of the house, and a transom over the off center double door entry. The cornice over the entryway is supported by dentil work and ancones. The hip roof originally had wood cresting and a large cupola, both of which have been removed. Most of the numerous, ornate corbelled chimneys have been rebuilt in a plain style. The entablature contains eave brackets, modillion blocks, and a decorated frieze. The body of the house is rectangular with set back projections containing entryways on both the north and south sides. The side entryway has been changed to a window. According to photos, the second set back on the south side was added to the house in the same style sometime after 1888. The design of the porches was Italianate, with a balustrade over the square columns and heavy, turned spindles below. The porch on the north side has had the balustrade and columns removed, but the original rail and spindles remain. The south side porch has had the balustrade removed and the porch extended to accommodate the later addition. Original stone steps come from the main entry through the limestone retaining wall, flanked by decorative stone pillars. A second set of steps was broken through the wall to accommodate the north side entry sometime after 1888. There was a 2 story wing on the rear of the house with brick segmental arches west facing sun porch, and garage underneath. The one story, stone garage (63a) still remains at the rear of the property, but the west side wing has been removed. Originally a large, single family home, the building now contains apartments and is in good condition. There were a number of out buildings along the alley including a stable, making the backyard almost an enclosed court. With the exception of the garage, these have all been removed.

64. First Methodist Church Parsonage (521 N. 6th) c. 1912
This is a 2 story, hard brick, Georgian Revival on a raised foundation with hip roof and dormers. The facade is symmetrical with a central entry door, transom and side lights. Features include corner quions, a leaded glass window and 2 flat oriel windows all on the north, and another flat oriel on the south. A one story columned front porch extends across the east face. There is a one story back porch with square posts. Stone steps lead down from the front porch through the low limestone retaining wall which borders the property on the east and north. This private residence is in good condition. At the rear of the property, facing Court Street, is the hip roof garage. It is cement block with a tile roof like that on the Weibley House (50) across the street.

65. Edward Walker House #2 (615 Court) 1937
Although constructed after the main period of Georgian Revival, this Federal influenced home is a good example of the Neo-Adamesque mode. Built for the Walkers by the Duall Brothers, it is a 2 story, frame house with symmetrical facade and clapboard siding. The roof is gabled with eave returns and wall dormers.

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A side of the gable faces the street and there is a second gable over the one story addition on the east. There is a one story, gabled roof sun porch on the west, a one story bay window on the south, lunettes in the peaks of the main roof gables and original shutters. The large frieze board contains a delicate swag motif, typical of the types of ornamentation found on Adam style buildings. The main entry door is flanked by side lights and covered with a small canopy. The outline of an elliptical fanlight above the door is pressed in wood. A retaining wall borders the property on the north and west. This private residence is in excellent condition. There is a one story, gable roof, frame garage on the east side of the property.

66. Simeon Russell House (521-523 N. 7th) c. 1855 and 1870 * o
Constructed as a duplex, Russell House is an example of the buildings which transitioned from the earlier classic styles to the Italian modes. The original (1855) building is the south half of the facade and the first projection behind it which includes a side porch. The north half was added in 1870 by the original owner, Simeon Russell, who ran an early brickyard in Burlington. The 2 halves are completely separated by a double wall. The main portion of the building is rectangular and symmetrical with a low pitched gable roof, paired chimneys on either end, and numerous eave brackets. The house is of brick with stone lintels on the front and brick segmental arches in the rear, 6 over 6 windows, and original shutters remain. Several brick additions have been made to the rear or west side of the house. The south half of the house extends almost to the brick garage (66a) on the alley which Russell at one time used as an office for his brickyard and is now an apartment. The garage is connected to the north half of the house by a brick courtyard. The irregular wall and porch lines of the rear of the house combine with the high limestone retaining wall on the north to create a private and enclosed space. On the east side a double set of limestone steps enters through the low limestone retaining wall to the main entry doors. Currently used for multiple apartments, the building appears in fair condition.

67. Fay-Frudeger House (721 Court) c. 1906
With its steeply pitched gable roof, clapboard siding, and columned porch, this 2 story house is an example of the Neo-Colonial mode of the Georgian Revival style. A side of the gable faces the street with 2 gable roofed dormers. On the south side of the gable is a long, shed roof dormer. There is an exterior chimney on the west, a flat oriel window on the north where the gable roofline extends down to cover the 3 columned front porch. This private residence is in good condition. On the east side of the property is a 1½ story, frame garage with gable roof and clapboard siding.

68. (512-514 N. 8th) c. 1890's
This 2 story, frame house with clapboard siding is a simple Italianate structure.

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NC
O
It has a hip roof, cornice window hoods and set back projection on the north side. There are 2 front entry doors with transoms. A porch with square posts extends across the length of the west facade. There is a one story side porch on the rear south side, also with square posts. The house sits on a 4' terrace with concrete steps descending to the sidewalk. This 2 family residence appears in good condition and is in a rental situation. At the rear of the property is a 2 car, hip roof, frame garage with clapboard siding.

NC
O
69. Stephen Gillett House (508 N. 8th) c. 1869 * o
The Gillette House is a 2 story, brick house with gable roof, central chimney, and segmental arches above the windows. There is a one story, wood gable roof addition in the rear. A more modern, enclosed front porch extends across the west facade. The house sits up on a 5' terrace and a flight of concrete steps descends to the sidewalk. This private residence appears in good condition. At the rear of the property is a metal storage shed.

NC
O
70. Henry C. Schramm House (506 N. 8th) c. 1871 * o
This 2 story, frame structure has clapboard siding, a gable roof, a bay window on the south side, and 6 over 6 windows. There are 2 one story, telescoping extensions on the rear, also with gable roofs. The first extension includes a side porch. A porch with square posts that has been enclosed extends across the west facade showing dentil work under the eaves. The house sits on a 7' terrace and a flight of stone steps descends to the sidewalk. The house appears in good condition. At the rear of the property is a one story, frame garage with clapboard siding.

NC
O
71. William R. Lemon House (505 N. 8th) c. 1925
The 2 story, gambrel roof, frame house is an example of the Neo-Colonial mode of the Georgian Revival style. A second gambrel intersects the main east-west gambrel from the north, but it does not carry through. The south side of the roof contains a broad shed roofed dormer, possibly not original construction. The house is sided with clapboard with an enclosed front porch and flat oriel window on the south side. A single family residence, the house appears in good condition. A small, one story, hip roof, frame garage with clapboard siding is located to the northwest of the house. There is a gazebo in the large north side yard. On the rear of the property a flight of steps leads down to a sunken garden space. There is a stone wall that borders the property and the garden on the west side. This area is in an unkept state and no features remain. The garden is reported to have belonged to Mrs. Eastman's (109) gardener, who at one time lived on this site.

NC
O
72. (511 N. 8th) c. 1950's
A blond brick, ranch style house with attached garage, this building does not conform with the district in age or style. It is in excellent condition.

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73. (515 N. 8th) c. 1950's

A blond brick ranch style house with attached garage, this building does not conform with the district in age or style. It is in excellent condition.

74. (807 Court) c. 1890's

The 1½ story frame house has a gable roof and wide board aluminum siding. An enclosed front porch across the north facade also has a gable roof. There is a flat oriel window on the west side. This private residence is in good condition. At the rear of the property is a frame, one car garage with gable roof and clapboard siding.

75. (815 Court) c. 1890's

This story and a half frame home has an intersecting gable roofline. The north, west and east gables have bargeboards with simple detailing. The exterior of the building has been much altered through the use of asbestos siding, numerous aluminum awnings and an enclosed front porch. There is dentil work under the porch eave. This private residence appears in good condition. A 2 car garage is at the rear of the property. It is frame construction with a gable roof and clapboard siding.

76. Henry Seitz House (907 Court) c. 1900

This is a 2 story, family home with intersecting gable roofline and is identical in plan to adjacent house #77. Both have large plate glass windows on the north side. The north and east gables have bargeboards with simple detailing. The exterior has been altered through the use of wide asbestos siding over the original clapboard. Aluminum windows have also been added. There is a new chimney and fireplace on the front west wall. The nineteenth century front porch roof remains with sunburst millwork in the center gable, indicating that the house once had a more pronounced Queen Anne appearance. The original porch columns have been replaced with iron, the rail is missing, and the floor replaced with a concrete slab. This building appears to be in good condition. At the rear of the property is a one car frame garage with gable roof and vertical board siding.

77. Louis Rinker House (909 Court) c. 1900

This is a 2 story, single family home with intersecting gable roofline and is identical in plan to adjacent house #76 with a large plate glass window on the north side. The gables on the north and east have bargeboards with simple detailing. The clipped corners on the sides of the projecting east side gable form almost a bay. The exterior has been much altered by the use of aluminum windows, shutters, and wide board siding over the original clapboard. In all probability, the original front porch was removed and the small stoop added. The building is used as a rental property and appears in good condition.

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78. John Koch House (1003 Court) c. 1860's * o

The Koch House is a simple, frame cottage with gable roofline. A side of the gable faces the street over the symmetrical facade. It is one story in the front and 2 stories with a walkout in the rear because of the hillside construction. The house is covered with wide board aluminum siding. Used as a rental property, the house appears in good condition.

79. O.H. Huddleston House (1005 Court) c. 1922

This bungalow style, frame house with clapboard siding has been greatly altered to accommodate 6 apartments. It is a 1½ story house with fully exposed foundation on the north and west. The clipped gable roof has flared eaves and long, shed roof dormers on the east and west sides. The front porch, which extends the length of the north facade, has been changed and railing, posts, and steps are now wrought iron. The building is in good condition.

80. The Dehner House (1007 Court) probably 1860's or earlier * o

This one story, part brick and part frame house exhibits early Colonial influences such as low gable roof with balanced chimneys and symmetrical facade with central doorway. It has been covered with asbestos siding and has a new brick fireplace. There is currently a walkout basement entry on the front of the building. This private residence is in a rental situation and currently is in poor condition. The one story garage has been converted into an apartment. It has a hip roof with a shed roofed addition. This structure is also in poor condition.

81. (1009 Court) c. 1960's

This one story frame house has been sided with boards running vertically and has a low pitched roof. There are horizontal windows and a concrete block foundation. This private residence is in a rental situation. It is not characteristic of the district and does not conform in age or scale, but it appears in good condition.

82. Joseph Kern (1011 Court) possibly 1860's * o

This one story, frame house exhibits early Colonial influences in its symmetrical facade, low gable roof and balanced chimneys. Its appearance has been much altered through the use of wide board siding and the addition of a small porch roof and attached garage. There is a wood addition on the south side rear of the house which doubles the floor space. The older portion of the house has a stone foundation, while the newer section has a foundation of concrete. This single family home is used as a rental property and appears in good condition. At the rear of the property is a 2 car garage with low gable roof and asphalt siding. It is in poor condition.

83. (1015 Court) c. 1840's and 1890's * o

The one story, gable roof, brick structure with stone foundation at the rear of

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1015 Court appears to date from the 1840's and exhibits simple Colonial influences. The 2 story frame house attached to the front is a later construction with a stone foundation, metal roof, balanced chimneys, and 2 over 2 windows. It has been much altered through the addition of wide board aluminum siding and the removal of the original porch. A new porch with wrought iron posts has been added. There is an enclosed wooden porch on the rear of the old brick portion of the house. This addition has a walkout underneath it because of the hillside construction. Currently, this single family residence appears in good condition.

84. (1019 Court) 1899

The 1½ story, frame house has a gable roof and clapboard siding. The northwest corner appears to be an enclosed front porch. There is a one story, shed roof addition on the rear with a walkout beneath because of the hillside construction. Both the addition and the main house are on a limestone block foundation. There is a sun porch on the southwest corner of the house with a wood cresting on top. This private residence is in good condition. At the rear of the property, at the bottom of the steep yard, is a brick 2 car garage with shed roof. The garage is partially built into the hillside and has a large billboard on top of it that faces Central Avenue.

85. Drake-Denise House (Corse House) (718 Columbia) c. 1870 *

A good example of Italianate styling, this is a 2 story, brick house with low hip roof and monitor with ribbon windows. The house is rectangular with a 2 story rear wing, a 5 bay symmetrical facade, and central double doorway. Features include paired eave brackets on the monitor and main eaves, segmental arches, 2 over 2 windows, shutters, and a one bay Italianate front porch. There is a one story, wooden addition on the east side and it appears that the rear wing may also be a later addition. The metal cresting on the east addition and front porch were moved from 1700 Orchard in about 1972. This private residence is in good condition. At the northeast corner of the property is a 1½ story, frame garage with gable roof (85a). The building features a combination of battenboard and clapboard siding and a loft door on the alley side. There is a one story addition on the south side. The structure is in poor condition. See Further Observations p. 67-70.

86. (706 Columbia) c. 1890/moved 1970

This Queen Anne house is 2 stories, with frame construction, and multiple gable roofline. The house was moved in 1970 to this site from its original location at the southwest corner of North Central and Spring Streets. The house is on a poured concrete foundation because of the move. There are original fish scale shingles and modified dentil work in the south gable end; the remainder of the house is clapboard covered with aluminum siding. Cornice window hoods were removed from all windows when the siding was added shortly after 1977. The house sits up on a 7 foot terrace. Steps are a prefab concrete with a wooden railing. There was probably a wood porch originally on the front. The private residence appears in good condition.

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87. The Mauro House (702 Columbia) c. 1858 * oo

The 2 story brick family home is representative of buildings which transitioned from the earlier classic styles to the Italian modes. The 5 bay facade is symmetrical with a central doorway and set back projection on the west side. The house features stone lintels, 2 over 2 windows and a low hip roof. An Italianate porch extends across the length of the south side that was probably added between 1870 and 1880. The house has been painted and shutters remain. A set of stone steps comes from the east side of the porch down through the limestone retaining wall on the southeast corner of the property. A single family home, the house underwent some restoration work in 1970 and appears in good condition. There is a one story frame garage at the rear of the property with gable roof and horizontal siding.

88. John S. Schramm House (616 Columbia) c. early 1880's * oo

This 2½ story, Queen Anne house has a multiple gable roofline, brick first floor, frame second floor with clapboard siding, and vertical board and batten in the gable ends. There is a third story tower with balcony over the central entryway. Bargeboards with simple detailing also decorate the gable ends and the tower. First floor windows are tall and narrow. Second floor windows are also, with upper sashes bordered by smaller lights. There is a one story porch across most of the front south facade and a smaller one of similar design at the rear west side entrance. Originally the front porch wrapped around the southwest corner of the building, running the length of both sides. There is a 2 story addition with dormer on the northeast corner. This house was originally built as a single family home for an extended family. In recent years it was divided into four apartments. The first floor brick was recently sandblasted and repainted. New owners are doing remodeling and stabilization work on the house. They are reconverting to a private residence with a large apartment. The house is in good condition. A limestone retaining wall surrounds the property on the west, south and east sides. Limestone steps come through the wall on the south to the front door, and on the east to the rear of the house. Concrete steps have been broken through the wall on the west to provide access to the side entrance. On the east side there is a door through the wall on grade at the alley that leads underground to the basement. At the northeast corner of the property is a 2 story shed roof carriage house (88a). The first floor is stone, built with the retaining wall. The second story is frame with wide clapboard siding. See Further Observations p. 67-70.

89. Swann-Schramm House (520 Columbia) c. 1850's * o

The house is 2 stories, stucco over brick construction with stone lintels. The first floor windows are 6 over 6, all second floor windows are 3 over 3. The doorway is a classic Greek Revival style with rectangular transom and sidelights. The one story front porch with square wood columns extends along the entire south facade. In about 1870, 2 rooms were added at the rear of the house. In continuous

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use as a single family residence, the building is in good condition. At the rear of the property is a one story, frame garage with gable roof and clapboard siding.

90. Charles E. Schramm House (512 Columbia) c. 1893

A 2 story Queen Anne structure, the Charles Schramm House is built of coursed ashlar limestone blocks. The outstanding feature of the house is the large stone porch with the entryway highlighted by 2 massive stone arches that go to the ground unsupported by columns, a feature of the Richardsonian Romanesque movement. Other features include a 2 story circular bay with conical roof on the west side, a large 2 story wooden oriel directly to the south of the bay, 2 flat oriel windows on the east, and double deck porches with ornate rails and balusters on the rear east side. The multiple gable roofline is slate with dormers and tall chimneys with corbelled tops. The property is bordered by a low limestone retaining wall on the south and east (alley) sides. Part of the basement had been used as a garage and there is a break in the east side limestone wall for entry. This has been converted for residential use. At the rear of the property is a one story, concrete garage that is built into the ground. The house is in good condition.

91. The Hudson Annex (510 Columbia) c. late 1840's and 1870's *

The northwest corner of the Hudson Annex is the original structure. It is reported to have been built as a carriage house or other outbuilding for the adjacent c. 1845 Silas Hudson House (92). It has wood sills and no lintels as opposed to the segmental arches on the newer south facade. As added on to, the building is a 2 story, rectangular Italianate structure with a low hip roof. The symmetrical facade is a 5 bay front with 2 over 2 windows. The central double doorway with transom is highlighted by a one story entry portico with Italianate detailing and flat roof. There is a one story, gable roof, brick extension with chimney on the northeast corner. A low limestone retaining wall borders the property on the south side, with stone steps from the sidewalk to the yard above. This painted brick structure is a private residence and appears in good condition.

92. Silas Hudson House (501 N. 5th) c. 1845 * o

The Hudson House is a 2 story brick structure with a number of Italian Villa features. The structure is composed of rectangular blocks grouped together in an irregular massing. Although it does not have a tower, on the south side the building displays the characteristic Italian Villa grouping of 3 arched windows. The area behind the group of arches and below appear to have been open, recessed porches until being enclosed sometime after 1886. There is a gentle pitched, multiple gable roof with broad eaves supported by numerous elaborate eave brackets. The structure has stone lintels and windows are 6 over 6. The flat roofed entry portico on the east side has Italianate style detailing. Steps lead from the east side entryway through the limestone retaining wall to the sidewalk; the wall borders the property on the east and south sides. The eave brackets have been removed along the south and west sides.

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Originally a private residence, the structure is now divided into apartments. It appears to be in good condition. In the north side yard is a one story, gable roof, frame garage. It has board and batten on the north side and clapboard on the remaining sides.

93. Benton J. Hall House (422 Columbia) c. 1860 * o
This is a brick, Italianate 2 story house on a limestone block foundation that extends $\frac{1}{2}$ story above ground. The building has a basically rectangular shape with a set back projection on the northeast. On the first floor of this projection is a 3 sided brick bay window that extends for the $\frac{1}{2}$ story of exposed basement. The roof is a low hip with ornate, paired eave brackets and dentil work. The segmental arches above the windows and off center entry have raised brick detailing on the south facade. A flight of limestone steps leads from the sidewalk to the front door. The front door has been modernized and an enclosed porch has been added on the southeast corner at ground level. Originally a private residence, this house was divided into efficiency apartments on the upper floor in 1937. The building appears in fair condition. The back portion of the yard is enclosed with a 10' high poured concrete wall. At the rear of the property is a 2 story frame garage with flat roof. The upper floor is used for parking and is on grade at 5th Street.

94. Jonathan C. Hall House/Ward Vance Apartments (416 Columbia) c. 1840's * o
The 2 story, brick Jonathan Hall House is of Dutch or Flemish Colonial influence with stone lintels and end walls projecting above the roofline incorporating the chimneys. It is the only building with projecting end walls remaining in the district, and is one of about a half dozen left in Burlington. There is a wood frame, 2 story addition on the rear of the structure and a later wood front porch with gable roof. Originally a private residence, the building has been subdivided into apartments and is currently owned by the city. The future of the building is uncertain as the adjacent library (95) seeks expansion room. Currently the structure is in fair condition. There is a frame, $1\frac{1}{2}$ story garage (94a) with eave returns on the north side of the property, built after 1886. The building has a metal roof and a loft door on the east side. Because of the number of doors and windows it appears that the building originally had other uses besides a garage. It is in good condition.

95. Burlington Free Public Library (501 N. 4th) 1896-98
Initially designed by Boston architect W.T.S. Hoyt, the 2 story library was described in 1896 as "Italian Renaissance with the tower as its central feature". Burlington architect J.C. Sunderland, whose name is on the plans, supervised the construction and altered the original design so that the actual building is more eclectic in style, showing influences from several styles. The tower and quoins are characteristic of Italian Villa, the strongest style visually. The use of stone and banding are

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Renaissance Revival influences while the Ionic columns and "dog ears" at the top of the large window areas are typically Georgian Revival features. The building is constructed of red sandstone in a smooth faced, coursed ashlar with alternating wide and narrow courses. Other features include a slate hip roof, gutters and downspouts of copper, brackets, and window enframing. Interior finishings include a large stained glass window, Italian mosaic floors, and extensive panels, two fireplaces, stairway and other ornaments in polished white oak. Much of the oak furniture is original. The exterior has been altered little since its construction; some window sills have been replaced. The exterior was repointed, and sealed with silicone in 1971, and storm windows were added in the late 1970's. The sedimentary layers of the stone are laid vertically; consequently, the outer surface spalls easily. There has been extensive patching of the stone surface with similarly colored mortar and ground stone, and then the surface texturized to resemble the original. Generally, the building is in good condition.

96. St. Paul Rectory (508 N. 4th) 1902-04

Designed by Chicago architects J.J. Egan and Prindeville, the rectory is a 2 story home with steeply pitched, mutiple hipped slate roof. There are small dormers on all sides of the roof and modillion blocks under the eaves. The structure is built of smooth faced, coursed ashlar alternating with a very narrow course of rusticated ashlar. The tall, stone chimneys are done in this manner also. The north half of the west facade projects slightly from the rectangular building mass. There is a classic, balustraded entry portico on the main mass west facade supported by 3 plain columns across the front. Stone steps descend to the sidewalk. There is an original, columned porch on the southeast corner that has been screened in and a modern addition which extends the porch across the south. In continuous use as the St. Paul Rectory, this structure is in excellent condition.

97. St. Paul Roman Catholic Church/St. Paul Church (508 N. 4th) 1892-1895

The St. Paul Church was designed by Chicago architect J.J. Egan and erected by builder John Loftus. Father Macklin, who supervised the construction called Egan the "Prince of Church Architecture" and referred to the design as "pure English Gothic". Today we view the structure as an excellent example of the High Victorian Gothic Revival style. It is built of Bedford buff stone and has a slate roof that was replaced in 1976. The building is basically three stories plus the 100 foot high square campanile which flanks the southwest corner. There is prominent side wall buttressing and three small gables on each side break up the north and south rooflines. Art glass and lancet windows are used throughout. On the northwest corner of the lot is a special display, featuring the original church bell (1842). The interior of the structure was severely damaged by fire in 1946 and had to be gutted. Today the building is in excellent condition. Behind the church on the south side, at the site of an earlier residence, is a modern 2 car garage with gable roof and horizontal siding.

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98. Duncan House-Boarding (501 N. 3rd) c. 1914

This 2 story building is constructed of hardbrick with stone sills, a gable roof and dormers. A long, one story porch extends the length of the east face, wraps around the corner and extends the length of the south face. The Georgian Revival porch is flat roofed, supported by plain columns, and has had the southwest end enclosed. The southeast corner of the porch is open for access and a set of semi-circular stone steps descends to the yard area. From there a flight of stone steps with short pillars goes down to the sidewalk, still on the southeast corner. A 4-6 foot limestone retaining wall borders the property on the south and east. There are 2 entry doors off the front porch, one at the east and one on the south. There is also a door on the second floor east that opens onto the top of the porch, indicating that at one time the porch was probably balustraded in some manner. Originally a boarding house, this building now contains apartments and is on the site of the former Wilkins Boarding House. The present structure is in good condition.

99. Harper-Ekdale House (423 N. 3rd) c. 1840-1860 * o

The 2 story limestone building exhibits the Greek Revival characteristics of a classical entryway consisting of a single door with rectangular transom and side-lights, and a pediment roof with tympanum. A wooden balcony runs across the front the front of the house on the second story level. There is a 1½ story projection on the rear of the house that appears to be original construction and a one story enclosed porch. A stairway goes from the entryway through the limestone retaining wall to the sidewalk. An arched underground passageway leads from the sidewalk through the retaining wall on the east into the basement. Originally a private residence, the structure is now divided to include an apartment. It is in good condition. On the alley (west) side is a small one story stone garage (99a) that is connected to the high stone garden wall on the west side.

100. Warren-Nassau House/Fremont Apartments (420 N. 4th) c. 1850's * o

A 2 and 3 story brick house, this building is an example of the structures which transitioned from the earlier classic styles to the Italian modes. The building shape is irregular in plan. The 2 story front rectangle has a set back projection on the south side and is connected to a 3 story wing by a smaller 2 story projection on the east. The 3 story section of the house appears to be at the same height as the front part of the house because of the hillside construction. All wings of the house generally are original construction. The house features a very low hip roof, paired eave brackets, and a classic entry portico supported by fluted Corinthian columns. The double doorway is topped by a transom. Stone steps descend from the west side main entry through the low limestone retaining wall which surrounds the property. Another set of steps comes through the wall further south to service the sidewalk to the rear. The wall is capped with an ornamental, black cast iron fence. Used as a residence for an extended family in the early days, the structure is now in apartments. The house occupies the site of the first brick building in

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Iowa built by Judge David Rorer in 1836. It was torn down by Colonel Warren to erect the present residence. The structure is well maintained painted brick and is in good condition. There is a carriage stone on the north side of the building. The 2 story, shed roof garage (100a) is built into the ground with access on the bottom from the alley and top from Columbia. The top portion of the garage is frame except the west wall which is coursed, rusticated limestone with alternate bands projecting and a brick top. The building was recently rennovated.

101. Young Men's Christian association/YMCA (412 N. 4th) 1912
The building is of brick, three stories with a walkout basement on the south side because of the hillside construction. The style is Georgian Revival with a symmetrical facade and balustraded portico. The building features large, arched windows on the main floor and pediment details on the roof and shallow bay windows. The Burlington YMCA has provided living quarters for men and other athletic activities. The building contains a gymnasium and a swimming pool. The gym and handball court was an addition done in May 1937 by Burlington architect, William Weibley. A new joint YMCA-YWCA facility on the west side of town opened January 1981, leaving the future of the current structure uncertain. The building is vacant and for sale, basically it is still in good condition. It occupies the site of the earlier Senator John H. Gear home.

102. Young Women's Christian Association/YWCA (409 N. 4th) 1912 and c. 1948
The southern half of the building is the original section designed by Chicago architects Shattuck and Shussey. The northern half is a compatible addition in generally the same style and materials but with different details c. 1948. The YWCA is generally a Georgian Revival style featuring symmetrical facades with a full entablature, fanlights, and porticoed entryways. However, the roofline is a mansard, a detail more characteristic of the Second Empire style. The row of dormers has alternately segmental and pedimented window heads. The building is of hard brick, three stories with a walkout basement on the southeast corner because of the hillside construction. The Burlington YWCA has provided living quarters for women and other social and athletic activities. The building contains a gymnasium and a swimming pool. A new joint YMCA-YWCA facility on the west side of town opened January 1981, leaving the future of the current structure uncertain. The building is vacant and for sale; basically it is still in good condition. It occupies the site of the original First Baptist Church building, which later became the People's Opera House.

103. Northwestern Bell Telephone Company (421 N. 4th) c. 1890's and 1960's
This commercial building has 2 floors above the ground floor where the telephone company public office space is located. The ground floor is exposed on the east side because of the hillside construction. This is an older commercial building on which the phone company has changed the entire facade. The ground floor and

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foundation is rusticated ashlar and the 2 upper stories are new red brick. Only a few of the original window openings remain, so that they now appear out of proportion to the rest of the building. The building is in good condition but is incompatible with the historic district. Before the 1890's commercial structure, there was a residence located on this site.

104. Northwestern Bell Telephone Company (southeast corner of 5th and Columbia) c. 1960's
This is a massive looking 2 story red brick building which has a walkout basement on the south side because of the hillside construction. The window openings form horizontal bands and are not in scale with the building which houses telephone company equipment. The building does not conform with the character of the historic district in age, scale or appearance, but is probably in excellent condition. This is the site of 2 former residences.

105. The Ransom House/Victoria Apartments (421 N. 5th) by 1856 * o
The main portion of this 2 story, brick structure exhibits several Greek Revival details. It has the typical low gable roof with eave returns in the gable end, a deep unornamental entablature, and the classical entryway consisting of a single door with rectangular transom and sidelights. The entryway is in the east wall where the side of the gable faces the street. The house also features stone lintels, 6 over 6 windows, a cut stone foundation which is above ground on the south side and an iron balcony across the east side second floor. The east section was originally the home and offices of the Ransom doctors: Seth, his son James, and Horace who was either Seth's brother or son. The house is nearly surrounded by stone retaining walls and a freestanding brick garden wall on the Cobblestone Alley side. There are compatible brick additions to the west, the brick laid with fine mortar joints different than the original, and a frame addition on the south. The wood addition may be an original porch that has been filled in, as some wooden structure shows in that location in photos from before the turn of the century. The house has now been divided into apartments and is in fair condition.

106. Garrett-Phelps House/Phelps House Museum (521 Columbia) c. 1851 and 1871 * o
The original Garrett house was built as a 2 story brick with gable roof. A gable end faced Columbia Street with a 2 story porch running the length of the east facade. There was a one story, frame wing on the south side. Windows were 6 over 6 with stone lintels. In 1871 major additions were made and the main house was doubled in size. The addition of a mansard roof on the third floor gives the house an appearance of Second Empire style. But also added at this time were eave brackets and the Italian Villa entrance tower with its 2 balconies that face Columbia. The east side porches were removed during this major construction period. The main house now is 2 stories plus the mansard, but the basement steps down along Snake Alley another 2 stories because of the hillside construction. The original side porch on the west side is currently missing, most chimneys have been removed at the roofline, and the brick has been painted. However, the 6 over 6 windows and stone lintels

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remain. The house is bordered on the east by a limestone retaining wall and Cobblestone Alley, on the west by Snake Alley. Currently used as a Victorian house museum, this residence was occupied continuously by the same family except for 1894-99 when it was loaned as the Burlington Hospital. In 1974 the house was sold with the original family furnishings to the Des Moines County Historical Society. The building is in good condition. Originally there was a 1½ story stable on the Cobblestone alley side.

107. First German Evangelical Church/First United Church of Christ (601 Columbia)
1925-1927

The second church building on this site, the present First United Church was designed by W.C. Jones of Chicago. The building is done in the Tutor Gothic style and features two square towers with battlements flanking the north facing double arch entry. The building runs along Snake Alley on the east down to the old gymnasium; on the north the building is 2 stories, on the south it is five stories with basements because of the hillside construction. The contractor for the erection was J.H. Hunzinger and Company of Davenport. The multi-tone brown face brick came from United Clay Products of Kansas City, Missouri and the oak interior is from Noelke-Lyon Mfg. Co. in Burlington. The art glass windows were by Giannini and Hilgart of Chicago. There is a very large window on the north side between the two towers. In 1964 a contemporary addition was made to the west side of the church that continues the flavor of the Gothic design. The building is in excellent condition.

108. Mabel Eastman MacMillan House/First United Church of Christ Parsonage
(619 Columbia) 1925

The 2 story, Georgian Revival was designed by architects Temple and Burrows of Davenport. It is built of hard grey brick with a steeply pitched, multiple hip roofline. There is a 2 story bay on the west half of the north facade, an exterior chimney on the west, a large wooden oriel on the south and a 2 story sun porch on the southwest. The classic entry portico is flat roofed and supported by fluted columns. Because of the hillside construction, the house is 3 stories at the rear with a garage in the basement under the main house. In continuous use as a private residence, in 1953 this house became the parsonage for the adjacent First United Church of Christ (107). The house is in excellent condition. There is a low garden wall across the front of the property and a larger one in the rear. The entire site is supported on the rear (south side) by a 12-15' limestone retaining wall. The black oak behind the house is a remnant of the native woods. Judging from the similar sized trees in Burlington, there is little doubt but that this is an existing native tree that predates the settlement of Burlington. It is probably the only such tree in the district and is most likely over 200 years.

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109. Smith-Eastman Estate/Sheagren Funeral Service (719 Columbia) c. 1872 * oo
The primary character of this house is Italian Villa with a very low pitch mansard roof and dormers. The tower is Italian Villa in scale rather than being the taller, uniquely shaped tower that is traditional for Second Empire structures. The house is of red brick with ornamental stone lintels. The main entry is flanked by paired columns. The roof is metal. A permastone addition was made in the 1950's to the front of the building with a low sloping roof and carport to increase the funeral facilities. Originally a large single family home, the structure currently includes both the funeral service and a single family residence. It is in good condition. See Further Observations p. 67-70. There is a 1½ story brick carriage house (109a) to the southeast of the house featuring a metal hip roof with numerous dormers, jack arches, and a loft door. The carriage house also had a greenhouse on the south side which served the garden in the rear. The carriage house is not a part of the original construction. It was possibly built sometime during the early years of after E.P. Eastman moved in (1898-1910). Dating back as early as 1886 was a wood frame kitchen. It was located in a position slightly in front of the carriage house, running east to west and was not attached to the main house. Attached to the east end of this kitchen was the stable, a rectangular frame building with its length running north-south. The kitchen and original stable are non-extant. To the east of the house now is a parking lot which serves the funeral home. It was the site of the earlier Hannah Smith-Eastman House. A teahouse or pergola (109b) is located behind the house at the top of the garden area. Its south and east projecting wings are supported by rows of round columns. Two flights of steps lead down into the main garden area--one from the teahouse and one from the upper yard. An arbor structure (101c) is located on the second set of steps. The formal garden (101e) and associated structures are done in a classical Georgian Revival style. The garden is circa 1906 and features a central medallion shape. At the south end of the garden is a concrete garden seat with arbor (109d). The south end of the garden is approximately 8' above the street level and supported by a limestone retaining wall. Because of increasing maintenance costs, the garden area was eventually allowed to revert to a second growth woods. It is completely grown over. However, the locations of terraces and pathways are evident. The steps are partly existing but in non-usable condition. The teahouse is in poor condition, but savable. The garden seat is in fair condition.

110. McCash-Derby House "Halfway House" (700 Washington) c. 1860 and 1947 * o
This brick house was originally a one story with mansard roof. It was not until 1947 that the mansard was removed and the second story of brick was added with a hip roof. Original or early features include floor length, narrow windows on the south and west, a square bay with dentil work on the east, and an Italianate style front porch. On the northeast side of the house is a projection that exhibits more of the original construction. It has a pent roof, dentil work and scroll modillions under the eaves, and Italianate porch posts. The front porch extends across the south facade and originally wrapped around to the east. The porch floor has been replaced with concrete. The upper parts of the Italianate porch posts have been retained on the south side, but the lower portion of the posts and the rails have been replaced with wrought iron. This private residence is in good

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condition. The house is located southeast of the Eastman Estate (109) on the wooded hillside. Access is from Washington Street via stairs or a brick drive off Columbia Street. There is an attached one story, brick garage at the rear (uphill side) of the property with an enclosed sun porch.

111. St. Paul's German Methodist Episcopal Church/Art Guild of Burlington, Inc.
(northeast corner Seventh and Washington) 1868 * o

Designed by Burlington architect, Charles A. Dunham, the German Methodist Church gives the initial impression of being Gothic because of the tall narrow windows and the lofty spire. However, upon closer examination, most details of the structure are Romanesque in style, such as the round arches above the doors and windows. The front buttressing is a prominent feature. This is only one of the district churches with noticeable bracketing and eave overhang. It is a common feature of Romanesque Revival buildings to borrow the Gothic spire. Rising 148' from the sanctuary floor, this bell tower was the first tall, narrow steeple in Burlington. About 1901 the steeple was struck by lightning and the repair was paid for by Mrs. Eastman (109) who enjoyed quite a close view of it. At this time the spire was topped with a metal cap, ball and cross which were later removed in the steeple repair of 1926. The bell tower originally had small dormers which were also probably removed in 1926. There is what could be called a secondary tower at the southeast corner of the base of the gable roof. The decorative top of this spire was removed sometime after 1896. The art glass windows are mostly geometric and have little religious symbolism. However, they are memorial windows and bear the names of former congregation families. There is a frame addition across the rear of the building. The west side entry on the ground floor has been filled with cement block. The church is constructed of native limestone; the side and rear walls were quarried from the site, the reason the church seems nestled into the hillside. The irregular ground adjacent to the building has numerous stone outcroppings and there is an 18' exposed quarry wall behind the building. The first floor is basically on bed rock. The south face stone was obtained from another local quarry. The stone except for the tower and south wall is rubble with a strict flush joint. The south or front elevation is cut stone, regular courses of a light grey limestone. Trim stone is also cut stone, but from a yellow buff sandstone. The retaining wall is of the native limestone with steps and wall cap of the sandstone. The retaining wall and double flight of steps were part of the original construction and are a distinctive feature of the entry. After serving continuously as a church, the building was vacated in 1968. The double flight of stone steps and the interior steps to the main sanctuary made it difficult for elderly members of the congregation. Also recent congregations have not been healthy enough to maintain the large structure. In 1973, the building was purchased by the Art Guild of Burlington, Inc. They have turned the church into a public art gallery, workshops and their offices. They are in the process of restoring the exterior. The building is now in good condition.

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112. Henry H. Scott House (612 Washington) c. 1840's-60's * o
The 2 story, stone building exhibits both formal Colonial and Greek Revival characteristics. The central doorway and symmetrical facade are Colonial while the low gable roof with eave returns in the gable ends is a Greek Revival feature. The facing stone on the south side is common ashlar of small to medium size stone, while the end and north walls are a more irregular rubble stone. There is reason to believe that the stone for the building was quarried from the site as it was for the adjacent church (111). The house has stone lintels, and an ornate iron balcony across the entire south facade on the second floor level. There is currently a wood frame addition on the north side and an added roof dormer. Originally the building had a central cupola which was removed sometime after 1913. A flight of steps leads down from the front entry through the original limestone retaining wall to the sidewalk. The retaining wall for the Scott House and the adjacent Burlington Rooming House (113) is continuous, indicating a similar hillside development. Originally a private residence, the structure has been subdivided into apartments. A dormer addition, apartment construction inside, and changes in the interior stairway occurred during the 1960's. The building is in good condition.

113. Burlington Rooming House/Burlington House Apartments (610 Washington)
c. 1860's * o
This 3 story building, originally constructed as a rooming house, has asbestos siding over the original clapboard. The facade is symmetrical with original 6 over 6 windows now 6 over 1. The roof is gabled with eave returns. Sometime after c. 1900 the ends of the gables were clipped or set back in an unusual manner with windows in the gable ends on the 3rd floor. The eaves have been changed and set back on various portions of the building. The original frame porch in the attic runs the entire length of the south facade and has had clapboard added. The second floor has a walkout doorway with sidelights on the roof of this porch. There was originally a covered porch on the second floor that also ran the length of the facade. A flight of steps leads from the main entry through the limestone retaining wall to the sidewalk. The retaining wall constructed for the Scott House (112) and the Burlington Rooming House is continuous, indicating that the development of the hillside for those 2 buildings was similar. Currently there is a metal fire escape on the front of the building which serves the second and third floors. Due to extensive settling and general deterioration the building is in poor condition.

114. (600 Washington) c. 1860's * o
This is a story and a half frame house that becomes 2½ stories in the front because of the hillside construction. The ground floor or basement is completely above ground on the south with a walkout doorway. This exposed foundation is stone with a cement stucco finish. The house has interesting gables in the roof and exhibits Greek Revival details in the eave returns in the gable ends. A circa 1900 photograph reveals many changes in the house. A flight of wooden steps led from the sidewalk, over the cut stone retaining wall, to an entry in the southwest corner of the ground floor. However, the original main entry was above in the southwest corner of the first floor. By the time of the c. 1900 photo, an original porch or balcony which would have gone across the south side on the first floor had already been removed, and the southwest entryway was already blocked off with a

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portion of iron railing flush with the house. The first floor main entryway, the floor length windows on the south first floor, the bay window on the east, and the corners of the building were all flanked by Greek Revival style pilasters and pilaster corner boards. Originally the house had wide clapboard, 6 over 6 windows, tall floor length windows on the south first floor and south gable windows. The south gable window was surrounded by a small balcony with turned spindles. There was a chimney on the east side of the west facing gable. South facing windows had cornice window heads. There were wooden shutters on all windows. The field stone retaining wall that separates the house from Snake Alley was unbroken. Sometime after c. 1900 the house was resided in narrow, 2" boards and many items such as the pilaster, balcony, and panels in the bay window were removed. The floor length windows were changed to conventional ones and the 6 over 6 windows were replaced with windows commonly found in bungalows--4 vertical panes over one. An enclosed porch was added on the ground floor south side and the main entryway was changed to come through the retaining wall on the east side of the porch. A driveway was cut into the rear of the property, going through the retaining wall. Probably built as a private residence, the house was used as a boarding house during the 1870's and 80's, and for a time was the residence and office of Burlington architect Perly Hale. For some years now it has been returned to use as a single family residence. The building is in fair condition.

115. (409 Snake Alley) c. 1860's

This 1½ story frame house on stone foundation was originally covered in narrow clapboard with small Greek Revival style eave returns. The front porch on the northeast corner was open with one square corner post. Sometime after c. 1930 the house was covered with asbestos siding, the front porch was enclosed, and a centrally located chimney was removed. The original 6 over 6 windows were changed to vertical panes over 1. Roof dormers were added to both the north and south slopes of the roof and the eave line was extended with exposed rafters as is common in bungalows. A large stone retaining wall supports the property on the south side. A private residence, the house is in fair condition.

116. Stephen Rice House (408 Snake Alley) c. 1880 *

This simple, one story, painted brick structure with limestone foundation features brick segmental arches and a hip roof. The original house was approximately one half the current size with a wood shingled gable roof, and porches on the north and east sides. Sometime after 1889 the east or rear half of the house was added on with a wood porch on only the east side. The roof was changed to a hip covered in sheet metal. The basement is partially exposed because of the hillside construction. This private residence is in fair condition. The house fronts on Snake Alley with Cobblestone Alley to the rear.

117. Peter Bouquet House (406 Snake Alley) 1871 * o

This private residence is a simple rectangular, painted brick building in the style of a row house that fronts closely on the curve of Snake Alley. The 2 story construction features a hip roof with metal cresting and Italianate eave brackets and dentil work. The original roof was wood shingle, but is now metal. There are brick segmental arches above the doors and windows. It has brownstone sills, steps and stringer. The second floor rear addition with double decked porches was added prior to 1889. Windows are

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6 over 6. An ornate front porch, in the American Eastlake tradition was added in 1896 after Snake Alley was built. Cobblestone Alley is at the rear of the property. A one half story of exposed basement foundation is of native limestone block believed to be quarried from the site. The property is supported by a high limestone retaining wall on the south side. The wood frame kitchen and large oriel are currently missing, but are slated for reconstruction along with the removal of the metal roof, as the house is in the process of an interior and exterior restoration. Originally built as a single family home, the house was in an apartment situation for over 50 years. Apartments were removed in 1974 and the house returned to a private residence.

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118. Schwartz Auto Electric Service (520 Washington) c. late 1940's
This is a one story commercial garage of concrete block construction, with an arch roof. The property has a retaining wall at the rear. Like the historic buildings along Snake Alley, this commercial building helps to enclose the space of the alley, in its own way contributing to the definition of the Snake Alley street right of way. Although the structure does not conform in age or style with the character of the district, it is in good condition.

119. William Fordney House (516 Washington) c. 1845 and 1870 * o
This is a brick, 2 story, rectangular structure with Georgian details on the south facade such as the fanlight, cornice window heads, and traingular pediments over the front door and 2 long windows which hint strongly at the family's Pennsylvania town-house that this home was intended to resemble. The house was considerably updated in style in the early 1870's with the addition of Italianate 13 part bracketing, ornate cupola, and 2 story side porches. windows are 2 over 2; the roof is hipped; the foundation is limestone block. The ground floor projects one half story out of the ground. The building fronts directly on the sidewalk with a flight of stone steps leading up to the first floor and a short set of steps down to the front ground floor entrance. Brownstone (locally an impure type of sandstone) is used for the building trim and south retaining wall. There is a low retaining wall of limestone on the east and west sides; Cobblestone Alley borders the property on the east. For many years in an apartment situation, the home was severely damaged by fire in the fall of 1973 and has been restored. On the exterior, the cupola, roof, chimneys, "flying" front stairway, and side porches have all been reconstructed. This private residence is now in excellent condition. Originally a 2 story, frame building stood in the sideyard. It was used as a carpenter shop and apartment, and later as a garage.

120. Masonic Temple (401 N. 5th) c. 1920-23
Designed by Keefer and Jones of Des Moines, the Masonic Temple is a three story building in the Neo-classical style. The building has monumental proportions in its east and south stone facades. It features an extensive parapet above the plain entablature. The Tuscan order is used on both the east facade columns and south side pilasters. The east facade on the hillside contains the main entry. The pediment above the main doorway is supported by scroll brackets. There is a walk-out basement on the south side because of the hillside construction. The rear and north sides of the building are brown brick. As is customary in Masonic buildings, there are no window openings on the building's north side. The temple has been in continuous use by the Masons, Eastern Star, etc. and is in excellent condition.

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121. German Evangelical Zion Congregation/Zion United Church of Christ (412 N. Fifth)
1864*/1891/1964 oo

Designed by Burlington architect Charles A. Dunham, Zion has undergone two extensive alterations of the exterior. Interestingly through three facades, the style has remained Gothic Revival. The building is constructed of brick with exposed limestone block foundation and stringer. There is prominent side buttressing and numerous large art glass windows. In 1891 the two story building was extended twenty feet to the front, the original center tower was removed, and the building was given a new brick and stone veneer with two towers flanking the corners on the west end. In 1901 there was a complete interior remodeling. In 1931-32 three stories were constructed across the rear of the church with a full basement, and the remaining original walls were veneered to match the front. Plans for this work was done by Burlington contractor, A.J. Klein. In 1964-65, the building was expanded north to the lot line and given the current facade with battlement towers flanking the massive art glass windows and continued use of lancet windows and Gothic arches; plans were by Dane Morgan and Associates of Burlington. Currently, the structure is in excellent condition.

122. Aldersgate Chapel, First United Methodist Church
(northeast corner 5th and Washington) c. 1890.

The 2 story, painted brick building on the west portion of the site is a c. 1890 construction. It has a flat roof, 2 over 2 windows, and brick segmental arches on the west side. The south facade of the building has been considerably altered. There is a permastone planter across the entire length of the building, modern doors, and wood framing around groups of windows emphasizing a contrasting color scheme. These changes create a horizontal character which is not a part of the original nature of the structure. Because of the modernization, the building is somewhat incompatible with the historic district. However, this is not an irreversible change because of the modernization of the facade is surface applied material. On the interior, the marble fireplace and open staircase off the central hall indicate that the building was used at least partially as a residence. In the early days, the structure was listed as the residence and office of 2 different doctors. Later the building was adapted for use as a funeral home and additions were made to the east side. Immediately adjacent to the original structure, and set back from the front, is a one story chapel. Beyond that is a large attached garage and storage facility of cement block. A fence between the original structure and garage creates an enclosed courtyard. Presently the building is used as the chapel and offices of the First United Methodist Church; the structure is in good condition.

123. City Hall (northwest corner 4th and Washington) 1923

Designed by Burlington architects Washburn and Weibley, the three story, stone City Hall is designed in the Neo-Classical style. The building has monumental proportions and features an extensive parapet above the plain entablature. The columns and pilasters on the south, east and west symmetrical facades are in the Corinthian order. The cornice above the main entryway on the south side is supported by ancones. The building is in excellent condition. This is the site where Judge David Rorer built his second house which later became the Shoquon Men's Club.

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124. (312 Washington) c. 1900

This is a 2 story, partly painted, brick commercial building with a flat roof. The upper tin cornice is missing but a band of decorative "dentil work" is formed by corbelled bricks. Second story windows on the south facade are covered by cedar shakes, but the jack arches above are visible. There are segmental arches on the sides and rear of the building. There is a 2 story addition on the rear of cut brick with a large garage door facing the alley and a loft door above it. The first floor store front has been greatly altered with large plate glass window and horizontal siding. The building is currently vacant and in fair condition. It is on the site of a former 2 story, frame building known as the Intelligence Office.

125. Prugh Funeral Service (317 N. 4th) 1924

The 2 story Prugh's chapel was designed by Burlington architect William F. Weibley in the Neo-Classical style specifically chosen to compliment the City Hall (123) and the Masonic Temple (120). The symmetrical facade of smooth stone features the use of Tuscan columns and pilasters. The central entry is surrounded by a transom and side lights and has a projecting cornice supported by ancones. The business is still owned by the original family and the building is in excellent condition.

126. First Congregational Church (313 N. Fourth) 1867-1870 * o

Designed by Burlington architect Charles A. Dunham, this late Medieval English Gothic style church was begun in 1867 and completed in 1870. It features a square corner tower with battlement and prominent front tower buttressing, art glass windows, steep pitched roof, lancet windows, and typical pointed Gothic window and door arches. The cut stone for the walls of the tower and the building facade are tan colored, impure limestone that was locally quarried from the Long Creek Quarry south of Danville. The limestone for the side and rear walls of the church were quarried in Burlington on South Hill. The building was rennovated after a fire in 1899 and remodelled in 1959 and again in 1965. Although the overall condition of the church is good because of the numerous rennovation projects, the weathering of the exterior has led the congregation to embark on a stone and mortar restoration project. This is the second church building on the site and is in good condition.

127. First Methodist Episcopal Church/First United Methodist Church

(421 Washington) 1889 +

In 1884, Burlington architect Charles Dunham, who designed five other district churches, submitted a plan for the Methodist church which was apparently never used. The Gothic Revival First Methodist Church built in 1889 was designed by the architectural firm of Weary and Kramer of Akron, Ohio. The church building committee went to Ohio to inspect other churches designed by G.W. Kramer and decided to pattern their new church after two new Methodist churches he had done at Delaware and Wooster, Ohio, in what is known as the combination plan or the Akron style. David Myers, of Wooster, Ohio, was the contractor and builder of the church. He had erected twenty-six churches and pronounced this one the handsomest and best arranged in all his experience. He was so pleased with Burlington that he moved his home and business here. The basement walls and foundation of native limestone were built by John Loftus, who built St. Paul's Church (96). The sills are Burlington Limestone from August Stenstrum's quarries at Spring Creek, the same as used at the Baptist Church (129). The super-structure is

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built of red granite (jasper) from the Sioux Falls, South Dakota Granite Quarry Company. "The walls are laid in broken ashlar, rubble work, backed with brick and laid in cement. There are two tints of stone, a pink or flesh color and a dark grey, which are irregularly intermingled in the stone work." The buttressing is not prominent. The roof and towers are covered with slate. The main spire on the northwest corner was originally listed as 150' high and the smaller tower was 110'. However, the cap and finials on these towers have since been removed. In the main tower hangs the historic bell that was first put in "Old Zion" in 1851. Originally there was a cupola over the chapel, 103' from the floor. The large amount of glass used in it enabled the cupola to light the chapel. The cupola was removed at some earlier date and the light well was floored over for second floor use in the remodelling of 1964. The church contains numerous and large art glass windows. The stained glass was from F.D. Kinsella and Co., Chicago. The original designs used were chosen by the building committee from work submitted by the Kinsella Co. The "rose" window in the west end was intended mainly for external ornamentation as all but three or four sections at the top have been hidden since the beginning by the pipe organ. A main entrance on the west side under the rose window has been closed and the principal entrance is now on the north side. In 1964 the building underwent some interior remodelling planned by Prout, Mugasis and Johnson, an architectural firm from Clinton, Iowa. The building is in excellent condition.

128. First Presbyterian Church/First United Presbyterian Church
(5th and Washington) 1886-1888 *

Built from plans submitted by architect L.H. Valk of New York City, the Presbyterian Church is, technically speaking, a Gothic Revival structure, although the arches are not very pointed. It was referred to by its builders as "Gothic intype, although considerably modified". The structure is cruciform in shape with a massive open tower 120' high. It is constructed of a yellow limestone that was quarried locally near Morning Sun, Iowa. Although the building does not appear to be high Victorian Gothic now, several formerly prominent features have been removed. The original appearance of the structure tended toward the polychrome color scheme typical of High Gothic Revival buildings. On the yellow limestone the mortar was pencilled in black. The roof was painted black with bands of red. Currently, the mortar is white and the roof light--giving the building a much quieter appearance. At some point the north side chimney and east side small spires which topped the buttresses were removed. The sanctuary ceiling has graceful groined arches that were supported by four pillars. The railing, pulpit, and the capitals of the four pillars were elaborately carved. The capitals were done by Mr. E.P. Dunham of Burlington, thought to be architect Charles Dunham's brother. All the woodwork was California redwood. Highly religious themes are depicted in the numerous, large art glass windows. A fire severely damaged the interior and roof in January 1900. The original central cupola with skylight was probably removed at this time. An extensive remodelling program in 1950 changed the appearance of the main entrance on the east hillside and made additions to the south and west sides. The new stonework was done sympathetically to the existing building which is still in excellent condition. This is the second church building on this site.

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129. First Baptist Church/Riverside Baptist Church
(6th and Washington) 1884 *

Designed by Burlington architect Charles A. Dunham, the Baptist Church was described by the architect simply as "Romanesque". The building does not have quite the heaviness of typically Richardsonian Romanesque structures; however, Dunham called the broad arches the "prominent feature of the wall surface", a typically Richardsonian technique. The exterior is built of select brick laid in red mortar by Winders, Collins, and Yager. The trimmings are limestone and red terra cotta. The openings and wall surfaces are ornamented and broken by the introduction of ornamental and pressed brick work, an excellent example of High Victorian Romanesque pressed brick detailing. The contractor and builder of the stonework was C. Pistorios; the limestone was furnished by August Stenstrom's quarries at Spring Creek (the same stone as the limestone used at First United Methodist (127)). The secular geometric designed art glass windows came from the French Silvering and Ornamental Glass Company of St. Louis. The interior decorating, oil finishing, and painting was by W.H. Johnson who decorated Christ Episcopal Church (6). Dunham felt Johnson's decoration was "the most complete and artistic decoration in any public building in the state", and said, "the artist deserves great praise for the painstaking care in this interior". Originally the tower in the northeast corner was topped with a timber constructed bell turret and spire. Later the wooden members were removed and the tower roof rebuilt in a lower position. The building is in good condition.

130. William Ihrer House (613 Washington) by 1880 * oo

This brick house is one story on Washington Street but because of hillside construction is a full 2 stories on the rear. There is a long porch on the south side that was originally Italianate in style. It has been largely replaced with plain members. The building has a multiple gable roofline and a tin roof. There are segmental arches above the windows and an oval leaded glass window on the upper east side. Stone steps lead from the sidewalk to the north side door. This private residence has been divided to create an apartment on the upper floor. The building is in good condition.

131. Samuel W. Mercer House (721 Washington) c. 1869 * o

The front, rectangular portion of this 2 story house has a tin, hipped roof and off center doorway. There are several additions on the rear and east sides. The major addition on the southwest corner has a mansard roof with west side dormer and a fully exposed foundation with walkout because of the hillside construction. The entire building is covered with asphalt siding. There is a one story, flat roofed porch across the entire north facade that wrapped around the east corner where it has been filled in. The porch is built of the turn-of-the-century cement block that was made to look like rusticated cut stone. Since Mercer was a dealer in marble and cut stone, it is possible that he added this porch at an earlier date that might first appear. The house is divided into several apartments and is in fair condition.

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132. Derby Stables/Zaiss Motor Sales (822 Columbia) c. 1890⁺
The original stable building is located at the rear of the property. It is a 2 story structure with gable roof and 2 large, vented coupolas. A side of the gable faces the street and there is a loft door in the east end. It is covered with 10" siding. A shed roof addition of cement block has been added across the south side to enlarge the facility for use as a used car business. Originally the stable was used in conjunction with other Derby family businesses between Columbia and Washington Streets. It is now in fair condition. A newer L shaped garage (132a) is located on the south and east sides of the property. It is built of hard brick with a gable roof and 3 sets of double sliding doors.

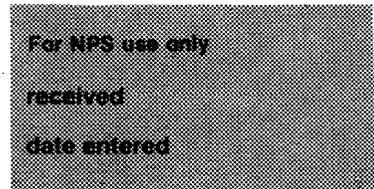
133. Rand's Row (830-838 Columbia) c. 1865 * o
This is a row of apartments with common walls built in the Rand subdivision, probably by Rand Lumber Company as apartments for employees in neighboring industries. The structure has a low hip roof and is of frame construction with clapboard siding. An Eastlake porch with turned posts runs across the entire south facade of the building but the wooden rail and spindles have been replaced with modern wrought iron. The porch has a shed roof with 5 gables defining the individual entrys. On the north side of the building each apartment has a one story projection with flat roof and chimney. The first apartment in the row (east side) is the only one shown with the rear projection present in 1886, and that was the apartment occupied by the proprietress. However, the 1892 Sanborn Atlas shows all apartments with projections. The property is surrounded by a rock retaining wall on 3 sides. The building sits atop a sloped, wooded terrace of 18' with a long flight of wooden steps from the sidewalk to the front porch. Still used for apartments, the building is in fair condition.

134. (846 Columbia) c. 1880's *
The 1½ story, frame house is undergoing some remodelling and is currently covered partly with clapboard and partly by aluminum siding around the front door. The roof is gabled with a one story gabled projection on the rear. There is a one story bay window on the east side. A large plate glass window has been added on the front with a new horizontal window in the gable. The front porch has been removed and a modern mansard type canopy added. Concrete steps lead up the 8-10' terrace to the doorway. The house is currently in fair condition. There is a one story gable roofed garage sided with aluminum at the rear of the property.

135. (848 Columbia) c. 1910
This is a 2 story, frame house covered in asbestos siding with a shallow gable roof. There is a porch across the entire south facade, but only the slender, turned posts remain of the original porch. Windows are 6 over 6 and there is a one story gabled projection on the rear. The house sits on a 8-10' terrace with concrete steps leading from the sidewalk to the porch. This private residence is in fair condition.

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136. (843 Columbia) c. 1840's - 1860's * oo

This is a one story, brick house covered in wide board aluminum siding. It has a gable roofline with projecting gable addition on the north facade. There is an attached open carport on the east side and a one story, shed roof sun porch on the rear. The house sits atop a 10' terrace with concrete steps leading up from the sidewalk. The private residence is in good condition.

137 (839 Columbia) c. 1840's - 1860's 8 o

This is an L-shaped, early Greek Revival brick with a walkout basement on the south because of the hillside construction. The L faces west with gable roof and eave returns. There are wood lintels and sills and short 6 over 6 windows throughout. The original central doorway on the north has been bricked in and the entry changed to the east side where there is a porch. The house sits atop a 10' terrace with concrete steps leading up from the sidewalk. The private residence is in poor condition.

138. P.F. Unterkircher House (313 Washington) c. 1867 * oo

Originally built as a private residence, this brick house is 2 stories plus a third floor mansard on Washington Street (north side), and 2 stories plus a fully exposed basement walkout on the rear. The north facade is a 3 bay front with off-center double door and mansard roof with 2 pedimented dormers. Behind the north facade mansard, the roof on the 2 story portions of the house is relatively flat. Lintels are stone on the north facade with segmental brick arches elsewhere. Other features include a 1 story bay on the west side and an oval window on the east between the second and mansard floors. The front of the building appears to be separate construction, indicating that it may have been built after the main part of the building. A 1-story frame projection at the rear west side has been removed. The double doorway which fronts directly on the sidewalk is currently not in use; a set back projection on the east side now contains the main entry. The brick was sandblasted and repointed in 1978. The property includes a courtyard to the west that is created by the brick walls of adjacent commercial buildings and an iron fence on a low limestone wall on the Washington Street side. The building was most recently the home of a day nursery. It is in fair condition, but currently being renovated by new owners.

139. Marti Lynch & Company (322 N. 4th) c. 1870's *

This is a 3 story, commercial building of painted brick with a corner entrance and the main commercial facade facing 4th Street. The building shares a common wall with #140 (the bricks of the 2 buildings are not tied together, indicating the possibility of separate construction dates). There are separate entries to the upper floors on the extreme north and west ends of the building. There is a decorative cornice of corbelled brick with dentil work beneath. Second and 3rd floor windows on the west are recessed, tall walkouts, 2 over 4 with curved tops and brick detailing beneath the stone sills. The second floor corner window has an iron balcony. On the north side are 2 curved top windows with brick eyebrow window heads. On the second floor are 3 large oriel windows -- wooden, 3 sided with 1 over 2 windows, dentil work and incised detailing. The first floor has been modernized with the addition of large plate glass windows, one on the north and one on the west. Used for a variety of commercial uses over the years, currently the first floor houses an accounting office and the upper floors are in apartments. The building is in good condition.

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140. Answer Iowa, Inc. (320 N. 4th) c. 1870's *

The 3 story, commercial building of painted brick was designed in a similar style to adjacent buildings 139 and 141. The brick work of this building is tied to that of #141. There is no decorative cornice on this building; one possibly has been removed. Second and third floor windows were originally the same as windows on #139 and 141, but second floor windows have been widened and modernized to 2 over 2 with transoms above. However, the original third floor windows remain. They are recessed, tall walkouts, 2 over 4 with curved tops and brick detailing beneath. The first floor storefront has a large, plate glass window with an iron lintel above. Currently the building houses a telephone answering service on the main floor; upper floors appear unused. The building is in fair condition.

141. Martin's Pipe and Tobacco Shop (318 N. 4th) c. 1870's *

This 3 story, commercial building of painted brick is designed in a similar style to adjacent buildings #139 and 140. The brick is tied in with that of #140. There is no cornice on this building, possibly one was removed. Second and third floor windows were originally the same as original windows on #139 and 140. These windows have replacement sashes, but the original window openings remain. They are recessed, tall walkouts, 2 over 4 with curved tops and brick detailing beneath the stone sills on the third floor. The first floor has a large plate glass window and a cast iron beam above with a decorative tin cornice. There is a separate entry for the upper floors. This building is not as deep as #139 and 140. Currently, the main floor is a pipe and tobacco shop. The upper floors appear unused. The building is in fair condition. This building is shown in the 1888 Sanborn Atlas, but the lot to the south of it is shown as empty.

A. North Hill Park - set aside as a public square in 1836 * o

The earliest actual park development with the layout of the existing walks took place in 1867 (see Historic Significance, Landscape Architecture section).

B. Site of the former residence of William J. Pollock, a partner in Todd, * o
Pollock & Granger, the forerunner of Chittenden & Eastman Furniture Co. William was a relative of Benton Hall Pollock (94). Later the site became connected with additions to the original North Hill School (site of #7). It is now a cleared lot.

C. Site of the former residence of Lyman Cook, who was at various * o
times mayor, state senator, president of two banks, and director of three rail lines. His daughter Louise married William Carson (51) and his daughter Mary was the wife of Thomas Hedge, Jr. (52). The site is now part of the yard for the Carson House (51).

D. Site of three former residences on High Street. #859 was the address * o
of Andrew W. Boyle of Chittenden & Eastman and later for A.A. Perkins, the proprietor of a gift and china shop. #863 was the home of William Horner, county treasurer and eventually secretary/treasurer for the Rand Lumber Company. #869 was the residence of Dwight Dorman, lumber agent for the C.B. & Q. Railroad. These homes were razed in conjunction with Interstate 534 construction in the late 1960's and are now cleared lots.

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- E. Site of the former factory for the manufacture of Christian Mathis Mineral Spirits. It is now a cleared lot. * o
- F. Site of the former residence of George S. Tracy, attorney (512 N. 7th). His father, Joshua Tracy, lived next door at an earlier residence on the site of current #65. In 1907, George bought and moved to the Carson House (51). * o
- G. Site of the former Moore House (521 N. 3rd). This was a hotel and boarding house run by Henry Moore that was popular from approximately 1870 to the turn-of-the century. It is now a cleared lot. * o
- H. Site of Old Zion (1840-1881) and the Grand Opera House (1882-1940's). (See Historic Significance for information on both of these important structures.) The site is now a parking lot. * o
- I. Site of the former Marion Hall. Built in 1852, it served as the City Hall until 1923 and for many years was the only public hall in Burlington (See Historic Significance.) The site is now an undeveloped lot used for parking. * o
- J. Site of the former John McFlinn residence (400 N. 5th), now a cleared lot. * o
- K. Snake Alley - constructed in 1894, consisting of 5 half curves and 2 quarter curves over a distance of 275 feet, rising 58.3 feet from Washington to Columbia Streets. (See Historic Significance for more information.) * o
- L. Site of the former Hannah Smith-Eastman House (421 N. 7th). Originally adjacent to the Smith-Eastman Estate, the house was lived in at various times by Hannah Smith, Frances L. Eastman, Irene Eastman, and Mabel Eastman McMillan, sister of Frederick Smith who built the Smith-Eastman Estate. In 1925, the house was moved (see site T for more discussion). The site is now part of the Sheagren Funeral Home parking lot. * o
- M. Site of the former Henry Bauer residence and cigar factory, now a cleared lot. * o
- N. Site of the former Joseph Krieser residence, a grocer. The site is used as an undeveloped parking lot; however, limestone walls and foundations remain. * o
- O. Site of the former Burlington Wagon Shop and Purdy Flats. The wagon shop was on the corner, a 2 story building with top floor entrance on Washington Street and lower entrance on 6th. Purdy Flats was an early apartment building. It had 3 projecting bays on the Washington Street side and a fourth bay on the alley. The building was 2 stories on the front plus 2 stories of basement walkout on the rear because of the hillside construction. The site is now a paved city parking lot. * o

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P. Site of a former grocery and millinery shop, now the parking lot for Prugh's *
Funeral Service.

Q. Site of the former Elbridge D. Rand House, built 1871, and designed by * o
Burlington architect C.A. Dunham. E.D. Rand was the father of Horace S. Rand (38)
and C.W. Rand (49). He was also the president of both the Burlington and
Rand Lumber Companies, businesses that had a great influence on the neighborhood
and the commercial areas in the valley below. The site was on a promon-tory over-
looking the valley. The house was purchased by William Carson (51) in 1907. It
was greatly modified in the 1940's for apartments; the top floor was removed at
this time. The building was razed in the 1960's for the construction of
Interstate 534.

R. Site of the former Des Moines County Jail in service from the 1960's to the * o
1890's, now part of Interstate 534.

S. Site of former row dwellings. Many occupants worked for the lumber indus- * o
tries below or the commercial area on 6th between High and Arch. All were razed
for Interstate 534 construction.

T. Site of the former Charles Armknecht residence. Armknecht was the manager
of the J.S. Schramm store and formerly had lived for several years in the Schramm
home (88). In 1925, he purchased the Hannah Smith-Eastman House at 421 N. 7th (site
of parking lot for #109), and moved it to the northwest corner of 8th and
High. The house was razed for Interstate 534 construction.

U. Site of the former prominent residences of Fred Uttry and J.M. Sherfey, * o
another key figure in the Rand Lumber Company. The block was cleared for Inter-
state 534 construction.

V. Site of the former prominent residences of S.R. Barger and Julius Rundorff, *
brother to Emile Rundorff (#17) and grocer store owner (6th & High). The block was
cleared for Interstate 534 construction.

W. Site of the former prominent residences of William W. Wightman and Frank B. *
Jagger who dealt in linseed oil. The block was cleared for Interstate 534 con-
struction.

X. Site of the former prominent residences of Marcus Simpson, who dealt in *
linseed oil with Jagger (W), and R.M. Green, who was an officer of several rail
lines. The block was cleared for Interstate 534 construction.

Y. Site of the former prominent E.C. Gnahn home. The Gnahn family were proprietors
of a downtown bookstore.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

I. INTRODUCTION

As the first Iowa capitol of the Wisconsin Territory, Burlington played an active role in the early development of the region. The mid-nineteenth century settlement was able to attract the water and rail traffic critical to the community's growth, and was able to capitalize on these transportation assets to develop industry. Heritage Hill's development in the mid and late Victorian periods paralleled Burlington's expansion period of the 1860's, 70's, and 80's. The railroad greatly increased the flow of immigrants into the Midwest and the vast commercial opportunities brought about by the area's shipping facilities contributed to the tremendous growth which took place. This was the era in which the built environment was refined to the Victorian character that is still so visible today.

Located immediately north of the Hawkeye Creek Valley where the nineteenth century Burlington business district developed, Heritage Hill became a focus of residential construction for businessmen of wealthy and moderate means. The physical qualities of the hill were largely responsible for its attractiveness as residential sites. The south exposure of the hillside and crest made ideal building sites, taking advantage of the full exposure to the sun and providing panoramic views of the city and river. The choice south facing slope was developed early in the young community, becoming an area of concentration for city functions, religion, and residences--hence the name Heritage Hill. Its proximity to the developing business district, C.B.&Q. Railroad lines, and the Mississippi River meant convenient access to commercial and cultural centers. Its high elevation made the hill socially desirable during the status conscious industrial period of 1870-1900, offering obvious advantages of flood protection, surface water drainage, and being above the smoke, smell and mud below. As early as 1869, in reporting improvements for the North Hill area, the Hawkeye newspaper claimed, "As everybody knows, North Hill is the fashionable, tip top, bon ton, aristocratic, elegant, cream de la cream part of the city and we are glad to see they are determined to maintain their reputation." (Also see Physical Description introduction)

9. Major Bibliographical References

See Continuation Sheet.

10. Geographical Data

Acreege of nominated property Sixty acres

Quadrangle name Burlington

Quadrangle scale 1/24,000

UMT References

A	1 1 5	6 5 9	3 1 5	0	4 1 5	1 1 9	7 4 1 0
	Zone	Easting			Northing		

B	1 5	6 5 9	3 5 1 0	4 1 5	1 1 9	2 1 1 0
	Zone	Easting		Northing		

C	1 1 5	6 6 0	1 1 2 0	4 1 5	1 1 9	2 4 1 0
	Zone	Easting		Northing		

D	1 5	6 6 0	1 1 1 0	4 5	1 1 9	7 1 5 0
	Zone	Easting		Northing		

E						
	Zone	Easting		Northing		

F						
	Zone	Easting		Northing		

G						
	Zone	Easting		Northing		

H						
	Zone	Easting		Northing		

Verbal boundary description and justification

See Continuation Sheet Item #10, p.1.

List all states and counties for properties overlapping state or county boundaries

state	Iowa	code	19	county	Des Moines	code	057
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state		code		county		code	
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11. Form Prepared By

Contact Iowa SHPO, (515) 281-6825

name/title Steven & Kathleen Brower, Gerald & Carol Goddard, William & Delores Kinneer, Vernon & Marianna Brinck

organization Heritage Hill Association date February 1981

street & number 406 Snake Alley telephone _____

city or town Burlington, state Iowa 52601

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Alvin A. Anderson

title Executive Director Iowa State Historical Dept. date November 9, 1982

For NPS use only

I hereby certify that this property is included in the National Register

Alvin A. Anderson date 12/21/82

Chief of Registration

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The Burlington area was settled largely by the German, Swedish, and Irish peoples. Heritage Hill had a high concentration of German families. For example, three of the churches in the district were German language churches (107,111,121). The 1860 census reveals that fifty-three percent of the adults in Burlington were foreign born. In other words, at the beginning of the Civil War, over one-half of the adult population in this midwestern community had strong ties to another land and way of life. Even by 1905, fifty-seven percent of the population was either foreign born or first generation American; these people were being raised in families that remembered the ways of their homeland. As the immigrants built on their new property in familiar ways, a particular character was created which reminded later newcomers of their homelands in Europe. This was happening during Burlington's second great period of growth. And terrain conditions which limited outward growth of the city focused development back towards the interior of town. Consequently the rough, south facing hillside sites along Heritage Hill were among the best for new construction and redevelopment in the 1870's. The picturesque stairstepping of rooftops up the hillsides, exposed limestone walls, and buildings constructed close together creating narrow spaces between and private areas behind them are just a few of the site relationships so prevalent in the community and so important to its character. This is especially so on Heritage Hill where these qualities are found in a concentrated area.

The immigrants built in this manner partially because Europe was already the scene of concentrated development and it seemed the natural way for Burlington's new citizen's to build. As a result, today there is a scenic downtown with a clustering of brick and stone churches and ornate commercial buildings that stand out against the rich green backgrop of the hillsides. Views across town to or from Heritage Hill with the verdant backdrop of the green spaces are a softened blend between dense building districts and remnant hillside natural areas. The attractive contrast between the buildings and the general land forms emphasizes the variety and complexity of the setting.

II. ARCHITECTURE

A. Architects

Heritage Hill is a Victorian historic district, distinguished by the architecture of its buildings. The styles within the district range from the 1850's to the present, with buildings from 1860-1910 predominating. The architectural richness as well as the original prosperous image within the district was in part created because a large number of architects have been responsible for the design of the buildings. So far, nineteen structures have been identified within the district as being architect designed. And there are at least another ten buildings which appear to be designed by architects but these structures do not have specific information available. The architects from across the country who designed these buildings brought with them the latest trends from Chicago, Ohio, and New York. However, a number of the impressive structures were designed by local architects.

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The earliest known trained architect in Burlington was Charles Starker, the designer of the original North Hill School which stood on the site of the current Colonial Apartments (7). This was the first structure in Burlington built specifically as a school building. Starker was a German immigrant who had been trained as an architect in Stuttgart. He was working in the office of architect T. Knudson in 1850 Chicago when Governor James Grimes brought him to Burlington to design a residence for him on South Hill. Grimes was a moving force on the School Board at that time and Starker soon designed the first North Hill and South Hill Schools and the South Hill residence of Reverend William Salter of the Congregational Church (126), who was also active with the School Board.

After only a year and a half in Burlington, Starker's business drive led him into other commercial interests and away from the practice of architecture. However, his interests in community projects kept him in close contact with the design field. It was Charles Starker who laid out North Hill Park in the 1860's. (see Landscape Architecture section). He was also the head of the building committee for the Grand Opera House, 1882, (H), and responsible for bringing in its architect, Col. S.V. Shipman. In the 1890's, Starker worked closely with district resident Philip M. Crapo on the founding of Crapo Park, an historic district in the south portion of town.

Burlington architect Charles A. Dunham is known to have designed at least twenty-two buildings in town, five of them within the historic district (6, 111, 121, 126, 129). In the early part of his career, he worked with Burlington architect A.G. Basset, who designed Marion Hall (I), the non-extant district structure used as Burlington's first City Hall. Dunham's work in Burlington spanned the years 1856-1906. He was a well-known architect throughout the Midwest, working in Iowa, Minnesota, Missouri, Nebraska, and less frequently in Illinois, Kansas, South Dakota, and Colorado. The range of his work is illustrated in the progression from the Gothic Revival Congregational Church 1867 (126) and the Carpenter Gothic Spring Grove Church 1868 (rural Burlington) to the Romanesque influences found in the Baptist Church 1884 (129) and the more pronounced Richardsonian Romanesque of the Prospect Hill School 1892 (Burlington).

The five church buildings by Dunham located in the district are vastly different in appearance. Zion United Church of Christ (121) 1864, is the earliest known building in Burlington designed by Dunham. It was a Gothic Revival brick structure featuring a central tower. However, the building has been greatly altered, changing from the original central spire to the battlement double towers and brick and stone veneer. In 1867 Dunham designed the First Congregational Church (126) in the Late Medieval English Gothic style with battlement tower and steep pitched roof. Simultaneously, he drew the plans for the Gothic appearing St. Paul's German Methodist Church (111). However, most of the building's details are Romanesque, such as the arched windows. Then in 1884, Dunham designed the Baptist Church (129). Built of red brick with pressed brick ornamentation, the entry arch and other broad arches were described by Dunham as the main features making the building Romanesque -- and the structure is indeed an excellent example of the High Victorian Romanesque style of

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architecture. Both the Baptist and the German Methodist sanctuaries were known for their excellent acoustics and were frequently used by community music groups. In the same year as the Baptist Church, Dunham drew plans for the Episcopal Church (6) in an English style of rubble stone with a distinctive round tower. There is reason to believe that in 1884 Dunham also submitted plans for a sixth church within the district -- the First Methodist Church (127). However, for some reason these plans were not carried out. And in 1889, the church fathers hired architect G.W. Kramer of Akron, Ohio, who designed many Methodist churches of that era.

George Washburn, another Burlington architect who is known to have worked on three buildings in the district, was an apprentice in the Dunham office for sixteen years before branching out on his own. The buildings he worked on were the William Foster House 1902 (56), the Christian Science Church 1901 (54), and the Burlington City Hall with William Weibley 1922 (123). These buildings are done in the later Neo-Classical (123) and Georgian Revival (54, 56) styles.

A fourth Burlington architect, William Weibley, remodelled an earlier clapboard house and lived out his life there in the district (50). He created an eclectic style in an interesting combination of Mission character with other Craftsman and Georgian Revival influences. Working with George Washburn, Weibley did the stone facade on the Neo-Classical City Hall (123) and also the stone facade for the non-extant Hawkeye Building adjacent to the district. He designed the Neo-Classic Prugh Funeral Service (125) in 1924 and is reported to have designed many homes in Burlington.

Another Burlington architect was a brief resident of the district. Perley Hale, designer of the imposing 1882 County Courthouse, lived at 600 Washington Street (114) during 1885-85 where he also had his office. And Burlington architect Joel Stover designed the non-extant Second Presbyterian Church in 1857 (site of 54).

B. Churches

When viewed from the downtown or across town, the district gives an impressive view of church steeples against the hillside. All but two of the ten church buildings in the district are visible in this way (6, 54). These hillside locations not only offer attractive views of the buildings, but have encouraged distinctive design features such as street level entries on two floors (97, 107, 121, 127, 128, 129) and exposed limestone block foundations. Originally these sites were chosen for building churches because they were close to the central location of the downtown and the hillside lots were cheaper, helping the congregations to save money.

In most cases, the buildings we see today are the second phase in Burlington's church development. These are the second set of churches; some congregations have even built their second church on the same site as the first. Most of the original structures were substantial Colonial influenced or Greek Revival buildings.

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But when the national taste decreed that pagan temples were not fit places for Christians to worship, Burlingtonians were quick to join the fashionable shift to the highly spiritual Medieval designs. During the period which followed, 1860-1900, there were quite a number of prominent churches erected in Burlington. Interestingly, about half of them are concentrated within this historic district.

It is remarkable that the number of churches built within such a close time frame, and which fall into similar architectural styles, can all be so dissimilar in appearance. Because the congregations were in such close proximity to one another, each wanted their own identity. Of ten church structures, five were designed by the same architect, Charles A. Dunham (6, 111, 121, 126, 129). There was quite a conscious effort on his part to create diversity. Some of the styles were spoken for by the ethnic character of the congregations. The German Methodists (111) wanted a continental European style. The Episcopalians (6) and the Congregationalists (126) chose English forms of architecture.

There is, in fact, a great variety within the architectural styles of the buildings. With the possible exception of the two Church of Christ buildings (107, 121), no two churches bear much of a resemblance to each other. All ten are architect designed and all are architecturally significant to the district. Six of the ten are built of stone (6, 97, 111, 126, 127, 128) and generally speaking, there are six Gothic Revival structures (97, 107, 121, 126, 127, 128), three Romanesque Revivals (6, 111, 129), and one Georgian Revival (54). Each structure has its own unique features that make it distinct from the rest. The German Methodist Church (111) has the tallest, most narrow spire. The Congregational Church (126) is an excellent example of a Late Medieval English Gothic Revival with its battlement tower and steep pitched roof. The Episcopal Church (6) features rubble stone and a round tower. The Baptist Church (129) is a fine example of High Victorian Romanesque with its broad arches and pressed brick detailing. The Presbyterian Church (128) features yellow stone and a massive open tower. The Methodist Church (127) stands out in dark red stone with double towers. Zion Church (121) has two battlement towers flanking a massive art glass window. St. Paul Church (97) is an excellent example of High Victorian Gothic styling with its lancet windows, tracery, and spire. The United Church of Christ (107) has double towers flanking a double arch entry. The somewhat later Christian Science Church (54) is smaller in scale, and is in a different category in terms of its visibility in the neighborhood. But it is very distinctive because of its symmetrical Georgian Revival style and the visual contrast between its high stone block foundation and the glazed brick.

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C. Public Buildings

The east and south sides of the district form a transition zone between the residential area on top of the hill and the commercial downtown in the valley. This zone has been used predominantly for churches, public buildings, government offices, and benevolent groups. Although there were more commercial buildings in the area at one time, many have been razed and only a few remain. This zone was part of Burlington's concentrated development in both its Territorial and Victorian stages. Not only did many of the churches construct two buildings here, but because businessmen, government officials, and their extended families lived close by, many areas of governmental and public service located and relocated in this portion of the district. These imposing structures which remain today give the historic district a sense of permanence and stability.,

A heavy visual impact is created by the three large Neo-Classical buildings located within one block of each other. Designed by Keefer & Jones of Des Moines, 1920-23, the Masonic Temple (120) has monumental proportions and features a plain entablature with the Tuscan order used on both the facade and pilasters. Simultaneously, Burlington architects Weibley & Washburn designed the new City Hall (123) with a facade that was made slightly more ornate by the use of fluted Corinthian columns and pilasters. In 1924, Prugh's funeral chapel was erected in a style specifically chosen to compliment the City Hall and Masonic Temple by William Weibley. A Neo-Classical facade was created through the use of Tuscan columns on a symmetrical facade of smooth stone (125).

Immediately adjacent to City Hall, the YWCA c. 1912 (102) and the YMCA c. 1912 (101) across the street are both large buildings that reflect each other through the Georgian Revival influence of their architecture.

The Burlington Free Public Library (95), one block north of City Hall and "Y" buildings is another impressive structure. The library enjoys a prominent position on the hillside, and its tower is often included in views of the surrounding church steeples. The design for the library was an open competition won by architect W.T.S. Hoyt of Boston, who received a \$100 prize for his efforts. His original plan was described in 1896 as Italian Renaissance with the tower as its central feature. Hoyt's plans were altered by Burlington architect J.C. Sunderland, who supervised the construction. As it was actually built, the structure is eclectic in style, showing additional influences from Italian Villa and Georgian Revival.

However, the most imposing structure on the overall skyline is the Mercy Unit of the Burlington Medical Center (1). In sheer size it is the largest building in the district and its position on the crest of the hill makes it visible from many areas of town. The view of the Mercy Unit is particularly impressive from the river or when crossing the bridge into Burlington from Illinois. Erected in 1928, the red tile roof, broad overhanging eaves, and string courses give the building a Mission style feeling.

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D. Residences

Heritage Hill is fortunate to contain some of the remaining early settlement buildings in the community. Log structures and the early frame buildings of the 1830's and 40's are gone; however, a few of these early brick or stone buildings have survived. The homes of brick generally had a Dutch or Flemish Colonial influence which included stone lintels, end walls projecting above the roofline to incorporate chimneys, and often rows of buildings with common walls. Much of settlement era Burlington was built up in simple frame houses of this style. The brick J.C. Hall House (94) is the only building which projecting end walls remaining in the district, and is one of about half a dozen left in Burlington. It is believed to date from the 1840's. The small brick building at the rear of 1015 Court Street (83) most likely also dates from this period.

Other early settlement buildings were influenced by more formal Colonial styles which featured central doorways and symmetrical facades (112). Because some buildings have been much altered, it is difficult to determine, but it appears that there may be other early buildings in the district which reflect these Colonial influences (40, 80, 82, 113).

Details from the more elaborate Georgian style can be seen in the Fordney House (119). This house features cornice and pediment window heads and a pedimented doorway with fanlight, all of which are believed to be original construction c. 1845. The ornate cupola and eave brackets are believed to be of later construction and were influenced by the Italianate style. This combining of styles occurred repeatedly throughout the district as builders and residents sought to express their personal taste in houses. Georgian Revival (1870-1920) influences such as the porch on 421 Court Street (59) were later style developments and are examined later in this discussion.

Burlington settlers built homes with Colonial details because they were familiar with that style from back East. But Greek Revival designs became popular at the same time these early settlement buildings were being constructed, approximately 1840-1860, and sometimes these two styles were combined (112). Formal Greek Revival details can be seen on several district buildings: low gable roofs with eave returns in the gable end (27, 105, 114), classical entryways consisting of a single door with rectangular transom and sidelights (105, 99), and pedimented roof with tympanum (99).

The Picturesque Movement consisting of the Gothic Revival, Italian Villa and slightly later Romanesque Revival styles, was developed as an alternative to the formal and often massive qualities of the Colonial and Classic styles. Architects were attracted to the Gothic for its non-classical forms and decoration.

In the early Gothic Revival architecture which became popular in the Midwest in the 1850's, there may be no more than one of two features to indicate the builder's intention. Although exhibiting a wealth of Gothic Revival churches, Heritage Hill has few residences with Gothic influences. In its steep pitched gable, the Rasche House (35) prominently displays a pointed arch window

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which is practically a universal feature of Gothic architecture. 421 Court Street (59) which now exhibits a massive Georgian Revival porch, has the steep pitched roof and fragile "Carpenter Gothic" eave supports, indicating that the main structure is from this earlier period.

The Italian Villa style was adopted by the Picturesque Movement because of its asymmetry or irregularity in the massing of the rectangular blocks which formed the building. Although they do not have a tower which was often the central feature of an Italian Villa residence, there are a number of Italian Villa features exhibited in the Hudson House (92) and the Roads-Gardner House (61). Hudson House c. 1845 has a gentle pitched gable roof with broad eaves supported by numerous elaborate eave brackets. On the south side the house displays the characteristic Italian Villa grouping of three arched windows. The Roads-Gardner House, 1854, has the similar gentle pitched gable, broad eaves, and brackets, but it also exhibits the Italian Villa "L or T" shaped plan of intersecting rectangles in an irregular massing. For later Italian Villa composite houses see the discussion of Second Empire which includes the Smith-Eastman Estate (109) and the Garrett-Phelps House (106).

Another Italian style to gain popularity in the Midwest was the Italianate. Details and influences from this style were often used on prominent buildings as well as on modest and middle class houses from approximately 1850-90, making this one of the most frequently seen Victorian styles in the historic district. There are many buildings on Heritage Hill that represent the transition from the earlier classic styles to the Italianate. These structures were built primarily in the 1850's with stone lintels and symmetrical facades, but they began to show Italianate features such as the off-center doorway, ornate eave brackets, double doors, and long porches (5, 10, 11, 26, 52, 58, 63, 66, 87, 100). In some cases, this may have been the result of later additions such as eave brackets or an Italianate porch to an earlier structure, but in most cases it is believed to be original construction. Hedge Hill, (3), is one of the most prominent and ornate of these transition buildings. It shows many influences from the Renaissance Revival style which preceded Italianate as a reaction to the popular picturesque styles. The Renaissance Revival was an intentionally non-picturesque style that offered dignity and some formality in buildings without the expense of columns.

However, the hallmark of the Italianate style was the new development it brought to America -- the segmental arch. This quickly replaced the stone lintel as a simple and less costly method of construction. An early example of these brick segmental arches is the row of houses dating from the 1860's on the west side of Seventh Street (16, 17, 18). Italianate buildings are usually two to three stories with wide eaves supported by large brackets. The low pitched hip roofs often are topped by a cupola. The buildings may sport elaborate ornamentation and details such as bays and long porches (16, 17, 18, 57, 69, 85, 119, 93, 117, 116). A good example of Italianate features is the Corse House (85) which has a hip roof, rectangular shape, brick segmental arches, eave brackets, cupola, and ornate front porch. However, all Italianate houses were not of brick. Good examples of Italianate frame construction are found at 714 Court (48) and 803 High (25).

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Italianate porches were often long and rather ornamental (11, 25, 27, 48, 63, 85, 87, 119). However, they were not as heavily ornamented as the American Eastlake style which was popular from 1872 until the late 1890's. Rather than an individual architectural style, Eastlake was a term more properly used for a particular style of ornamentation placed on houses of the Italianate, St ck, or Queen Anne styles. It featured porches with turned posts and rows of spindles (as opposed to the generally rectangular posts on Italianate porches). American Eastlake is lathe turned ornamentation on porches, eave brackets, and exposed framing members of roofs. The only complete example of an American Eastlake porch in the district was constructed on the Boquet House (117) c. 1896. However, other houses in the district may have had Eastlake porches at an earlier time. 907 Court Street (76) shows a spindle openwork in the porch roof gable that is present on other Eastlake porches in Burlington, indicating that the wooden porch removed here was probably of a similar design. The Goodrich-Buhrmeister House (18) has a back porch with turned posts that may have been moved from the front of the house.

From 1869 to about 1877, the Second Empire Style was popular in America. This style was derived from modern Paris and was not a revival of the past. Heritage Hill has a good example of Second Empire in the Ellery-Kratz House 1869 (4). The house was built with the mansard only on the facade, but the paired, narrow windows and heavy, ornate window hoods and surrounds are also typical Second Empire features. Three homes that would otherwise be listed under Italian influence are classed as Second Empire because of their mansard roofs (106, 109, 138). The (106) Garrett-Phelps House was originally constructed in 1851 as a simple rectangular building with stone lintels. In 1871, the home was enlarged; Willaim Garrett added a mansard roof and a tower with the proportions and details of Italian Villa. The Smith-Eastman (109) Estate, built in 1872, followed a similar pattern. However, the primary character of the house if Italian Villa in scale rather than the taller, uniquely shaped tower that is traditional for Second Empire structures. The P.F. Unterkircher House (138) was built circa 1868, but the front portion of the building which includes the mansard appears to be separate construction, indicating that it was possibly built at a later time.

The High Victorian buildings such as the Italianate style were becoming too imposing and austere and Americans now wanted the security of another picturesque form of architecture. The Queen Anne style was first introduced to America at the Centennial Celebration in 1876. Beyond picturesque, Queen Anne is an exuberant style. It became as popular as the Italianate and is almost as numerous today. Heritage Hill has quite a few good examples of the style that is characterized by irregularity of plan and variety of color, texture, and materials which create a decoratively rich style (51, 49, 62, 88). Other features of the style are bay windows (8, 37, 43, 62), turrets or towers, (8, 24, 37, 43, 51, 88), and wrap around porches (24, 51). Roofs are high and multiple, usually gabled with their ridges meeting at right angles (8, 24, 37, 43, 49, 51, 62). Tall, ornate chimneys are often an important element (37, 49).

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Richardsonian Romanesque buildings owe much of their character to the Queen Anne style, but Richardsonian buildings are more massive. Built of stone in 1893-94, the Charles Schramm House is Queen Anne (90) but features an entry that was typical of the Richardsonian Romanesque style, a large arch without columns or piers for support. The rear tower on the house is short, also in keeping with the broad planes of the Richardsonian style.

As early as 1870, the Colonial or Georgian Revival began to gain popularity and remained in the public's favor until about 1920. There are a number of homes in the district that can be classed as Georgian Revival, and together they demonstrate the variety that this term embraces. A good example of the Neo-Adamesque Mode of the Georgian Revival is the William Foster House (56) designed by Burlington architect George Washburn in 1902. The building features a symmetrical facade with two semicircular bays on either side of the entry portico. Two other examples of Georgian Revival are 521 N. Fifth Street (64), which features a symmetrical facade, quoining and a columned porch, and Moir Hall (60) with its unusual characteristic of Flemish bond brick. Although it is difficult to define its style, the Rectory for St. Paul Church (96) designed c. 1902 by Egan & Prindeville, has a good example of a Georgian Revival porch. Another impressive style of Georgian Revival porch has been added to 421 Court Street (59).

The later Walker House, built in 1937, exhibits a symmetry in the main portion of the house and delicate, low relief ornamentation characteristic of the Neo-Adamesque Mode. The United Church of Christ Rectory (108) designed by Temple & Burrows in 1925, shows the influence of Georgian Revival as does 611 N. Seventh Street (15) and 721 Court Street (67). Several houses in the district show the gambrel roofs often used in the Neo-Colonial Mode (12, 13, 71).

Craftsman homes, better known as bungalows or bungaloids, were introduced to the Midwest by the turn of the century and retained their popularity well into the 1940's. Originally intended to be simple and rustic, the style was characterized by gently pitched roofs, sun porches, large squarish porch posts which often flared at the base, and exposed rafters and purlins. 600 N. Eighth Street (47) and 711 High Street (19) show influences of the Craftsman Movement, and 907 High (30) is designed in the Simple Rectilinear style that paralleled the Prairie style in Chicago.

An interesting eclectic house is the remodelled home of Burlington architect William Weibley (50). Working with an earlier clapboard house, Weibley produced a massive porch that is Craftsman influenced. His porch roof, entry door and general symmetrical arrangement are influenced by the Georgian Revival, but his tile roof and stucco finish give the structure a Mission style feeling.

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Also, it should be noted that a number of the architecturally significant homes have carriage houses or garages which echo the style of the main building. This is significant because it repeats and extends the details and form of the architecture on the property. These outbuildings carry the visual importance of the properties to an additional vantage point which is frequently along the alley (9, 3, 49, 50, 51, 56, 60, 88, 109).

III. LANDSCAPE ARCHITECTURE

The church spires, the variety of paving textures, Snake Alley and other hillside situations such as steep street grades, retaining walls, houses stairstepping up the hillsides, and the tight spaces between buildings, all contribute to the overall landscape quality of the district and are discussed in other sections. However, Heritage Hill has two developed landscapes: North Hill Park (A) and the Eastman Gardens (109b-d).

The land for North Hill Park was given to the city for a public square by Congress and was so reserved as part of the 1836 city plat. But park developments did not immediately follow. The first city jail was briefly located on the property through 1856 along with other assorted shanties.

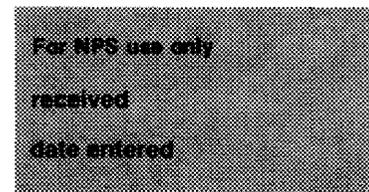
Charles Starker, the alderman for that ward, took the responsibility to lay out the public square in the late 1860's; it was graded, walks constructed, and trees planted. Starker had a background in architecture and landscaping from Germany and intended the park to be a restful retreat for urban dwellers. During the early years of westward expansion, the traditional layout for a town square usually had a rather formal organization of walkways and tree plantings with diagonal walks. The landscape training Starter had in Germany of the 1840's would have been consistent with this traditional type of design. This is the first known park landscape work that Starker did in Burlington. Later projects he worked on adopted the English picturesque style of design which was more in common with his own preferences for natural qualities. This later influence can be seen in other community projects such as Aspen Grove Cemetery, the Starker residence on Prospect Hill and Crapo Park.

This project was strongly supported by the surrounding property owners, who donated \$1,260 for improvements in addition to the \$2,758 allocated by the city. Over the years, the city tried to get a similar development at South Hill Park, but residents of that area never subscribed to the improvements and the public finances alone did not allow for the degree of development found in North Hill Park.

Historic events taking place in the park are discussed in other sections. The park is defined by the Victorian structures which border it on three sides. The north side of homes were lost during the Interstate 534 construction which threatened the park as well. The original land grant designation and neighborhood action has to date protected the park from encroachments.

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Many of the larger residences along the bluffs and ravines had small garden spaces or pathways. However, none were nearly as sizeable as the Eastman Gardens, nor did they contain the number of garden structures. The terraced hillside site was not well suited for building, and the Eastmans went to considerable extremes to impose a formal garden on such rough terrain. The garden was laid out c. 1906 in a formal Georgian Revival style which gained popularity after its use at the 1893 Columbian Exhibition.

IV. ENGINEERING

The rich variety of paving and building materials contributes to the area's distinctive character. Rectangular limestone blocks, locally referred to as cobblestones, were used for paving during the 1870's and 80's. It was quickly abandoned as residents regarded it as too bumpy and slick. Two of the three remaining cobblestone alleys in Burlington are located within the district: Cobblestone Alley, 1878, immediately to the east of Snake Alley between Washington and Columbia Streets, and the alley immediately to the west of the Library (95) between Columbia and Court. Bricks were first tried for street paving in 1887. Snake Alley is the only brick street remaining in the district, but there are numerous brick sidewalks in herringbone pattern and brick alleys left uncovered in the district.

One of the most well known features of the district, Snake Alley (K) represents a significant engineering accomplishment for the era. The alley was cut into the hillside in 1894 to provide a safe descent for wagons negotiating the steep grade to Washington Street below. The street consists of five half curves and four quarter curves. The bricks were set at a slight uphill tilt to give horses better footing. The alley curbs is of curved, hand chiseled limestone. Snake Alley was listed in Ripley's Believe it or Not as the crookedest street in the world and is similar to San Francisco's Lombard Street.

The elevations of Heritage Hill figured importantly not only in its attractiveness as a residential site, but also exerted a strong influence on siting and construction decisions. The street grading led to the construction of numerous limestone retaining walls throughout the district. The grading was a cut and fill situation which allowed new construction to be built on ground well above the street level, providing visual privacy. In general, the homes built in the 1870's and 80's were most able to take advantage of these elevated buildings sites.

There was no need to control the street and sidewalk grades because of the irregular elevations. And there were frequent controversies between the residents and City Hall regarding assessments for cutting down the grade of streets and alleys. In the case of Snake Alley (6th Street), Cobblestone Alley, and the still vacant Seventh Street (between Washington and Columbia), adjacent residents had assumed them to be too steep for development. So shortly after the turn of the century, the further cutting down of the Columbia Street grade again resulted in remonstrances and controversy. Adjacent residents felt that these grade changes benefitted a large neighborhood and that assessments should be distributed.

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This conflict typifies the difficulties encountered in establishing and maintaining a grade on hillside locations.

V. RELIGION

The architecture of the district's church buildings is significant and the siting of the buildings is impressive as has already been discussed (see Architecture and Introduction sections). But the physical buildings are also a symbol of the ethnic make up of the district. A high percentage of German families settled in the neighborhood, resulting in at least three German churches (107, 111, 121). At St. Paul's German Methodist Church (111) services were all in German from 1845 until 1905 when they began using both German and English. After 1916, services were given predominantly in English. Because of ethnic pressure, in 1925 the congregation was ordered to disband and be absorbed into the other Methodist churches in town. But their German identity was strong, and a splinter group remained in the stone church building, trying to make a go of it for another eight years.

Religious life has from the earliest history of the district been a major influence. In addition to the many individual congregational histories each church structure represents, the churches on Heritage Hill reflect the religious development of both Burlington and the large Iowa Territory. In the spring of 1834, Methodist circuit rider Peter Cartwright preached what is remembered as the first sermon in Burlington at the Ross cabins near North Hill Park (A). Methodism continued to develop until the first church in Burlington, Old Zion (see Politics and Government section) was built in 1838. In 1889, the First United Methodist (then the Methodist Episcopal) Church (127) was constructed, and its belfry still contains the bell from Old Zion.

Two clergymen of significance to the history of Iowa and the Upper Mississippi River Valley were intimately associated with the district. William Salter journeyed to Burlington as a member of the Iowa Band of Congregational missionaries. He became the foremost religious leader of the community and a minister of regional and national stature. He was one of Burlington's earliest citizens to achieve national recognition. He was an acknowledged historian of nineteenth century Iowa and was a prolific writer and speaker. His published sermons and writings enjoyed a wide distribution throughout the country. He was pastor of the Congregational Church (126) from 1846 to 1910. During that time, he oversaw the erection of the second (existing) church structure on the site in 1870. Not all of the first building was destroyed -- some of the foundation and walls were enclosed in the second building. This was pointed out when remodeling of the 1870 building uncovered an entrance to the underground railroad tunnels of pre-Civil War days which still lie under the portions of Heritage Hill closest to the river.

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The question of slavery was a much discussed moral issue in the churches of the district. And some of Burlington's leaders were important in the movement to keep Iowa a free state. Reverend Salter first raised the question in the Congregational Church with a strong anti-slavery sermon and continued to be known as an abolitionist throughout the conflict. Many in the congregation were in strong support of Salter's views and the church was used as a base for the underground railroad.

Many other congregations faced the question and in many cases the debate was not directly the question of slavery, but whether or not the paster could openly preach abolition from the pulpit. The Second presbyterian Church 1856 (earlier site 54), was founded in the district because of this difference of opinion within the Presbyterian Church--not a matter of faith, but one of church policy. However, this offshoot group could only manage the financial affairs of a church for five years before selling their building to St. Paul's Catholic Church. At the closing, many of the Second Presbyterians went to the Congregational Church; others did not return to the First Presbyterian Church until after the Civil War.

An early builder of the Iowa Territory of the 1830's and 40's was Father Samuel Mazzuchelli, who created the parish of St. Paul Church. He designed the first church of St. Paul and was the builder of eighteen church structures during his Upper Mississippi River journeys as a frontier missionary. He is also credited with having designed civic buildings in Galena. In 1859, the parish purchased the adjacent Second or Westminster Presbyterian Church building designed by Burlington architect Joel Stover in 1857. It was located on the site of the present Christian Science Church building (54) and served as the St. Paul Catholic Church from 1859 to 1895. So in 1859, the original building was remodelled for use as a Catholic school facility. The present St. Paul Church (97) erected in 1895, was the culmination of Father Mazzuchelli's effort to build a strong Catholic citadel in Burlington. In 1967 the Catholic Church began the long process of canonization for Father Mazzuchelli. The St. Paul Church bell was the first church bell in Burlington and one of the earliest in the state. Installed in 1842, the bell is still on display in front of the present church.

Today, the historic district with ten church buildings contains nine active congregations and involves the adaptive use of three structures related to religion. St. Paul's German Methodist (111) became an art gallery and home of the Art Guild of Burlington in 1973. The First Church of Christ Scientist was adapted into the Heritage Hill Medica Center in 1977. And the Unitarian Fellowship has converted the Carson carriage house for their use (9).

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VI. POLITICS AND GOVERNMENT

Because of its proximity to the downtown, Heritage Hill has always been closely associated with government and political activities. Burlington was the first Iowa capitol of the Wisconsin Territory and from 1838-1841 the territorial governor, judges, and legislature were housed in Old Zion (H non-extant, later the site of the Grand Opera House and now a parking lot). Old Zion was actually a church building. It was the first Methodist house of worship in Burlington and reportedly the first Protestant Church in the state of Iowa. However, it was hastily completed in 1838 for the Territorial Legislature because the capitol building already constructed for them burned; if completed, Old Zion would be the only building in town large enough to accomodate them. Old Zion was the site of many activities from a particularly colorful period of Burlington's history. Indian controversies, border warfare disputes, and criminal court trials were as common in Old Zion as a church service. It was used similarly to the New England meetinghouses -- where the church and government resided together as the center of community life. Old Zion even housed an early school. Territorial court continued to be held there through 1845, the year of the Hodges trial. The Hodge brothers were Mormons from Nauvoo accused of murdering two men. They were tried and found guilty before Judge Charles Mason in Territorial District Court. Their subsequent hanging was the only execution in Des Moines County. (However, their guilt was never clearly established and is still debated today.) In 1841, the Territorial Legislature met in St. Paul's Church (immediately east of 98). The next session they moved on to Iowa City as the new territorial capitol.

Burlington's first real City Hall was originally a privately owned structure(I). It was designed by Burlington architect A.G. Basset and built by Henry W. Starr and E.D. Rand. They named the building Marion Hall for Starr's wife Marion, the daughter of J.C. Peasley. After its construction in 1852, its meeting rooms and third floor auditorium were the center for community cultural and governmental meetings and activities. In 1873 it was purchased by the City of Burlington and used for city offices until 1924 when the present City Hall (123) across the street was ready for occupancy. Efforts to save the historic hall were unsuccessful and it was subsequently demolished. The present City Hall continues to be the center for local government.

The first jail was located in North Hill Park (A) through 1856, and the park has been the site of many political rallies and other activities over the years. The Semi-Centennial of Iowa Settlement exercises were held there in 1883. Prominent statemen of city and state were present at the meetings and Augustus Caesar Dodge of Burlington presided. Dodge was the first U.S. Senator born west of the Mississippi, the first U.S. foreign minister to Spain, and he and his father, Henry Dodge, were the first father-son team in the U.S. Senate. The park continued to be a popular gathering place. During World War I, Guglielmo Marconi, the famed pioneer of radio, was the featured speaker at Italian American Day, a 1917 bond rally held in the park.

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State and national politicians have lived in the district through the years. John Gear, Governor of Iowa, lived on the site of the current YMCA (101) and also served as a U.S. Congressman. Governor Frank O. Lowden of Illinois, began his career as a Burlington school teacher (88). He later married a daughter of the Chicago Pullman family and entered Illinois politics. The Hall family was quite active politically. Jonathan C. Hall (94) was a lawyer, state representative and served for many years as a State Supreme Court Justice. His son, lawyer Benton J. Hall (93) went on to serve his Heritage Hill neighbors as state representative, state senator, U.S. Congressman, and was appointed U.S. Commissioner of Patents by President Cleveland. Other state senators from the area were Lyman Cook (C), one-time mayor of Burlington, and his son-in-law, Thomas Hedge, Jr. (52). Fannie Ellery (4) was the daughter of the third Territorial Governor of Iowa and Burlington newspaper editor, James C. Clarke, who had been a longtime owner of the property on which his daughter and son-in-law built their townhouse.

William Garrett (106) was very active in early county politics, serving as county sheriff for five years and a Clerk of the District Court for twelve years. Joshua Tracy (65) was a district court judge. Obadiah H. Schenck (5) was City Treasurer, Dwight Eaton (11) served as the City Engineer, George Robertson (earlier 56) was Mayor, and L.F. Blank (22) was Fire Chief.

A number of district residents were friends or relatives of Presidents Lincoln and Grant, as were Fitz Henry Warren (100), Silas Hudson (92), and Hon. A.G. Adams (site of 49), one of Burlington's mayors and friend of Grant.

Hudson, author of the city charter of 1844 and also a Burlington mayor, was an intimate of Lincoln who brought him to Burlington for his only visit to give a speech on October 9, 1858. Lincoln reportedly visited in the Hudson home. Silas Hudson wrote for the New York Tribune for twenty years and used his column to bring Lincoln to the public's attention before the national convention which nominated him for the Presidency.

Silas was also the first cousin of General U.S. Grant. They had been raised together and Silas was with Grant at Vicksburg. After the war, Grant appointed him U.S. Minister to Central America. Silas' brother, Peter Todd, lived in the Hudson home with Silas for about twelve years. Then he went on to Denver where he became one of the early settlers. Peter founded the town of Breckenridge, Colorado, discovering and developing the mines there.

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Civil War generals John M. Corse (85) and Fitz Henry Warren (100) were connected with the district after their return from the war. General Corse was known as the hero of Alatoona Pass. And it was Corse who received the famous message from General Sherman, "Hold the fort!". General Warren was Commander of the First Iowa Cavalry in 1861, one of the first volunteer cavalry regiments mustered from the state. Camp Warren, an encampment for the training and dispatching of troops near the Des Moines County Fairground, was named for him. Fitz Henry Warren was quite active in other than a military capacity. At various points in his career he was the assistant editor for the New York Tribune and U.S. Minister to Guatemala. In order to erect the house on Fourth Street, Warren tore down a

constructed by Judge David Rorer in 1836.

Judge Rorer later built a second residence on the site of the current City Hall (123). Erected in 1841, this remained his home for the rest of his life, a period of forty-two years. And when he died, it became the Shoquoquon Men's Club. Rorer had been one of the pioneer territorial attorneys and was ranked among the eminent jurists of his time. He wrote several books on the law and was counselor to the C.B. & Q. and the Burlington and Missouri River Railroads. He assisted in laying out and naming many of the streets in Burlington. He was an ardent promoter of plank roads and a booster of early education. And it was Rorer who gave Iowans the name "Hawkeyes" in 1839 to save them from a more opprobrious title.

VII. COMMERCE AND INDUSTRY

Although it has been predominantly a residential area, Heritage Hill's proximity to the downtown has intimately linked it with the commercial development of the city. There was a tremendous competition between the growing cities of the Midwest during the Victorian era -- all of them eager to become the Gateway City of the West, the western terminal of the Chicago railroads, and the rival of St. Louis. Burlington's citizens felt it necessary to present their city in the most prosperous image possible. This included encouraging the churches to erect more impressive buildings in the light of current architectural taste -- disregarding their older Colonial and Greek Revival structures. By the late nineteenth century, when the railroad was the major mode of transportation, people coming into the city were treated to an impressive view of these Victorian churches as they travelled the length of the downtown basin. The original streetcar line also went up North 4th Street past North Hill Park (A) and the early hospitals. Likewise, the city promoters who aided in the planning of the Library (95) wanted to show that this was a stable, prosperous community. It has been reported that the Library was built larger than others of the period. It was also built high on the hill, to serve as a focal point and a reminder of the money in the city. To further establish their identity, the city fathers decided there should be a Grand Opera House. The site chosen was the former location of Old Zion (H). The elegant building was erected in 1880 under the direction of Charles Starker, who was responsible for bringing in the architect, Col. S.V. Shipman of Chicago. Today the site of these two significant structures is a parking lot.

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North Hill rapidly became the most socially desirable area of the city to erect a residence because of the views, its elevation above the noise and dirt of the city, and its warm exposure on the south facing rim of the basin. However, it was also conveniently located for all downtown businessmen to live close to their work. The area had, and still has, a healthy mix of professional, business, and trades people.

Doctors found Heritage Hill appealing because of its closeness to both Mercy and Burlington Hospitals. Doctors on Heritage Hill included Joseph C. Stone, M.D. (16), W.W. Nassau, M.D. (100), E.I. Woodbury, M.D. (16), John Fleming, M.D. (24) who was one of the founders of Mercy Hospital (1), Obadiah Denise, D.D.S. (85), and Dr. Robinson (57), who advised all his sons to become druggists as it was easier -- they did. The three Ransom doctors, Seth S. and his sons Horace B. and James J., all lived and practiced medicine in their home/office (105). For many years, 420 Washington (122) was used as an office and residence by a succession of three women doctors: Dr. Mary B. Tuttle, Dr. Elizabeth Cassidy, and Dr. Julia M. Donahue. Dr. Tuttle also had an earlier office in the district (141). Another doctor was Dr. J.S. Castor, whose home and "Magnetic Infirmary" was formerly located on the site of #2.

Lawyers also found the location desirable because of its proximity to the governmental agencies. David Rorer (123 and earlier site of 100) was one of the earliest lawyers in the area, followed by Jonathan Hall (94). W.W. Baldwin (62) came to Burlington to work in Jonathan Hall's legal office. He was an attorney and land commissioner who became an assistant to Charles Elliott Perkins in developing the C.B. & Q. Railroad. Jonathan Hall's son, Benton J. (93), got his start in the legal profession by working with his father and later with Baldwin. Other attorneys were George Lane (earlier site of #2), Thomas Hedge, Jr., (52), George Robertson (earlier 56), and another legal family, the Tracys. Judge Joshua Tracy lived at the southeast corner of Court and Seventh (earlier #65) as did his son, attorney Samuel K. Another attorney son, George, lived close by (F, 51).

The businessmen were the most highly visible residents of the neighborhood because they prospered greatly during the period from early settlement or the turn-of-the-century. Many of them had their money in either lumber or railroads. The Carson (51), Rand (37, 49, Q), Hedge (3), and Pollock (94) families amassed considerable lumber and millwork empires before the turn-of-the-century. The Rand Lumber Company in the valley was a large concern, and there were many people associated with the business on Heritage Hill. E.D. Rand's estate was just across High Street in the interstate area (Q). Near to him were the homes of his sons, Horace S. (37) and Charles W. (49). In fact, the land surrounding the Rand Estate for several blocks was heavily peppered with the homes of Rand Company employees. Much of the early housing on the west side, along Washington, Columbia, Court, and High Streets, contained boarding rooms for laborers. Rand's Row apartment building, probably constructed by the Rand Lumber Company, is still

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perched on the hillside overlooking the industrial valley. Rand executive William Carson (51) lived in the district and then moved into the E.D. Rand Estate in his later years. Theophilus Foster (10), was a banker who was the executor of the Rand Estate. A number of Rand executives had imposing houses in the interstate area, such as Daniel Winter (R), J.M. Sherfy (R), and William Horner (D). Many Rand employee homes from all income levels were lost with the interstate construction, along with a neighborhood shopping area. The local shopping area on Sixth Street between High and Arch had originally grown up to service this early neighborhood development in the west end of the district, much of which was Rand's Subdivision. The east end of Heritage Hill was more directly and conveniently connected to the existing downtown in the basin. Part of the reason Snake Alley was constructed on the undeveloped Sixth Street instead of the Seventh Street right of way was the desire to connect the Sixth Street shopping area with downtown.

If there were many lumber company people in the district, there was a similar number connected with the railroads. Philip Crapo (63) was an early supporter of the railroads, working to bring a second rail line to Burlington. W.W. Baldwin (62) was president of two rail lines. Banker Lyman Cook (C) served as director on three of the regional rail lines and was one of the 1862 Commission which organized the Union Pacific. R.F. Hosford (earlier 104) was the superintendent of the C.B. & Q. stockyards and several of his sons also worked for the railroad. Andrew Boyle was a civil engineer for the railroads (D). E.G. Squires (114) was a train dispatcher. The Burlington House apartments (113) had numerous boarders through the years who frequently included railroad workers such as brakemen, clerks, etc. . . In fact, boarding houses were located all along Washington Street because of its proximity to the industries in the valley.

Derby Roller Mills, for the manufacture of flour, was an industry adjacent to the district in the valley along Washington Street that employed a number of Heritage Hill residents. Besides Derby family homes (30, 36, 110), also in the district was part of the Derby Company facilities -- the Derby Stables (132).

There were several residents of the district who were cigar manufacturers with brothers and sons working in the factory. Numerous other Heritage Hill residents also worked in the factories. manufacturers included Fred Smith (109), Hugh Herminghaus (26), Joe and Andrew Dehner (80, earlier 79, earlier 134), and C.H. Buhrmeister (918). Henry Bauer's home and factory were both located at site M.

The Smith-Eastman Estate (109) was built by Fred Smith, one of the cigar factory owners and President of the Burlington Pickle Works. His daughter, Millie, married E.P. Eastman, who was one of the founders of Chittenden-Eastman, a large furniture wholesaling firm which is still in business. Mr. Eastman was the founder and president of the Burlington Hotel Company which had Heritage Hill residents William Carson (51) and Rober Moir (60) as directors. William Pollock (B) was a furniture dealer. Lyman H. Drake (85) dealt in wholesale hardware; his company is still in business. E. Rundorff (17) sold hardware and

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and guns. Samuel W. Mercer (131) was a dealer in marble and stone. Evan Evans (earlier 102) was a dealer in farm machinery. Grocers were Bernard McDermott (58), William Ihrer (130), Lysander Paris (earlier 85), and Theodore Blaul (49) who dealt in wholesale groceries. Denise Denise (108) and Obadiah H. Schenck (5) were partners in a pork packing firm. And John Gear (earlier 101), prior to entering politics, was a wholesale grocer for over 20 years.

Philip M. Crapo (63) made his fortune in insurance and farm loans. He was president of the Board of Trade and the Citizens Association for many years and was a driving force in the development of Burlington (see action of Social-Humanitarian). Absalom R. Roads (61) was in the real estate and loan business for 20 years. The next owner of his house was E.T. Gardner (8, 61), the head of the Fern Brand Chocolates/Gardner-Gould Candy Company, a popular midwestern concern at the turn-of-the-century. G.C. Bauman (44) was a professional photographer whose pictures of early 1900 Burlington are quite helpful to us today. P.F. Unterkircher was in livery. Adolphus Delahaye (59) dealt in liquor. Abraham Angel (50) had a boot and shoe store in the downtown. Several families were in the dry goods business; E.S. Mauro (87), H.H. Scott (112), Louis Dalhoff (earlier 108), E.M. Raab (earlier 60), and the John S. Schramm family -- John S. (88), Charles F. (90), Charles E. (interstate area), Henry C. (70), and Frank E. (89). The J.S. Schramm Company Department Store is still located in downtown Burlington.

There were numerous dressmakers on the west side of the district: the 3 Stewarts (earlier #30), the Roths (32), and also the women at #34 and #40. On the east side, a former building at the site of 105 was a dressmaking shop attached to a house. Also, there was a dress factory adjacent to the district in the 600 block of North Third Street. There were many boarders in the east portion of Heritage Hill who worked at dressmaking factories.

Many of the tradespeople on the Hill were immigrants who rose to solid standing in the community through their diligent labor. Tradesmen often capitalized on the local lumber industry for their enterprises. William Troxel (57, 58), was a cabinet maker whose sons later formed Troxel Brothers Furniture. John Franz (57) made buggies, cutters, sleighs and light wagons. The McCash family was in carriage making and livery (110). A wagon factory (N) was located in the district. Several members of the Rinker family were wheel and wagon factory workers. Contractors John Nelson (63), Dwight Eaton (earlier 51, 11), Luke Hughes (63), and carpenter-contractor William Fordney (119), built the fine homes they resided in on Heritage Hill and many more throughout Burlington. Peter Bouquet (117) ran one of the largest cooper shops in the state. Stephen Hauser (34) was a carpenter and machinist and other members of his family, Julius and Gustav, were carpenters and laborers.

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The Simeon Russell House (66) and outbuildings are noteworthy as the home and office of an affluent brick mason who built numerous homes, churches, and schools in Burlington. In the early days, the bricks were manufactured in the side yard of the house. Ed Murphy (earlier 15) and William Ihrer (130) were painters and paperers. Charles Rasche (35) was a machinist. William Ellery (4) alternately called himself a capitalist and a salesman, and Albert C. Wyman was a salesman who worked at a variety of jobs while living in the district (25).

The Schramms were one of the largest extended families on Heritage Hill (70, 88, 89, 90, 10), but there were several other families with two or three generations living in the district: Hall (93, 94), Denise (85, earlier 108), Hedge (3, 52), Tracy (65, 51, F), Rinker (46, 77), Derby (30, 36, 110 & stable 132), and Dehner (80, earlier 79, earlier 134). The parsonage of the First United Church of Christ (108) next to the Smith-Eastman Estate (109), was originally built by Mr. Eastman for his sister, Mabel Eastman MacMillian. At various times, she lived at numbers 15, 108, and at an earlier house on site L that housed four Smith or Eastman women. The numerous intermarriages among these prosperous neighbors is an indication of the tight knit social structure of the neighborhood. The Hedge, Cook, and Carson families were all related by marriage (3, 51, 52, C), as were the Baldwins with the Crapos (62, 63). The Garretts, Phelps and Rorers were relatives (106, 14, earlier sites of 100 and 123), as were the Halls and Pollocks (93, 94, B). Also of interest is the Cady family. In 1907, E.C. Cady and R.P. Cady built identical cross gambrel roof houses adjacent to one another on North Seventh Street.

Along with extended families in the district, sometimes the same family moved within the district. Owners and residents of more than one house on Heritage Hill have been: Judge David Rorer, (former homes of the sites of 100, 123), William Troxel (57, 58), E.T. Gardner (8, 61), Frank E. Schramm (88, 89), George Tracy (51, F), Mabel Eastman MacMillan (15, 108), Louis Dehner (80, earlier 145), and Edward Walker (19, 65). And some families stayed in the same house for an extended period of time. Families occupying the same house for over 50 years are: Kratz (4), Garrett-Phelph (106), Smith-Eastmen (109), Scholl (27), Hauser (34), Kiehne (47), Roads (61), Gardner (61), Schramm (88), Bouquet (117), Fordney (119), and Harper-Ekdale (99).

VIII. EDUCATION

Burlington's earliest educational and religious histories begin at the two cabins erected by Dr. William R. Ross in 1833, the first year Iowa was open for settlement. Zadoc C. Inghram taught the first school in one of the cabins in 1834. The cabins were immediately adjacent to North Hill Park; the one used for the school is reported to have stood on the southwest corner of the park, approximately the present site of Moir Hall (60). The Ross home that was used for early religious services was located on land now occupied by the east end of Mercy Hospital (1). In 1847, an early private school was located in the original Congregational Church building (site #126). A public elementary school was later located on the present site of the Colonial Apartments (7).

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As the community grew and the number of German immigrants increased dramatically, German church schools became popular. Located in the German church buildings these schools helped immigrant children to keep up with their studies in German while learning English and adjusting to the new culture. One of these schools was located in the basement of St. Paul's German Methodist Church (111).

There is still a fulltime educational facility located in the district at St. Paul Catholic School (55). The school was originated in 1856 by Father Michael Kinsella and called St. Mary's Academy. Classes were held in the basement of the original St. Paul Church which was located just east of the present St. Paul Church (97). In 1859, the original building was remodelled for use as Catholic school facilities. The present school building was constructed in 1875 and opened in 1877 as the Academy of Our Lady of Lourdes, a school for girls. This building has served continuously as a center of Catholic primary education. Now called St. Paul School, it includes both boys and girls.

IX. SOCIAL - HUMANITARIAN

Two Heritage Hill names that are known for their philanthropy are Eastman and Crapo. Furniture manufacturer E.P. Eastman (109) is remembered for his tireless efforts to secure safe drinking water for Burlington citizens and as the founder of the Citizens Water Company. He was also active in a number of other areas. Among them he established the Community Chest and gave the YMCA (101) the lot immediately to the south of them for building expansion. His wife Millie followed her husband's lead and after his death adopted the local Boy Scouts as her special project. Over the years she donated \$50,000 to the Boy Scout Camp and is credited with developing the Southeast Iowa Council. Her contributions to the Burlington Hospital resulted in the Eastman Unit being named for her family.

Although Mrs. Eastman was known to quietly give money to many causes over the years, Philip Madison Crapo never did anything quietly. (63) He possessed a fiery disposition and a fierce drive to improve the quality of life in Burlington. In about 1887, he organized the Citizen's Association, and started the successful movement to pave the principal streets with brick. He devoted a great deal of time and money to the creation of historic art for the state and assisted in the development of the Historical Department of Iowa. He was also active in supporting veterans activities on a state-wide basis and was known as the "Father of the Home" at the State Old Soldier's Home in Marshalltown. In 1891-92, he promoted the idea of a public park for Burlington and raised \$10,000 for the purchase of land which he convinced the city to match. Over half of the public share was contributed from Crapo's own pocket (\$5,500). Later, in gratitude for all the work he had put into the developments, the city named the new grounds Crapo Park. Crapo and Charles Starker selected the site, worked with the landscape engineers in laying out the park, and served on the first board of park commissioners. Crapo was also responsible for acquiring the Corse Equestrian Statue for the park (of General Corse *85). This was the first equestrian statute owned by a locality or municipality in the state.

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Crapo was appointed head of the Iowa State Semi-Centennial Celebration by Governor Drake in 1896. By choosing Crapo Park (now Crapo Park National Historic District) as the site for the celebration, Philip Crapo helped to insure the park's development through an infusion of public funds.

The Semi-Centennial Celebration was a popular success and Crapo turned his attention from the park to creating a new library for Burlington. Men of the district, Reverend William Salter and J.S. Schramm had been generous supporters of the original library, and now Crapo envisioned a free public library for the community. He had earlier cleared the old collection from debt and now set about raising money for a new library building (95). He contributed about one half the cost of the building himself (\$20,000 from Crapo) and purchased many of the new books for the first several years. Another benefactor of the library who lived within the district was George C. Lauman (89). The Burlington Library is the oldest free public library in the state of Iowa.

The humanitarian aspect of the slavery issue was hotly debated in Burlington, with local abolitionists active in the fight to keep Iowa a free state. Among them were men of the district, Reverend William Salter (126), and Thomas Hedge (3). Abolition activities are discussed in the Religion Section because of the local churches' involvement.

Another significant humanitarian endeavor in the district was in the area of medical services. The Burlington Hospital was begun in 1894 in the Garrett-Phelps home (106) and moved to other quarters in 1899. Also in 1894 the Mercy Hospital moved from Main Street to the Armstrong Residence at 610 North Fourth Street. By 1900, Mercy Hospital had expanded into the adjacent Judge Smythe property, and their first actual hospital building was constructed there in 1901. The present hospital building begun in 1927 (1), replaced the older structures on Fourth Street, including Dr. Kaster's Magnetic Infirmary. With the Stock Market crash of 1929, the hospital mortgage became a serious problem. Nuns from a large surrounding area gave all their salaries for the payment of hospital debts to keep the doors open. They succeeded by paying off the mortgage in 1945 and beginning expansion in 1949 which was completed in 1951.

In the early 1960's, Mercy Hospital and Burlington Hospital merged to form Memorial Hospital. With the recent construction of new hospital space, the Mercy Unit has been converted to physicians' office space. The nearby former First Church of Christ Scientist (54) has also been converted into the Heritage Hill Medical Center. Originally built as a personal residence, Moir Hall (60) has been adapted to accommodate the Southeast Iowa Mental Health Center and Planned Parenthood of Des Moines County. While these uses have resulted in interior modifications, the essential exterior character of these three buildings remains unchanged, helping to maintain the historic and architectural qualities of the district.

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Beginning at a point on the fence line of Interstate 534 directly north of the northeast corner of Lot 429 in the original City of Burlington, Iowa; thence south along the east line of Lots 429-433 to the southwest corner of Lot 433;

thence east along the north edge of Court Street approximately 120 feet to the west edge of Third Street;

thence south along the west edge of Third Street to the southeast corner of Lot 375;

thence west along the south line of Lot 375 to the southwest corner of Lot 375;

thence south along the west line of Lot 374 & Lot 373, across Washington Street, continuing south along the west edge of Lot 372 approximately 72 feet from the south edge of Washington Street to the southeast corner of the property line for 313 Washington St.;

thence west along the south property lines of 313 Washington and 318 W. Fourth Street to the west edge of North Fourth Street at a point 72 feet south of the southwest corner of the intersection of Washington and North Fourth Street;

thence south along the west edge of North Fourth Street to the southeast corner of Lot 533;

thence west along the south line of Lot 533, across the alley, to the southeast corner of Lot 606;

thence north along the east line of Lot 606 to the southeast corner of Lot 605;

thence west along the south line of Lot 605, across Fifth Street, continuing west along the south line of Lot 662 and Lot 743, across Sixth Street to the southeast corner of Lot 799;

thence north along the west edge of Sixth Street approximately 48 feet to the southeast corner of Lot 800;

thence west along the south line of Lot 800 to the southwest corner of Lot 800;

thence south along the west line of Lot 799 to the southwest corner of Lot 799;

thence west across the alley, along the south line of Lot 880, across Seventh Street, continuing west along the line between Lot 925B and Lot 925C to the southwest corner of Lot 925C;

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thence north to a point 80 feet south and 125 feet east of the northwest corner of Lot 925;

thence west to the west edge of Eighth Street;

thence north along the west edge of Eighth Street to the northeast corner of Lot 941A;

thence west along the south edge of Columbia Street to the northeast corner of Rand's Subdivision Lot 44;

thence south long the east line of Rand's Lot 44 to the southeast corner of Rand's Lot 44;

thence west along the south line of Rand's Lot 44 & Lot 43 to the southwest corner of Rand's Lot 43;

thence north along the west line of Rand's Lot 43 to the northwest corner of Rand's Lot 43;

thence west along the south edge of Columbia Street to a point directly south of the southwest corner of Rand's Lot 56;

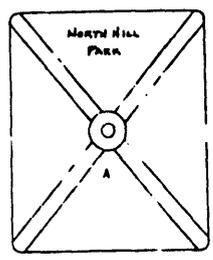
thence north along the west line of Rand's Lot 56 to the northwest corner of Rand's Lot 56;

thence west along the south edge of the alley to the west edge of Central Avenue;

thence north along the west edge of Central Avenue to the northwest corner of the intersection of Central and High Streets;

thence east along the south fence line of Interstate 534 to the point of beginning.

INTERSTATE 634



**PROPOSED
HERITAGE HILL HISTORIC DISTRICT**

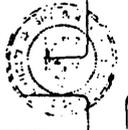
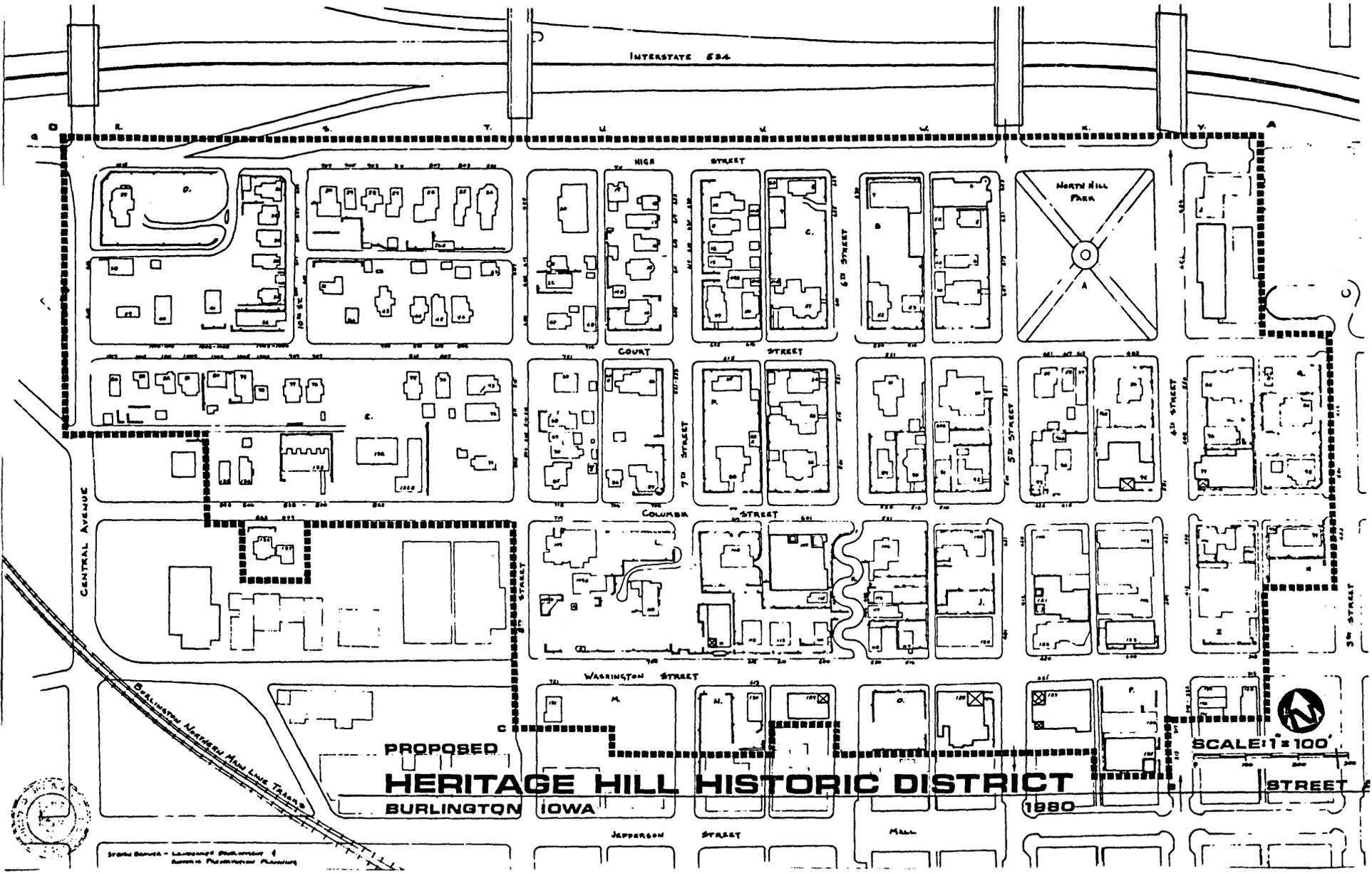
BURLINGTON IOWA

1980

SCALE 1" = 100'



STREET



State Service - Landscape Architecture & Historic Preservation Planning