

United States Department of the Interior  
National Park Service

563066

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



### 1. Name of Property

Historic name: Everett School

Other names/site number: Davis Addition School

Name of related multiple property listing:

N/A

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

### 2. Location

Street & number: 1314 W. Third Street

City or town: Sioux City State: Iowa County: Woodbury

Not For Publication:  N/A

Vicinity:  N/A

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

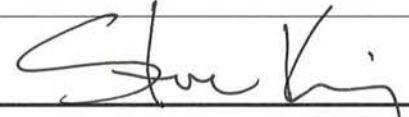
I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

    national          statewide        X   local

Applicable National Register Criteria:

  X   A          B          C          D

	13 SEPT 2018
<b>Signature of certifying official/Title:</b>	<b>Date</b>
<u>State Historical Society of Iowa</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ <b>Signature of commenting official:</b>	_____ <b>Date</b>
_____ <b>Title :</b>	_____ <b>State or Federal agency/bureau or Tribal Government</b>

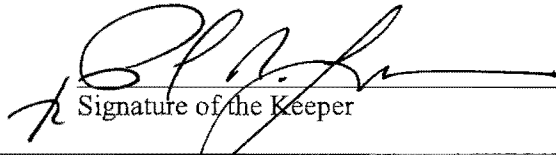
Everett School  
Name of Property

Woodbury, Iowa  
County and State

**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)

  
Signature of the Keeper

11/5/2018  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

Everett School  
Name of Property

Woodbury, Iowa  
County and State

**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	_____	buildings
_____	_____	sites
_____	_____	structures
_____	_____	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

EDUCATION: School

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

VACANT/NOT IN USE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Everett School  
Name of Property

Woodbury, Iowa  
County and State

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

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

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: BRICK, STONE

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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#### Summary Paragraph

Everett School is a two-story-tall brick building with a raised basement located in a residential neighborhood northwest of downtown Sioux City. The building is sited at the northwest corner of a city block bound by West 3<sup>rd</sup> Street at the north, Isabella Street at the east, West 2<sup>nd</sup> Street at the south, and Rebecca Street at the west. The only other building on the block is a single-family residence located at the southwest corner. Adjoining the school building to the east and south are parking lots, two non-historic playgrounds and open green space. The building was constructed in four phases, the original rectangular-plan building at the northeast end of the site in 1888; a rectangular plan addition to the south in 1891; a T-shaped addition to the west in 1917; and, in 1931, a small rectangular plan addition, with a subterranean room, west of the 1891 addition and south and east of the 1917 addition.

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### Narrative Description

#### *Site*

Located in northwestern Iowa, Everett School is situated in a residential neighborhood of Sioux City, Woodbury County, Iowa, directly west of downtown and north of the Missouri River. The

Everett School

Name of Property

Woodbury, Iowa

County and State

neighborhood consists of simply adorned single and two-family homes from the late nineteenth and early twentieth centuries. A small commercial area with brick and frame small-scale pedestrian-oriented buildings is located one block to the west.

Sanborn maps and aerial photographs indicate that the block on which the building sits was historically open space to the east, had an alley at the middle dividing the north and south halves, and contained residential buildings and undeveloped residential-sized lots south of the alley. Today, only one residence remains standing, at the southwest corner. From aerial photographs dating from the 1930s to 1970s, it does not appear that the school historically had a play area adjoining it. The existing paved parking lot and two playsets to the east and south were added at an unknown date after 1970.

The building's primary elevation faces north onto West 3<sup>rd</sup> Street. A public sidewalk wraps around the building site on the north and west. In front of the north elevation there is a paved public sidewalk adjoining the street. Extending south of this are paved sidewalks leading to the two entries. Flanking the west entry sidewalk is a grass lawn, which wraps around to the west side of the building. Adjoining the east entry sidewalk, to the east, is a paved patio with non-historic benches. Extending off this patio, to the east, there is a concrete sidewalk and ramp that run along the east side of the building. The sidewalk leads into a wide, paved window well, flanked by a concrete retaining wall that runs along the east and southeast sides of the building. A non-historic chain link fence encloses the window well. The ramp leads up to an elevated landscaped area and a fenced-in parking lot and play area further east and south. At the paved parking lot level, there is concrete bridge that leads to a first-floor entry into the building.

### *Building*

The building is two stories tall with a raised basement. It is clad in red brick laid in a running bond, with stone accents. All windows and doors have stone sills. A stone water table and stone cornice run along all elevations except the middle of the south, rear, elevation. Other stone accents are detailed below. The parapet cap is metal at all elevations. All windows, which were originally double hung wood one-over-one units, were replaced in 1984 with aluminum windows. The newer units fill the original openings. They generally consist of an insulated panel over a sliding, fixed, or casement window unit, depending on the location. Exceptions to this window arrangement are noted below. Modern flat slab hollow metal doors with narrow lites fill the door openings, except where noted below.

### *1888 Original Part of the Building*

The original 1888 portion of the building is visible on the north, east and west elevations.

At the north elevation of the 1888 portion of the building, the center section projects approximately five feet from the main wall plane of the façade and is crowned by a stepped parapet. This section contains the main entry at grade, within the raised basement level. The main entry has a Tudor arched stone door surround. Above the entry, there are trios of double hung one-over-one windows divided by brick pilasters at the first and second floors. The four brick pilasters have stone caps with a band of stone running above. A stone nameplate with "Everett School" inscribed on it is centered near the top of the center section. To either side of

Everett School

Name of Property

Woodbury, Iowa

County and State

the projecting middle, there are three window openings in the raised basement level. Above the ground floor, the brick exterior walls are devoid of windows and instead, to either side of the projecting center, brick laid in soldier and rowlock positions form rectangles that extend from above the stone water table to just below the stone cornice. Square stones are inlaid at the corners.

The west elevation is six bays wide, with four window openings at the basement and six windows each at the first and second stories. The east elevation is seven bays wide, with four windows and one door at the basement, six windows and one door at the first floor, and seven windows at the second floor. The door openings are at the south end of the basement and first story. The first-floor entry is accessed by a concrete ramp.

#### *1891 Addition*

The 1891 addition is attached to the south end of the 1888 portion of the building. It is six feet wider than the 1888 portion of the building on both the east and west sides. On this addition's elevations, the stone cornice runs across the north, west, and east elevations and wraps around the east corner of the south elevation. At the southwest corner of the addition there is a brick chimney that rises a few feet above the roof line and has a stone parapet cap.

The east elevation is six bays wide, with four windows and one door opening at the basement, five window openings at the first floor, and six window openings at the second floor. The door at the south end of the basement level consists of a historic single-entry painted wood door. It originally had three horizontal glass lites at its top half but these have been replaced with painted wood in two openings and an unpainted plywood board in the other opening. At the second floor, the furthest north window opening is bricked in.

The south elevation is ten bays wide, with ten openings at the basement and first floor, and seven at the second floor. Those at the second floor are at the west end and middle of this level, leaving the brick wall blank at the east end. One of the second-floor window openings is approximately one-and-a-half feet longer than the other windows at this level and thus has a lower sill. At the first floor one window opening is bricked in. At the ground level on this elevation, there is a long rectangular opening covered with metal grates and a solid metal panel. Iron pipe handrails are located to the east and west, with the north ends attached to the building.

The west elevation is three bays wide, with three windows at both the first and second stories. The basement is completely below ground at this elevation and so there are no window openings at that level.

#### *1917 Addition*

The 1917 addition is attached to a small portion of the west elevations of both the 1888 and 1891 portions of the building. It is "T" shaped, with the long part of the "T" running north-south. On this addition's elevations, the stone cornice and water table runs across the north, east, and west elevations, and the west half of the south elevation. The parapet steps up at the center of the north and west elevations. While the 1917 addition has a similar appearance to the 1888 and 1891 portions of the building, there are some design differences in the appearance and

Everett School

Name of Property

Woodbury, Iowa

County and State

arrangement of openings. On the north, east and west elevations, all window openings have square stone accents and bricks laid in the soldier position at their lintels, and most window openings on these elevations are larger than those utilized for the other parts of the building and/or grouped together.

The north elevation is broken up into two parts, an east half that is part of the short side of the "T" and a west half that is part of the long side of the "T." The main entry into this portion of the building is located on the west half of the north elevation. This additional entry is located within a brick one-story enclosed vestibule extension at the east corner of this part of the elevation, which has a stepped parapet with a metal cap. The doorway has a stone surround like the one that accentuates the 1888 portion's main entry. Above the entry, between the first and second stories, there is a fixed window with four lites. To the west of the entry, laid in soldier and rowlock positions form a rectangle that extends from above the stone water table to just below the stone cornice. Square stones are inlaid at the corners. The east half of the north elevation is three bays wide, with three windows at all three levels. The side windows match the scale of those found on the 1888 and 1891 portions of the building, but those at the middle are twice as large.

The east elevation is two bays wide, with two window openings at all three levels. The windows are at the south side and middle of the elevation. These windows are twice as large as those within the 1888 and 1891 portions of the building.

The west elevation is three bays wide. At the basement, there are eight window openings grouped into pairs. At the first and second floors, there are large openings to either side that are the width of five individual windows. In the middle of the elevation, between these large openings, are single windows. The larger openings are accentuated at their borders with bricks laid in rowlock and soldier positions.

At the south elevation, only the west half of the 1917 addition is visible. The remainder of the south portion of the 1917 addition's façade walls were covered when the 1931 addition was built. The south elevation has a stone cornice and water table, and a line of bricks laid in rowlock and soldier positions beneath the cornice. Near the center there is a brick chimney, which tapers in at its middle, where there are stone corner accents, and terminates at the roof line with a metal parapet cap. At the east end of 1917 addition's south façade, there is a single window opening at the first and second stories.

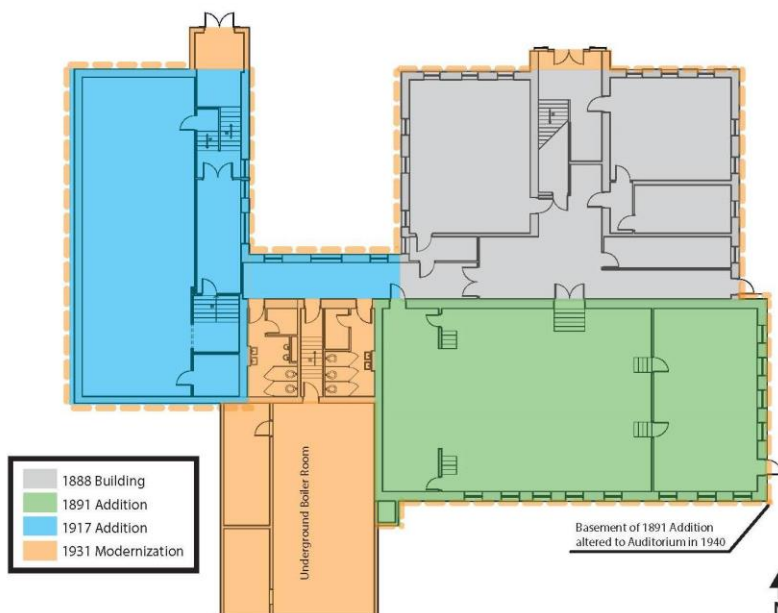
### *1931 Addition*

The 1931 addition is only visible at the middle of the south elevation. This addition's south façade wall steps back from the façade wall to the west (of the 1917 addition) by approximately half-a-foot. The 1931 addition's south elevation is three bays wide, with a ground level door at the center and window openings at the east and west ends on the first and second floors.

Everett School  
Name of Property

Woodbury, Iowa  
County and State

**Building Evolution:**



*Figure 1: Diagram showing the evolution of Everett School*

Everett School was initially constructed in 1888 and modernized and expanded in 1891, 1917, 1931, and 1940, to accommodate more pupils and evolving educational philosophies. All major alterations to the building occurred within the period of significance. Features from each of the major construction and alteration phases remain visible at the exterior and interior and are detailed below.

In 1888, the school was built two-stories tall with a raised basement. It was designed with a central stair hall flanked by rooms on the east and west sides.

In 1891, the building received an addition to the south. The addition, two stories tall and clad in brick with stone accents, matched the massing and materiality of the original building. The addition was slightly wider than the original building so the building acquired a subtle “T” plan with this new appendage. At the time, the site sloped upward as it moved south so only the top portion of the addition’s basement windows were above grade. With this addition, three rooms were added at the south side on the first and second floors. At the basement, the rooms were utilitarian spaces, with a boiler plant in the middle room and coal in the west room. At the south end of the 1888 portion of the building, a corridor was added between the existing and new spaces.



Everett School

Name of Property

Woodbury, Iowa

County and State

In 1917, a “T” shaped addition was added to the west elevation of the building. This addition was also brick and two stories tall with a raised basement. However, the ornamentation was scaled back to give this portion of the building a more restrained appearance. Subtle detailing was applied in the form of stone accents around windows and doors and a stone water table, cornice, and parapet cap. The most detailed part of the building was at the main entry on the north elevation, which contained a stone door surround topped by a pediment. The addition was given a flat, rather than hipped, roof. A modification to the existing exterior was the construction of new area wells for the basement windows at the southeast corner of the 1891 addition. At the interior, the addition consisted of the connecting corridor, the gym in the basement, and two classrooms at each of the upper two stories. At the north end, an additional stair was included for the building. The stair was cast iron with slate treads. Modifications were also made to the interior of the 1888 and 1891 portions of the building. A fan room was added in the basement and ducting was installed to circulate fresh air throughout the building. Large girls and boys restrooms were added at the northeast corner of the 1888 portion of the building. Lastly the narrow, double stairs in the east stair hall were removed and a wider, single-run wood stair was installed.

In 1931, the building received its most dramatic alterations when the exterior and interior were modernized as part of a district-wide modernization campaign. At the exterior, a small one-story enclosed vestibule was built onto the 1917’s addition north elevation and a three-story addition was built between the west and south elevations of the 1891 and 1917 additions containing bathrooms at all three levels. At the basement, this addition also contained a boiler room access stair, at the first floor it also held a stair leading to an exterior entry, and at the second floor it also held a custodial closet.

To give a more modern appearance to the 1888, 1891 and 1917 portions of the building, features were modified or replaced at the exterior and interior in 1931. The most notable changes occurred to the roof of the 1888 and 1891 parts of the building and to the window and door openings at the north (primary) elevation of the 1888 part of the building. The hipped roof at the two oldest sections of the building was replaced with a flat roof, metal parapet cap, and stone cornice, which better matched the 1917 addition’s roof. At the same time, the chimneys at this part of the building were trimmed down. At the 1888 portion’s north elevation, all the window openings at the first and second story, except for those at the middle on the second story, were covered. The main entry to the building, previously located at the first level and accessed from a stone staircase, was lowered to be at grade and simplified stone door surround accents were added. Despite the change, it remained centered in the projecting middle of the building. A trio of windows, matching those already present at the second level, were added to the first level. Flanking each window, new brick pilasters with stone coping were added.

Other changes at all elevations of the 1888 and 1891 portions of the building included adding new brick facing throughout, removing all stone window lintels, adding some simplified stone accents, adding or covering a small number of openings, and removing a fire escape stair on the west elevation of the 1888 portion of the building. The new brick facing was a comparable size to what had been there previously, so it did not change the appearance of the exterior drastically. But it did ensure the building had a more cohesive appearance once window and door openings

Everett School

Name of Property

Woodbury, Iowa

County and State

were infilled or moved and the stone lintels were removed. In total seven new windows were added on the east, west and south elevations and one new door at the ground level on the east elevation. At the ground level on all elevations, window openings were generally enlarged when soil was removed and retaining walls added to create a continuous window well at the basement level.

The primary change made to the 1917 addition was at the entry on the north elevation, which was altered with a simplified stone door surround and entry doors.

Less significant changes occurred at the interior where the purpose was to refresh the spaces rather than undertake a wholesale modernization. The interior of the 1917 addition was not touched at this time, except for the addition of a stage at the north end of the basement level gym. In the 1888 and 1891 portions of the building, the rooms and corridors were generally left in their original configuration and with many of their original finishes. Where new finishes were added, they typically matched the original. Finishes including wood floors, wood trim work and plaster walls were typically refinished or repaired. Ceilings were typically replaced with new plaster or sheetrock ceilings. Entry doors to classrooms and other spaces were generally left in place. Existing wardrobes or built in cabinets within the classrooms were typically left in place or moved to new spots within the rooms. Many classrooms did receive new or additional chalkboards or corkboards.

The most notable changes to the interior occurred at the basement, where the former restrooms in the 1888 portion of the building were replaced by a kitchen and classroom and the former boiler room and coal room were replaced by two classrooms. In these rooms, new flooring was added, and the walls were re-plastered. The restrooms were relocated to the new addition at the southwest end of the 1917 addition, stacked at each floor. A new, below-grade room was dug for the boiler room west of the 1891 addition and south of the 1917 addition. The new boiler room was accessed by a stair between the girls' and boys' restrooms.

In 1940, additional changes were made to the interior including the inclusion of an auditorium in the basement. The auditorium, which also served as the school cafeteria, was carved out of existing classrooms in the basement of the 1891 addition. With the addition of an auditorium, the stage that had been added to the gym in 1931 was removed. The corridors were also enlarged at the time, within the 1888 portion of the building, by expanding into space to the north that was formerly occupied by closets at every level, and a kitchen at the basement. Other changes included new steel supports through the center of the building, the addition of fireproofing material, including terrazzo, at the corridors and stairs; and new light fixtures, paint, blackboards and furniture in the classrooms.

At an unknown date, but possibly between 1930 and 1940, a classroom at the southwest corner of the 1891 addition's first story was converted to administrative offices. Although the division of the classroom is not shown on the drawings for the 1931 remodel, intact historic fabric in the former administrative spaces appears to date from the 1940s or earlier.

Everett School

Name of Property

Woodbury, Iowa

County and State

Despite the changes made to the building in 1931 and 1940, the 1888 portion of the building remains the most prominent of all the building construction phases, particularly from the north façade, and key features of both the 1888 and 1891 portions of the building were left intact and remain visible today. The 1888 portion of the building's retention as the principal focal point is reflected in its larger overall massing, wider façade, projecting primary entrance with name plaque near the cornice, and greater amount of stone detailing and window openings. This in comparison to the 1917 addition, which, although it too has an entry at this façade, is smaller in massing and width, has an entry that is subordinate and pushed to one side, and has only one other window opening.

At the exterior, intact historic features on both the 1888 and 1891 portions of the building includes the overall rectangular massing original to those portions of the building and the presence of brick facing exterior walls, a stone water table, and a stone cornice. Most of the window and door openings, and their stone sills, were left intact. At the interior, even more historic features from 1888 and 1891 were left in place, including much of the original layout of the public spaces and classrooms and many of the historic finishes. The key features and overall design intentions that remain at the 1888 and 1891 portions of the building indicate that the purpose of the 1931 modernization was not a wholesale erasure of the past, but rather an effort to merge the past with more modern tastes and needs.

At an unknown date, the windows in the gym were infilled.

In 1984, the windows and exterior doors were replaced. At an unknown recent date, gypsum board walls were added at the north end of the corridors within the 1888 portion to enclose small closets.

### **Interior:**

#### *General; Circulation*

On the interior, the building retains its historic educational configuration and many of its historic features, including terrazzo and wood flooring, baseboards, plaster walls and ceilings, wood window and door trim, and paneled wood doors, which have transoms at the first and second levels. The building's layout has changed little in recent years. Non-historic gypsum board and wood paneled walls have been added in various areas, noted below, to block off or divide access between spaces or for new small room enclosures.

At each level, rooms are situated off an irregularly shaped central corridor. The corridor originates north of the East stairwell, at the center of the north end of the 1888 portion of the building, where it forms a "L" between the 1888 and 1891 parts of the building. This "L" extends west and then north within the 1917 addition. Boys' and girls' restrooms are stacked south of the corridor extension on each level. At the west end of the first and second floors, the corridor terminates into classrooms and at the basement the corridor terminates into the gym. The corridor generally has terrazzo floors, plaster walls, and plaster ceilings at every level. At the basement level, the walls within the 1917 addition are painted brick, except the upper two-thirds of the west wall, which is wood paneling and plaster. The floor in this part of the corridor is

Everett School

Name of Property

Woodbury, Iowa

County and State

covered with vinyl tiles. At the first and second levels, the historic ceiling has been covered by dropped acoustical tiles.

Before the 1917 addition was constructed, access between the three levels was provided by a stair (East stair) at the north side of the 1888 part of the building. The building gained an additional stair (West stair) serving all three floors when the 1917 addition was constructed, at the northeast corner of that portion of the building. The addition of a new entry at the west stair during the 1917 renovation implies that the significance of this entry had changed over time, and possibly replaced the east stair entry as the main day-to-day access to the school building. At an unknown, recent date gypsum board walls have been added at the first-floor landings to prevent access from either stair to the first floor.

The East stair has terrazzo flooring throughout, including at the entry vestibule, landings and stair risers and treads. Historic wood handrails affixed to the walls flank the stair risers. The West stair is narrower than the East stair. It has mosaic tile floors at the basement landing and a landing between the first and second levels. All other landings are terrazzo. The stair risers and treads are cast iron, with slate treads. This stair also has cast iron newel posts and guards topped by wood handrails. Both stairwells have plaster walls and either plaster or acoustical tile ceilings.

### *Basement*

Access to the basement level is provided by the two main entrances at the north exterior wall and two secondary entrances at the middle and south of the east exterior wall. The 1888 portion of the building contains the east main entry, which is within the East stairwell at the center of the north end. The East stairwell is flanked by classrooms and a teachers' lounge to the east and west, and the central corridor and small closets and storage rooms to the south. The 1891 addition contains the auditorium / cafeteria, which is down a short flight of stairs from the corridor. A stage is located at the west end of the auditorium and a classroom is located at the east end, separated by a non-historic dividing wall. The 1917 addition contains the west main entry, which is within the West stairwell, the linking corridor, the restrooms, the gym, and the boiler plant.

At the basement, flooring is either historic terrazzo, wood, or exposed concrete, or non-historic carpet or vinyl tile. All historic plaster walls appear to remain intact. Painted brick walls are in the boiler room and gym. Some new gypsum board and wood paneled walls have been added at an unknown date. Historic plaster ceilings appear to remain intact throughout, although dropped acoustical tile ceiling systems cover them in various rooms. Simple historic window trim, paneled doors and door trim are extant throughout. At the entrance to the auditorium and the west stairwell, there are historic double doors that have glass lites at their top half and solid panels at their bottom half. The doors to the west stairwell also have sidelights. Approximately half of the doors at this level are non-historic hollow core.

### *First and Second Floors*

The first and second floors have a similar configuration to one another, with classrooms and related spaces located to either side of the central corridor. Differences between the two levels floor plans are noted below. At the first floor, there are two exterior entry points into the

Everett School

Name of Property

Woodbury, Iowa

County and State

building, both of which lead into the corridor. One is at the east exterior wall, within the 1888 portion of the building and one is at the south exterior wall, between the girls' and boy's restrooms in the 1917 portion of the building. The south entrance leads into a narrow stairwell at the interior, which extends up to the corridor.

At both levels, the 1888 portion of the building contains a classroom to either side of the East stairwell. Within the corridor in this part of the building, non-historic walls have been added to enclose small closet-type rooms at the north side. At both levels, the 1891 addition contains large rooms and storage closets. At the first floor, the westernmost room was divided historically into administrative offices. At both levels, the 1917 addition contains the West stairwell, restrooms, and two large classrooms at the west end. At the second floor, which does not have an entrance stair between the restrooms', the boys' restroom is larger and there is a custodian closet.

At both levels, flooring is either historic terrazzo or wood, or non-historic carpet. All historic plaster walls appear to remain intact. Some new gypsum board and wood paneled walls have been added in the corridors at an unknown date. Historic plaster ceilings appear to remain intact throughout, although dropped acoustical tile ceiling systems cover them in the corridors, bathrooms, and many of the other rooms. Simply historic window trim, paneled doors and simple door trim are generally extant throughout. Most doors leading into the classrooms directly off the corridor have a glass lite at their top half and solid wood panels below. A few non-historic hollow core doors are present at each level. The first and second floors differ from the basement level in that all historic door openings have transoms. Many classrooms retain historic educational fixtures like chalkboards, closets, and movable shelving.

#### **Future Plans:**

The building's new owner plans to rehabilitate the building into apartments. Federal and State Historic Tax Credits will be utilized as part of the rehabilitation, ensuring adherence to the Secretary of the Interior's Standards for Rehabilitation.

#### **Integrity:**

Everett School retains sufficient integrity to illustrate its use as a school from 1888 until 2016. Since 2016, the building has been vacant.

The building has not been moved and thus retains excellent integrity in terms of its *location*.

In terms of *design*, the building has good integrity for the 1888 and 1891 portions of the building and excellent integrity for the 1917, 1931 and 1940 additions and modernizations. At the exterior, the overall massing of the building from its 1888, 1891, and 1917 phases and the subtle detailing applied to the building during the 1931 remodel remain intact. At the 1888 and 1891 exterior portions of the building, the original design intent changed most drastically at the north elevation, but was generally left as is at the east, west and south elevations where most of the historic window and door openings were retained, and brick and stone was applied that generally matched the original application. At the interior, the original configuration for each construction phase is generally intact. The most notable change to the original interior fabric of the 1888 and 1891 portions of the building was made in 1940, when the corridors and stair were modernized,

Everett School

Name of Property

Woodbury, Iowa

County and State

and the auditorium was carved out of former classrooms in the basement of the 1891 portion of the building. Throughout, only some materials have been replaced or covered over in various rooms. Overall the initial design intent from the 1888, 1891 and 1917 major construction phases, the 1931 modernization, and the 1940 upgrades remains identifiable despite alterations.

The building retains excellent integrity in terms of its *setting*. The residential character of the neighborhood in which Everett School is located remains intact and many homes dating from the late nineteenth century and early twentieth century remain standing.

In terms of *materials*, the building retains very good integrity dating from 1917 and 1931 at the exterior and dating from 1888, 1891, 1917, 1931 and 1940 at the interior. At the exterior, the building retains few of the materials dating from the 1888 and 1891 portions of the building but most of the materials dating from the 1917 addition and 1931 modernization, including brick and stone. The windows and doors are the only exterior materials present during the period of significance at all portions of the building that are no longer extant. At the interior, the building retains most of the materials dating from 1888, 1891, 1917, 1931, and 1940, including wood and terrazzo floors, plaster walls, plaster ceilings, and wood trim. At the interior, non-historic materials applied in some rooms include vinyl tile floors and dropped acoustical tile ceilings.

The building's thoughtfully crafted features remain intact and it retains good integrity in terms of its *workmanship*. The workmanship of the various craftsman and laborers who helped to construct the building is still visible at the exterior in the brick detailing and stonework. In the interior, it is still visible in the terrazzo and wood flooring, plaster walls and ceilings, and wood trim work. Some aspects of workmanship have been lost with the replacement of windows and doors and minor alterations to interior spaces, but this does not detract from the overall integrity of the intact examples of workmanship.

The building retains much of its original design, materials, workmanship and setting, and thus retains very good integrity in terms of conveying the *feeling* of a Sioux City educational facility that evolved during its early history to accommodate shifting needs and demands.

Although no longer a functioning school, the building has very good integrity in terms of being able to convey its *association* as an educational facility constructed and altered to serve a thriving and evolving school district. At the exterior, with its imposing brick appearance and many large windows, the building has the appearance of a turn of the twentieth century school. The school use is further emphasized by the stone nameplate that remains intact above the east entry at the main (north) elevation. At the interior, the presence of the auditorium and gymnasium at the basement level, and the many classrooms situated off a central corridor at all three levels convey the historic use of the building. Within the classrooms, chalkboards, movable shelves, and designated closet/student storage areas make clear that the building's original use was as a school.

Overall the building has good integrity and can convey its historic significance throughout its period of significance.

Everett School  
Name of Property

Woodbury, Iowa  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

### Areas of Significance

(Enter categories from instructions.)

Education  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Everett School  
Name of Property

Woodbury, Iowa  
County and State

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1888-1940  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1888  
1891  
1917  
1931  
1940

**Significant Person**

(Complete only if Criterion B is marked above.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Beuttler and Arnold  
Riesche and Sanborn  
\_\_\_\_\_

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Everett School was built by the Sioux City School District<sup>1</sup> as an elementary school in 1888 and retained this original use until it was closed by the district in 2016. Its period of significance extends from 1888 to 1940, the year of its initial construction to the year that the auditorium was added, and the corridors and stairs were modernized. By 1940, the building had most of the

<sup>1</sup> More recently, the school district's name was changed to Sioux City Community Schools. The historic name will be used throughout this nomination.



Everett School

Name of Property

Woodbury, Iowa

County and State

features, materials and configuration that it retains today. The building is locally significant under Criterion A for its association with evolving trends in educational philosophy as reflected in the distinct phases of physical development in Sioux City's public schools during the late 19<sup>th</sup> and early-mid 20<sup>th</sup> centuries.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

**Significance under Criterion A: Evolution of Educational Philosophy and the Physical Development of Sioux City Public Schools, 1888-1940**

Each period of construction and modernization that occurred at Everett School exemplifies one of the larger patterns of development in the Sioux City School District and, more broadly, reflects developments in educational thought that occurred from the late nineteenth century into the early twentieth century. The 1888 and 1891 portions of the building embody the urban graded school model and an embrace of standardization associated with many schools of the era. The 1917 portion of the building embodies the rise in practical learning and physical fitness that was advocated for by Progressive Era educators, as well as a shift in thinking on the best way to light and ventilate school facilities.

The 1931 and 1940 upgrades reflect an economical approach to modernize and upgrade, so the school could continue to not only meet then-modern safety and comfort concerns but also be an ideal environment in which to educate and learn. The continued emphasis on practical learning and the growing movement to provide a publicly-funded education to younger children during this time-period is indicated by the inclusion of additional practical learning spaces as well as a dedicated kindergarten classroom during the 1931 modernization.

*History of Educational Facilities in Sioux City*

Until its closure in 2016, Everett School was the oldest continually operating school in Sioux City. It was used as an elementary school by the Sioux City School District from 1888 to 2011. The next year it reopened as an alternative school, serving as the district's Alternative School and Alternative Suspension Program.<sup>2</sup> During its period of significance, the building received a series of additions and alterations; 1891 (addition), 1917 (addition), 1931 (exterior and interior modifications to the existing building, as well as an addition), 1940 (auditorium carved out of basement classrooms as well as modernizing corridors and stairs). Later changes occurred in 1984 and at unknown more recent dates (minor interior modifications to the existing building and replacement of windows and doors).

Rather than being simply about changes made to one school building, the way Everett School was modified and expanded over the years reflects a clear pattern of development undertaken by the Sioux City School District to ensure their school buildings remained modern and in line with

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<sup>2</sup> Sioux City Community Schools, "History of Buildings," *History of Schools*; KTIV News, "Sioux City Community Schools to Move Alternative Schooling Program," March 29, 2016.

Everett School

Name of Property

Woodbury, Iowa

County and State

national thinking. Everett School was built, expanded and modified to accommodate increased enrollment, continually shifting educational needs, and to comply with state-wide requirements for educational facilities.<sup>3</sup>

The changes that occurred at Everett School during its history illustrate the various approaches the Sioux City School District took to improve and expand its facilities to accommodate the city's educational needs and desires. In H.C. Robert's overview, *The Public Schools of Sioux City*, he describes a series of six distinct phases in the Sioux City School District's development during the late nineteenth century and first half of the twentieth century. Four developmental phases occurred during Everett School's period of significance and are as follows: *The First Building Boom* (1885-1894), *Depression and Recovery* (1899-1917), *The Second Building Boom* (1917-1925), and *Modernization of Obsolete Buildings* (1927-1934).<sup>4</sup> Everett School was built and altered within three of these four phases of development and thus stands as an excellent example of the history of growth and adaptation within Sioux City's public-school system. Robert's developmental phase designations will be used below to set the building's evolution into context.

#### *Early Growth of Sioux City and the Sioux City School District*

Sioux City was founded in 1853, when a government agent, with the help of a select group of capitalists and politicians, chose it as the site for a metropolitan center in northwest Iowa. In the coming decades, the city thrived, due to its advantageous location on the Missouri River, and as a terminus for the westward expanding railroad. Sioux City's public-school system originated in 1857 with the establishment of the first school. Initially, schools were in rented buildings, which were often multi-purpose facilities that served other community needs as well. As the city's population grew, enrollment increased, and the public education proponents pushed for dedicated educational facilities. In 1869, the district boasted 140 pupils and five teachers covering eight square miles. A desire for a city-specific school district resulted in the establishment of the Independent School District of Sioux City. That same year, the first dedicated school building, called Central High School or "Old Hunt," was built at Fourth and Jackson Streets for both elementary and high school students.<sup>5</sup> The city, and the new school district, began to thrive.

The federal government and businessmen of various pursuits viewed the city as strategically located for its siting along the Missouri River and close to other waterways, which created good routes for water and ground transportation. A government land office was established in Sioux City in the 1850s and later it was made the federal government headquarters in its fight against the Sioux Indian tribe. Between the late 1860s and 1880s, Sioux City became a transportation center for both railroad and river routes, a center for pork packing, and the home to various

<sup>3</sup> H.C. Roberts, *The Public Schools of Sioux City, Iowa* (Sioux City, IA: Versteegen Printing Co., 1955); Sioux City Community Schools, "History of Buildings," *History of Schools; The Sioux City Sunday Journal*, "Plan Open House at New Everett School," no date, c. 1940.

<sup>4</sup> Roberts, *The Public Schools of Sioux City, Iowa*, 102-113.

<sup>5</sup> This building, located in what is now the heart of downtown Sioux City, only served as a school until 1889, when the site was sold for development. It is not extant. Roberts, *The Public Schools of Sioux City, Iowa*, 1, 99.

Everett School

Name of Property

manufacturing enterprises, including the Sioux City Foundry and Machine Shop.<sup>6</sup> Between 1870 and 1890, the city's population grew from 3,401 to 37,806.<sup>7</sup>

*The First Building Boom – 1885-1894*

The railroad and steamboats brought people and goods to Sioux City in the latter half of the nineteenth century, and the various industries gave people work so they could support themselves and their families. To serve the educational needs of the new settlers' children, the school district expanded, increasing from one school building in 1869 to 32 school buildings by 1893.<sup>8</sup> In the decade between

1880 and 1890, Sioux City's population surged by 30,000 people. In tandem with this growth, the number of public school students increased. Between 1884 and 1894, the district's enrollment increased from 1,703 to 5,963 pupils.<sup>9</sup> During this period of growth, Everett School was constructed.

Everett School was built in 1888, following Sioux City's outward expansion through annexation of surrounding townships. As enterprising developers sought to sell off lots within the enlarged city boundaries, the school district grappled with accommodating an increased number of students within a larger service area, which had increased to approximately 45 square miles. The neighborhood in which Everett School was built, historically known as the Davis Addition, was a working-class area with simply adorned single and two-family homes.

Prior to 1885 the district operated schools out of three permanent brick buildings, as well as small wood frame buildings and rented buildings. The city's expansion thus spurred a city-wide school building campaign, the First Building Boom. Between 1885 and 1892, eleven multi-story brick schools, including Everett, were built throughout Sioux City to provide more children with neighborhood educational facilities.

Everett, originally known as Davis Addition School, was constructed as a five-room,<sup>10</sup> two-story brick schoolhouse. Its square massing, and height – two stories tall with a raised basement – was

Woodbury, Iowa

County and State



**Figure 2: Everett School showing the original 1888 building and 1891 addition (Sioux City Public Museum, date unknown).**

<sup>6</sup> Western Publishing Company, *History of Western Iowa: Its Settlement and Growth* (Sioux City: Western Publishing Company, 1882), 181-210; Sioux City History, "Trains," no date.

<sup>7</sup> U.S. Census Bureau, *Census of Population and Housing, 1870 and 1890*.

<sup>8</sup> Roberts, *The Public Schools of Sioux City, Iowa*, 3-6; Sioux City History, "First Schools in Sioux City." Consolidation efforts, due to economic concerns, resulted in the district decreasing the number of school buildings to 23 by 1898.

<sup>9</sup> Roberts, *The Public Schools of Sioux City, Iowa*, 48.

Everett School

Name of Property

Woodbury, Iowa

County and State

a plan utilized for eight of the other schools built in Sioux City during the period. Four of the schools with a similar massing to Everett remain extant – Irving, Cooper, Hawthorne, and Longfellow. But only one of these other schools, Cooper, had a nearly identical appearance to Everett originally.

Cooper, originally known as Greenville School and located at the corner of Leech and Fairmont Streets, was built in the same year as Everett, 1888. The similarity in design between Everett and Cooper makes it likely they were designed by the same architect, although that assessment is unconfirmed.<sup>11</sup> Each went on to receive additions at separate times, but both were once again given a similar appearance in the early 1930s, during the *Modernization of Obsolete Buildings* phase.

Financial constraints made it impossible for the district to build as many schools as were necessary, even as people continued to pour into Sioux City. As a result, in addition to new construction, the district initiated a transportation program and expanded existing buildings with additions. The transportation program, which began around 1893 and was one of the first of its kind in the state, bussed children living in less populated suburban areas to schools in the more densely settled areas of the city, such as the Davis Addition neighborhood, where Everett School is located.<sup>12</sup>



**Figure 3: Classroom at Everett School around the turn of the twentieth century (Sioux City Public Museum, date unknown).**

Just three years after its construction, in 1891, Everett received an addition. Everett was one of four schools built between 1885 and 1894 that received an addition within the *First Building Boom* phase. One other school built prior to this phase, Webster (originally known as West Side Brick and built in 1872) received one of its three additions in 1891.<sup>13</sup> Everett's two-story addition had square massing but was wider than the original portion and built directly at the rear. It blended architecturally with the existing building and had matching brick

<sup>10</sup> Accounts differ as to whether Everett was built as a four- or five-room schoolhouse. H.C. Roberts describes the building as a five-room schoolhouse originally. A Sioux City Journal article written in 1940 describes the original building as four rooms. H.C. Roberts description of the building size will be used throughout.

<sup>11</sup> Roberts, *The Public Schools of Sioux City, Iowa*, 102-103, 150-151.

<sup>12</sup> *Ibid.*, 105.

<sup>13</sup> *Ibid.*, 139, 141-143.

Everett School

Name of Property

Woodbury, Iowa

County and State

elevation walls, a pitched roof, stone water table and cornice, and stone window hoods and sills.<sup>14</sup>

The design of the 1888 and 1891 parts of Everett School embodied the features of a late nineteenth century urban school building advocated for by national school reformers of the time. Its multiple classrooms allowed for the division of children into grades, based upon their age. In Sioux City during the late 1880s, there were nine grade levels before the transition to high school. Students advanced through the grades annually, which resulted in children spending nine years in elementary school.<sup>15</sup> This organization of the curriculum and the scale of the school, with multiple classrooms and other spaces, differed greatly from the earliest schools in Sioux City, which were situated in rented rooms or one-room schoolhouses. Only in the early 1870s did the district start to construct multi-room buildings for school purposes.<sup>16</sup>

During the latter half of the nineteenth century, graded schools, in which students were divided into separate classrooms according to their age, became the favored method to organize students in the United States' urban school districts. As Gerald C. Gutek notes, "School administrators praised graded schools for their greater efficiency in that the teacher could simultaneously instruct all the students in a class in the same subject, at the same time, using the same textbooks." The graded school model was embraced by many educational advocates, including progressive school administrators, as a favored type over the one-room schoolhouse where students of all ages and learning levels were combined into a single room. The preference for the graded school model by the latter half of the 1800s resulted in larger, multi-classroom schools like Everett.<sup>17</sup>

In addition to the graded school model, Everett's late nineteenth century appearance and layout was also tied to a rise in standardization. During this period, standardization in school design was advocated for, and subsequently adopted, by cities and towns throughout the nation. By this point, more children were enrolling in school and the idea of a public-school system to educate youth was gaining acceptance. Standardization ensured that schools could be built relatively quickly and accommodate many pupils, following a prescribed format that would work in a variety of locales. Everett's large square massing and classical detailing at the exterior, and sizable classrooms at the interior with windows on two sides, reflected the standard design features advocated for at the time. However, many educational reformers that came later considered schools of this era to be prison or factory-like with poor lighting, air quality, and temperature control. In the coming decades, new standards were developed that sought to improve upon the lighting, ventilation and fire safety of traditional school buildings.<sup>18</sup> The

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<sup>14</sup> Roberts, *The Public Schools of Sioux City, Iowa*, 102-113, 151.

<sup>15</sup> *Ibid.*, 30-31.

<sup>16</sup> *Ibid.*, 99-100.

<sup>17</sup> Gerald L. Gutek, *An Historical Introduction to American Education*, Third Edition, (Long Grove, IL: Waveland Press, Inc., 2013), 98-102.

<sup>18</sup> Lindsey Baker, "A History of School Design and its Indoor Environmental Standards, 1900 to Today," (Washington, D.C.: National Institute of Building Sciences, 2012), 4-5; National Register of Historic Places, *Public Schools of Iowa: Growth and Change, 1848- 1955*, produced 2002 (Draft), 10-12, 16-17; R. Thomas Hille, *Modern Schools: A Century of Design for Education*, (Hoboken, New Jersey: John Wiley & Sons, Inc., 2011), 13-14.

Everett School

Name of Property

Woodbury, Iowa

County and State

introduction of these new standards would lead to changes and additions to the original fabric of Everett School.

Today, the 1888 and 1891 portions of Everett School remain as the east half of the current school building. Six of the other schools built during the *First Building Boom* phase remain extant. One, Central High School, is listed as a campus to the National Register of Historic Places.<sup>19</sup>

#### *Depression and Recovery – 1894-1917*

The school district's building boom slowed following the financial panic of 1893, which forced the district to halt any additional building plans for the foreseeable future. Financial constraints also led the district to curtail the number of school buildings it operated, shrinking from 32 in 1893 to 23 by 1898.<sup>20</sup> At the same time, the district's enrollment continued to increase, growing from 5,963 to 10,570 students between 1894 and 1919. This caused many classrooms to become overcrowded, with some forced to accommodate 50 to 60 pupils.<sup>21</sup>

Recovery did not come until the turn of the century, with the first new school in the district added in 1899 and the first addition to an existing school built in 1903. From 1899 to 1917 seven new schools were constructed, four of which received additions within this period.<sup>22</sup> Twelve existing schools received additions during this period, ten of which were originally constructed during the *First Building Boom* phase. Everett was one of the latter.

Everett School received its second addition at the tail end of the *Recovery* period, in 1917. Everett's newest addition was "T" shaped and connected to the west elevation of the 1888 and 1891 parts of the building at the site's west end, creating a courtyard between the existing and new sections. The addition was designed by the local architecture firm of Beuttler and Arnold, who designed many of the district's facilities between 1914 and 1941. During the *Recovery* period, the firm designed at least one new school and one addition to an existing school, besides the Everett addition. A building permit secured for the Everett School project listed Riesche and Sanborn as the contractors for the fireproof addition, which cost \$27,000.<sup>23</sup> The addition contained an additional stairwell serving every floor, as well as a gymnasium at the basement level, and two classrooms at each of the first and second stories.

New twentieth century school design standards were reflected in aspects of the 1917 addition, including the "T" shaped plan, the design of the first and second floor classrooms, and the inclusion of rooms for specialized training in the basement of all parts of the building. These features sought to address health and safety concerns as well as evolution in educational thought. While major upgrades to Everett School as a whole did not occur until the early 1930s, the changes made in 1917 allowed the school district to ensure that at least parts of Everett School

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<sup>19</sup> See continuation sheets for a full list of the buildings built, or that received additions, during the *First Building Boom* phase.

<sup>20</sup> Roberts, *The Public Schools of Sioux City, Iowa*, 104-107.

<sup>21</sup> *Ibid.*, 48, 107.

<sup>22</sup> *Ibid.*, 107.

<sup>23</sup> Tom Munson, archivist at Sioux City Public Museum, email to author; Sioux City Public Museum, List of William Beuttler projects in Sioux City, 1913-1963; Western Contractor, "Everett School Add." June 14, 1916.

Everett School

Name of Property

Woodbury, Iowa

County and State

aligned with what were then the reigning standards in school design and educational thought. Whereas traditional schools were typically large square buildings, modern early twentieth century schools had a more open layout, with I, L and U shapes most common. Everett's newest addition was a T-shaped plan that would become L-shaped in the early 1930s, when a small extension at the rear of the 1917 addition was added for restrooms at each level.<sup>24</sup>

Modern elementary school designers also advocated for standard sized classrooms with a large grouping of windows on one wall. The other walls should contain blackboards and built-ins for books, coats and general classroom storage. Everett School's 1917 addition's four classrooms followed this model. The five windows grouped together along the west exterior wall of the new classrooms allowed for a wall of light and easy access to fresh air, a noticeable difference from the single window openings utilized on two walls in the classrooms of the 1888 and 1891 parts of the building.<sup>25</sup>

By the early twentieth century, more schools were including specialized rooms for practical learning and physical training. Previously, such spaces were not considered vital components in the education of America's young citizens. But as the new century advanced, state and national educational reformers, particularly those that embraced principles associated with the Progressive Era (1890-1920), advocated for such spaces in order to support the needs of a diversity of students and create well-rounded learners. Everett School followed this development in educational philosophy by providing a domestic science room and manual training room in the basement of the 1888 and 1891 parts of the building, and a gymnasium in the basement of the 1917 addition.<sup>26</sup>

Practical, hands-on training was first introduced into the Sioux City School District in 1908, when cooking and sewing classes were integrated into the curriculum at Armstrong Elementary School. Thereafter the district's vocational training program expanded into other facilities at all grade levels. Students could thus gain practical skills from an early age into young adulthood.<sup>27</sup> Vocational education at public school districts throughout the nation benefited in 1917, when the Vocational Education Act was passed, which provided federal funding to training programs for the first time.<sup>28</sup>

The Sioux City School District first introduced a physical fitness component in 1892, limited initially to the elementary grades.<sup>29</sup> In 1914, the first dedicated gymnasium was added to the school system, within an addition to Central High School.<sup>30</sup> The integration of gyms at Central

<sup>24</sup> National Register of Historic Places, Public Schools of Iowa: Growth and Change, 1848- 1955, 12.

<sup>25</sup> Ibid., 16-17.

<sup>26</sup> National Register of Historic Places, Public Schools of Iowa: Growth and Change, 1848- 1955, 12-17; Hille, *Modern Schools: A Century of Design for Education*, 13-14; Melvin R. Fayram, "Suggestions and Plans for Iowa Schoolhouses and Grounds," (Iowa Department of Public Instruction, 1916), Accessed September 5, 2018, <https://archive.org/stream/suggestionsandp00fayrgoog>.

<sup>27</sup> Roberts, *The Public Schools of Sioux City, Iowa*, 62, 75.

<sup>28</sup> Patrick N. Foster, "Lessons from History: Industrial Arts/Technology Education as a Case," *Journal of Career and Technical Education* 13, no. 2 (1997).

<sup>29</sup> Roberts, *The Public Schools of Sioux City, Iowa*, 73.

<sup>30</sup> Ibid., 75.

Everett School

Name of Property

Woodbury, Iowa

County and State

High School, Everett School, and other schools in the district ensured the students attending those facilities received a more well-rounded education, and were potentially more physically fit as they aged. The view that physical fitness would result in more physically active citizens was of great concern during World War I, when the Everett School addition was built, because of the need for strong, vigorous soldiers to fight the country's enemies.<sup>31</sup> Even in non-war times, the gym was an important component of school curriculum at Everett School and elsewhere, providing a physical outlet and welcome distraction for many students during the school day.

Later modifications to Everett School in 1931 and 1940 built upon the design improvements and educational additions made to the school during this period. Today, the 1917 portion of Everett School remains as the west half of the current school building. Eleven of the 19 schools that were newly built or received additions during the *Depression and Recovery* phase remain extant.<sup>32</sup>

#### *The Second Building Boom – 1917-1925*

By the late-1910s, the district initiated a second building boom due to steadily rising enrollment. During this period, the district added six elementary schools as well as four buildings for a new type of school, the junior high. At the time, junior high schools were a new phenomenon in public education nationwide.<sup>33</sup> Everett School remained untouched during this period, continuing to fulfill its role educating elementary school students northwest of downtown Sioux City. However, just a few years later the district began to explore options to update its older school buildings dating from the late nineteenth century and Everett once again became a focus for potential improvement.

#### *Modernization of Obsolete Buildings – 1927-1934*

By the late 1920s, state law required that new school construction complied with modern life safety and building standards, such as restrooms on every floor, fire-proof construction, heating plants outside buildings, and both natural and supplemental artificial light. These requirements aligned with educational facility thinking of the period, which continued to advocate for improvements in health and safety. The district's school board wanted to update the brick schools built in the late 1880s and early 1900s to comply with the state requirements. However, the board did not believe the public would vote in support of funding new construction, so they decided to embark on a modernization program, renovating the existing buildings inside and outside, as a vote would not be needed for that type of work.<sup>34</sup>

Irving School, built in 1886, was completed as a test case. The results proved so satisfactory to the school board, building users, and the neighborhood that the district embarked on renovations for seven additional schools between 1929 and 1933. Six more schools were renovated in 1934

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<sup>31</sup> Delbert Oberteuffer, "The Role of Physical Education in Health and Fitness," *American Journal of Public Health* 52, no. 7 (July 1962): 1155-1160; Walter Camp, "Keeping the Nation Fit," *The Independent*, 96, no. 3654 (December 21, 1918): 400-401.

<sup>32</sup> See continuation sheets for a full list of the buildings built, or that received additions, during the *Depression and Recovery* phase.

<sup>33</sup> Roberts, *The Public Schools of Sioux City, Iowa*, 108-109.

<sup>34</sup> *Ibid*, 109-112; National Register of Historic Places, Public Schools of Iowa: Growth and Change, 1848- 1955, 12-13, 16-17.



Everett School

Name of Property

Woodbury, Iowa

County and State

using Public Works Administration funding, bringing the total to 14 schools modernized during this phase. H.C. Roberts explains that the district's program of complete exterior and interior renovations, rather than just piecemeal improvements, was a different approach than how other districts dealt with outmoded buildings.<sup>35</sup>

The program had multiple benefits –it modernized necessary features outlined in the state law, ensured the buildings aligned more fully with up-to-date school design thinking, gave the buildings a more modern appearance, and freed up unused or redundant space for additional classrooms. Roberts notes that these additional classrooms, 50 in total district-wide, proved particularly useful after World War II when enrollment rose but the district scaled back its building program.<sup>36</sup> At the time, the district's modernization approach was highlighted in three articles published in two nationally distributed journals, *Architectural Record* and *The American School Board Journal*. Roberts authored the articles, which helped to raise significant interest amongst leaders of school districts elsewhere, some of whom visited Sioux City for ideas on how to implement such a program in their own cities.<sup>37</sup>

Everett's modernization was undertaken in 1931, with additional changes made in 1940. Beuttler and Arnold's design for the 1917 addition and 1931 upgrades to Everett School reflect a restrained, economical approach that successfully created a modern appearance by streamlining or eliminating many of the building's existing materials. As a project carried out during the Great Depression, the architects clearly understood that budget trumped innovative design. Yet they nevertheless managed to cleverly reimagine a late nineteenth century building and strip it of its former pretenses so that it bore a closer resemblance to a more modern aesthetic.

As part of the 1931 modernization, at the exterior, the pitched roofs, window hoods and decorative cornice were removed, and a new flat roof and tan face brick were added to give the building a sleek, modern appearance. The entrances were brought down to be at grade, with the west entrance extended out into a new one-story vestibule. The grade was also lowered around the perimeter of the 1888 and 1891 parts of the building, with retaining walls added at the east and south ends, which allowed for larger basement window openings in these areas. The boiler and coal rooms moved out of the basement of the 1891 addition and into a new subterranean room at the southwest end of the site, with access provided from the basement level of the 1917 addition.

At the interior, through careful rethinking of the existing square footage and the advantages provided by the small addition to the south, the school added five additional classrooms, bringing the total to 19. At the basement, changes in grading at the perimeter of the building resulted in this level essentially became the new first floor and gaining better ventilation and light. Restrooms, which were previously located in the northeast corner of the 1888 part of the building, were added to all three levels within a new small addition tacked onto the west exterior wall of the 1891 addition and the south exterior wall of the 1917 addition. A stage was added to

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<sup>35</sup> Roberts, *The Public Schools of Sioux City, Iowa*, 109-112.

<sup>36</sup> Ibid.

<sup>37</sup> Ibid., 109-112; National Register of Historic Places, *Public Schools of Iowa: Growth and Change, 1848- 1955*, 12-13, 16-17.

Everett School

Name of Property

Woodbury, Iowa

County and State

the basement gymnasium, transforming this space into a multi-purpose room until a dedicated auditorium was added to the building in the 1940s.

With the modernization, the school was able to increase its number of non-traditional learning spaces. The non-traditional learning spaces remained in the basement and now consisted of two shop classes, a sewing room and a kitchen. The increase of these types of spaces indicate the school district's continued efforts to take a holistic approach toward educating its students, even at the elementary level.

An additional change to the scope of Everett's educational offerings that appears to have occurred in tandem with the modernization was the introduction of a dedicated classroom for kindergarten students. The new kindergarten room was situated within an existing classroom at the first floor of the 1891 portion of the building. Remodeling of this room to accommodate its new use including adding a small restroom, within space previously utilized for the adjacent classroom, and infilling a door opening that once led to the adjacent classroom with a built-in cabinet.<sup>38</sup>

With the remodel of the Everett School building, the district was able to provide a dedicated space for a level of education that had become viewed as an increasingly vital component of public school instruction. Educator Fredrich Froebel established the first kindergarten in Germany in the 1830s and the first kindergarten in the United States was founded in 1855 in Wisconsin. The first public school system to adopt a district-wide kindergarten program was St. Louis in 1873.<sup>39</sup> In the coming decades, other school districts followed suit, with Sioux City adopting its district-wide kindergarten policy in 1930. Prior to 1930, the Sioux City School District's kindergarten offerings had been piecemeal, with kindergartens appearing in some, but not all, elementary schools starting in 1892.<sup>40</sup> With the 1930 policy change, Everett School and the other elementary schools in Sioux City now had the opportunity to provide all of the city's youngest learners with a curriculum conceived to cultivate a love of learning, social consciousness, and self-motivation.

The architecture firm of Beuttler and Arnold was not only in charge of the design at Everett for its 1931 modernization, but also designed the upgrades for at least four of the other grade schools that were part of the late 1920s and early 1930s modernization program – Cooper, Whittier, Longfellow and Bryant.<sup>41</sup> Only Bryant is non-extant.<sup>42</sup> None are presently used as elementary schools and none are listed on the National Register of Historic Places. Cooper School, which closely resembled Everett when each were built in 1888, was also upgraded in 1931.

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<sup>38</sup> The 1917 building plans do not show a kindergarten classroom. The title only appears on the 1931 building plans, for the east classroom in the 1891 portion of the building.

<sup>39</sup> Christina More Muelle, "The History of Kindergartens: From Germany to the United States," FIU Digital Commons. Florida International University, 1 Jan. 2010. Accessed September 5, 2018, <https://digitalcommons.fiu.edu>.

<sup>40</sup> Roberts, *The Public Schools of Sioux City*, 33-34, 42.

<sup>41</sup> H.C. Roberts, "Alteration of Old School Properties," *Architectural Record*, 1933.

<sup>42</sup> Bryant Elementary was demolished in 2016. Jim Lee, "Bryant Elementary Demolition," *Sioux City Journal*, July 29, 2016.

Everett School  
Name of Property

Woodbury, Iowa  
County and State

All the school buildings upgraded during the *Modernization* phase received a similar treatment to Everett, with changes including: outmoded ornamentation removed; old face brick removed and replaced; roofs flattened; entries reconfigured; interiors remodeled; upgrades to the plumbing, heating, and electrical; and changes to the floor plans through the addition of bathrooms and classrooms.<sup>43</sup> As H.C. Roberts noted in his article “Alteration of Old School Properties,” “Each building naturally constituted a distinct problem owing to variations of size, plan of arrangement, type of construction and equipment.”<sup>44</sup> But when they were done, each building was notably transformed, with a more cohesive, modern appearance, more classroom space to provide students with a quality education, and improved ventilation and lighting. This ensured that Everett School and its counterparts now better met the legal requirements of the state and the recommendations of national school design thinkers.

Today, Everett School retains its appearance and many of the upgrades from its 1931 modernization. Eight of the 14 schools that were upgraded and altered during the *Modernization of Obsolete Buildings* phase remain extant. Five of these extant schools, including Everett, were built and received additions during the *First Building Boom* and *Depression and Recovery* phases.<sup>45</sup>

#### *1940 Alterations*

In the summer of 1940, Everett School underwent additional changes, some of which appear to have been planned for during the 1931 modernization but were not undertaken at that time. As with the 1931 alterations, these changes ensured the overall building aligned even more fully with educational facility thinking of the period.

An auditorium was added through reconfiguration of former classroom space in the basement of the 1891 addition. With the addition of an auditorium, the school finally had a dedicated space for large school gatherings and the gym no longer had to perform a multi-functional purpose. In the process though, the two shop classrooms that occupied the space previously were lost. It is possible that the vocational classes were moved to one or two of the other classrooms at the basement level.

Throughout the building, steel was incorporated to support the replacement of wood with new terrazzo flooring in the corridors and stairs, creating a layer of fireproofing that had not been completed earlier. The corridors were also enlarged at the time, within the 1888 part of the building, by expanding into space to the north that was formerly occupied by closets at every level, and a kitchen at the basement. The enlarged corridors would help with congestion that naturally occurred at classes concluded. Smaller upgrades included new paint in the classrooms along with new lighting, bulletin boards, bookcases, and cabinets.<sup>46</sup> Administrative offices at the

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<sup>43</sup> Roberts, “Alteration of Old School Properties.”

<sup>44</sup> Ibid.

<sup>45</sup> See continuation sheets for a full list of the buildings modernized during the *Modernization of Obsolete Buildings* phase.

<sup>46</sup> *The Sioux City Journal*, “Plan Open House at New Everett School”; Roberts, “Alteration of Old School Properties.”

Everett School

Name of Property

Woodbury, Iowa

County and State

first floor, in a former classroom at the west end of the 1891 addition, may have also been added at the same time. All the changes made in 1940 appear to remain intact.

### *Post-1940 History and Alterations*

In more recent years, Everett School has undergone minor changes, including all new windows in 1984, allowing it to meet modern energy efficiency standards. At an unknown date, non-historic walls were added in the corridor of the 1888 part of the building to enclose small closets and at the first floor entries into the stairwells to prevent access at this level.

The district stopped using Everett School for educational purposes in 2016. For 128 years, the building served the district faithfully, nurturing students both mentally, and later physically, in its classroom, vocational training, and recreational spaces. Between 1888 and 1940 the building received its most notable changes, evolving through a series of upgrades to suit the district's needs and ensure children had access to quality, up to date educational facilities, like those that were advocated for by educational reformers at a state and national level.

Despite changes made to the building since 1931, Everett School retains good integrity from 1888 and its series of additions and upgrades in 1891, 1917, 1931, and 1940. The other four buildings, Cooper, Irving, Longfellow, and Hawthorne, which were built and modernized during the same three development phases as Everett, have also all had their windows and doors replaced or infilled but otherwise retain many of the exterior features applied during their initial construction and successive remodels. The appearance of the interior of these buildings, and whether they retain the same degree of intact historic features as the Everett, is unknown.

### ***Additional Information: Beuttler and Arnold Architecture Firm***

Everett's 1917 addition and 1931 modernization were designed by the local architecture firm of Beuttler and Arnold, run by William Beuttler and Ralph Arnold. Beuttler and Arnold were a partnership from 1912 to 1940. In 1940, Arnold left the firm to work for the Iowa State Board of Control and Beuttler established his own practice, which he remained at the head of until his death in 1963. During this time, in 1953, Beuttler's firm's name was changed to Beuttler and Son. After Beuttler's death the name changed to William Lee Beuttler Architect and Associates.<sup>47</sup> The firm then went on to have other names and owners but remains active today as Cannon Moss Brygger.<sup>48</sup>

Beuttler and Arnold, and later just Beuttler, were responsible for designing many of the public school facilities, both new construction and additions/alterations, throughout Sioux City during their tenure.<sup>49</sup> In addition to Everett, known examples of their school work include:<sup>50</sup>

1. Riverview Elementary – New construction, 1914
  - a. Non-extant

<sup>47</sup> Nebraska State Historical Society, "Beuttler and Arnold, Architects" and "Ralph Arnold, Architect."

<sup>48</sup> Dave Dreeszen, "Century of Shaping Siouxland's History," *Sioux City Journal*, September 2, 2012.

<sup>49</sup> Tom Munson, Sioux City Public Museum, email to author.

<sup>50</sup> Roberts, "Alteration of Old School Properties.;" Nebraska State Historical Society, "Beuttler and Arnold, Architects.;" Sioux City Public Museum, List of William Beuttler projects in Sioux City, 1913-1963.

Everett School

Name of Property

Woodbury, Iowa

County and State

2. Hawthorne Elementary – Addition, 1916
3. East Junior High School – New construction, 1917
  - a. Non-extant
4. West Junior High School – New construction, 1919
  - a. Non-extant
5. Crescent Park Elementary – New construction, 1920
6. Joy Elementary – Addition, 1920
7. Riverview Elementary – Addition, 1920
  - a. Non-extant
8. Roosevelt Elementary – New construction, 1920
9. Emerson Elementary – New construction, 1921
10. McKinley Elementary – New construction, 1921
11. Washington Elementary – New construction 1921
  - a. Non-extant
12. West Junior High School (east and west wings, 1921)
  - a. Non-extant
13. North Junior High School – New construction, 1923
  - a. Non-extant
14. East High School – New construction, 1924
  - a. Non-extant
15. Grant Elementary – New construction, 1925; Addition, 1952
  - a. Non-extant
16. Woodrow Wilson Junior High School – New construction, 1925
  - a. Non-extant
17. Bryant Grade School – Modernization,
  - a. Non-extant
18. Whittier Grade School – Modernization, 1929
19. Cooper Grade School – Modernization, 1931
20. Longfellow Grade School – Modernization, 1932
21. School Administration Building, Alteration of existing building, 1938
22. Leeds High School – New construction, 1939
  - a. Non-extant
23. Central High School Vocational and Gymnasium Building – New construction, 1952
24. Clark Elementary – New construction, 1958

Of these, 12 buildings remain extant. The Central High School Vocational and Gymnasium Building is listed on the National Register of Historic Places as the Central High School & Central Annex.

According to Beuttler's obituary, "the Beuttler firm was widely known in the Midwest for many outstanding architectural designs of churches, schools and public buildings." In addition to designing public schools for the local school district, the firm designed many buildings in Sioux

Everett School  
Name of Property

Woodbury, Iowa  
County and State

City including the First Methodist Church, the Y.M.C.A., and buildings on the Morningside College campus. Many of these buildings appear to be extant.<sup>51</sup> The following Beuttler and Arnold buildings in Sioux City are listed individually on the National Register of Historic Places: Florence Crittenton House and Maternity Hospital, Sioux City Masonic Temple (1922), and the Sioux City U.S. Post Office and Courthouse (1934), and the Central High School Vocational and Gymnasium Building (1952).<sup>52</sup>

### **Archaeology Statement**

The potential for any prehistoric or historic archaeological remains within or beyond the footprint of the property was not assessed as part of the present National Register nomination. If knowledge of prehistoric or historic archeological remains within or adjacent to the boundaries of this resource come to light, the owner should consider an archeological assessment before proceeding with any future development.

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<sup>51</sup> National Register of Historic Places, Sioux City Central High School & Central Annex (Boundary Increase), Sioux City, Iowa, National Register #16000641.

<sup>52</sup> National Register of Historic Places, State Listings, "Iowa – Woodbury County."

Everett School  
Name of Property

Woodbury, Iowa  
County and State

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Everett School

Name of Property

Woodbury, Iowa

County and State

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Everett School  
Name of Property

Woodbury, Iowa  
County and State

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

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

**Primary location of additional data:**

- State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Name of repository: Sioux City Public Museum

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreege of Property** 1 \_\_\_\_\_

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 42.499000 Longitude: -96.424982

2. Latitude: Longitude:

Everett School  
Name of Property

Woodbury, Iowa  
County and State

3. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

4. Latitude: \_\_\_\_\_ Longitude: \_\_\_\_\_

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

1. Zone: \_\_\_\_\_ Easting: \_\_\_\_\_ Northing: \_\_\_\_\_

2. Zone: \_\_\_\_\_ Easting: \_\_\_\_\_ Northing: \_\_\_\_\_

3. Zone: \_\_\_\_\_ Easting: \_\_\_\_\_ Northing: \_\_\_\_\_

4. Zone: \_\_\_\_\_ Easting : \_\_\_\_\_ Northing: \_\_\_\_\_

**Verbal Boundary Description** (Describe the boundaries of the property.)

The nominated building is situated on David Lots 5-7, Block 13 in Sioux City, Iowa.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary includes the lots currently associated with the school property.

---

**11. Form Prepared By**

name/title: Caitlin Benton  
organization: Alley Poyner Macchietto Architecture  
street & number: 1516 Cuming Street  
city or town: Omaha state: NE zip code: 68102  
e-mail cbenton@alleypoyner.com  
telephone: 402-341-1544  
date: September 10, 2018

*Owner*

name/title: 1314 W 3<sup>rd</sup> LLC  
street & number: 509 Walker Street  
city or town: Woodbine state: IA zip code: 51579

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**Additional Documentation**

Submit the following items with the completed form:

Everett School  
Name of Property

Woodbury, Iowa  
County and State

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Everett School

City or Vicinity: Sioux City

County: Woodbury

State: Iowa

Photographer: Alley Poyner Macchietto Architecture employees.

Date Photographed: As noted.

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 18: Context Photo. Looking west on W. 3rd St., with Everett on the left. 10/26/2017.
- 2 of 18: Context Photo. Looking east on W. 3<sup>rd</sup> St., with Everett on the right. 10/26/2017.
- 3 of 18: Context Photo. Looking south on Rebecca St., with Everett on the left. 10/26/2017.
- 4 of 18: East and North Elevations. Looking southwest. 11/20/2017.
- 5 of 18: North and West Elevations. Looking southeast. 11/20/2017.
- 6 of 18: West and South Elevations. Looking northeast. 11/20/2017.
- 7 of 18: East Stair. Looking north to entry at basement level. 9/12/2017.
- 8 of 18: West Stair. Looking north to entry at basement level. 9/12/2017.
- 9 of 18: Basement. Corridor. Looking east, with auditorium entry on right. 9/12/2017.
- 10 of 18: 1<sup>st</sup> Floor. Corridor at middle. Looking east. 9/12/2017.
- 11 of 18: 2<sup>nd</sup> Floor. Corridor at west end. Looking north to West stair. 9/12/2017.
- 12 of 18: Basement. Gym. Looking south. 9/12/2017.
- 13 of 18: Basement. Auditorium. Looking west. 9/12/2017.

Everett School  
Name of Property

Woodbury, Iowa  
County and State

- 14 of 18: Underground Boiler Room. Looking south. 9/12/2017.
- 15 of 18: 1<sup>st</sup> Floor. Classroom at middle of 1891 building. Looking southeast. 9/12/2017/
- 16 of 18: 1<sup>st</sup> Floor. Offices at west end of 1891 building. Looking south. 9/12/2017.
- 17 of 18: 2<sup>nd</sup> Floor. Classroom at north end of 1917 building. Looking west. 9/12/2017.
- 18 of 18: 2<sup>nd</sup> Floor. Boys Restroom. Looking south. 9/12/2017.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Everett School
Name of Property
Woodbury, Iowa
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 37

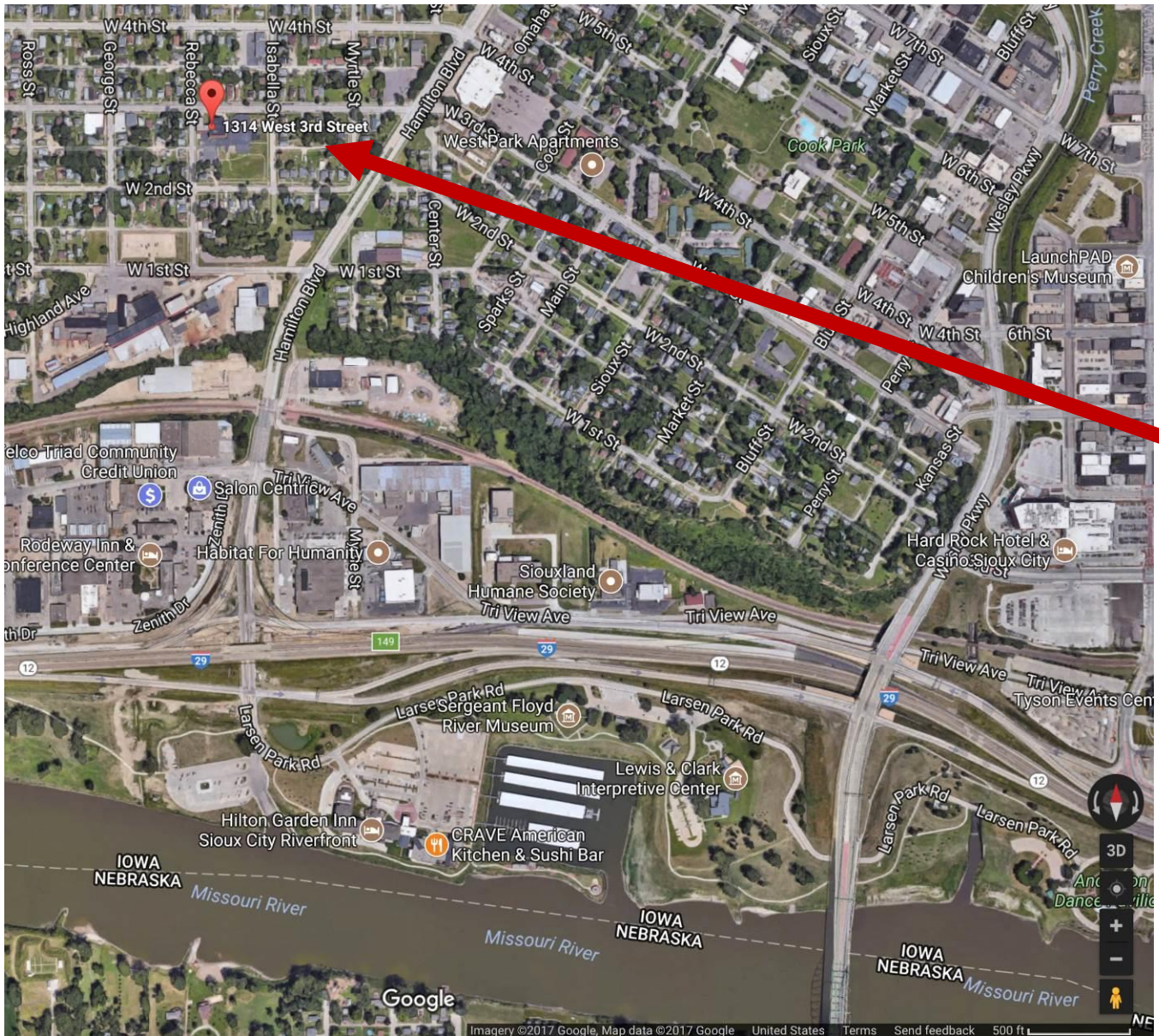
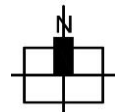


Figure 4: Everett School Vicinity Map. Building is located on the block bound by W. 3<sup>rd</sup> Street, Isabella Street, W. 2<sup>nd</sup> Street and Rebecca Street. Latitude/Longitude: 42.499067, -96.424954. Source: Google Maps, 2017.



United States Department of the Interior  
National Park Service

Everett School
-----
Name of Property
Woodbury, Iowa
-----
County and State
-----
Name of multiple listing (if applicable)

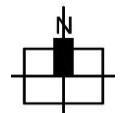
# National Register of Historic Places Continuation Sheet

Section number Additional Documentation

Page 38



Figure 5: Everett School Legal Boundary Map. Building is located at the northwest corner of a block bound by W. 3<sup>rd</sup> Street, Isabella Street, W. 2<sup>nd</sup> Street and Rebecca Street. Dashed line indicates property location. Solid lines indicate assessor provided boundaries. Source: Woodbury County Beacon website, Accessed October 23, 2017.



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Everett School
Name of Property
Woodbury, Iowa
County and State
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 39

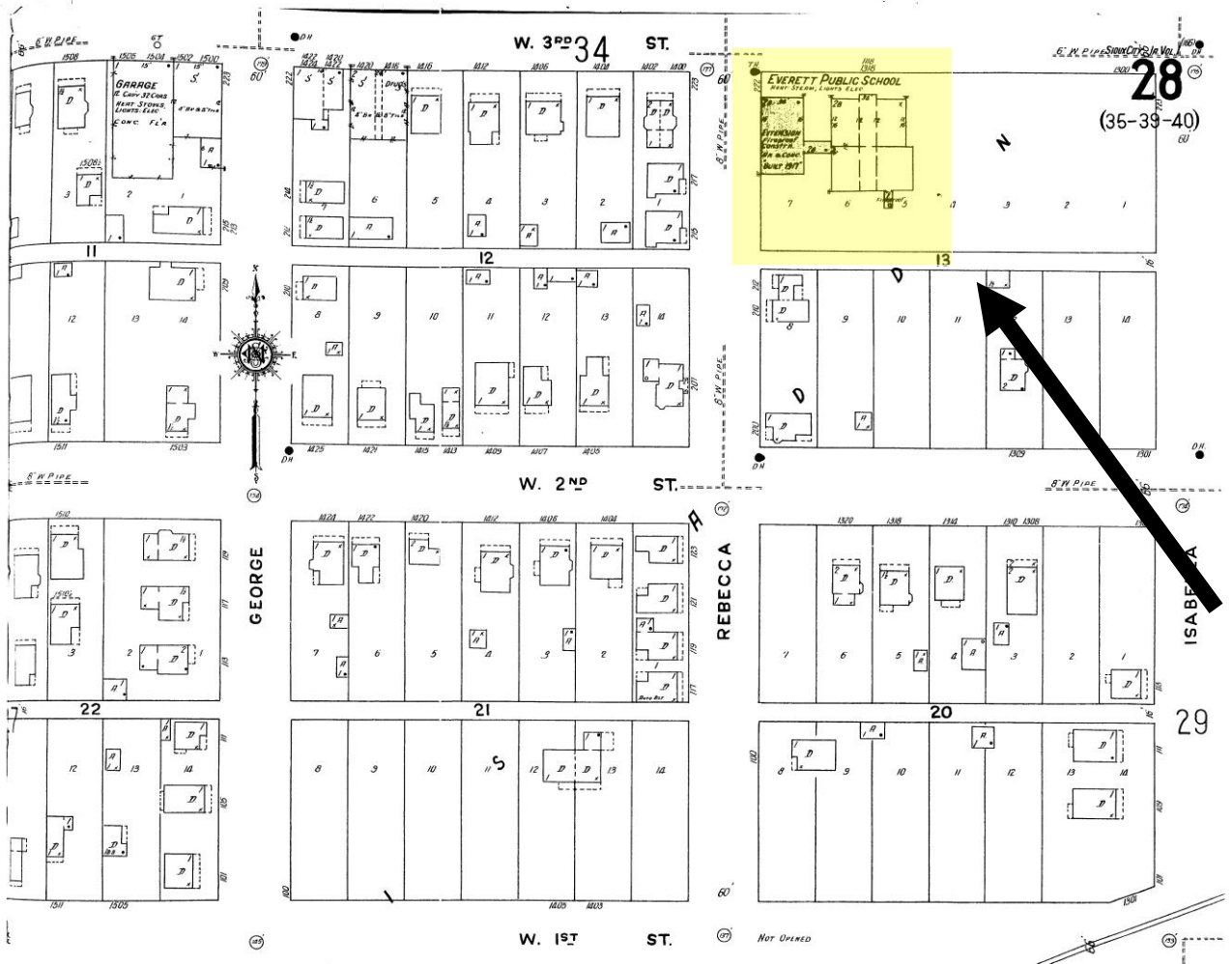


Figure 6: Sanborn Map Company. Insurance Maps of Sioux City, Iowa. New York: 1924. Digital. Council Bluffs Public Library. Council Bluffs, Iowa. Shaded area indicates location of Everett School (with additions) in 1924.

United States Department of the Interior  
National Park Service

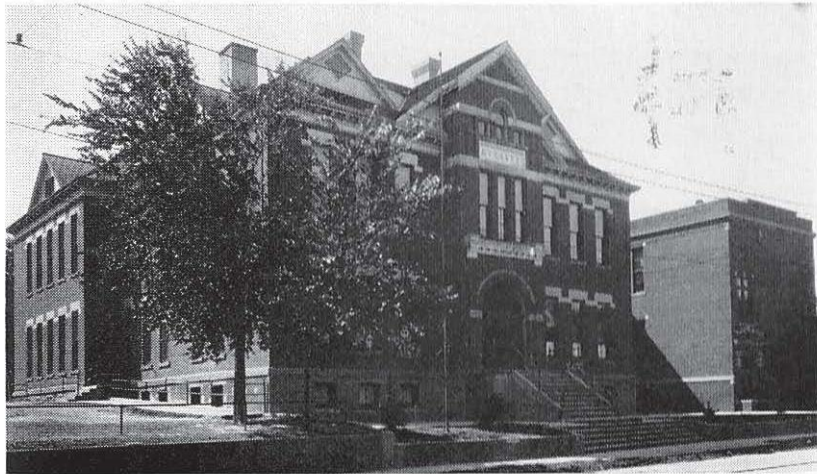
# National Register of Historic Places Continuation Sheet

Everett School
-----
Name of Property
Woodbury, Iowa
-----
County and State
-----
Name of multiple listing (if applicable)

Section number Additional Documentation

Page 40

MODERNIZED SCHOOLS—BEFORE AND AFTER 151



EVERETT SCHOOL  
West Third and Rebecca Streets

Built in 1888, additions in 1891 and 1917.



Remodelled and modernized in 1931.

Figure 7: Everett School before and after its 1931 modernization. Source: H.C. Roberts, *The Public Schools of Sioux City, Iowa* (Sioux City, IA: Verstegen Printing Co., 1955), 151.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Everett School

Name of Property

Woodbury, Iowa

County and State

Name of multiple listing (if applicable)

Section number Additional DocumentationPage 41

The schools constructed during the *First Building Boom*, along with additions made within that phase, are listed chronologically below:<sup>53</sup>

1. Hobson (formerly Fifth Ward School, then Worcester) – Built: 1885
  - a. Addition: 1888
  - b. Non-extant (demolished in 1938)
2. Irving (formerly East Side Brick) – Built: 1886
3. Hopkins (formerly West Eighth Street School): 1887
  - a. Addition: 1890
  - b. Non-extant (demolished in 1934)
4. Bancroft (formerly Pearl Street School) – Built: 1888
  - a. Non-extant (demolished in 1932)
5. Cooper (formerly Greenville School) – Built: 1888
  - a. Addition: 1894
6. Everett – Built: 1888
  - a. Addition: 1891
7. Franklin (formerly Cole's Addition School) – Built: 1889
  - a. Non-extant (demolished in date unknown)
8. Bryant – Built in 1890
  - a. Non-extant (demolished in 2016)
9. Hawthorne – Built in 1891
10. Central High – Built: 1892
  - a. Listed individually to the National Register of Historic Places
11. Longfellow – Built: 1890 / 1893
  - a. Original building constructed in 1890 destroyed by a fire in 1892. Replaced with a new building within the First Building Boom period, in 1893.
12. Webster – Addition: 1891
  - a. Built: 1872; Previous Addition: 1883

The schools constructed during the *Depression and Recovery* phase, or that received additions within that phase, are listed chronologically below:<sup>54</sup>

1. Smith – Built: 1899
  - a. Addition: 1910
  - b. Non-extant (demolished in 2012)
2. Whittier – Built: 1902
  - a. Addition: 1907
3. Floyd – Built: 1902
  - a. Non-extant (demolished in date unknown)
4. Hunt – Built: 1906
  - a. Addition: 1912
5. Lowell – Built: 1910
  - a. Non-extant (demolished in 2010)
6. Joy – Built: 1912
  - a. Addition: 1914
7. Riverview – Built: 1914
  - a. Designed by Beuttler and Arnold architecture firm
  - b. Non-extant (demolished in date unknown)

<sup>53</sup> Roberts, *The Public Schools of Sioux City, Iowa*, 102-103; 141-146.

<sup>54</sup> Roberts, *The Public Schools of Sioux City, Iowa*, 102-103; 141-146.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Everett School

Name of Property

Woodbury, Iowa

County and State

Name of multiple listing (if applicable)

Section number Additional DocumentationPage 42

8. Cooper – Addition: 1903 \*
9. Franklin – Addition: 1906 \*
  - a. Non-extant
10. Hobson – Addition: 1907 \*
  - a. Non-extant
11. Whittier – Addition: 1907
12. Irving – Addition: 1908 \*
13. Longfellow – Addition: 1908 \*
14. Bryant – Addition: 1911 \*
  - a. Non-extant (demolished in 2016)
15. Hawthorne – Addition: 1913 \*
  - a. Designed by Beuttler and Arnold architecture firm
16. Central High – Addition: 1914 \*
17. Floyd – Addition: 1915
18. Hopkins – Addition: 1916 \*
  - a. Non-extant
19. Everett – Addition: 1917 \*
  - a. Designed by Beuttler and Arnold architecture firm

\* originally constructed during the *First Building Boom* phase

The schools modernized during the *Modernization of Obsolete Buildings* phase are listed chronologically below:<sup>55</sup>

1. Irving – Modernized in 1927 \* ^
2. Whittier – Modernized in 1929 ^
3. Cooper – Modernized in 1931 \* ^
4. Everett – Modernized in 1931 \* ^
5. Floyd – Modernized in 1931 ^
  - a. Non-extant
6. Bryant – Modernized in 1932 \* ^
  - a. Non-extant
7. Longfellow – Modernized in 1932 \* ^
8. Hunt – Modernized in 1933 ^
9. Franklin – Modernized in 1934 \* ^
  - a. Non-extant
10. Hawthorne – Modernized in 1934 \* ^
11. Hopkins – Modernized in 1934 \* ^
  - a. Non-extant
12. Joy – Modernized in 1934 ^
13. Lowell – Modernized in 1934 ^
  - a. Non-extant
14. Smith – Modernized in 1934 ^
  - a. Non-extant

\* originally constructed during *First Building Boom* phase

^ constructed or received addition during *Depression & Recovery* phase

<sup>55</sup> Roberts, *The Public Schools of Sioux City, Iowa*, 109-112, 149-159.

United States Department of the Interior  
National Park Service

Everett School
Name of Property
Woodbury, Iowa
County and State
Name of multiple listing (if applicable)

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation – Photo Keys

Page 43

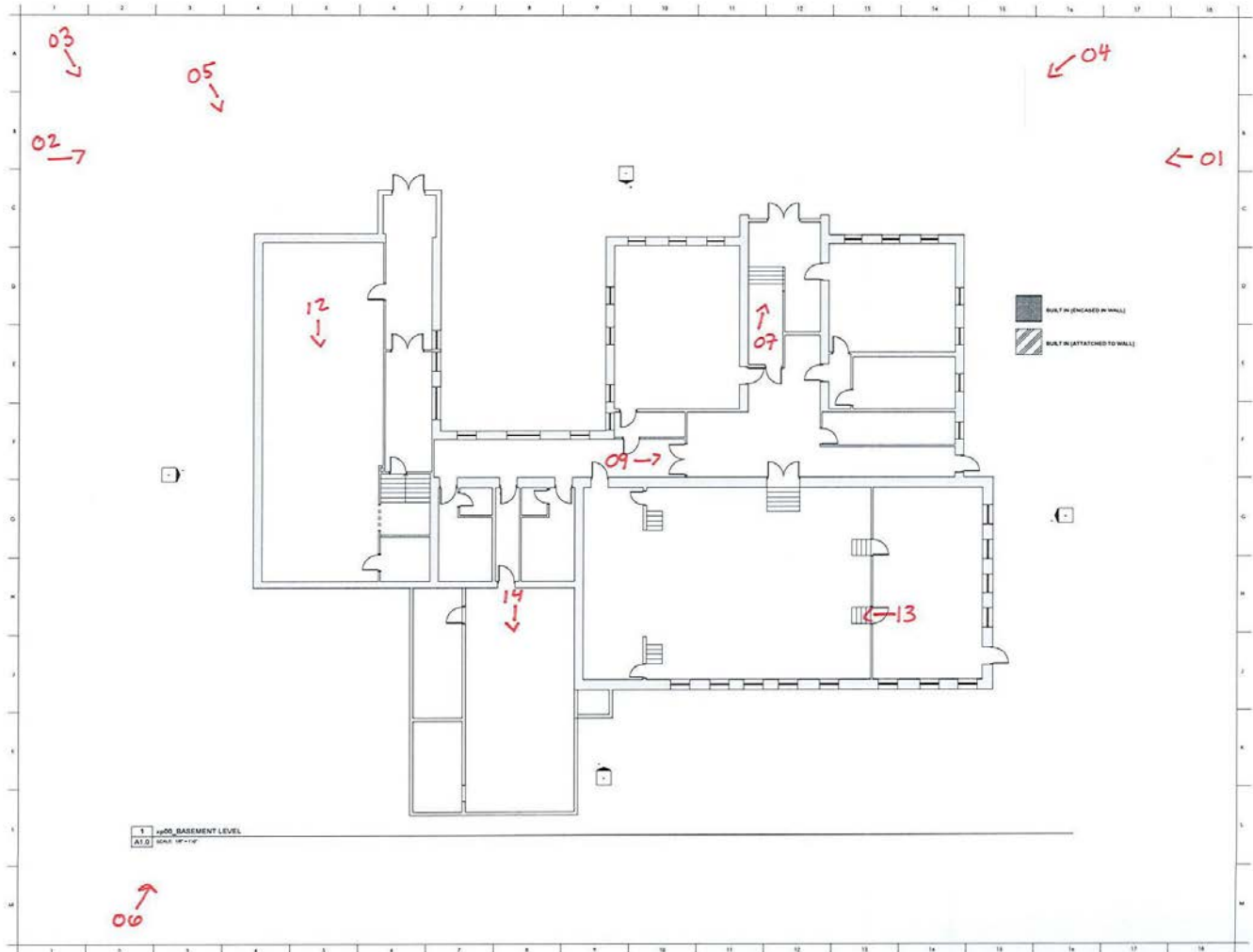
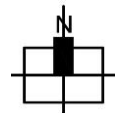


Photo Key: Exterior & Basement Level



United States Department of the Interior  
National Park Service

Everett School
Name of Property
Woodbury, Iowa
County and State
Name of multiple listing (if applicable)

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation – Photo Keys

Page 44

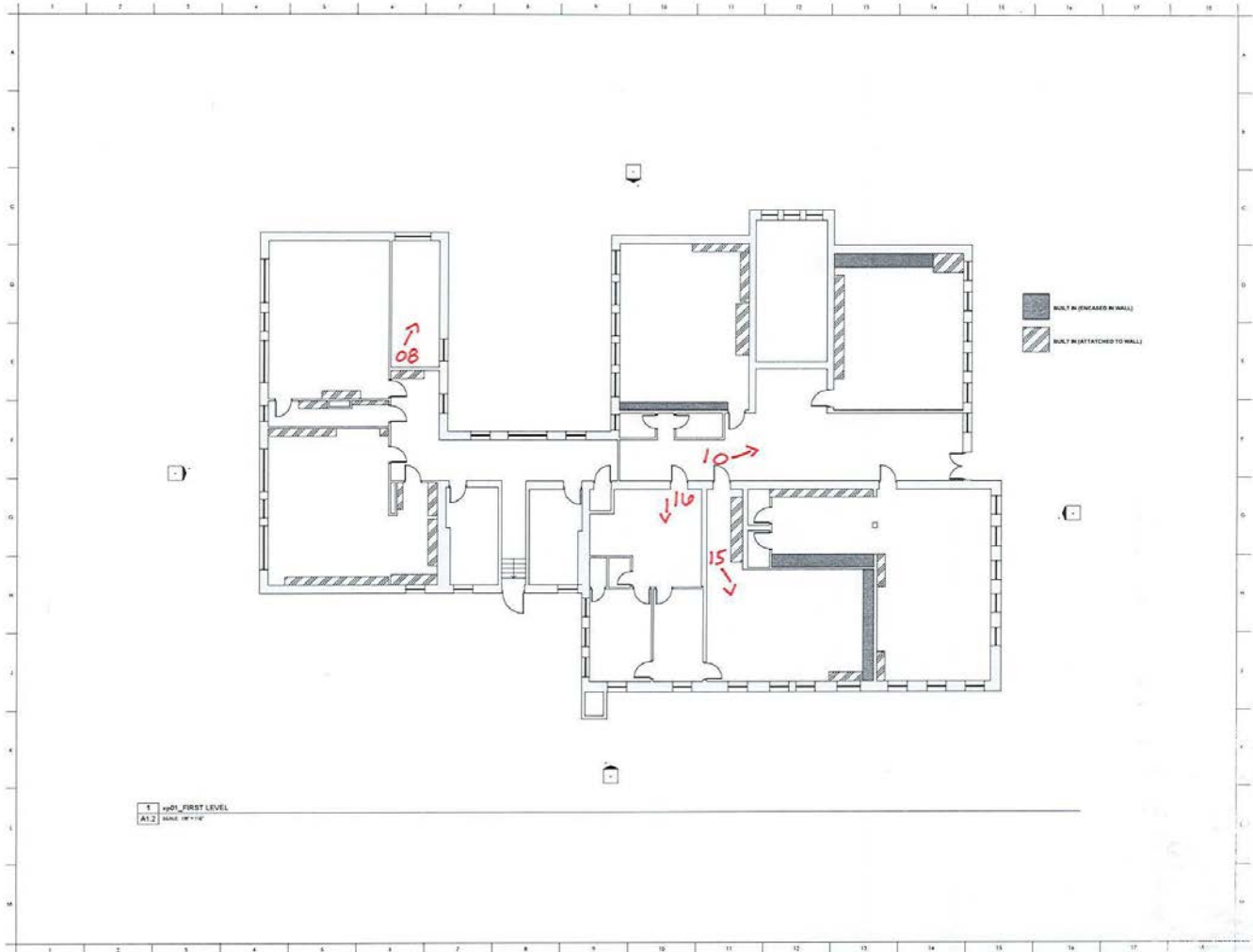
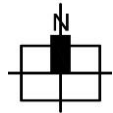


Photo Key: 1<sup>st</sup> Floor



United States Department of the Interior  
National Park Service

Everett School  
Name of Property  
Woodbury, Iowa  
County and State

# National Register of Historic Places Continuation Sheet

Name of multiple listing (if applicable)

Section number Additional Documentation – Photo Keys

Page 45

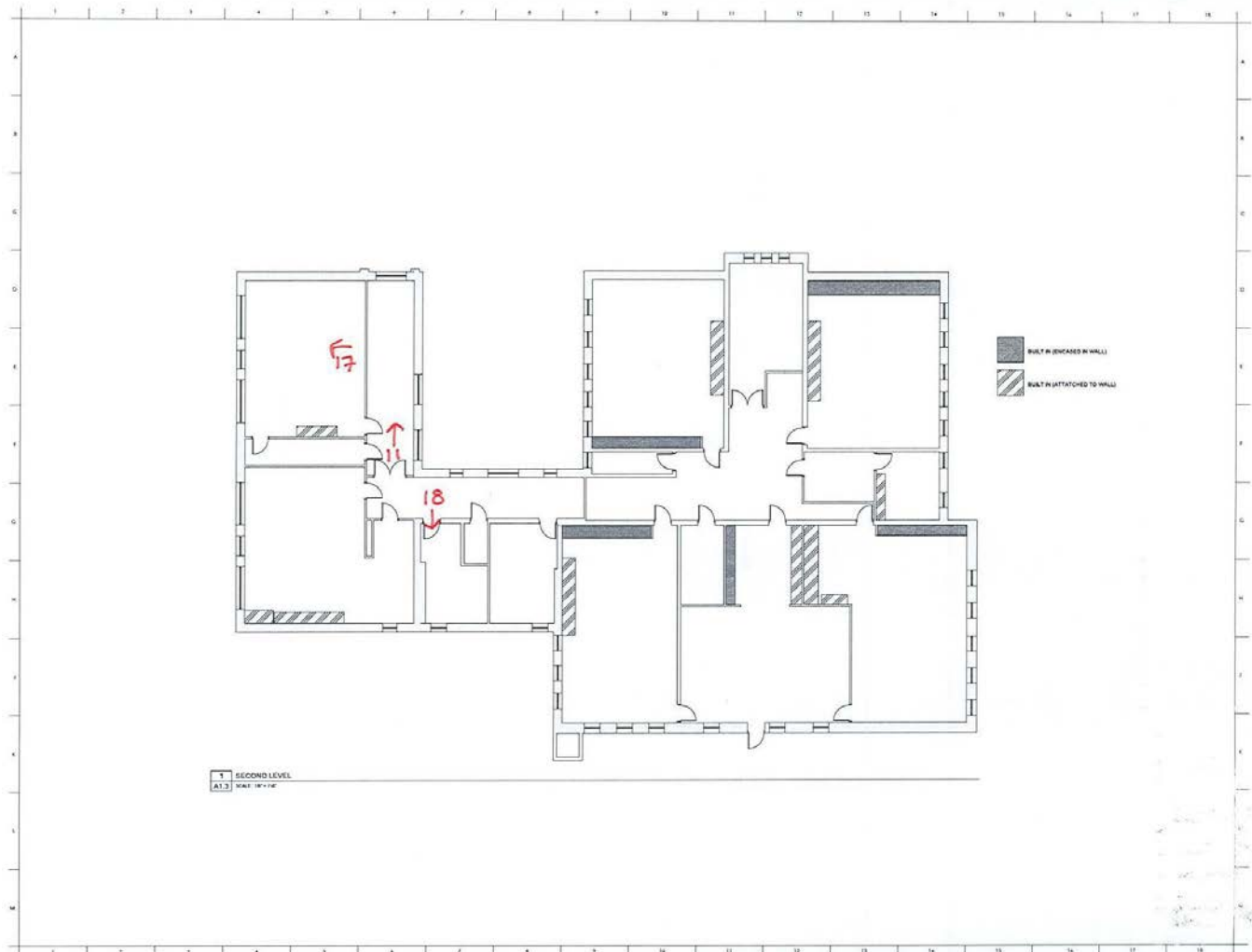
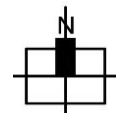


Photo Key: 2<sup>nd</sup> Floor









W 3rd











**CHARACTER**  
IS DOING THE  
RIGHT THING  
WHEN NO ONE IS  
LOOKING  
EVERETT ELEMENTARY SCHOOL

























UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Everett School

Multiple Name: \_\_\_\_\_

State & County: IOWA, Woodbury

Date Received: 9/18/2018      Date of Pending List: 10/17/2018      Date of 16th Day: 11/1/2018      Date of 45th Day: 11/5/2018      Date of Weekly List: \_\_\_\_\_

Reference number: SG100003066

Nominator: State

Reason For Review: \_\_\_\_\_

Accept       Return       Reject      11/5/2018 Date

Abstract/Summary Comments: The Everett School is locally significant under National Register Criterion A (Education). With initial construction starting in 1888, the two-story with raised basement, brick schoolhouse was a significant reflection of Sioux City's continuing efforts to develop a modern and efficient local educational system. Significantly updated in 1917 and more dramatically during the 1930s and 1940s, the Everett School building exemplified the larger patterns of twentieth century school development and construction undertaken by the city to adapt its educational infrastructure to accommodate increasing enrollments, shifting educational policy, and modern safety and aesthetic standards.

Recommendation/ Criteria: Accept National Register Criterion A

Reviewer Paul Lusignan      Discipline Historian

Telephone (202)354-2229      Date 11/5/2018

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



CHRIS KRAMER, ACTING DIRECTOR

September 13, 2018

IOWA ARTS  
COUNCIL

PRODUCE  
IOWA

STATE HISTORICAL  
SOCIETY OF IOWA

STATE HISTORICAL  
MUSEUM OF IOWA

STATE HISTORICAL  
LIBRARY & ARCHIVES

STATE HISTORIC SITES

STATE HISTORIC  
PRESERVATION  
OFFICE OF IOWA

IOWA HISTORICAL  
FOUNDATION

Joy Beasley, Keeper of the National Register of Historic Places  
National Park Service  
National Register of Historic Places  
1849 C Street, NW, Mail Stop 7228  
Washington, DC 20240



Dear Ms Beasley:

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

The Colfax Spring City Commercial Historic District has 50 property owners who were notified as per regulations of their properties' inclusion in the historic district that was scheduled to be discussed at the June 12, 2018 State Nominations Review Committee Meeting. No owner objections were received.

The Everett School is owned by a single entity that is simultaneously going through the Federal Historic Rehabilitation Tax Credit process and a preliminary determination of individual listing has been requested.

### **Colfax Spring City Commercial Historic District**

The Colfax "Spring City" Commercial Historic District qualifies for the National Register of Historic Places as a "Property Type 1: Commercial District" that meets registration requirements set forth in the "Iowa's Main Street Commercial Architecture" Multiple Property Document (2002) under Criterion A-Commerce and Criterion A-Health/Medicine by reflecting the historic and continual development and growth of the Colfax downtown. The district also contains buildings related to its role as the commercial heart of a mineral water health resort community that also served as a farm-to-market community, and surviving buildings and a site are representative of this heritage. The district represents the commercial retail heart of Colfax since the area's platting in 1866-1867, when mercantile operations began. The period of significance is 1881, marking the approximate year of construction of the oldest building, through 1960, when the Interstate 80 freeway opened north of the district.

### **Everett School**

Everett School was built by the Sioux City School District<sup>1</sup> as an elementary school in 1888 and retained this original use until it was closed by the district in 2016. Its period of significance extends from 1888 to 1940, the year of its initial construction to the year that the auditorium was added, and the corridors and stairs were modernized. By 1940, the building had most of the features, materials and configuration that it retains

today. The building is locally significant under Criterion A for its association with evolving trends in educational philosophy as reflected in the distinct phases of physical development in Sioux City's public schools during the late 19<sup>th</sup> and early-mid 20<sup>th</sup> centuries.

Thank you for your consideration.

Sincerely,



Laura Sadowsky  
State Historian and National Register Coordinator  
State Historical Society of Iowa

Enclosures.