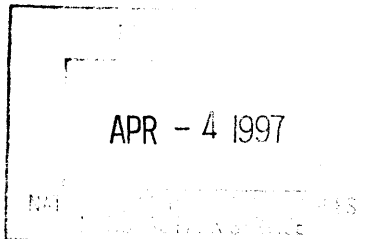


387

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



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

1. Name of Property

historic name Morningside College Historic District

other names/site number Morningside Historic District, University of the Northwest

2. Location

street & number Roughly bounded by Vine, Morningside, Garretson N/A not for publication
avenues, Sioux Trail, Peters Ave., and S. Paxton

city or town Sioux City N/A vicinity

state Iowa code IA county Woodbury code 193 zip code 51106

3. State/Federal Agency Certification

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

Laticia Churkins 3-31-97
Signature of certifying official/Title Date

State Historical Society of Iowa
State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Signature of the Keeper

Date of Action

Jane M. Callard 5/14/97

Morningside College Historic District
Name of Property

Woodbury County, Iowa
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

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

Category of Property
(Check only one box)

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

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

Contributing	Noncontributing	
9	9	buildings
1		sites
		structures
5	1	objects
15	10	Total

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

N/A

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions
(Enter categories from instructions)

EDUCATION/college

Current Functions
(Enter categories from instructions)

EDUCATION/college

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN: Romanesque

LATE 19TH AND 20TH CENTURY REVIVALS:

Italian Renaissance

Materials
(Enter categories from instructions)

foundation STONE

walls BRICK

STONE

roof TERRA COTTA

other STONE

WOOD

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

EDUCATION

ARCHITECTURE

Period of Significance

1890-1956

Significant Dates

1890

1894

1897

Significant Person

(Complete if Criterion B is marked above)

Lewis, Wilson Seeley

Cultural Affiliation

Architect/Builder

Brown, Charles P.

Poorbaugh, John Milton

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

Morningside College Archives

Morningside College Historic District
Name of Property

Woodbury County, Iowa
County and State

10. Geographical Data

Acreeage of Property 41 acres, approximately

UTM References

(Place additional UTM references on a continuation sheet.)

1	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
2	<input type="text"/>	<input type="text"/>	<input type="text"/>

3	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing
4	<input type="text"/>	<input type="text"/>	<input type="text"/>

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Timothy T. Orwig

organization Morningside College date 12 November 1996

street & number 1501 Morningside Ave. telephone (712) 274-5104

city or town Sioux City state Iowa zip code 51106

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

Additional Items

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

Property Owner

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

name Morningside College

street & number 1501 Morningside Ave. telephone (712) 274-5104

city or town Sioux City state Iowa zip code 51106

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Morningside College Historic District
Woodbury County, Iowa

Section number 7 Page 1

Architectural Classification

MODERN MOVEMENT: Moderne

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Descriptive Summary. Located in the Morningside residential neighborhood on the southeast side of Sioux City, Iowa (3.4 miles from the city center),¹ the Morningside College Historic District is notable for its pleasing blend of three architectural styles: Richardsonian Romanesque, Italian Revival, and Moderne, and as a center for Methodist higher education through the University of the Northwest (1890-95), Charles City College (1891-1914), and Morningside College (1894-present). Sioux City in the 1880's patterned its development on several models including Chicago, Illinois, and the promoters of the Morningside neighborhood and the University of the Northwest consciously followed the development pattern of the Chicago suburb of Evanston and its Northwestern University.² The development of the streetcar suburb of Morningside is inextricably linked with the District. The L-shaped district includes 19 buildings, 1 site, and 6 objects clustered on a broad hilltop which overlooks the Missouri River valley, and lies mostly within three contiguous blocks. Significant architectural features which unite the district are red-tiled roofs and rough-cut quartzite or ornate brickwork walls, with contrasting stone and concrete bands and sills, situated in extensive landscaping in the form of broad campus greenspaces. Although newer (and thus non-contributing) buildings have been built on the periphery, the core of the campus retains significant buildings and landscaping which date back to the tenure of two important presidents, Wilson Seeley Lewis and Earl Alan Roadman. One building (Charles City College Hall) was previously listed in the National Register and is a "key" contributing element. Nine other buildings, 1 site, and 5 objects also contribute to the historic appearance of the district, with 6 of the 9 buildings ranking as "key" contributors.

General Characteristics. The Morningside College Historic District contains the largest concentration of educational buildings in Sioux City, including both the greatest concentrations and some of the best examples of three important architectural styles. The oldest part of the campus is a large rectangle that corresponds to the farmstead of early settler and developer Edwin C. Peters. The oldest campus buildings (1890-1950) are grouped along a wide bow which intersects Morningside Avenue (originally Highway 141, one of the earliest land approaches to Sioux City from the southeast, and always a major traffic artery) at Peters Avenue and at Garretson Avenue (named after another influential early developer, Arthur Samuel Garretson). Originally a bow-shaped driveway tied the front doors of these buildings together; most of the

¹ James J. Hayes, "Map of Morningside showing Morningside College Buildings and Campus, with the Churches, Public Buildings, Schools, Parks, and Points of Student Interest," *Catalogue of the Morningside College, 1921-1922*. On his map Hayes, a Morningside professor, did not define what was meant by "city center" in 1921, but the designation serves as a handy benchmark.

² Timothy Orwig, *Morningside College: A Centennial History* (Sioux City: Morningside College Press, 1994), pg. 7. A number of the points not footnoted in this nomination are also from this earlier book by the same author.

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driveway has been converted to lawns and buildings. The campus later expanded to the north and west; most newer campus buildings (1926-1989) face Peters Avenue. Several other later (non-contributing) buildings fill out the rectangle of the Peters farm, and are oriented to Garretson Avenue and Sioux Trail. The district properties are the hub of the large Morningside neighborhood, which includes commercial development along Morningside Avenue with clusters at Peters Park and the smaller Cecelia Park, although most of the buildings in the neighborhood are residential. Immediately adjacent to the campus are three other educational buildings, which were built as Longfellow Elementary School, East Junior High, and East High School. Many neighborhood children completed their entire education from kindergarten through their bachelor's degree in these contiguous school buildings.

District buildings are mostly two to three stories in height, and range in size from the massive Lewis Hall to modest residential dwellings like the Lillian Dimmitt House and the Vice President's House. The use of complementing building materials and styles by several prominent local architects, including the long association with the firm of architect and later campus planner William Beuttler, combined with the use of extensive landscaping, give the district a unified look.

Dates of construction for contributing buildings begin with 1890 and extend almost until the end of Earl Roadman's presidency in 1956, although the majority are older than 50 years. Two buildings trace their beginnings to the University of the Northwest in the early 1890's, and use restrained Romanesque detail and rough-cut Sioux quartzite. They were designed by Sioux City architect Charles P. Brown and built by John M. Poorbaugh, although only the foundation of the second, Lewis Hall, was completed before the money ran out. John C. Hudson, in an essay in *The Spirit of H.H. Richardson on the Midland Prairies*, notes:

The fabled Sioux quartzite of the Luverne-Sioux Falls-Pipestone area of Minnesota and South Dakota is exceptionally hard even for a quartzite. Chemically, the stone is almost pure silica, but with a small percentage of iron that gives it a pink to purplish color. It is the hardest stone known to have been used for building purposes anywhere in the United States. Sioux quartzite saw limited use as a building stone outside the local region because it was not competitive with materials of lesser hardness and greater workability, but its attractive color and ability to take a polish made it marketable for facing and ornamental work.³

³ John C. Hudson, "The Midland Prairies: Natural Resources and Urban Settlement," in *The Spirit of H.H. Richardson on the Midland Prairies*, edited by Paul Clifford Larson, (Ames: Iowa State University Press, 1988), pg. 125.

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The quartzite for the buildings came from Poorbaugh's own quarries near Sioux Falls, at the town of Jasper, Minnesota, which Poorbaugh had founded and to which he returned after the Panic of 1893 dried up his Sioux City fortunes. An advertisement for the J.M. Poorbaugh Co. in the 1890 *Catalogue* noted:

Their famous ledges of genuine quartzite (sic) granite are superior in quality and size and equal to the very best in the country. . . . The Board of Managers take pleasure in commending the builder and his material. The course, dimension, range and rubble stone and work surpass any thing of the kind we have ever seen.⁴

Quarry owners took a direct approach to convince Sioux City leaders that the odd pink stone was right for their growing city. Three times during 1890, excursion trains packed with city officials and businessmen traveled to Sioux Falls to visit the nearby quarries and large quartzite structures like the courthouse then under construction. Architect Brown was on the first of these two trips, and remarked, "I am favorably impressed with the stone for building material. . . . I am surprised to see how well it looks when placed in a building."⁵ The University backers asked Brown to redo his earlier brick and terra cotta designs into quartzite.

Larson notes that Sioux City was "far and away the leading site of Richardsonian influence in Iowa."⁶ This assemblage of Richardsonian Romanesque quartzite buildings (including the nearby Poorbaugh Mansion, which, although visible from, is not contiguous to, the district, and therefore not part of this nomination) is unrivaled within Sioux City. Rather than setting themselves apart from the neighborhood, though, the buildings echo surrounding styles. Larson figures a photo of the Poorbaugh Mansion to illustrate how Sioux City "instantly, pervasively, and tenaciously . . . welded Richardson's masonry devices to Queen Anne style."⁷ The lots for the Poorbaugh Mansion had been the property of the University of the Northwest, and may have been given to Poorbaugh in partial payment for his work.

⁴ *Catalogue of the University of the Northwest*, 1890-91, pg. 46.

⁵ "Inspecting Jasper Stone," *Sioux City Journal*, October 30, 1890.

⁶ Paul Clifford Larson, Curator's Introduction, in *The Spirit of H.H. Richardson on the Midland Prairies* (Ames: Iowa State University Press, 1988), pg. 19.

⁷ *Ibid.*

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A second group of six buildings dates from 1900-1926, the early years of Morningside College, and most are a variety of what McAlester and McAlester term Renaissance Classical revival styles,⁸ ranging from the "modernized Italian renaissance"⁹ style of Lewis Hall, to the "modified Renaissance"¹⁰ of the Alumni Gymnasium, to the later more refined Renaissance Revival style of Dimmitt Residence Hall, to the generalized classical revival of the Vice President's House. This stylistic cluster meshed nicely with the mission and image of a college like Morningside, representing within its architecture as well as its curriculum the ideals of the classical and Renaissance world. In 1899 *The Collegian Reporter* characterized the design of Lewis Hall, the first of the buildings in this style:

The style selected as best adapted to the requirements of the building, the shape of the foundation, which was constructed several years ago, and the amount of money to be expended, is that of the modernized Italian Renaissance. This has lately been much in vogue for Eastern schools and colleges on account of its quiet dignity and the facility it possesses for bountiful fenestration.¹¹

The buildings are also a testament to the solid footing the college achieved under its second president, Wilson Seeley Lewis (1857-1921), who served from 1897-1908. It is not surprising that the college's classics professor, Lillian E. Dimmitt, would choose the related Colonial Revival Style¹² for her home. While the two residences are, quite naturally, wood-frame clapboard structures with appropriate detailing, the three key structures are brick with arches, quoins, and contrasting stone sills. A key element of the style, red rounded-tile roofs, unifies the two structures at the campus core with the earlier Charles City College Hall. A fire in 1912 completely gutted Lewis Hall and a second fire in 1914 gutted Charles City College Hall. Each was rebuilt almost immediately within the shell of the former building, using matching red roof tiles. Although the new roofline of Lewis Hall was nearly identical to the original, fire damage at Charles City College Hall necessitated removing most of the Richardsonian bell tower, chimneys, and dormers, and replacing the original slate roof with tile before it reopened in 1915.

⁸ Virginia & Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 1981), pp. 6-7.

⁹ "The New Building Described," *The Collegian Reporter*, December 16, 1899, pg. 1.

¹⁰ *Morningside College Bulletin*, April 1914, pg. 18.

¹¹ "The New Building Described," *The Collegian Reporter*, December 16, 1899, pg. 1.

¹² McAlester & McAlester, pg. 7

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A third group of 4 buildings straddles the fifty-year mark (1946-1952), but represents the culmination of the presidency of Earl Roadman (1936-1956) and the largest concentration of Moderne style buildings in Sioux City, all designed by the Sioux City architectural firm headed by William Beuttler. Although this style had been eclipsed nationally (various authors place it as having ended in 1940 (Baker; Bush; Carley; McAlester and McAlester)¹³ or 1945 (Blumenson),¹⁴ the style was popular in Sioux City through the early fifties (The Sioux City Municipal Auditorium, Pierce St. and Gordon Drive, (not part of this nomination) for example, is a classic Moderne style building which was not completed, for a number of reasons, until 1950.). While the buildings were completed just less than fifty years ago, they represent a style most important earlier than fifty years ago. The firm's Moderne-style Post Office and Federal Building, 6th and Douglas streets (not part of this nomination), is currently eligible for the National Register. The Moderne style was one that the Beuttler firm was comfortable with, and it fit the needs of the college, with its stylistic conservatism and economic restraint. It also fit the conventional ideas of scientific progressivism most important in two of these buildings, Jones Hall of Science and O'Donoghue Observatory, and the horizontal lines of the style lent themselves well to the need for the larger buildings necessary to hold returning G.I.'s (see Section 8). Planned for years but built as a direct response to post-WWII prosperity and expansion pressure, these buildings represent the reversal in fortunes of Morningside College, from Depression desperation to rebirth as northwest Iowa's leading college, a process that describes the legacy of president Earl Roadman. These brick buildings have flat roofs (except when function dictated a variation in form, as in the curved roof lines of a gymnasium or observatory proper, which accentuated the streamline effect) with a stone cap or coping, horizontal lines, curved corners, and glass block.

Since the time of significance, eight additional buildings have been built on the campus periphery, and wings have been added to four of the original buildings, as described below. However, the core of the campus remains largely unchanged, and the wing additions have been designed with stylistic similarity to the originals, although the lines between old and new are clear. Several of the newer buildings contain stylistic links to the older construction.

¹³ John Milnes Baker, *American House Styles: A Concise Guide* (New York: Norton, 1994), p. 140; Donald J. Bush, *The Streamlined Decade* (New York: Braziller, 1975); Rachel Carley, *The Visual Dictionary of American Domestic Architecture* (New York, Henry Holt, 1994) p. 226; McAlester and McAlester, p. 465.

¹⁴ John J.-G. Blumenson, *Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600-1945* (Nashville: American Assoc. for State and Local History, 1977), pg. 79.

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Equally important, key landscaping features of the original campus, including large greenspaces such as the front lawn and Bass Field, remain virtually unchanged since the period of significance, and the large expanse of city-owned Lewis Park is still intact. These areas have not only an aesthetic effect, but also provide a philosophical and historical context. In *Campus Architecture: Building in the Groves of Academe*,¹⁵ Richard Dober notes the essential nature of landscaping to the ideals of a campus, tracing groves back to the hilltop Greek Academy of Plato, and greens and lawns to fourteenth century Oxford and then back across the Atlantic to Harvard Yard and Thomas Jefferson's University of Virginia. The hilltop nature of the Morningside College Historic District accentuates these effects, and specific landscape structures tie buildings and landscape together. The Class of 1903 Oaks behind the Spoonholder, and the Class of 1922 Sundial in the Dimmitt Residence Hall courtyard, which surmounts a long grassy hill, provide an interplay of landscape and structure, aesthetics and ideals.

There are no known archaeological resources of possible significance, but we realize that this must be explored further.

Unifying Features. Although the district has contributing buildings of three distinct styles, there are a number of similarities among the buildings, as various architects attempted to produce functional buildings of current styles which harmonized with the older buildings on campus. The following stylistic features are well-represented in the district, as the list of buildings in parentheses indicates.

1. Rough-cut quartzite with beaded mortar (Charles City College Hall, Lewis Hall)
2. Red or buff-colored brick walls (Lewis Hall, Hickman-Johnson-Furrow Library, Heating Plant, O'Donoghue Observatory, Jones Hall of Science, Grace United Methodist Church, Eppley Auditorium/MacCollin, Dimmitt Residence Hall, Allee Gymnasium, Hindman-Hobbs, The Commons, Lincoln Center, Roadman Hall, Klinger-Neal Theatre)
3. Clapboard homes on red brick foundations (Lillian Dimmitt House, Vice President's House)
4. Sense of weight and massiveness of form (Charles City College Hall, Lewis Hall, Hickman-Johnson-Furrow Library, Jones Hall of Science, Grace United Methodist Church, Eppley Auditorium/MacCollin, Dimmitt Residence Hall, Allee Gymnasium, Hindman-Hobbs, The Commons, Roadman Hall, Klinger-Neal Theatre)
5. Round arches (Charles City College Hall, Lewis Hall, Dimmitt Residence Hall)

¹⁵ Richard Dober, *Campus Architecture: Building in the Groves of Academe* (New York: McGraw-Hill, 1996), pp. 231-246.

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6. Keystoned lintels (Hickman-Johnson-Furrow Library, Dimmitt Residence Hall, Jones Hall of Science)
7. Lintels or sills of contrasting material or texture (Lewis Hall, Hickman-Johnson-Furrow Library, O'Donoghue Observatory, Jones Hall of Science, Dimmitt Residence Hall, Allee Gymnasium, Roadman Hall)
8. Quoin effect from raised or colored brick courses (Lewis Hall, Hickman-Johnson-Furrow Library, Dimmitt Residence Hall, Hindman-Hobbs)
9. Projecting or contrasting band or string courses (Charles City College Hall, Lewis Hall, Hickman-Johnson-Furrow Library)
10. Entrance doors with pilasters or applied columns (Hickman-Johnson-Furrow Library, Dimmitt Residence Hall, Lillian Dimmitt House, Hindman-Hobbs, Vice President's House)
11. Red rounded-tile roofs (Charles City College Hall, Lewis Hall, Hickman-Johnson-Furrow Library)
12. Flat roof with coping (Hickman-Johnson-Furrow Library, Jones Hall of Science, Eppley Auditorium/MacCollin, Dimmitt Residence Hall, Allee Gymnasium, Hindman-Hobbs, The Commons, Lincoln Center, Roadman Hall)
13. Rounded building walls (O'Donoghue Observatory, Jones Hall of Science, Dimmitt Residence Hall, Allee Gymnasium)
14. Decorative stone or cement panels (Hickman-Johnson-Furrow Library, O'Donoghue Observatory, Jones Hall of Science, Dimmitt Residence Hall, Allee Gymnasium)
15. Glass block (Jones Hall of Science, Allee Gymnasium, Roadman Hall)
16. Cornerstones (Charles City College Hall, Lewis Hall, Hickman-Johnson-Furrow Library, Jones Hall of Science, Grace United Methodist Church, Eppley Auditorium/MacCollin, Dimmitt Residence Hall, Allee Gymnasium, The Commons, Roadman Hall, Klinger-Neal Theatre)

Some buildings are listed under contradictory categories if a later addition has different characteristics. For example, Hickman-Johnson-Furrow Library fits under two roof types, #11 and #12.

General Condition. The dynamics of growth for a private college like Morningside College dictate that certain things will happen to its buildings. Because there are more demands for space than money to build, old buildings are usually conserved, reconditioned, and converted to new uses. Maintenance is deferred in poor times and pursued in prosperous times. Wings are often added to older buildings. In the 1970's, sharply-rising energy costs and ceiling-lowering renovations dictated that many older casements and windows would be altered or replaced. The growth of a campus dictates, also, that nearby residences fall to new campus buildings. A significant element in the growth of Morningside College is that large greenspaces such as the front lawn and Bass Field have been preserved and remain unbuilt. In general, the buildings

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currently on campus are in good shape, although accessibility for disabled students is a major problem, and Lewis Hall needs tuckpointing and other exterior repairs.

Razed Buildings Besides the private residences sacrificed to campus expansion, a number of buildings erected in the boundaries of the current Morningside College historical district no longer exist. Most notable was the large Queen-Anne style home of E.C. Peters, which was known variously as the Women's Dormitory, Mendota Hall, the Chemistry Building, and Park Place, before it mysteriously burned in 1914. Other campus buildings were built as temporary buildings, the largest of which was the 150' x 50' dirt-floored Field House (1911-14). The Barn (1918-1959) was actually the largest of a pair of two-story barracks built for the Student Army Training Courses (S.A.T.C.) troops in WWI (and setting for several scenes in Hartzell Spence's *One Foot In Heaven*), and constantly renovated for new uses. Four barracks were hauled to the campus from the Air Base in 1946-47 and served many uses until the last of them were removed in 1966. The current Grace United Methodist Church is the congregation's third church building in Morningside, and the second on the current site. The first, a small wooden Romanesque Revival structure at the corner of Orleans and Sioux Trail (1889) was soon outgrown, and replaced by a substantial brick Gothic structure in 1908. This beloved campus church burned in 1957, and the current church was completed in 1960. To clarify which is meant in the text, these buildings are numbered Grace Church I, II, and III. Prexy Lodge (3823 Garretson), the official home of the Morningside College president for many years and later a sorority, was built by benefactor C.W. Payne and acquired by the college in 1924.¹⁶ It was razed in 1993 for Grace Church expansion.

Overview of Building Use Types Much of the building a college does is dictated by a particular type of use. Certainly this explains the proliferation of classroom buildings, but through the years other uses demand more and more space, particularly dormitories, athletic facilities, libraries, performing spaces, and student unions. Although students have always roomed at home or off campus, the first on-campus dormitory rooms for students were on the second floor of Charles City College Hall, then shifted to the Peters House (razed), then into buildings of their own such as Dimmitt Residence Hall, Roadman Hall, the International House, and the Residence Complex (not part of the district), and their various later wings. The first gymnasium was the abandoned Grace Church I (razed), which was particularly useful because students could practice pole-vaulting in its sanctuary. The basement of Lewis Hall contained a gymnasium, and the college built a dirt-floored wood-frame fieldhouse (razed) before building the Alumni Gymnasium (Hickman-Johnson-Furrow Library), Allee Gymnasium, and the Hindman-Hobbs Center. The library of the University of the Northwest was little more than a bookshelf in Charles City College

¹⁶ "To Sell Home M.S. President." *Sioux City Journal* March 13, 1924.

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Hall, expanding to a small room in Lewis Hall, and eventually an entire floor of the chapel wing, before landing in the renovated gymnasium, since expanded into Hickman-Johnson-Furrow Library. The Conservatory of Music laid claim to Charles City College Hall for decades after Lewis Hall was built, expanded into the Barn (razed), and eventually moved to Eppley/MacCollin. The theatre department shared space with the chapel, and inherited that space when chapel moved to Grace Church II (burned), ending at Klinger-Neal Theatre. The student union began in 1939 as a room in Lewis Hall, moved to the Barn in 1946, a wing of Roadman Hall in 1953, and a decade later into the Commons. Even specialized classroom types require more and more space, particularly in the sciences. From their quarters in Lewis Hall, they moved to the Barn, Jones Hall of Science, and then its new wing Jacobsen Computer Center.

Building List. These buildings were previously researched for *Morningside College: A Centennial History*, which drew upon the contents of the Morningside College Archives, interviews, a thorough examination of college publications (in particular catalogs and bulletins, promotional pieces, *The Collegian Reporter*, and *The Morningsider*), and microfilm searches of the *Sioux City Journal* and *Sioux City Daily Tribune*, combined with directed searches in city directories. Morningside College student Scott Moseman spent a semester preparing a data base of the homes of all Morningside College faculty and employees during the period of significance, which led us to pick the Vice President's House for inclusion in the District. The Sanborn Maps for Morningside are very fragmentary and were not useful. Statements on architects were documented from the same sources and from files of the Sioux City Historic Preservation Commission, State Historical Society, and the Sioux City Public Library clipping files.

One long block, west side of Morningside Avenue between Peters and Garretson Avenues

1. 1501 Morningside Ave. **Lewis Hall.** *KEY Contributing.* This massive Italian Renaissance revival building occupies a footprint and foundation story of rough-cut quartzite blocks with single block lintels and round arched window wells designed by Charles P. Brown and erected in 1890 by J.M. Poorbaugh and Company. The Richardsonian Romanesque six-story College of Liberal Arts planned for the site never progressed beyond this stage due to funding shortfalls as the overheated Sioux City real estate market began to cool. It has been previously listed as eligible for the NRHP.

The current three-story building was completed on the half-basement in 1900, as Main Hall. The building is an elaborated T-plan 150 ft. long and 74 ft. wide, with the 68' x 50' rear base ending in a projecting five-sided bay, and a central front entry facing Morningside Avenue. Above the foundation, the symmetrical front facade has five bays, the second and fourth recessed and topped with gabled roof dormers with decorative flared bases. The symmetrical north and south facades have three bays, with the central projecting. The projecting west wing is only two stories; originally a high-ceilinged second floor accommodated a chapel which seated 700.

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Although first and second story windows are linked by recessed arches, the horizontality of the walls is maintained by slightly indenting every fifth brick course on the lower two floors, bands of recessed brick panels (trimmed with egg-and-dart molding) below the first and second story windows, and an enlarged stone belt course at the sill level of the third floor windows. The windows all have contrasting stone sills; on the first floor and at the staircases in the west facade they are flat (gauged) arched. Windows at the second floor level are round-arched or flat (gauged) arched in alternating bays (except in the chapel wing where the windows are unadorned). The smaller third story windows have a decorative brick surround treatment. The gabled overhanging roof with boxed eaves is covered with red rounded tiles and supported with ornamental brackets (similar to a modillion course) and trimmed with egg-and-dart molding and dentils. Original (1900) cost: \$60,000.¹⁷ Architect: Wilfred W. Beach; builder: Gross Construction of Minneapolis.

The building was renamed Lewis Hall in 1959, to honor Wilson Seeley Lewis, the college's second president (1897-1908), whose success in taking the school from bankruptcy to prosperity is most evident today in this building. Despite several changes, the building retains the character it had in Lewis' presidency. Twin metal external fire escapes were added to the rear facade between 1903 and 1911. The building was gutted by fire in 1912. Wilfred W. Beach redesigned and "fireproofed" the interior, and the Sioux City firm of Coomer and Small rebuilt the structure. The exterior brick walls remained intact; only a small part of the brick walls in the chapel wing had to be replaced. Other than adding a pediment to the two roof dormers and regularizing the windows in the end of the chapel wing, no visible change was made. About the only interior detail that remains from this renovation is the wooden staircase railings. Twin brick chimneys were removed sometime after 1947. The north facade entrance was closed by the 1970's, the step unit removed and replaced with brick facing. A quartzite planter on the north side carries out the line of the original step unit. The original double-hung windows have been replaced with combination fixed and sliding windows. Portions of the first and second floor windows have been covered. The central front entry has been altered with a metal canopy and metal doors.

2. No street address. **The Spoonholder.** *Contributing.* Facing Lewis Hall, in the middle of the front lawn of the college, this object is a curved solid cement bench with footpad and backrest, designed to hold thirteen people. Two possible explanations of its name are its resemblance to the kitchen utensil and its popularity as a place for young lovers to "spoon." The *Morningside College Bulletin* described it as a "pew curved to a quarter circle and facing the college. It is built

¹⁷ "An Educational Triumph: Dedication of the Handsome New Morningside College Hall," *Sioux City Daily Tribune*, September 8, 1900.

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of solid cement, beautifully faced, while at the center is placed the name of the class."¹⁸ It was built in 1908 as a gift by the class of 1903, which had 13 members, including two future college presidents, Frank E. Mossman and Alexander Grant Ruthven (a prankster known at Morningside by his nickname "the Freshie Devil"). Mossman oversaw the expansion of another Methodist Episcopal school, Southwestern College in Winfield, Kansas, from 43 to 304 students, and built 5 new buildings in his 1905-1918 tenure there. He returned to Morningside as president for 13 years, and then returned to Southwestern to resume that presidency from 1931-1942. Ruthven (1882-1971) was a naturalist, museum curator, memoirist (*Naturalist in Two Worlds*), and the president who guided the University of Michigan for 22 years, from Depression and WWII to national prominence (1929-1951).

The Class of 1903 maintained its connection with the Spoonholder for many years, refacing it and planting 13 burr oak trees (all of which survive) behind it to commemorate its 45th reunion in 1948.¹⁹ The Spoonholder is constantly painted by students. While this may sound like vandalism, it is actually a long-standing tradition, dating back to a rivalry with the class of 1902, who gave the college a large boulder inscribed with their year. The Class of 1903 promptly painted the boulder green. After it had been scrubbed clean again, the next night 1903 buried the boulder in Lewis Lawn with the Class of 1902 schoolbooks underneath it. Shortly after its dedication, the Spoonholder was painted green, according to campus legend. Since then, the tradition of painting both continued. The Class of 1902 boulder was repainted, reburied, and re-excavated many times until an exasperated President J. Richard Palmer had it dumped into the Missouri River early in his term (ca. 1958). But the Spoonholder still remains, and repainting it is a campus tradition. Alterations are reversible and should not pose a threat to NRHP eligibility. As with the Harmony Lane Lampposts and the Class of 1922 Sundial, these structures from the first quarter century are physical representations of student life on campus in ways that no buildings are, and all are an integral part of the historic district. While the Class of 1902 boulder, the Class of 1917 entry piers, and other student gifts are now gone, these structures remain.

3. No street address. **The Obelisk.** *Non-contributing.* Built on the lawn between Lewis Hall and Hickman-Johnson-Furrow Library in 1989, this 20-foot-high brown steel sculpture, an obelisk form battered and pierced, was presented to the campus by Psi Chi, the psychology honorary society. Sculptor Tom Gibbs entitled it Obelisk III, and noted that the form of the obelisk comes from ancient Egypt, representing a ray of sunlight reaching earth: "The cutting into and disintegration of the form expresses the delicate balance between classical idealism and barbarism

¹⁸ "Memorial of Class of '03," *Morningside College Bulletin*, August 1908, pg. 7.

¹⁹ "Class of 1903," *The Morningsider* June 1948, pg. 3.

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or decay. We make a mistake when we assume that civilization can be taken for granted. . . . Only education, with its preservation of important ideas from past cultures, can serve as a bulwark, pushing against barbarism and disintegration by serving as a ray of light in a dark world."²⁰

4. 1601 Morningside Ave. **Hickman-Johnson-Furrow Library**. *Contributing*. This fireproof symmetrical three-story "modified renaissance"²¹ building opened as the Alumni Gymnasium in February, 1914, and served that purpose until its conversion into the campus library in 1955-56. This rectangular building has a strongly projecting central bay in front. The bottom floor is dark-red brick capped with a wide continuous stone belt course which rests two brick courses above the top of the window openings. The top two floors are a lighter-colored brick; the second floor has no windows, while the third floor window sills rest on a second continuous wide beltcourse. Raised dark-red brick in banded patterns marks the corners. Third floor windows are surrounded by a band of dark-red brick and topped with a keystone brick lintel. The front entrance (altered) was a huge, pedimented stone doorway with fluted pilaster columns and a transom light. The two rear entrances are smaller, single doors with raised brick pilasters and a three-part entablature. The lower level (at ground level in the rear, but a flight down from the original front door) held men's and women's locker, team, and shower rooms. The main floor had two basketball courts and facilities for tennis, volleyball, and indoor baseball. The top floor had a banked oval running track and trophy and physical rooms. The hipped, cross-gabled roof with central ridges has wide boxed eaves and a red rounded-tile roof. Initial cost \$80,000. Architects: Beuttler & Arnold; builder: Coomer and Small.

This building has been extensively renovated twice. In 1955-56 architect William Beuttler and librarian Clinton Burris, in a \$200,000 project, reconfigured the inside of the building as the Wilhelmina Petersmeyer Library and Marian Jones Hall of Culture. In 1983-84 Morningside College added a large one-story lobby wing with offices and reading room, and an elevator tower to the front of the building. This rectangular dark-red brick addition wraps the front projecting bay and extends out to the lines of the north and south side walls, and has a flat parapeted roof with a thin coping. A metal bulkhead clearly separates the new addition from the original building, while a wide concrete beltcourse at a slightly lower level continues the horizontality of the original building. A second square addition attaches to the southwest corner. Some ground and third floor windows were bricked, and others replaced with fixed and sliding energy-saving windows. The elaborate front door surround was removed, attached to a concrete backing, and

²⁰ Tom Gibbs, "Reflections on Obelisk III," Printed essay in the Morningside College Archives.

²¹ *Morningside College Bulletin*, April 1914, pg. 18.

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installed as part of an entry plaza near the recessed-corner front door. Renovation architect: RML Associates; builder: Chris Hansen Construction.

5. 1617 Morningside Ave. **Heating Plant.** *Non-contributing.* This simple rectangular 33 x 44 ft. brick building has segmental-arched windows and doors, a hipped roof, and an 80-foot smokestack. This building sits right behind the library and is part of the bow-shaped arc of buildings facing Morningside. When the college rebuilt Lewis Hall in 1912, it built this separate structure to house a new Warren and Webster double boiler system, and dug steam tunnels to the existing (and subsequent) buildings. The new structure reduced fire hazards, and freed up space for classrooms in the basement level of Main Hall. Initial cost \$18,000. Designed by Wilfred W. Beach, built by Smith Construction. Subsequent changes have obliterated the historic character of the building. A utilitarian brick wing was added to the north end, a high fence placed around the southeast end, the roofline has been altered, the windows and doors have been bricked in or covered over, and a large opening has been cut into the southwest corner for a metal garage door.

6. 1701 Morningside Ave. **O'Donoghue Observatory.** *Contributing.* Morningside broke ground for this unique Moderne-style brick building in 1950 and dedicated it in 1953. It was given to the college by Sioux City physician Dr. Arch O'Donoghue in honor of his physician father Dr. James H. O'Donoghue, who graduated from the University of the Northwest and practiced in Storm Lake. Dr. Earl Roadman accepted the gift "to the information and inspiration of the community's observance of God's handiwork in the heavens."²² When built, the 12-inch reflector telescope in a rotating turret was the one of the largest in Iowa. This brick building consists of a two-story domed cylinder with an attached rectangular flat-roofed (two stepped levels) support room. The windows are small double-panes in metal casements. The southern door is the main entry, and has a large cement surround, unadorned except for the inscribed building name. Unfortunately, the original doors with porthole windows have been replaced with solid metal doors. Architect: William L. Beuttler.

7. 1707 Morningside Ave. **Jones Hall of Science.** *KEY Contributing.* Jones Hall is the first of a group of 4 Moderne style buildings in the District, and when built was the first new building on campus in 20 years. It was the culmination of the first ten years of Earl Roadman's leadership, as Morningside College emerged from a barter economy and desperate circumstances to post-war strength and expansion, at a time when other Iowa colleges closed their doors. On August 22, 1946, a live radio broadcast caught the sound of the shovel breaking ground for this three-story brick building, which opened in February of 1948. The building is a simple rectangle in form, with

²² "Observatory Dedication at Commencement," *The Morningsider*, September 1953, pg. 3.

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a short projecting bay at the southern end of the front facade, tied back to the rest of the facade with a curved quarter-circle main entry portal and curved step. The double entry doors are flanked with ribbon windows. On the full-length curved cement panels above the entry are two horizontal bands of geometric designs, with the building name centered between them. Above the entry portal is a two-story band of glass blocks (8 wide), punctuated with a small awning window in metal casement on each landing. The entire window panel has a stone surround capped by an abstracted keystone which ties it to the roofline coping. The south facade has an identical panel, projected slightly from the otherwise windowless wall, above a squared undecorated side door surround. The wall of the short front-facade projecting bay is windowless, with a large blank cement panel in the center, at the top of which is a raised medallion inscribed with a small intertwined MC. The other facades have standard window placement and no doors, except for a garage door opening in the middle of the west facade. The windows throughout were vertical ribbons of six panels set in metal frames, the center two panels opening outward awning-style, flanked by sidelights. The flat parapeted roof is accented with a wide undecorated stone coping. A small one-story Home Economics Annex was attached to the southwest corner of the building when it was built. Physics occupied the ground floor, biology the second, and chemistry the third because of venting and odor considerations. Initial cost: \$250,000. Architect: William Beuttler; builder Ross Coomer.

In 1968-9 the annex was incorporated into a much larger wing, the \$500,000 Jacobsen Computer Center. This renovation reconfigured the secondary south entry into the main entry and removed the surround, although the glass block panel above it remains intact. The line of the original annex remains, as the addition stays one story at the top of the hill, becoming two stories only at its west end as the hill falls away. The ribbon windows throughout the Jones Hall of Science have been replaced with a large upper bulkhead and energy-efficient sliding panels, and the door in the rounded portal has been replaced, without adding any blocking. Renovation architect: William L. Beuttler & Associates.

8. 1735 Morningside Ave. **Grace United Methodist Church.** *Non-contributing.* This third building for the congregation opened in 1960. Grace Church II, completed on the same site in 1908, burned in 1957. It occupies the corner of Morningside Ave. and Garretson, but the highest-traffic entry is off a parking lot shared with Morningside College. This rambling brick and stone building with a semi-detached campanile contains a large sanctuary, reception rooms, offices, and classrooms. It is one of two buildings in the district not owned by Morningside College, although the connections are long-standing. Architect: Wallace and Burrill of Omaha; general contractor: Chris Hansen Construction.

One block, south side of Garretson Avenue between Morningside Avenue and Sioux Trail

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9. 3625 Garretson Ave. **Eppley Auditorium and MacCollin Classroom Building.** *Non-contributing.* Completed in 1966, this \$1.78 million brick, stone, and precast concrete complex for art and music departments is an auditorium and classroom/office building with an inner sculpture-garden courtyard. The auditorium, with its large balcony, seats 1500, and is the home for the Sioux City Symphony Orchestra, which began at Morningside in 1925 under Maestro Leo Kucinski. MacCollin is named after Paul MacCollin (1884-1957) who headed the Conservatory of Music for 40 years and created the Sioux City Concert Course. A focal point for the building is the large mosaic panels representing the six fine arts, designed by Dorothy M. Gleason Collins, which are suspended in the glass-curtained front facade and in the courtyard. The naming gift came from the foundation established by hotel developer Eugene Chase Eppley (1884-1958), who spent several of the early years of his career in Sioux City. Architect: William L. Beuttler, Architect and Associates; general contractor: Chris Hansen Construction Co.

One long block, east side of Sioux Trail between Garretson and Peters Avenue

10. 1700 Sioux Trail. **International House.** *Non-contributing.* Built hastily in 1961, this 96' x 35' International Style building housed 36 students from 10 countries in an ambitious program to educate new leaders for Africa. The International Student Program of the Methodist Church Board of Missions helped students acquire American degrees and international experience, and built ties between Morningside College and Africa which are still strong a generation later. The structure sat empty briefly in the early 1970's, and has seen use as the Conference Center (1977-1995) and is currently the home of Girls, Inc. Original cost: \$90,000.

11. No street address. **Bass Field.** *Contributing.* This site has been central to Morningside College athletics for 90 years. On June 13, 1906, President "Cincinnatus" Lewis guided a single-bladed plow pulled by students through an orchard grove, symbolically breaking ground for this athletic field while Commencement visitors cheered. The site was a long natural slope that dropped 50 feet from Lewis Hall to Sioux Trail. Before this, the college used a field further east down Morningside Avenue, where Morningside Presbyterian Church now stands (not part of this nomination). As early as 1903, Wilson Seeley Lewis had urged the Board of Trustees to provide a field the college could control, particularly since "irresponsible persons occupy our athletic field and frequently the Sabbath day is profaned."²³ When fund raising stalled in the spring of 1907, student John C. Bass offered to pay for the grading of the site if students paid for the building of bleachers. Through grading and filling a field was created with natural amphitheatre seating on the north and east slopes. On April 26, 1907, the faculty spent an hour digging at the bleachers

²³ Quoted in Orwig, pg. 64.

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site; cement bleachers were completed April 30. The bleachers were expanded in 1918. An elaborate ticket kiosk and entry, a class gift, was added at the middle of the eastern side in the 1920's. Like nearby Lewis Hall, they were brick with red tile roofs. The cement bleachers, kiosk, and entry all have since been removed.

The field was the site of nearly all Morningside College outdoor athletics in the first half of this century: football, baseball, track & field, intramural women's sports, and physical education classes. Most notable of these competitions was the November 27, 1919, Morningside game against Knute Rockne's Notre Dame team, quarterbacked by George Gipp. Five thousand spectators watched the competition, despite freezing weather, on a field that had been cleared of four inches of snow that morning by a snowplow and students with shovels and brooms. The Army Air Corps practiced drills, obstacle courses, and calisthenics there around the clock during WWII. The teams of head football coach George Allen (an NFL head coach 1965-1977) practiced there after the war. Intercollegiate football games are now held at the nearby public school Roberts' Stadium, but the Morningside football and softball teams continue to use the field to practice, and its greenspace is an important part of the campus district.

Two blocks, north side of Peters Avenue between South Paxton and the alley west of Morningside Avenue.

12: 3318 Vine Avenue. **Dimmitt Residence Hall.** *KEY Contributing.* Although this building is addressed to Vine Avenue, the main entrance and obvious architectural front faces Peters Avenue, surmounting a high hill and long lawn. Originally built as the Women's Residence Hall in 1926, it was renamed in 1946 to honor Lillian E. Dimmitt, a classics professor at the University of the Northwest and Morningside College from 1893 to 1965. It was built in a later, subtler version of the Renaissance Revival style of Lewis Hall and Hickman-Johnson-Furrow Library. A college brochure from the 1930's proclaims, "The loggias, roof terrace, and balconies furnish a suggestion of the domestic architecture of sunny Italy and add to the charm of the college home."²⁴ This symmetrical three-story "fireproof" brick building is U-shaped, with a projecting rounded two-story bay in the center front. This bay, which contains public areas, has five wide window panels with sidelights; the ground floor windows are pedimented, second floor arched, and a decorative ribboned-garland panel adorns the parapet above the cornice. A front walk leads up to center of this bay and then follows the curve back to doors into the building which flank either side of the projecting bay. Each of these is a paired door flanked by applied columns and an entablature. The second story windows are paired, and fronted with a decorative cast-iron-railed balcony, while the single third story window is slightly smaller. Between these doors and the side wings are

²⁴ *Women's Residence Halls: Morningside College*, 14 pp., ca. 1938, Morningside College Archives.

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two-story recessed arcaded and colonnaded porches (loggia) three arches wide; the ground floor opening is flat-headed, the second floor is round-arched with keystones, and the third floor is recessed behind a terrace.

The original side wings, in contrast, have identical window treatments on all three stories. Each has an entablature doorway in the middle of the inner facade, which opens onto the courtyard, with an arched window one flight up lighting the stairway. At the front facade-end of each wing the parapet is stepped up and surmounted by an arched panel and large ribboned garland. The middle window on each floor of these wing facade-ends has an ornamental wrought-iron balcony supported by brackets. The flat roof has a parapet above a prominent wide stone cornice supported by dentils and a course of projecting vertical bricks. The rear facade has a slightly-projecting central bay with two round-arched pilastered doorways which lead from the second floor to the hilltop sidewalk, over concrete bridges with wrought-iron railings which span a concrete "moat" that allows light to the ground floor. Initial cost \$250,000. Architect: Beuttler & Arnold; general contractor: B.E. Short.

Two long wings were added to this building in the early 1960's: a 4-story eastern wing in 1961-62 and 5-story western wing in 1965-66. Because they attach to the base of the U at the rear, they are not visible from the front courtyard. They are flush with the back facade, and because the hill slopes rapidly away from the summit, their roofline follows the slightly lower level of the cornice. The lower level of the loggia in front has been filled with paired windows and center doors, while throughout the building wooden doors have been replaced by metal and glass doors, and the windows have been replaced with energy-efficient fixed above sliding windows. The interior rooms have been extensively renovated, although the woodwork and fireplaces of the public areas are mostly intact.

13. No street address. **Class of 1922 Sundial.** *Contributing.* This object was a gift to the college from the Class of 1922, placed in the middle of the front lawn to get the best sun. The base is a three-cornered marble pedestal with raised depictions of cherubs, angels, rams' heads, and vines. The dial is a brass plaque with hours marked in Roman numerals and the legend "COUNT ONLY SUNNY HOURS." In vandalism attributed to youth from a neighboring school, the brass dial was stolen a few weeks after its erection, and the shadow pointer broken off a second replacement dial, which was then removed for safekeeping. "Its fate is the most eloquent of all arguments for fencing the campus," Wilson Lewis Taylor wrote in 1939.²⁵ Instead, sometime after 1939, the dial was reattached and the pedestal was moved to the front

²⁵ Wilson Lewis Taylor, *Bits of Morningside History and Tradition* (Sioux City: Morningside College Press, 1939).

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courtyard of Dimmitt Residence Hall, where it has remained, without its shadow pointer, for decades.

14. 3415 Peters Ave. **Allee Gymnasium.** *KEY Contributing.* This 1949 Moderne building is named after Newell, Iowa, philanthropist George M. Allee (1877-1958), an agribusinessman who developed corn varieties, who gave a naming gift of \$32,000, and also gave large gifts to Buena Vista and Cornell colleges and Iowa State University. (His home in Newell was named to the National Register in 1992.) This brick building is an unbroken rectangle (157' x 202') in shape, with two-story front and sections attached to a three-story arched center gymnasium area. It was built on the site of the Women's Athletic Field, cleared of structures in the 1920's. At the time that Allee Gym was built, an article in *Midland Schools* noted of the steel-truss roof that "The view is good from any part of the bleachers because a special roof construction has eliminated posts and beams."²⁶ The arch is evident in the side facades, and contributes to the streamlined effect.

The symmetrical front facade has a wide, shallow projection with two two-story piers framing three sets of double doors under a wide overhang, with Allee's name inscribed in a long cement panel. Two more pairs of double doors flank both outer sides of the pillars, and further horizontality is provided by a continuous ribbon of 14 three-paned windows on the second floor. This entrance arrangement is flanked by four horizontal strips of glass block (3 deep) illuminating staircases, and three vertical 4-paned windows with stone sills on both floors. Distinguishing features of the side facades are a high second-balcony ribbon of windows, and four brick piers topped with dissected stone caps that slant upward toward the main wall. The eastern wall uses a lighter-colored brick to separate the mass of the auditorium from its supporting sections. Moderne-style metal detailing includes the disk-shaped brackets which attach flagpoles to the front piers, and the nameplate letters on the rear (north) facade. The interior, modified since, featured two east-west basketball courts, spectator balconies, a 30' x 75' swimming pool, training and locker rooms, classrooms and offices, and custodian's apartment. The bleachers seated 5000. A \$2 million 1991 rehabilitation changed the interior, but with the exception of several bricked-over windows in the northern third of the eastern facade, the exterior remains unchanged. Initial cost: \$524,000. Architect: William Beuttler; general contractor: W. A. Klinger Co.

15. 3501 Peters Ave. **Hindman-Hobbs Health, Physical Education, and Recreation Center.** *Non-Contributing.* Dedicated in 1989, this \$5.5 million, 71,000 sq. ft. multi-colored brick, steel, glass, and concrete two-story building is the newest on campus. It has a 2-story atrium, elevated jogging track, three basketball courts, four racquetball courts, weight rooms, classrooms, labs,

²⁶ "New Morningside Gym Is the Latest Model," *Midland Schools* November 1950, pg. 19.

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offices, locker rooms, sauna, sundeck, and natatorium with a six-lane, 25-meter swimming pool and diving well. The building received national recognition for excellence in design from the National Intramural Recreational Sports Association and from *American School and University* and *Athletic Business* magazines. Architect: Leo A. Daly Company of Omaha; contractor W.A. Klinger, Inc.

16. 3527 Peters Ave. **Lillian Dimmitt House.** *KEY Contributing.* This Colonial Revival-style home was built in 1921 by Lillian E. Dimmitt, a classics professor at the University of the Northwest and Morningside College from 1893 to 1965. It is the last remaining residence in a group of faculty homes along Peters Ave. which have been razed for college expansion. The two-story rectangular wood-frame clapboard home rests on a brick foundation. The front entry is bracketed with a fanlight and sidelights and accentuated with an extended-forward entry porch with curved underside and topped with a pediment. It is balanced by a one-story projecting bay with four windows, originally topped with a decorative wooden railing. The four second-story windows are symmetrically placed, with paired windows in the middle. The windows are six-paned above with a single pane below. The side-gabled composition-shingled roof is broken by two pedimented roof dormers and a brick chimney in the rear. Slightly shorter side-gabled bays extend from the rear northeast corner and from the middle of the rear facade. The side bay door originally opened under a wooden arbor, since removed.

Dimmitt gave the home to Morningside College in her will. The deteriorated building was renovated and opened as the Lillian E. Dimmitt Alumni House in 1983. A wheelchair access ramp was added to a slightly enlarged side bay door, the windows were replaced by energy-saving replicas, and the house was sheathed in white wood-grained aluminum siding. Many of the original interior details were preserved in the renovation, including much of the woodwork: door frames and doors, moldings, the fireplace mantel, and two built-in bookcases with classical capitals and dentils and beveled-glass doors. Renovation architect: RML Architects P.C., Contractor: G.L. Larson Construction.

17. 3609 Peters Ave. **The Commons.** *Non-contributing.* Opened on November 3, 1962, this two-story, 43,000 sq. ft. brick, glass, stone, concrete, and stainless steel building measures approx. 100' x 200'. It is the center of student life and includes a dining hall seating 700 to 1000, snackbar, meeting rooms, post office, bookstore, chapel, health center, offices, and other uses. Original cost: \$850,000. Architect: William Beuttler and Son; general contractor: Harry S. Holtze.

18. 3627 Peters Ave. **Lincoln Center.** *Non-contributing.* Dedicated in 1974, this one-story brick and glass rectangular structure has brick pillars and recessed window bays which echo the front facade of Allee Gymnasium. Named after Robert M. Lincoln, '50, former president and CEO of Payless Cashways, the 11,400 sq. ft. building contains offices, a departmental library,

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seminar room, classrooms, and the UPS Auditorium. Initial cost: \$476,000. Architect: Beuttler Associated Architects; contractor: Chris Hansen Construction.

One block, south of Peters Avenue between Sioux Trail and Morningside Avenue. While all three of these buildings are addressed to Peters Avenue, the second and third also link to and are actually oriented as part of the bow facing Morningside Avenue.

19. 3600 Peters Ave. **Roadman Hall**. *KEY Contributing*. This modified L-shaped three story building was built in 1952-53 as the Men's Residence Hall, and renamed in honor of Earl Roadman in 1964. While Dimmitt Hall had been built to house women, this was the first time that the college had built housing specifically for men or for married students, who had previously lived off-campus or in makeshift quarters like the Barn (razed). A large one-story wing was built to the south, at the same time, as the student union. While architect William Beuttler continued to use Moderne style, this shows the least Moderne detailing of the four buildings, and shows simplified elements of newer styles. The Peters Avenue facade is a box broken only by three rows of twelve windows each, each designating one room. A shallow projection indicates a stairway; the double doors with a thin stone surround are topped by a two-story glass block panel with two casement windows, much like Beuttler's design for the staircases of Jones Hall of Science. A similar projection into the rear parking lot marks the other staircase in the toe of the L. These have a much narrower stone surround and lack the keystone of the Jones Hall of Science stairwell. The Peters Avenue entrance has a slab stone-trimmed awning cantilevered out from the building. The east facade of the toe is 7 windows long, with a one-story glass-fronted rectangular entry area two rooms wide, and a projecting slab roof that mimics the angle of the building's L. The two front facades of the L are joined by a single strip of stone at the corner. A single square brick chimney in the rear is the only break in the flat, parapeted roof with a thin coping. The windows (altered) originally were four horizontal panes in a metal casement. The student union wing is one story above, with a lower story below which opens out onto Bass Field, below the level of the rest of the building. The windows in this section (also altered) were fixed panes 4-wide with shorter awning windows above and below, set in metal casements. Initial cost \$400,000. Architect: William Beuttler; general contractor: H.S. Holtze Construction.

A second wing (two stories on the campus side, four stories from the Bass Field side) was added to the south end of the student union wing in 1960 for another \$400,000, and brought the building's room capacity up to 290. This wing is joined to the original by means of a second entry portal. Subsequent renovations on the original building have blocked the top of the windows and placed two sliding panels below, and, in the student union wing, covered the upper awning windows and replaced the lower ones with sliding panels. The student union wing has been converted into common areas. Few interior details remain.

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20. 3630 Peters Ave. **Charles City College Hall. KEY Contributing.** Individually listed on the NRHP, this three-story symmetrical rectangular quartzite stone building is the oldest on campus and one of two buildings which traces its origin back to the University of the Northwest. Originally built as the College of Technology, it was the only instructional building completed in the district before 1900. It has variously been known as Old Main, North Hall, and the Conservatory of Music; it was renamed Charles City College hall in 1958, after the German Methodist college which merged with Morningside College in 1914. The walls are quarry-faced rough-cut stone laid in regular courses, with projecting rounded piers on the second and third stories. Most lintels and all the projecting sills are single long blocks of quartzite, although the second story windows have round arches. The front door is surmounted by a large round arch and truncated tower with decorative stone patterns, topped by a pediment. There is a slight setback between the basement and ground floor, and a belt course with dentils between the second and third stories. The hipped roof with a central ridge is covered with red clay rounded tiles and has hipped dormers on the north, south, and east sides.

An explosion and fire in 1914 gutted the building, which was rebuilt in a "fireproof" design within the walls (extended upward about four feet), although without its original bell tower, dormers, and slate roof. The interior hallway configuration dates from that time, although interior details have been lost in subsequent renovations. The original windows have been shortened and replaced with energy-saving sliding windows. Initial architect: Charles P. Brown, builder: J.M. Poorbaugh & Co., cost \$35,000; 1914 rebuilding architect: Beuttler & Arnold; builder, Coomer & Small.

21, 22, & 23. In front of 3630 Peters Ave. and 1501 Morningside Ave. **Harmony Lane Lampposts. Contributing.** These 3 objects are twenty-foot-high lamp standards. The base of each is an octagonal cast-iron cone which stands about 12 feet high, and was originally topped by a glass globe. There is an access port in the flared base which is secured by exposed bolts and interior wing brackets. The access port has a large "W" with a bar underneath it enclosed in a circle, probably indicating that the lampposts were made by Westinghouse. Above this a pipe ascends another eight feet, and a six foot pipe extends out as a standard, ending in a contemporary fixture. A cast iron rod with curled ends braces the standard back against the upright. These extensions above the cast-iron base were added in the 1970's, according to photos from college annuals. While they do detract from the historic character of the lampposts, they are reversible. One lamp stands on the edge of the sidewalk between Charles City College Hall and Klinger-Neal Theatre, while the other two are equally spaced in front of Lewis Hall. The two northern posts have a cast iron plaque attached which reads "PRESENTED BY CLASS 1916" on a shield clutched by an eagle. The three posts light a path from Peters Ave. to the front door of Lewis Hall, long known as "Harmony Lane" because it passed the front door of Charles City College Hall, known for decades as the Conservatory of Music. The *Bulletin* reported:

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They were placed there by the Class of 1916. That class has cause to be proud of the distinction of doing this pioneer work in the line of campus illumination at Morningside, the value of which can scarcely be overestimated. These lights are well placed in ample numbers to illuminate electrically the drives and portions of the campus in front of all the College buildings.²⁷

24. 3700 Peters Ave. **Klinger Neal Theatre**. *Non-contributing*. Dedicated in 1964, this brick building has a dramatic 2-story glass-curtained projecting front lobby. The building's design shows its acoustical properties: it resembles a giant speaker. The auditorium seats 328 and can be modified from proscenium to three-quarter-round or arena productions, and the built-in seats have tablet-arms to double as a lecture hall. A one-story side wing features a costume shop and dressing rooms. The building is named after general contractor W.A. Klinger (1888-1971) and George Neal (d. 1969), president and chairman of the board of Iowa Public Service Co. Initial cost: \$330,000. Architect: William Beuttler and Son.

Morningside Avenue, one house south of Peters Avenue.

25 & 26. 1504 Morningside Ave. **Vice President's House**. *Contributing*. This modest residential home, significant under Criterion A, was built prior to 1914 when it was purchased by Charles City College (a German Methodist college which merged with Morningside College in 1914) as a home for the Morningside College Vice President and Dean. Construction date is uncertain, although a water tap was established in 1909. According to City Directories, the house was first occupied by J. Edward Johnson in 1910. [Note: Morningside addresses were regularized 1913-14; prior to that date, this home is listed as 1503 Morningside Ave.] The directories are not cross-indexed by address for 1909 or before, but Johnson lived at a different address in 1909, so it is quite possible that he built the home and moved in that year. Later resident Albert Buckingham thought he remembered seeing a plaque in the home that stated that Johnson, an alumnus, built the home around that date. However, an examination of alumni records failed to turn up Johnson, and the current owners are unaware of any plaques.

According to the Directories, five vice presidents occupied the house during the period of significance, from 1914 to 1943: William C. Hilmer, E.E. Lymer, F.W. Schneider, Paul E. Johnson, and George E. Hill. When women were moved out of Dimmitt Hall in 1944 to house WWII Air Force cadets, the house became the Alpha Sigma House, residence for 10 women.

²⁷ *Morningside College Bulletin*, December 1917, pg. 1.

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After the war, the college rented the home out. In 1954 Phi Sigma fraternity moved into the house, and became involved in national controversy when they petitioned for membership in the national Tau Kappa Epsilon fraternity. Several national TKE officials opposed the membership because the chapter was integrated. Allen Derr, editor of *Teke* magazine, noted that the Morningside chapter's admittance made TKE "the first big national fraternity in history" to accept blacks as charter members.²⁸ Subsequent occupants included Vice President and Dean Clifford J. Holmes, Albert Buckingham, an alumnus who worked for the college in various positions (teacher, coach, athletic director, director of public relations, vice president for estate planning) for nearly 50 years (and served as a member of the U.S. Olympic Committee and President of the U.S. Collegiate Sports Council), and the current owners, the college registrar and retired choral director. But it is probably most significant as the only building directly connected with Charles City College during the period of significance.

Architecturally, the house is a modest classical revival style, a two-story asymmetrical rectangular wooden clapboard structure set on a brick base. The front facade has a window and door below and two windows above. The south side facade has a small projecting bay surmounted by a wall dormer. The windows in the side dormer have ribbons of leaded diamond-shaped glass. The hip-on-gabled roof with wide overhanging eaves is covered with composition shingles. A hipped roof dormer with three windows projects above the front facade. Revival details include decorative crowns on the second story windows, and grooved pilasters on the main door surround. The house has been extensively modernized with blue wood-grained aluminum siding, combination windows, shutters, a broken pediment above the front door, and a second floor addition at the rear. A columned front porch (since removed) was attached to the house in the 1930's; it is unclear if it was original or a later addition. *A non-contributing modern garage is southeast of the house.*

²⁸ Orwig, pg. 135.

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Significant Dates:

1914

1936

1956

Significant Person

Roadman, Earl Alan

Architect/ Builder

Beach, Wilfred W.

Beuttler, William, and Arnold, Ralph

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The Morningside College Historic District is significant under Criterion C for the largest and best collection of late 19th and early 20th century educational buildings in northwest Iowa, in three important styles: Richardsonian Romanesque, Italian Renaissance, and Moderne, and accordingly meets Criterion G. In addition, the district--more than any other collection of buildings in Sioux City--is significant under Criterion A for its role as a center for Methodist higher education through the University of the Northwest, Charles City College, and Morningside College. From its early history as the college of the Northwest Iowa Conference of the Methodist Episcopal Church and its 1914 merger with the German Methodist conference's Charles City College, Morningside College has been built by, and has represented some of the higher aspirations of, many Methodists in Northwest Iowa and areas of South Dakota and Wisconsin. In the early decades of this century, as the only four-year college in the state's second-largest (currently fourth-largest) city, Morningside College was a center for business, science, culture, and the arts. The district represents one of several key elements in the development of the streetcar suburb of Morningside. Of the many prominent people associated with Morningside College, the district is significant under Criterion B for the work of two presidents--Wilson Seeley Lewis and Earl Alan Roadman--who rebuilt the college after periods of chaos and economic collapse. The period of significance begins with the founding of the University of the Northwest in 1890 and ends with the close of President Roadman's 20-year tenure in 1956. Significant dates include the founding of Morningside College in 1894, the arrival of Wilson Seeley Lewis as president in 1897, the merger with Charles City College in 1914, and the arrival of Earl A. Roadman in 1936.

Methodist Higher Education As part of its evangelistic growth in the 19th and early 20th centuries, the Methodist Episcopal Church founded over a thousand colleges. The latest count by the church indicates that almost 120 of these colleges are still surviving and still connected with the church; 88 of them are 4-year colleges and universities. In Iowa, the various conferences of Methodist churches (including the United Brethren and German Methodists), in cooperation with towns and cities around the state, founded at least a dozen colleges. Louis A. Haselmayer documents their histories in John Nye's *Between the Rivers*.²⁹ Some, like Epworth Seminary (1857-1923), the school Wilson Seeley Lewis presided over before coming to Morningside, never progressed beyond the level of preparatory (high school). Iowa City College (1842-1847) and Algona College (1872-1880) closed shortly after they opened. Several disappeared through merger with other colleges (Charles City College, Mount Pleasant German College, and Western-Leander Clark). Others, like Upper Iowa University (1854-1928) and Westmar (1900-1990), began as church-related, but completely severed their ties with the church and continue today as

²⁹ John A. Nye, *Between the Rivers: A History of Iowa United Methodism* (Des Moines: Iowa Annual Conference, 1986).

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independent colleges. Four Iowa colleges remain United Methodist Church-related institutions: Iowa Wesleyan (1842), Cornell (1852), Simpson (1860), and Morningside College (1894), the youngest.

The idea of the University of the Northwest was instigated by the Methodist Episcopal Church, but the actual founding was led by an odd alliance of local ministers and speculators. The Northwest Iowa Conference had been attempting without success to open a new college since Algona College closed a decade before. At its 1889 annual meeting, the Conference voted to investigate establishing a seminary and college within its bounds. The official resolution, written by Sioux City district members Bennett Mitchell, R.C. Glass, and Ira N. Pardee, sought bids from any city in the Conference bounds, specifying a suitable campus and \$500,000 in securities.³⁰ The strongest bid came from Sioux City, which followed up quickly. On Christmas Eve, 1889, a group of ministers and speculators met in the office of Edwin C. Peters; on December 27, they drew up articles of incorporation, naming Rev. Wilmot Whitfield president, Rev. Pardee secretary, and entrepreneur A.S. Garretson treasurer. Peters, as vice president, was in charge of an executive committee made up of Revs. Glass and Pardee, and local speculators J.A. Jackson and J.R. Zuver. They accepted bids of land in Sioux City on December 30. On January 15, 1890, the backers announced that they would locate the campus, as many expected, in the suburb of Morningside. On March 12, the backers signed a contract with E.C. Peters for 23 1/2 acres, "known as the unplatted portion of Peters' addition,"³¹ along with 267 lots in the platted portion. All of the lots in the platted portion were to be sold to finance the building of the University; similarly, 10 acres of the land in the unplatted portion were to be reserved for the University, while the rest would be platted for sale as University Place. Although the Conference had not officially recognized the bid, plans for the University of the Northwest proceeded.

The Suburb of Morningside The oldest section of Morningside College is the home farm of pioneer settler and founder of the suburb of Morningside, Edwin C. Peters (1836-1917),³² who was instrumental in establishing the University of the Northwest. Peters is also responsible for

³⁰ *Minutes of the Annual Session of the Northwest Iowa Conference of the Methodist Episcopal Church* (Rockford: Daily Gazette Printing House, 1889), pp. 34.

³¹ "The Contract Is Signed," *Sioux City Journal*, 13 March 1890.

³² Standard biographies are "Edwin C. Peters," in *History of the Counties of Woodbury and Plymouth, Iowa, Including an Extended Sketch of Sioux City, 1890-91*, pp. 728-29; "Edwin C. Peters," in Constant R. Marks, *Past and Present of Sioux City and Woodbury County, Iowa, 1904*, pp. 244, 247, "Edwin C. Peters: Biography" a pamphlet reprinted from *Iowa: Its History and Its Foremost Citizens*, in the Morningside College Archives; and Orwig, pg. 27.

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naming the neighborhood Morningside when he began platting the suburb. The name refers to its location on the eastern edge of the new city, and may have been borrowed from a similarly-named suburb of Edinburgh.³³ On his arrival in Sioux City in 1870, Peters bought 300-400 acres of land east of the present site of the college for \$7 to \$10 per acre, an outrageous price at the time. Although Peters bought and sold many pieces of land, his farmstead generally occupied the block bounded today by Sioux Trail and Morningside, Peters, and Garretson avenues, part of a another purchase of 120 acres at \$10 per acre made through the agency of John Peirce.³⁴ Peters recounted the transaction years later:

"There's your deed, give me a check for \$1200,' [Peirce] said. I gave him the check and acquired all of the property that is now improved with college buildings, business buildings, churches and fine homes. On this tract I built the home that I occupied for years and which later became one of the group of college buildings."³⁵

Peters sold the northern section of his farmstead to the University of the Northwest, and farmed the western third of the remainder.³⁶ The large frame Queen-Anne style house he built sometime between 1880 and 1884 on the southeast corner of the farmstead (the site of today's Jones Hall of Science) was the first of the suburb's great mansions, and was connected to Morningside Avenue by a large heart-shaped drive. After the Panic of 1893 bankrupted Peters, Morningside College rented Peters' mansion for several years as a dormitory, and then bought it and 10 3/4 acres of land from Peters at a discount in 1903 for \$25,000. An article in the *Sioux City Journal* exclaimed, "Once again Dr. W.S. Lewis . . . has proved his ability to go out against great odds and in a short time raise a large amount of money for the institution of which he is the head."³⁷ A

³³ Ephenor A. Brown, "Reminiscences: Early Life in Morningside," *The Morningside Leader*, January 11, 1912, pg. 1. Brown came to Sioux City as a young man in 1889, taught at the University of the Northwest for several years, and returned to Morningside College to head the Education Department from 1904-1931.

³⁴ "Morningside: Story of Founding of Suburb and Its Development Is Romantic Tale of Pioneer Perseverance." *Sioux City Journal* July 9, 1939.

³⁵ Ibid.

³⁶ "Life in One of Sioux City's Early Fine Homes: Recollections of Edwin C. Peters' Daughter," *Sioux City Journal*, March 12, 1972, pg. C12.

³⁷ "Will Secure Peters' Tract: Morning Side College Will Get the Eleven Acres," *Sioux City Journal*, March 1, 1903, pg. 6.

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number of lots at the southwestern corner of Peters' farmstead were built up as residences. In the following decades, the college continued to buy up the remainder of the farmstead for future expansion, eventually replacing most of these later residences with college buildings. Only three of these unrelated residences remain, and are slated to be cleared for an addition to the Jacobsen Computer Center wing of Jones Hall of Science.

E.C. Peters Born in Pennsylvania, E.C. Peters got his law degree in Poughkeepsie and practiced law and sold insurance at Niagara Falls, and served as a marshal and customs officer in the Civil War. In 1870, he sold his business and headed west, arriving in Sioux City by stagecoach. He got a job in insurance, founded Sioux City's first savings bank, and built the first house in Morningside, near the East End. Except for several years spent as a judge in the Black Hills during gold rush days, Peters devoted the rest of his life to building and promoting the suburb he called Morningside. While working in banking and insurance, he helped start the first improvement association, Graceland Park Cemetery, Grace M.E. Church, the Sioux City Park Commission, and was treasurer of the city schools for 15 years. His most spectacular accomplishments, serving as the founding president of the Sioux City Rapid Transit Company, which built the elevated railway, and as vice president of the executive committee of the University of the Northwest, were both short-lived, cut short by the 1893 Panic, along with most of his personal fortune. But Peters refused to declare bankruptcy, and spent the rest of his life paying off his debts. He served on the Main (Lewis) Hall building committee and directed the first landscaping of the college grounds. Peters also laid out the original Peters' Park, a small triangular park in the middle of Morningside Avenue (just north of its intersection with Transit Ave.). An article in 1939 drew on an interview Peters gave on his 80th birthday in 1916.³⁸ Peters recalled his accomplishments as the father of the park system in Sioux City, and his negotiations that secured Grandview Park, one of the largest and oldest, in 1906.³⁹ He developed the park with the help of fellow Morningsider and Sioux City mayor Herbert Quick, later a noted novelist.

Growth Models The entrepreneurs who built the suburb of Morningside looked at several models of growth. The first was that of Evanston, a suburb of Chicago. In 1851, Methodist leaders in Chicago obtained a state charter to establish a university, and then purchased a farm on the shore of Lake Michigan. What land they didn't need for the university they platted as lots that they then

³⁸ "Morningside: Story of Founding of Suburb and Its Development Is Romantic Tale of Pioneer Perseverance." *Sioux City Journal* July 9, 1939.

³⁹ Sorensen and Chicoine, pg. 131.

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sold or leased. As the town grew, it financed the building of their university. The similarity in names between Northwestern University and the University of the Northwest was more than coincidental. In ways that became evident several years later when the real estate market faltered, the University of the Northwest was a land speculation scheme.

The second model of growth that the entrepreneurs followed was that of Boston and its streetcar suburbs,⁴⁰ which was copied by many cities in the country (including the Park City development in Knoxville, Tennessee).⁴¹ The elevated railroad was the third in the country, and the prototype for Chicago's elevated railway; engineers from Chicago traveled to Sioux City to ride the elevated, and bought the blueprints. The idea for the El was born, according to legend, during a poker game in a saloon on Pearl Street; more likely it came from the same investor meetings in the fall of 1889, at A. S. Garretson's office in the Peavey Grand Opera House, which hatched the University of the Northwest.⁴² At 3:09 p.m. on April 16, 1891, after an expenditure of \$600,000, a new steam engine and two red and gold varnished coaches inaugurated the line. Departing from its downtown station at Third and Jones, the El carried its passengers an average of 26 feet above the Floyd River valley with its mosquito-infested marshes, smoky packinghouses, smelly stockyards, 50 or more rail crossings, and worker homes, to the new southeastern suburb. After nearly two miles, the line left its iron trestle for a graded roadbed that wound another three miles through the high hills of Morningside to a pagoda-style depot in Peters Park, surrounded by the mansions of some of the line's founders and major stockholders, Garretson, Peters, and James A. Jackson. This terminus was only a few blocks from the University of the Northwest. While the elevated certainly contributed to the growth of Morningside, it was as doomed an enterprise as the University of the Northwest. It went into receivership in 1893, and was sold at sheriff's sale in 1895. A new operator in 1893 converted the tracks to overhead electric railway and closed most of the depots. After several more ownership changes in one decade, the elevated line was closed. It was, according to transportation historian Paul Chicoine, "Both a pacesetter and a monstrous financial boondoggle. . . . [It was] the first American elevated railroad to electrify its tracks and, more ignominiously, the first elevated to be torn down."⁴³ Its noblest hour came in the May 18,

⁴⁰ Sam Bass Warner, Jr., *Streetcar Suburbs: The Process of Growth in Boston, 1870-1900*, 2nd ed., (Cambridge: Harvard University Press, 1978).

⁴¹ National Register nomination, Park City Historic District.

⁴² Orwig, pg. 24.

⁴³ Paul Chicoine, "The Sioux City Rapid Transit Co.: An Iowa Turn-of-the-Century Elevated You Can Model," *Model Railroader* (May 1986): 64-69. Other articles detailing the history of the Elevated Railroad include B. Paul Chicoine, "Rails Across the Sky," *The Iowan* (Spring 1980): 41-45, 53-54; Norman Carlson, ed., *Iowa Trolleys*,

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1892 Floyd River flood, which killed 10 people. Over one thousand people climbed up onto the trestle to escape the wall of water, which washed away 400 to 500 homes.

Later developments in the suburb used the college's location as a further enticement to those buying lots. An undated brochure (ca. 1908?) in the Morningside College Archives offers for sale homes in Peters Place, "The Morningside Subdivision" and "directly in the line of the Morningside westward development."

AN IDEAL HOME SITE: Here in the shadow of this well known institution and immediately adjoining its campus and athletic grounds, is a section whose development has and will continue to be the surest and most substantial. Within two blocks of one of the best street car systems in the west. Within short distance of stores, schools and churches, and the fine homes on Morningside and Garretson Avenues, and with all the beauties of nature. **HERE INDEED IS AN IDEAL SPOT UPON WHICH TO BUILD YOUR HOME AND LIVE.**⁴⁴

The Peters Place plat, contiguous to the Morningside College Historic District on two sides, is bounded by Sioux Trail, Peters Ave., S. Alice St., and Garretson Ave., and is a natural boundary for the district.

The University of the Northwest On April 8, 1890, the board of directors of the University of the Northwest voted to begin building, and they laid the cornerstone of the first building (The College of Technology, known today as Charles City College Hall) on July 4, 1890. On September 8, they laid the cornerstone for the second building (the unfinished foundation of The College of Liberal Arts, the site of today's Lewis Hall). Classes began on September 13, 1890, in temporary quarters at Grace Church I. But the end of the month brought bad news, as the Northwest Iowa Conference of the Methodist Episcopal Church, for a variety of reasons, decided to wait a year before voting whether to adopt the University as its official college.⁴⁵ Certainly one of the strongest objections was its location within a rough packing-plant and saloon-infested city; prohibition-minded Iowa Methodists preferred to locate colleges in small towns, like many

Bulletin 114 of the Central Electric Railfans' Assoc., 1975; "Work on the Elevated Road," *Sioux City Journal* Sept. 1, 1890; "Trial Trip on the Elevated," *Sioux City Journal* April 17, 1891: pg. 3.

⁴⁴ *Peters Place---An Addition to Sioux City, Iowa*, Peters Place Improvement Company, Morningside College Archives.

⁴⁵ Orwig, p. 14.

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other denominations.⁴⁶ Classes began in the unfinished first building on January 6, 1891. A total of 251 students enrolled in various courses during that first year.

Meanwhile, the university's land agent, J.F. Hopkins & Co., continued to sell lots, and the University catalog advertised that Morning Side (as it was usually spelled) was:

A beautiful suburb, some three miles east of the business center of the city, . . . connected with the city by the Rapid Transit Motor Line, using a beautiful elevated railway, constructed of steel and iron in a substantial manner. . . . Trains start from either terminus every half hour, and the University station is but a five minutes' walk from campus. One of the electric street railways will extend its line in a short time to Morning Side and afford another convenient connection with the city. The city is under the influence of this beautiful suburban village, which enjoys a reputation for the moral and religious character of its citizens and their high degree of culture.⁴⁷

However, from December of 1890, the University struggled to stay afloat. In 1891 the University hired the first of several new financial managers and sold new bonds, and the Conference recommended that students attend the University, although it still withheld official endorsement. The University began a long slide into bankruptcy. Among the financial backers it took with it were Revs. Wilmot Whitfield (1840-1924, first president of the UNW) and R.C. Glass (Dean and Professor at the UNW), who had built 22 homes on speculation, including some east of Grace Church I on Orleans Ave, an area later known as "Methodist Row." They lost everything and resigned in 1892 and 1893, respectively. In June of 1892 the students wrote an official letter of protest against the deplorable conditions at the University: no library, no study rooms, no scientific equipment, no streetlights, no sidewalks, and often no heat. Conditions failed to improve under its second president, Rev. William Brush (1827-1895), who had turned around the failing Dakota Wesleyan University in Mitchell; the struggle broke his health and he died shortly after resigning in 1894. All but two professors left; the instructors and students cooked the meals and washed the dishes. University lots began to be sold at sheriff's auction in January of 1894, and the campus itself was sold in March of 1895. Faculty member Lillian Dimmitt and the few

⁴⁶ Paul Venable Turner, *Campus: An American Planning Tradition* (Cambridge: MIT Press), pg. 101.

⁴⁷ *Catalogue of the University of the Northwest 1891-1892*. Other sources on the history of the University of the Northwest include Thomas E. Tweito, "A College in a Cornfield," *Palimpsest* (Nov. 1944): 340-52; and Robert L. McDonald, "The Struggle for Education in Northwest Iowa: The University of the Northwest 1889-1895," *Annals of Iowa* 39.7 (Winter 1969): 481-96.

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students who still remained struggled on with classes, while real estate agents brought prospective customers out to the campus in horse-drawn buggies and pointed out home lots. Somehow classes continued until the summer session closed in 1895.

The Founding of Morningside College On December 5, 1894, a commission headed by George Whitefield Carr (1837-1912), the third and final president of the University of the Northwest, filed articles of incorporation for Morning Side College. They bought sixteen and a half acres of the University of the Northwest campus (including today's Charles City College Hall and the foundation of Lewis Hall) at bargain rates: \$25,500. Carr stayed on as president of the new venture. Classes began on September 11, 1895, with an enrollment of 196. The Northwest Iowa Conference felt burned by the boom-era investors, so the majority of the new board members were Methodist Episcopal ministers, and close connections were maintained with the Conference. The 1895 Conference minutes show that the college spent \$5206.02 while receipts totaled \$4732.39, half of which was a loan from Rev. J.B. Trimble, an 1891 UNW alumnus who mortgaged a farm to help secure the campus. Morningside College showed no sign of doing any better than its predecessor, until its second president arrived.

Wilson Seeley Lewis Two presidents stand out in the history of Morningside College as among its greatest: Wilson Seeley Lewis and Earl Alan Roadman. Lewis (1857-1921), born in New York, earned degrees at Methodist-related Cornell College and Upper Iowa University, and had served as a principal, superintendent, and minister before being named president of the failing Epworth Conference Seminary in northeast Iowa in 1888. He rehabilitated the ramshackle Epworth campus, paid off the debt, and built new buildings before accepting the call to come to Morningside College in 1897. His daughter Ida Belle Lewis, in a biography of her father, described his first visit to the campus in 1896:

He inquired the way to Morningside College. Nobody knew what he meant. He explained that Morningside College was the new name for the University of the Northwest. Laughter greeted his request. With a loud guffaw directions were given. He reached the suburb of Morningside and walked to the college. He found it set in a cornfield, for the campus was planted to corn. "A college!" he [exclaimed] to himself. "A college in a cornfield!"⁴⁸

Despite his misgivings, Lewis accepted the job and set about building the college. In just over eleven years, Lewis almost doubled the size of the campus, tripled the faculty and student

⁴⁸ Ida Belle Lewis, *Bishop Wilson Seeley Lewis* (Sioux City: Morningside College Press, 1929), pp. 35-36.

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numbers, erased the debt, and raised \$400,000 for the endowment.⁴⁹ In 1908 he was elected a Bishop by the national Methodist Episcopal church and assigned to be one of the two missionary Bishops of China. He traveled constantly by foot, wheelbarrow, train, rat boat, houseboat, and sedan chair, facing bandits and sleeping in the open, visiting the most distant stations in western China, organizing famine relief, and paying special attention to strengthening Methodist schools and colleges such as Hwa Nan College (the first college for women in China, headed by Morningside graduates). Sioux City named a city park adjacent to the college in his honor (dedicated June 4, 1921), and the college renamed after him the building he had built, the former Main Hall.⁵⁰ A large church was built in his honor in Chunking, China, but it was destroyed in WWII.

Main (Lewis) Hall The story of how Lewis laboriously raised money and community support for the fledgling college is recounted in detail in *Morningside College: A Centennial History*. Perhaps the most instructive story is how Lewis built Main Hall, later renamed in his honor. Lewis quickly paid off the outstanding college debt with money pledged by the impoverished ministers of the Conference. But his daughter recounted community skepticism with a tale from 1897 of a professor who charged two dollars' worth of lumber to build a bookcase. Shortly afterwards, the lumberyard manager encountered Lewis on a crowded streetcar and demanded, "Say, when are you going to pay that bill the college owes me?"⁵¹ A deeply embarrassed Lewis paid the man from his own pocket and set about trying to change the attitude of Sioux Citizens toward the college. Lewis never directly asked anyone for money, but simply trust and support. His power of character and faith was such that the money followed soon afterwards. He met individually with many businessmen, and visited the farthest reaches of the Conference. But

⁴⁹ Orwig, pg. 65.

⁵⁰ Further information on Lewis's life can be found in F.E. Haynes, "Wilson Seeley Lewis," *Palimpsest* 11.8 (August 1930): 334-342; Thomas E. Tweitto, "A College in a Cornfield," *Palimpsest* 25.11 (Nov. 1944): 340-352; and an obituary sketch "Wilson Seeley Lewis" in the Notes and Comments section of the *Iowa Journal of History and Politics* 19.4 (October 1921), 700-701. Extensive articles concerning his departure from campus are in the August and November, 1908, editions of the *Morningside College Bulletin*. Notable clusters of summaries, obituary notices, and follow-up stories appeared in the *Central Christian Advocate* (August 24, 1921, pg. 2; August 31, 1921, pp. 1, 3, and 4); *Northwestern Christian Advocate* (July 9, 1919, pp. 1, 10-11, 15; August 31, 1921, pg. 10; September 21, 1921, 8-10, 14); the *Pittsburgh Christian Advocate* (September 1, 1921), and local newspapers such as *The Morningside News* and *Sioux City Journal* and *Sioux City Tribune*. A 52-page volume was produced entitled *In Memoriam: Wilson Seeley Lewis, 1857-1921*; no publication information is listed, but copies may be found in the Morningside College Archives.

⁵¹ Ida Belle Lewis, pg. 41.

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during many sleepless nights, Lewis prayed under a sapling in the ruins of the empty foundation for guidance in building the massive building.

Lewis began meeting with women's groups to plead the case for Morningside College, and found a very important ally. Impressed with the college's potential, record of coeducation, and recognizing its importance in forming the cultural life of the young city, they formed the Women's Morningside College Association in 1899. They staged a rally at the Peavey Opera House featuring Governor Leslie M. Shaw. The women went door-to-door throughout the city collecting money. On May 13, 1899, they staged "Women's Day for Morning Side College and Sioux City," operating the streetcars all day, with the profits going to Morningside College. Each car was festooned with flags and streamers, and male passengers seemed quite willing not to ask for their change. The women also ran lunch stands, tea stands, sold ribbon badges, and served lunch at a dining room downtown. There were marching bands and confetti, and the women earned far more in goodwill than the \$2000 they raised. The Journal prophesied, "In student song and story in the years when Morning Side College shall have grown great, the work of the Sioux City women in its hour of need will be told."⁵² The college broke ground in 1899 and dedicated the structure on the weekend of September 7, 1900. A second trolley day capped a successful fundraising campaign.

In the years that followed, Lewis steadily built up the college, paying debts and planning for expansion. The opportunity came sooner than he anticipated, when E.C. Peters offered his old mansion and 10 3/4 acres of land at a discount for \$25,000 in 1903. College backers bought the land for the college, paying part of the price by selling the lots at the corner of Garretson and Morningside Avenue to Grace Methodist Episcopal Church for a new church. This gave Grace Church a more visible location, room for a larger building, and a physical connection to the campus. In 1903-04, Morningside College ranked third in enrollment and full-time faculty among private colleges in the state of Iowa, and was the largest college or university of the seven within a hundred miles of Sioux City. Despite a fire which devastated downtown Sioux City in December of 1904, Lewis raised \$150,000, thereby securing \$50,000 from philanthropist Andrew Carnegie (whom Lewis met through Morningside's long-time backer, Iowa Senator J.P. Dolliver). By 1906, Morningside College had an endowment second in Iowa only to long-established Grinnell College. Before his departure in 1908, Lewis doubled the endowment to \$400,000. He sold his home to make the final match on a grant from the Rockefeller Foundation, bid the college farewell, and left for his posting in China. In his farewell speech, he predicted:

⁵² "Women Triumphant," *Sioux City Journal* 14 May 1899.

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Would you like me to say what I think this college will be? Morningside College has just begun its work. Just a few years have told the story up to this point. What you have done is just the earnest money, just a sort of pledge of what is going to be done here tomorrow. For these trees are only half grown--there isn't a full-size tree on the campus. We have only thirty acres of ground, while lying around us there are untold buildings lying in the hearts of the people. . . . But then this country is not populated yet. Tomorrow the millions are going to occupy our soil . . . and you are going to have a larger campus and this campus is going to be covered with buildings, and as the years come and go, the multitudes shall gather from the prairies and surrounding country. . . . No band of students could ever occupy the place in my heart that you do, and this faculty who have stood amid storm and shine, worked amid poverty and discouragement, and when we have come back defeated, your prayers and your counsels, your sacrifices have put new courage and victory into our hearts. God bless the faculty of Morningside College, the ministers and the laity and too, that band of men who have gathered close about us."⁵³

A reporter for the *Journal* noted that "700 sad hearted people, scarcely one of them dry eyed, passed from the auditorium."⁵⁴

Charles City College A significant part of the history of Morningside College, Charles City College was a German Methodist college which merged with Morningside in 1914. It was founded in Galena, Illinois, in 1868, in the vacant United States Marine Hospital as the Northwestern German-English Normal School. The Northwestern German Conference of the Methodist Episcopal Church took ownership of the school in 1869, seeking to train teachers for German- and English-speaking schools and train other students for college. The German ties were very strong; the college's early catalogues were in German. In 1879 it added a Collegiate Department, and in 1881 became the German-English College. By 1883 the college had cleared all its debts and started an endowment fund. But many were dissatisfied over the college's isolated hilltop location (students had to climb 200 steps from their rooming houses). German Methodists around Chicago had split into a separate Conference in 1872, and the college was now on the eastern edge of a Conference which extended west through northern Iowa into Dakota

⁵³ *Morningside College Bulletin*, November 1908, pg. 11.

⁵⁴ "Gloom at Lewis' Farewell," *Sioux City Journal* October 24, 1908.

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Territory. The college moved west in 1891 to the northeast Iowa town of Charles City, which offered \$30,000, a campus, and ten years of free water.

Charles City College (CCC) began deep in debt, in a massive Romanesque structure (razed) on the edge of town. By 1902 the college had retired its debt and begun to build. Despite a tornado which destroyed much of the town in 1908, CCC raised \$50,000 in 1909 for the endowment, meeting a challenge grant for an additional \$25,000 from Andrew Carnegie. But things began to fall apart in the 1911-12 school year. The president resigned unexpectedly and the college spent the next three years searching for a permanent replacement. Academy enrollment dropped because of a severe drought in German areas of South Dakota and a new state law which enabled students to attend high school free. Internal battles over church influence and abolition of the football program fractured the faculty, the night school closed, and the women's dormitory burned down. Things seemed to turn around in 1913-14; the state accredited the normal program, a new brick women's dormitory was completed, college enrollment went from 11 to 22, and students published an annual. But the shaken trustees closed the school and merged it with Morningside during the summer of 1914.⁵⁵

Morningside College was clearly blessed in the "merger" with Charles City College. Morningside gained \$100,000 in endowment, new students, CCC's scientific and musical equipment, a museum collection of fossils valued at \$5000, and a library of 8000 books (including 200 donated to CCC in 1908 by former Charles City resident and suffragist Carrie Chapman Catt). Morningside also gained the patronage of the Northwest German Methodist Episcopal Conference, and the support of the 63 collegiate alumni of CCC, who officially became alumni of Morningside College. Four professors transferred to Morningside, to expand German and religious instruction, and continue to train ministers for German-speaking Methodist congregations. Twelve new positions were added to the Board of Directors for CCC Trustees. William C. Hilmer, who was to assume the presidency of CCC in the summer of 1914, instead became the Vice President of Morningside College. The Conference purchased an existing home just across Morningside Avenue as his official residence, the Vice President's House. Morningside continued instruction in German and German-language chapels until WWI, when the notorious proclamation by Governor Harding (ironically, a former Morningside student) against speaking foreign languages in public ended German-speaking churches. The German Conferences reunited in 1924 and merged with their state Methodist conferences in 1933; control of the CCC

⁵⁵ The history of Charles City College is detailed in Chapter 3 of Orwig, pp. 66-73. The Morningside College Archives contains a significant amount of records, documents, and photos from Charles City College, including bound copies of the catalogs and copies of the 1914 *Cardinal and Old Gold*, CCC's first (and only) annual.

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portion of the endowment and the Vice President's House was officially transferred to Morningside College. Today the heritage of German Methodism is represented by the Vice Presidents' House, and by Charles City College Hall, the oldest building on the Morningside campus, which was rededicated in CCC's memory in 1958, after the CCC alumni raised funds for its renovation.

Into World War I Morningside College had two presidents in the years leading up to WWI. President Luther Freeman (1866-1956) served briefly from 1909 to 1911. But the leading figure during the troubled decade was Alfred E. Craig (1861-1928), president from 1911 to 1918. The campus changed completely during his tenure, with three destructive fires. Charles City College Hall and Lewis Hall burned out to their shells and were rebuilt using the same walls. E.C. Peters' mansion, known at the last as the Chemistry Building, burned to the ground. The Alumni Gymnasium (Hickman-Johnson-Furrow Library) and Heating Plant were built. These years also saw a gradual growth in the collegiate program, the gradual gain of accreditations, downtown classes, and the beginning of such campus traditions as the class scrap, cane rush, walk-out day, monument run, and the bean shower. Perhaps the most legendary events of the decade were the two Morningside-Notre Dame games in 1917 and 1919. Although Morningside lost both games (13-0, 14-6), it held up well against Rockne's teams and star player George Gipp. Gipp was hospitalized in Sioux City with an ankle broken in the rough 1917 game, and Obe Wenig's 38-yard run in 1919 beat Gipp's best of 25 yards.⁵⁶

President Craig battled the Board of Trustees directly at the 1916 meeting over their financial over-extensions and college debt. Meanwhile, problems with students, including frequent pranks and a student death in a class scrap, escalated. In 1917 the student body president resigned in tears, and students arrived the next morning to find, hanging from the flagpole, effigies labeled "Kaiser Wilhelm" and "Prexy," and placards in chapel reading "Down with Autocracy" and "Alles ist Verboten." As war fever swept the country, on April 29, 1918, students broke into the Charles City College Hall Chapel, took the German hymnbooks to Bass Field, and set them afire. A German lodge building across the river in Dakota City, Nebraska, was destroyed in a dynamite blast on May 2. Craig deplored the book burning, but resigned at the June Board meeting. Eleven Morningside students lost their lives in "The Great War," some in battle but most from influenza in cramped quarters like the college's Student Army Training Corps barracks (razed). A marble slab attached to the wall inside Lewis Hall lists their names.

⁵⁶ Orwig, pg. 77.

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Postwar Growth and Depression Craig's successor, Frank Earnest Mossman (1873-1945), was Morningside's first alumni president, serving from 1918 to 1931. His first seven years were very successful: enrollment ballooned, he completed a stalled fundraising campaign, acquired a new President's House (Prexy Lodge; razed), and added 7 new faculty, 3 administrators, and pre-professional programs. His most lasting legacy was acquiring the block bounded by Peters Ave., South Paxton St., Vine Ave., and South Glass, the western arm of the current district. On this site he built the Women's Athletic Field (later the site of Allee Gymnasium) and Dimmitt Residence Hall. Morningside seemed poised for the same kind of growth that Southwestern College, Mossman's previous presidential post, had seen during his tenure there.

But Mossman struggled to pay for these improvements in a farm economy which stayed depressed throughout the 1920's. The Forward Campaign increasingly fell behind schedule. In late 1927, Mossman wrote in the *Morningside College Bulletin*:

The intensive campaign has confronted from the first day what amounts to almost business disaster. This great agricultural Northwest has the best crops and the best prices in its history. But confidence has given place to fear, courage has been submerged in anxiety, banks have been depleted by the withdrawal of money for secretion, and lately hundred of banks have been obliged to close their doors. . . . In modesty, humility, consecration and anxiety, I place this great need before you with its opportunity to help maintain your Alma Mater as a Standard-A College.⁵⁷

The campaign quietly expired, and the college tried to simply keep its budget balanced. Most of the pledges made since 1919 stayed unpaid. The college cut back wherever possible. Meanwhile, competition increased greatly as municipal junior colleges, mostly unaccredited, sprang up across Iowa, increasing from 19 in 1927-28 to 28 in 1929-30. Shortly after, cross-town Catholic junior colleges Trinity and Briar Cliff expanded to four year programs in 1931 and 1936, respectively. Given the nearly insurmountable problems, a defeated Mossman resigned and returned to Southwestern College.

Mossman's successor was Robert Enlow O'Brian (1895-1977). His presidency of Morningside College (1931-1935), was followed by an energetic career that included two years as Iowa's Secretary of State (1937-1939), the presidency of ever-struggling Tabor College in southwest Iowa, several unsuccessful political campaigns, and presidency of REO Foods in West Des Moines. Young and energetic, O'Brian was a social reformer and a tireless speaker and traveler.

⁵⁷ Mossman, quoted in Orwig, pp. 100-01.

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He abolished departments, slashed coaching and staff positions, and began offering 14 M.A. degrees. He started the first Bachelor of Science programs in business administration and nursing. But conditions continued to deteriorate. Staff and faculty went unpaid. In 1933, the college began a "Faculty Exchange" in the largely vacant Dimmitt Residence Hall. Students paid their tuition in produce, and Morningside paid faculty in beef, eggs, vegetables, home-canned food, crocks of butter, and pickles. Many faculty moved into empty dormitory rooms as they lost their homes and apartments. The college budgeted to pay all bills at least four months late. When O'Brian resigned in 1935, Morningside College was insolvent and functioning on a barter economy.

Earl Roadman Earl Alan Roadman (1885-1967), was president of Morningside College for 20 years, longer than any other president. When he came to Morningside College in 1936, faculty had received no salary for three months, and were eating by bartering for food brought by students in lieu of tuition. Endowment had shrunk to \$298,345, while bills totaled \$380,000.⁵⁸ When he retired, Morningside College was once again the leading college in Northwest Iowa, in the black, with greatly expanded faculty and student numbers, a solid endowment, a renovated library, four new buildings, and a solid base for even greater growth under his successor J. Richard Palmer.⁵⁹

Born in Dike, Iowa, Roadman earned degrees from Upper Iowa University (UIU) and Boston University. He taught rural sociology at UIU, served in several parishes, and published *The Country Church and Its Program* in 1925. In 1927 he took a pay cut to become president of the failing Dakota Wesleyan College in Mitchell, South Dakota. As the Depression deepened, drought and grasshoppers destroyed what was left of the farm economy. Roadman accepted livestock and produce in exchange for tuition, and convinced Mitchell merchants to donate certificates which faculty could redeem at their stores. Roadman wrote eloquently of the Midwestern liberal arts college, debating Harvard professor John R. Tunis in an article in the *Rotarian* (August 1937), "Small College--or Large One?" In an essay in *Problems in Christian Higher Education*, he noted: "The church college president presides over responsibilities of such unique and varying requirements that the position is not only difficult but just next to

⁵⁸ Orwig, pg. 108.

⁵⁹ Standard sources on Earl Roadman include these articles in the *Sioux City Journal*: "Morningside Prexy Has Faith in the Future," October 5, 1942; "Roadman Dominant Figure at Morningside College's 50th Anniversary Celebration," May 28, 1944; "Headliners: Dr. Earl A Roadman," October 26, 1952, pg. 12; "Pay High Tribute to Roadman, ca. 1956; "Educator Ends 20-Year Service," February 7, 1956; "Editorial: Dr. Earl Roadman Did His Job Well," February 9, 1956, pg. 6; and *The Morningsider* issue of April 1951.

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impossible."⁶⁰ Roadman traveled 35,000 miles yearly for Morningside College before wartime travel restrictions, and over the years spoke at 423 eighth grade, high school, or college baccalaureate or commencement ceremonies.⁶¹ He was awarded honorary degrees by UIU, Morningside, Dakota Wesleyan, and Boston University.

From Depression to Expansion The first ten years of Earl Roadman's presidency were a long rebuilding struggle against depression, defeat, demoralization, and war, with only modest gains. Morningside lost two key accreditations in his first two years, although it remained the only college in northwest Iowa to be accredited by the North Central Association. But Roadman traveled tirelessly and built new hope and respect for Morningside. Taking a lead from the popular husking contests of the day, Roadman inaugurated his famous Corn Hunts. Delegations of students, faculty, staff, and local clergymen fanned out throughout the Conference, asking farmers to donate 20 bushels of corn apiece. Roadman reorganized the moribund board of trustees, slowly raised faculty salaries, and canvassed local businesses. In 1939 Morningside balanced its budget for the first time in a decade and began to pay off some of its indebtedness. Roadman talked baseball pitcher Bob Feller into sponsoring a scholarship and promoting the college. Through his steady, hard work, Morningside College retired the last of its debt in May of 1944.

WWII brought huge changes to campus. In 1936 Morningside began offering a B.A. in Aeronautics, and students from Morningside's program were the among the first recognized in Iowa under the 1939 Civilian Pilot Training Act. The college continued training pilots until April of 1943, when government needs shifted to ground troops. As more and more male (and some female) students joined the war effort, the college made possible concentrated 3-year degrees, retrained civilians in dozens of downtown classes, and settled into a war-time routine. This was disrupted in 1943 when the War Department picked Morningside as one of the first small-college sites nationwide for the Army Aviation Cadet Training Program. The 81st College Training Detachment took over Dimmitt Hall and Lewis Hall classrooms. Morningside instructors taught academics and physical training, while Army staff taught military and flying courses. Morningside students moved into nearby private homes and attended classes in Grace Church and East High. Enrollment dropped to 506 students in 1943-44, a record low (and 3 of 4 students were women),

⁶⁰ Earl A. Roadman, "The Church College President," *Problems in Christian Higher Education* (no date given; copy in Morningside College Archives).

⁶¹ Orwig, pg. 116.

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but the military programs sustained the college. Forty-four Morningside students or graduates perished in WWII.

But everything changed with the end of the war. The 1946-47 enrollment shot to 1477, a record high (and 2 of 3 students were men), and every available room on campus, in nearby schools, and even in a vacant Peters Park storefront, was in use. College budgets tripled, and 32 new faculty came to campus, 24 in new positions. The Service Men's Readjustment Act (usually called the G.I. Bill) gave veterans a free college education for one year plus the number of days they served after September 16, 1940, and G.I.'s overtook Morningside and other college campuses. Morningside was poised to grow and quickly broke ground for four new buildings: Jones Hall of Science (1946), Allee Gymnasium (1949), O'Donoghue Observatory (1950), and Roadman Hall (1952), although materials shortages in the post-war building boom dragged out their completion. The last building project was the conversion of the old Alumni Gymnasium into the Wilhelmina Petersmeyer Library in 1955 (today it is known as the Hickman-Johnson-Furrow Library). In 1956, Earl Roadman left a rejuvenated Morningside College: out of debt, with a strong endowment and community support, four new buildings, and a newly-converted library.

Campus Changes Since the Period of Significance After several years of quiet growth under Roadman's successor, J. Richard Palmer, campus building began again in 1960 with a new wing on Roadman Hall, and new wings on Dimmitt Residence Hall in 1962 and 1966. Grace Church opened their replacement to their second church building (destroyed by fire in 1957) in 1960. New buildings added around the edge of the campus included the International House (1961), the Commons (1962), and Klinger-Neal Theatre (1964). In May, 1966, crews worked on three buildings at once: Eppley Auditorium, the new Dimmitt wing, and the Residence Complex (not part of this nomination). The Jacobsen Computer Center wing was added to the Jones Hall of Science in 1969. Palmer resigned amid student protests in 1969, and growth slowed under his successors as demographics changed and building prices skyrocketed. Additions since then include Lincoln Center (1973), the remodeled Hickman-Johnson-Furrow Library (1984), and Hindman-Hobbs (1989).

Faculty and Students The day-to-day focus of a college is on teaching, and the important work of a college occurs in the classroom, laboratory, gymnasium, and dormitory. Many professors contributed a lifetime of service to the college. Certainly the longest-serving was classics professor Lillian E. Dimmitt (1867-1965), who taught at the University of the Northwest and Morningside College from 1893 until her death 72 years later. Dozens of other examples could be cited of decades of service to the students of Morningside College, including James A. Coss, Laura Fischer, H. F. Kanthlener, Leo Kucinski, Myron Earle Graber, Ira Gwinn, Horace Bois Hawthorn, Paul MacCollin, Jason Saunderson, and Robert Negley Van Horne. Frederick Schaub (1855-1937), a graduate of the Galena German-English College, served as president of it, its

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successor Charles City College, and as a professor at Morningside College from the 1914 merger until his retirement in 1920. Winford Lee Lewis taught briefly at Morningside, gaining fame in later years as the inventor of Lewisite gas, a powerful weapon which may have helped shorten WWI. George Allen (1918-1990) had his first head coach position at Morningside (1948-51), spending 12 years as a head coach in the NFL. Thomas Calderwood (T.C.) Stephens (1876-1948) taught biology at Morningside for 40 years, and in summers at Iowa Lakeside Laboratory, and lobbied for understanding and preservation of the environment. One of Iowa's largest forest preserves is named T.C. Stephens State Forest, in his honor.

A final, and probably the most significant, measure of a college's worth is the students that it produces. Morningside has launched the careers of literally thousands of doctors, teachers, lawyers, businessmen, scientists, and other professionals. Among the most well-known are Iowa Governor William L. Harding (1877-1934); Iowa Representative Stan Greigg; university president Alexander G. Ruthven (1882-1971, who headed the University of Michigan for 22 years); Methodist Bishops Eben Samuel Johnson (1866-1939) and Junius Ralph Magee (1881-1971); psychologist and author Daniel Starch (1883-1979); historians John Ely Briggs (1890-1952, editor of *The Palimpsest* 1922-1945), Eugene Morlock Emme (1919-1985, first historian of NASA) and Clarence L. Ver Steeg; sociologist Samuel Stouffer (1900-1960, who oversaw the monumental *Studies in Social Psychology in World War II*);⁶² scientists Fred Jay Seaver (1887-1970, mycologist), Arthur Ward Lindsay (1894-1963, lepidopterist), Paul Amos Moody (writer on evolutionary biology), Ira Noel Gabrielsen (1889-1977, ornithologist, conservationist, and first director of the U.S. Fish and Wildlife Service); businessmen Leon Hickman (executive vice president of ALCOA) and Robert M. Lincoln (president and CEO of Payless Cashways, Inc.); journalists William Wesley Waymack (1888-1960, editor of the Des Moines Register and Pulitzer Prize winner in 1937),⁶³ Esther Pauline Friedman and Pauline Esther Friedman (better known as advice columnists Ann Landers and Abigail Van Buren); editorial cartoonist Roy Justus (1901-1993); pastor Robert M. Williams (a 1922 graduate who established the first Wesley Foundation on a black university campus (Howard University)); social reformers Mary Treglia (1897-1959, longtime immigrant rights activist and social worker) and Rev. John P. Hantla, Sr. (1892-1977, founder of Goodwill Industries in Sioux City); writers Margaret Coleman Crary (1906-1986, children's books), Ann Irwin (half of the writing team known as Hadley Irwin) and Miriam Baker Nye; poets Ann Struthers and David Allen Evans; playwrights Bill Russell and Lorenzo Sandoval;

⁶² Herbert H. Hyman, "Stouffer, Samuel Andrew," *Dictionary of American Biography, Supplement 6*.

⁶³ Irving Dilliard, "Waymack, William Wesley," *Dictionary of American Biography, Supplement 6*.

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and Dr. Albert O. Onkonkwo (1931-1989), the military second-in-command of the short-lived country of Biafra.

More than a few of these outstanding students were women, who began their careers in the coeducational, supportive atmosphere of Methodist higher education. Educators Lydia Trimble, Ida Belle Lewis, and Lucy Wang were the first three presidents of Hwa Nan College, China's first college for women, founded in 1914. Novelist Josephine Herbst (1892-1969), a Sioux City native, was a leading realistic novelist of the 1930's; her work is being reevaluated today as she emerges from the blacklisting of the 1950's. But no student has written as eloquently about the Morningside College experience as Era Bell Thompson (1906-1986), founding editor of *Ebony*, who devoted an entire chapter of her autobiography *American Daughter* to the college and her experience there as an African-American student from 1931 until her graduation in 1933:

The few buildings stood like old etchings on the picturesque campus. The main building [Lewis Hall], housing the President's office, was mellow with age . . . and the faculty members he introduced me to were warm like the building, sturdy like the trees. I knew I was going to like Morningside College.⁶⁴

Architects and Builders Two architects (Charles P. Brown and Wilfred W. Beach) and a third architectural firm (Beuttler and Arnold, and its subsequent incarnations) are responsible for all of the existing buildings built in the Morningside College Historic District (with the exception of the two single-family residences) during the period of significance. These architects are also important for the significant impact they had on the built environment of Sioux City today. While many builders and general contractors have been important to the history of the district, the career of the first, J.M. Poorbaugh, may be the most significant. The personal investment he made in the district is evident from his signature chiseled into the cornerstone of Charles City College Hall, to his mansion (not part of this nomination) on a hill which faces Morningside College across a wooded valley.

Charles P. Brown, born in Salem, Massachusetts in 1855, drew up plans for four buildings for the University of the Northwest (although only Charles City College Hall, and the foundation of Lewis Hall were realized), and for the nearby Poorbaugh Mansion (not part of this nomination). He worked as an architect in Boston until the crash of 1875, traveling to Detroit to

⁶⁴ Era Bell Thompson, *American Daughter*, 1946 (rpt. St. Paul: Minnesota Historical Society Press, 1986), pg. 234.

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work for E.E. Myers and then to Philadelphia to work for Wilson Bros. & Co. in 1880. He set up an office in Sioux City in 1886, and designed many of the building of the late 1880's boom, including the Sioux City Public Library/City Hall, the Y.M.C.A., the Lexington, Massachusetts, and Metropolitan blocks, and Security National Bank, all razed. Still standing are two of his churches: the Swedish Lutheran (Augustana Lutheran) and St. Mary's Catholic (Cathedral of the Epiphany), several residences, and the Evans and Krummann Blocks in the Fourth Street Historic District.⁶⁵ Brown gained his most acclaim as the designer of the last two Sioux City Corn Palaces in 1890 and 1891, and Ottumwa's 1890 Coal Palace. He designed the Evans Hotel and county courthouse in Hot Springs, and wings for the State Hospital at Yankton. The National Register nomination for Fourth Street notes, "The latter was not without controversy, for the workmanship was faulty, and another architect brought in to finish the project."⁶⁶ Brown was further hurt by the Panic of 1893. He had suffered from periodic bouts of poor health, and an 1895 article noted that "he has shown strong evidence of mental derangement" and was "confined in an asylum"⁶⁷ in Salt Lake City, with architect W.D. McLaughlin taking over his designs.

John Milton Poorbaugh, builder of Charles City College Hall and the foundation of Main Hall, was born in Elkhart, Indiana, in 1852. Orphaned when his father was killed in the Civil War, he grew up on farms, learned the mason's trade, and completed his first contract, supervising a crew of 25 men, at age 16. The J.M. Poorbaugh Company built churches in Chicago and Minneapolis, bridges for various railroad lines, and 150 buildings in Allegheny County, Pennsylvania. Poorbaugh was the proprietor of several quartzite quarries at Pipestone and Jasper, Minnesota, and Garretson, South Dakota. J.M. Poorbaugh Company opened an office in Pittsburgh and produced a brochure of its home designs, a copy of which is still in the college Archives. Poorbaugh built a number of buildings in Sioux City including the Masonic Temple, Union Depot, and the Y.M.C.A. (all razed) and his own mansion at 1631 S. Paxton.⁶⁸ Other buildings by Poorbaugh already on the National Register include St. Thomas Episcopal Church in Sioux City, Fowler Methodist Episcopal Church (Scottish Rite Temple) in Minneapolis, Minnesota, Baumann Hall and the Poorbaugh Building in Jasper, Minnesota, and some of the buildings in the Pipestone Historic District, Pipestone, Minnesota.

⁶⁵ National Register nomination, Fourth Street Historic District.

⁶⁶ National Register nomination, Fourth Street Historic District, pg. 14.

⁶⁷ "May Return to Sioux City," *Sioux City Journal*, February 4, 1895.

⁶⁸ Orwig, pg. 11.

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Wilfred W. Beach (1872-1937), A.I.A., called "one of the best-known architect-engineers in the central west,"⁶⁹ designed two buildings on the campus, Lewis Hall and the Heating Plant. He was born at Alton, Iowa, and graduated from the Sioux City High School and the architecture program of the University of Illinois. Main Hall was one of his first designs, upon his return to Sioux City in 1899. He brought Prairie School architect William L. Steele to Sioux City as a partner in 1904. Steele became "principal architect" of Beach and Steele in 1905, leaving to set up his own firm in 1906.⁷⁰ Beach was a charter member (1903-1913) of the Iowa Chapter of the A.I.A. and president in 1905 or 1906. An advertisement in 1923 for the W.W. Beach Co. noted,

He has built public buildings, churches, schools, factory units, hotels, . . . Masonic temples, business blocks and various other types in as many different places. Just at this time he is specializing in bank buildings. . . . The motto of the firm is "Better Buildings in Less Time at Lower Cost." According to many of the clients this motto is lived up to literally. Associated with Mr. Beach, and under his direction are some of the most skilled designers and engineers in the west. From southern Illinois to the Black Hills of South Dakota, the work of this firm is known.⁷¹

Beach's Knapp and Spencer Warehouse, 4th and Nebraska (razed) was on the National Register of Historic Places. Beach worked in a number of styles and designed dozens of Sioux City buildings, including the Johnson Biscuit Company, Sioux City Boat Club, Iowa Telephone Company (all razed) and Hunt School. He responded to the December 23, 1904 Pelletier fire (Sioux City's worst, which destroyed two-and-a-half blocks of downtown buildings)⁷² with a letter to the editor of the *Sioux City Journal* extolling the virtues of fireproof construction.⁷³ Beach adapted his design of Lewis Hall in 1912 for the three buildings of Hwa Nan College in

⁶⁹ "Death Claims Wilfred Beach," 1937 (No further publication information available; Sioux City Public Library clipping file).

⁷⁰ Architects in Iowa, State Historical Society.

⁷¹ *Three-Quarters of a Century of Progress: A Brief Pictorial and Commercial History of Sioux City, Iowa, 1848-1923* (Sioux City: Verstegen Printing, 1923), pg. 138.

⁷² Sorensen and Chicoine, pp. 126-127.

⁷³ "Fireproof Construction: Architect Tells How Losses Can Be Minimized." *Sioux City Journal*, January 2, 1905.

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Foochow, China, the first Chinese women's college, which was founded and headed by missionaries from Morningside College (Bishop Wilson Seeley Lewis laid the cornerstone). In 1923 his company had offices in New York and Chicago. Beach published the book *The Supervision of Construction*, based on articles he had written for *Architectural Forum*. This manual for construction supervisors makes clear the continuing responsibilities of the architect, "who has always at heart the best interests of the work upon which he is engaged."⁷⁴

William Beuttler (1883-1963) and **Ralph Arnold** (1889?-1961), whose firm designed most of the buildings in the Morningside College Historic District, both came to Sioux City to work for W.W. Beach in 1911 and formed the firm Beuttler & Arnold in 1912. Beuttler was born in Hannibal, Missouri, and received his architectural degree in 1910 from Washington University in St. Louis. Arnold was born in Carbondale, Illinois, and graduated from the University of Illinois. Their firm designed numerous large Sioux City buildings, including the Masonic Temple; the Davidson, Taylor, Trimble, Warnock, and Insurance Exchange business blocks; Methodist Hospital; East, West, North, and Woodrow Wilson Junior High schools; First Methodist, Trinity Lutheran, First Baptist, and Morningside Presbyterian churches; Sunrise Manor; and the Y.W.C.A. Their Moderne-style Federal Courthouse, on 6th & Douglas streets in Sioux City, has been determined eligible for the National Register. Beuttler & Arnold did work in at least 7 midwest states, from Illinois to Colorado. Other college designs were completed for Briar Cliff College in Sioux City and Buena Vista College in Storm Lake. Beuttler explained his work ethic to a *Sioux City Journal* reporter:

"There's one thing about designing buildings," he observed wryly, "no matter what kind of a job you do, the building stands where everyone can see it for a long time. People 100 years from now can look at a building and judge its designer. Only one policy pays in architecture--and that policy is, 'Do the best you possibly can for you will be judged by what you produce.'"⁷⁵

Arnold left Sioux City in 1941 to become an architect for the State Board of Control in Des Moines, and Beuttler took sole charge of the designs. In 1958 the firm became known as Beuttler & Son. That same year the college adopted a Twelve-Year Blueprint for growth and expansion, and hired the elder Beuttler as campus planner and architect. Son William L. Beuttler headed the company after his father's death, when the company was known as William L. Beuttler and

⁷⁴ W.W. Beach, *The Supervision of Construction* (New York, Scribner's, 1937), pg. 7.

⁷⁵ "Headliners: William Beuttler," *Sioux City Journal*, October 25, 1953.

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Associates. In 1975 the firm became known as Beuttler, Olson, and Lee, and it merged with the Duffy architectural firm in 1983 or 1984.

Robert M. Lee of the Beuttler firm formed RML Architects P.C. in 1982, and completed the Hickman-Johnson-Furrow and Dimmitt House renovations. As a member of the Beuttler firm, he had previously worked on the designs for Eppley Auditorium, Klinger-Neal Theatre, and Lincoln Center. The company was known as Lee-McKinney from 1988 to 1991.⁷⁶

⁷⁶ Robert M. Lee, Telephone interview, August 26, 1996.

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Dominant Figure at Morningside College's 50th Anniversary Celebration," May 28, 1944; "Headliners: Dr. Earl A Roadman," October 26, 1952; "Headliners: William Beuttler," October 25, 1953; "Pay High Tribute to Roadman," ca. 1956; "Educator Ends 20-Year Service," February 7, 1956; "Editorial: Dr. Earl Roadman Did His Job Well," February 9, 1956; "Life in One of Sioux City's Early Fine Homes: Recollections of Edwin C. Peters' Daughter," March 12, 1972.

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UTM References

A.	15	716470	4705750	M.	15	717140	4705760
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B.	15	716720	4705750	N.	15	717040	4705760
	Zone	Easting	Northing		Zone	Easting	Northing
C.	15	716820	4705400	O.	15	717040	4705870
	Zone	Easting	Northing		Zone	Easting	Northing
D.	15	717070	4705400	P.	15	716420	4705860
	Zone	Easting	Northing		Zone	Easting	Northing
E.	15	717070	4705440				
	Zone	Easting	Northing				
F.	15	717170	4705440				
	Zone	Easting	Northing				
G.	15	717170	4705400				
	Zone	Easting	Northing				
H.	15	717320	4705400				
	Zone	Easting	Northing				
I.	15	717180	4705680				
	Zone	Easting	Northing				
J.	15	717180	4705730				
	Zone	Easting	Northing				
K.	15	717250	4705730				
	Zone	Easting	Northing				
L.	15	717180	4705730				
	Zone	Easting	Northing				

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Verbal Boundary Description The nominated property consists of Blocks 9-11 in Roderick's Addition; Lots 1-9, 17-25, Block 1 in M. Smith's Addition; Lot 2 in College View Addition; Lots 1, 5-7 in Peters' Home Place Addition; Block 1 of University Place; and all of the undivided portion of Section 6, Township 88 Range 47 entitled "Morningside College" and "Bass Field," all in Sioux City, Iowa. The district thus begins at the corner of S. Paxton St. and Vine Ave.; then east along the south line of Vine Ave.; then south along the north-south alley, on the east line of Lots 9 & 17, Block 1 of M. Smith's Addition; then east along the south line of Peters Ave.; then southeast along the west line of Morningside Ave.; then east to include Lot 2 of College View Addition; then continuing southeast along the west line of Morningside Ave.; then west along the north line of Garretson Ave.; then north along the east line of the north-south alley between lots 4 & 5 of Peters' Home Place Addition; then west along the north line of the east-west alley south of Lot 1 in Peters' Home Place Addition; then south along the west line of S. Newton St.; then west along the north line of Garretson Ave.; then northwest along the east line of Sioux Trail; then west along the north line of Peters Ave.; then north along the east line of S. Paxton St. to the point of beginning.

Boundary Justification This area of three large blocks, historically associated with Morningside College, contains the city's largest collection of educational buildings, including the largest concentrations and important examples of quartzite Richardsonian Romanesque, Italian Renaissance, and Moderne styles. The area is surrounded by modest residential housing of varying ages developed over a number of decades, small commercial developments, public school buildings and a stadium, and parkland. The area west of Sioux Trail and south of Peters was developed slightly later as Peters Place.

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Photographs Several historic photographs (1-4) show early views. Tim Orwig was the photographer for all other photographs. Negatives are on file in the Morningside College Archives. Photos 5-21 date from April 1996. Photos 22 & 23 date from March 11, 1997. All photographed properties are located in Woodbury County, Iowa, in the Morningside College Historic District.

1. "Main Hall" (Lewis Hall, 1501 Morningside Ave.) and "North Hall" (Charles City College Hall, 3630 Peters Ave.), *1901-1902 Morningside College Catalogue*. Looking northwest.
2. "Views of Main Hall" (Lewis Hall, 1501 Morningside Ave.) *1901-1902 Morningside College Catalogue*.
3. "Gymnasium under construction 1913" (Hickman-Johnson-Furrow Library, 1601 Morningside Ave), print in the Morningside College Archives. Looking west.
4. Photo captioned "Peppy '03's Pose in Rejuvenated Spoonholder," accompanying article entitled "Class of 1903," *The Morningsider*, June 1948. Notice the newly-planted burr oaks in the background. Looking east.
5. The Spoonholder. Looking northeast.
6. Hickman-Johnson-Furrow Library (1601 Morningside Ave.). Looking southwest.
7. Detail: Hickman-Johnson-Furrow Library (1601 Morningside Ave.). Looking east.
8. O'Donoghue Observatory (1701 Morningside Ave.). Looking north.
9. Jones Hall of Science (1707 Morningside Ave.). Looking south.
10. Detail showing quarter-round entry. Jones Hall of Science (1707 Morningside Ave.). Looking south.
11. Detail above quarter-round entry. Jones Hall of Science (1707 Morningside Ave.). Looking south.
12. Dimmitt Residence Hall (3318 Vine Ave.). Looking north.
13. Detail: center projecting bay. Dimmitt Residence Hall (3318 Vine Ave.). Looking north.

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14. Detail: western projecting bay roofline. Dimmitt Residence Hall (3318 Vine Ave.). Looking north.
15. Detail: rear entry door. Dimmitt Residence Hall (3318 Vine Ave.). Looking southeast.
16. Class of 1922 Sundial. Looking northeast.
17. Detail. Class of 1922 Sundial. Looking north.
18. Allee Gymnasium (3415 Peters Ave.). Looking north.
19. Allee Gymnasium (3415 Peters Ave.). Looking southeast.
20. Lillian Dimmitt House (3527 Peters Ave.). Looking northwest.
21. Roadman Hall (3600 Peters Ave.). Looking southeast.
22. Lewis Hall (1501 Morningside Ave.). Looking northeast.
23. Detail: foundation. Lewis Hall (1501 Morningside Ave.). Looking northeast.

Additional Property Owners

Harry E. & Marlene Hudson Moon
1504 Morningside Ave.
Sioux City, IA 51106
(712) 274-1485

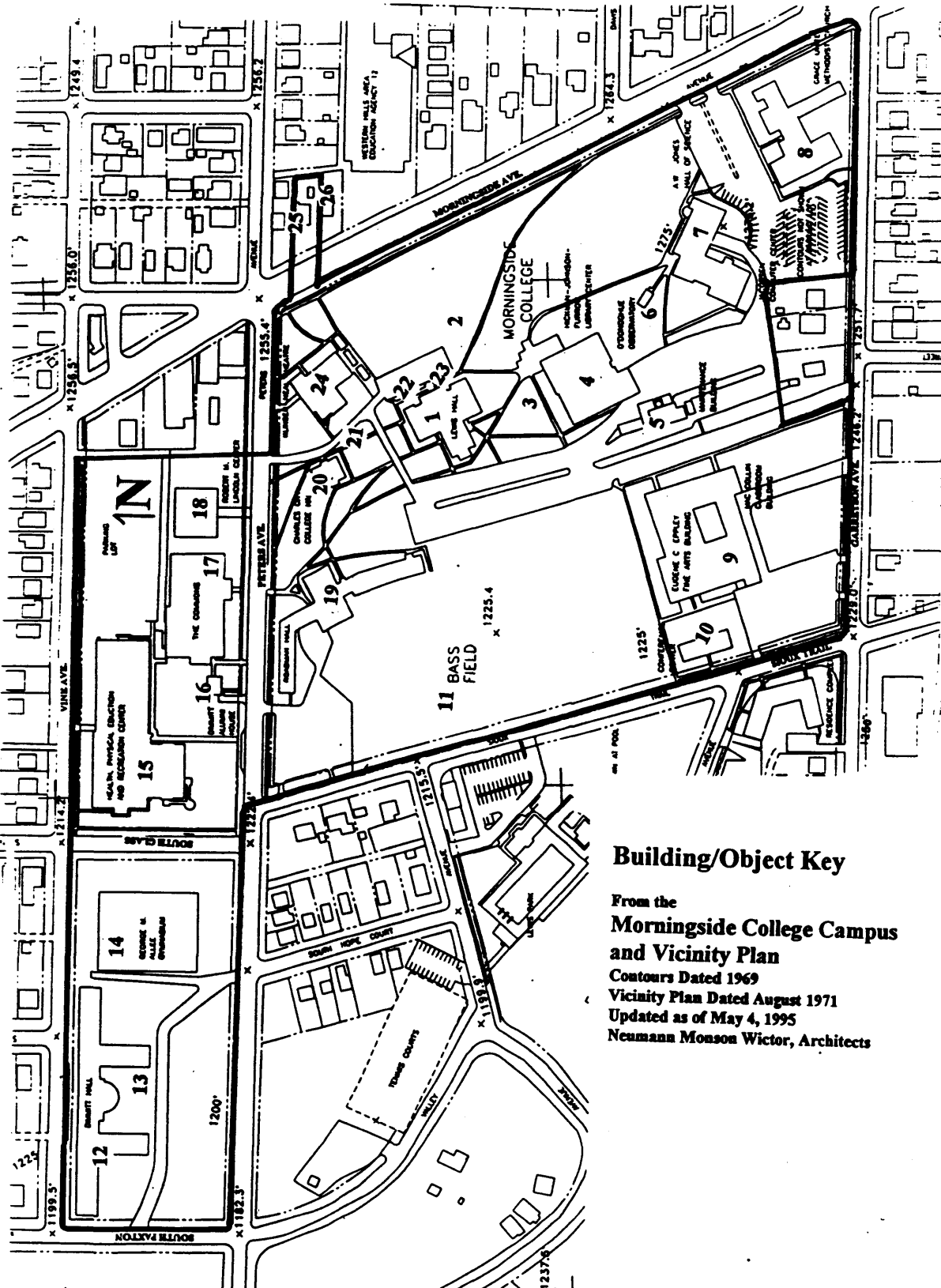
Grace United Methodist Church
1735 Morningside Ave.
Sioux City, IA 51106
(712) 276-3452

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Building/Object Key

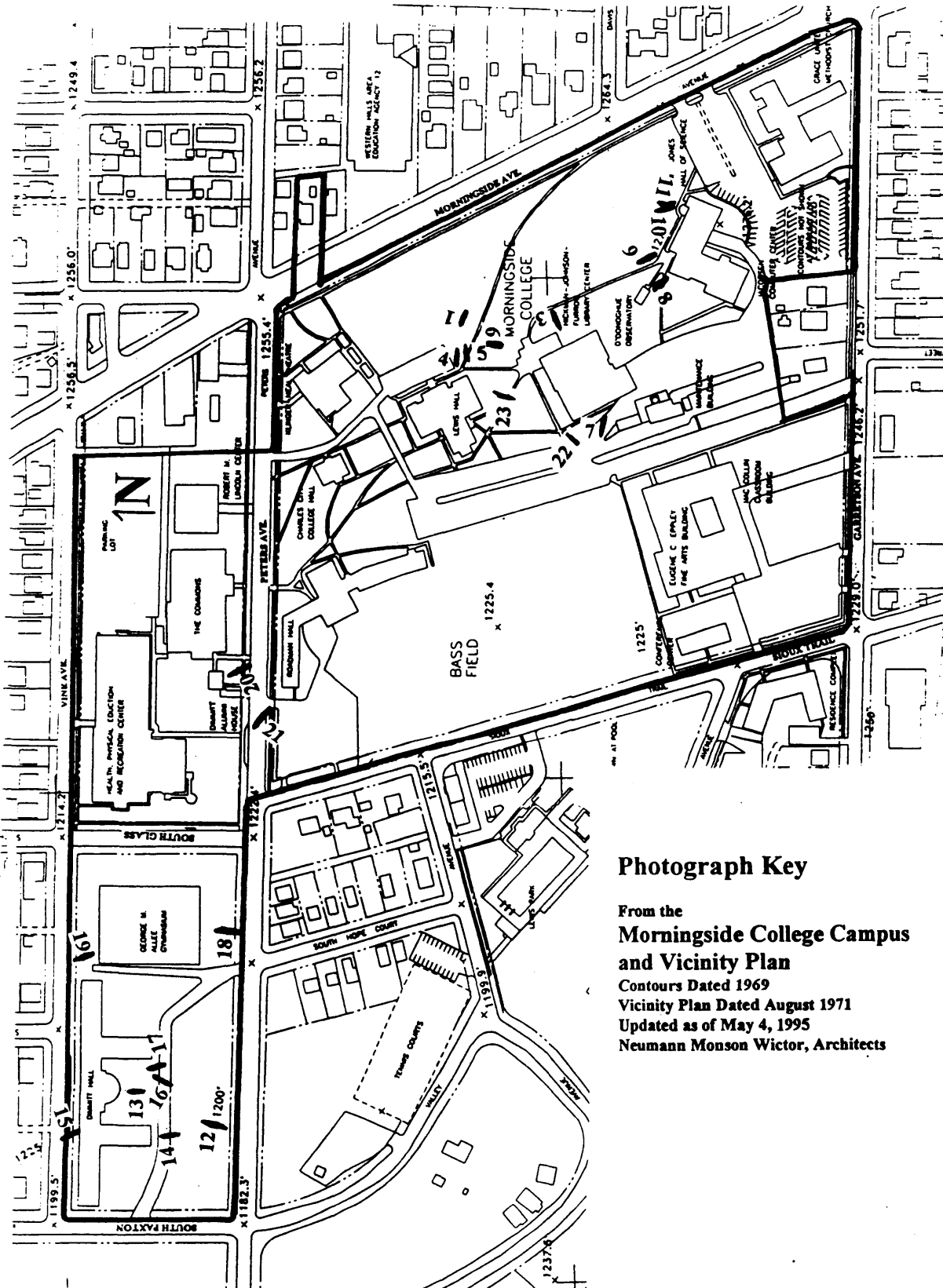
From the
**Morningside College Campus
 and Vicinity Plan**
 Contours Dated 1969
 Vicinity Plan Dated August 1971
 Updated as of May 4, 1995
 Neumann Monson Wictor, Architects

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Photograph Key

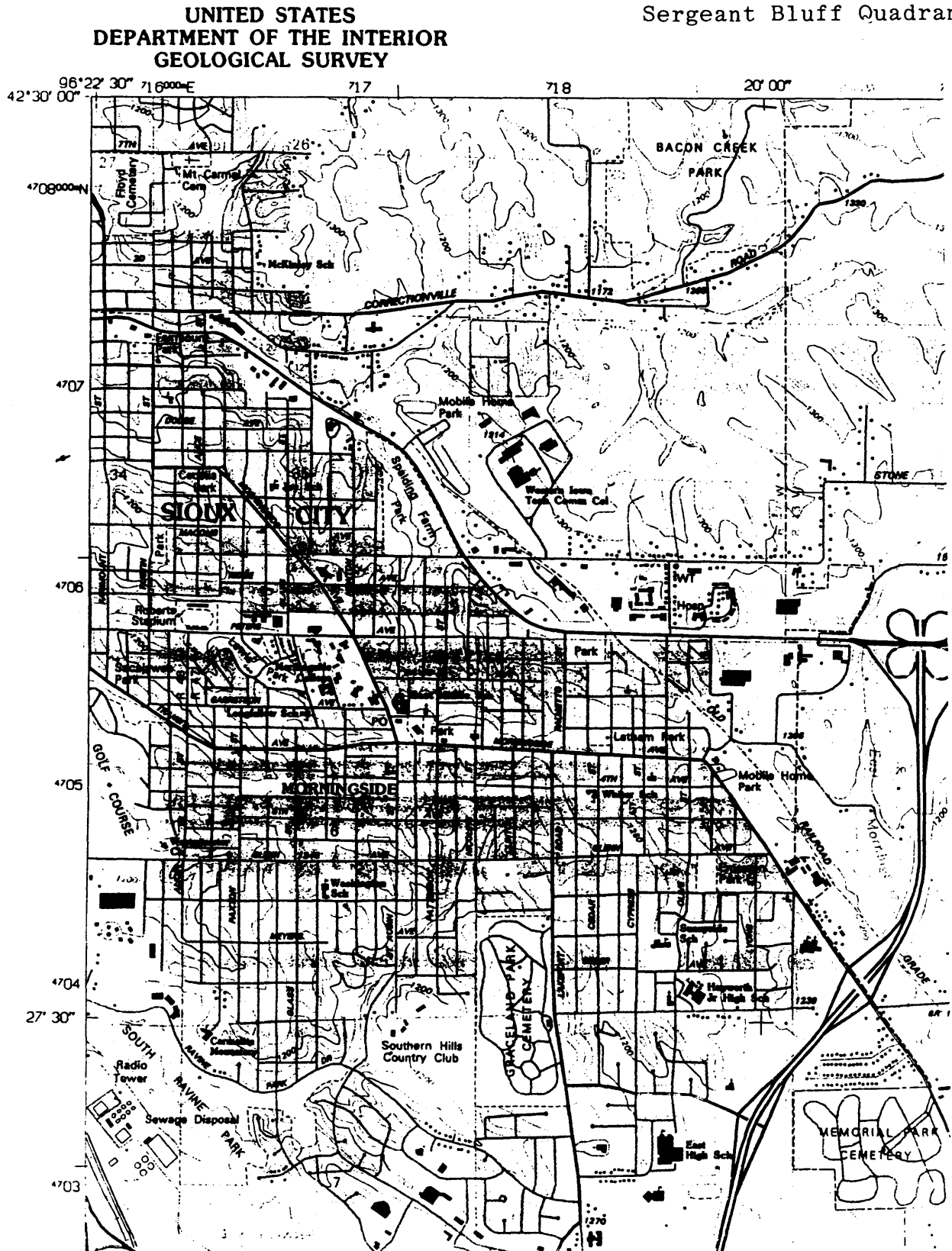
From the
**Morningside College Campus
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 Contours Dated 1969
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Plat Map Showing District. Sinuous line at bottom indicates path of Elevated Railroad, currently an alley vacated in places.

