

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

NATIONAL
REGISTER

1955

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Spring Side

other names/site number _____

2. Location

street & number U.S. Route 52 and Ensign Road

not for publication

city, town Bellevue

vicinity

state Iowa code IA

county Jackson

code 097

zip code 52031

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

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

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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 80. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official
State Historical Society of Iowa

Date _____

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official
State Historical Soc. of Iowa

Date 11/14/90

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this 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:)

Entered in the
National Register

Albion Zyen

12/28/90

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling

Current Functions (enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/hotel

7. Description

Architectural Classification
(enter categories from instructions)Gothic Revival

Materials (enter categories from instructions)

foundation Stone

walls Stone

roof Asphalt

other Wood

Describe present and historic physical appearance.

The building, known as Spring Side from at least 1867, was constructed in the mid 19th century as a detached, single family residence. The building is of native stone and wood construction and was designed according to the Gothic Revival architectural style popular at that time. The integrity of the building has been maintained since its construction and now represents an excellent, unique-to-the-area example of Gothic Revival "cottage" architecture.

Spring Side was constructed in 1848 for William T. Wynkoop, a Merchant in Bellevue. Mr. Wynkoop employed a local "work crew" for the building's construction. The building is located on a hillside overlooking the Mississippi River, just outside of Bellevue, Iowa.

The building is detached and is constructed primarily of native limestone with a wooden supported shingled roof. The walls and foundation of the building are entirely stone and mortar and are approximately one and one-half to two feet thick. The building, viewed from the front and sides, is characterized by steeply pitched gables and, at the front, by a gabled tower. These gables are trimmed with wooden scroll-work vergeboard and pendants with finials. The building, from the rear presents a hip roof style, devoid of gables.

The building consists of four stories including an attic and a cellar. The first or main floor consists of an entry hall with a winding staircase to the attic and tower, four principal rooms arranged symmetrically, and a smaller room at the rear. The second story consists of two halls and four symmetrically arranged rooms. The attic and cellar are unfinished. See continuation sheet page 2 for building floor plan.

Windows throughout the building are of double hung and casement construction. Windows formerly opening to the original "wrap-around" porch are of floor to ceiling design. The windows within the front gables and tower are of lancet or pointed arch design; the tower window is capped with a hood mold. Wheel design windows are found on the sides of the tower and at the peaks of the side gables. The living room or parlor at the building's front features a semi-octagon bay window which was originally capped by a balcony.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Architecture

1848

1848

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

This nominated building, Spring Side, is locally significant in American architectural history in that it represents a Gothic Revival "cottage" typical of the type constructed from plans and specifications published by the "spokesmen" of Gothic Revival: A. J. Davis, A. J. Downing, and their contemporaries. The integrity of location design, setting, materials, workmanship, feeling, and association has been essentially maintained since the building's construction. The building now represents an excellent local example of American architectural philosophy of the early to mid 19th century.

In the early decades of the 19th century, American architects and builders began to seek alternatives to the inflexible classical architectural forms popular at that time. Among the exotic revival architectural styles experimented with such as Roman, Moorish, and Egyptian, Gothic Revival was destined to become a dominant force in American architecture.

Gothic Revival churches had been built in the United States since the 18th century but this style had not achieved popularity in domestic architecture. In the 1820's and 30's, the national psyche became affected by the rapid changes in lifestyle brought about by industrialization, urban growth, and technological advances; people began to seek stability of history and tradition. The Gothic Revival architectural style provided some sense of stability and tradition.

Gothic Revival style blended two separate architectural trends--a revival of the Christian symbolism seen in Pugin's English church designs and secular picturesque romanticism. By the 1830's, Victorians were ready to discard the cool, rational principles of neo-classicism in favor of the romantic qualities of the religious and artistic fervor of medieval England.

At this same time, the novels of Sir Walter Scott created widespread exposure to this romanticism. Scott's prolific talent and the economical printing methods of the time made him perhaps the most widely read author in America. Scott's romantic novels, set in picturesque castles, created enthusiasm for the Gothic style.

See continuation sheet

9. Major Bibliographical References

- Andrews, Wayne: American Gothic; Random House, New York, 1975
- Blumenson, John J. G.: Identifying American Architecture; W. W. Norton & Co., New York, 1981
- Davis, Alexander J.: Rural Residences; DaCapo Press, New York, 1980
(Republication of the 1837 ed. published in New York.)
- Loth, Calder and Sadler, J. T. Jr.: The Only Proper Style; New York Graphic Society, Boston, 1975
- Ranlett, William H.: The Architect Vol. I & II; DaCapo Press; New York, 1976
(Republication of the 1st ed. published in New York in 1849.)

See continuation sheet

Previous documentation on file (NPS): N/A

- preliminary determination of individual listing (38 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

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre.

UTM References

A 15 711673 4682774
 Zone Easting Northing

C _____

B _____
 Zone Easting Northing

D _____

See continuation sheet

Verbal Boundary Description

The property is a rectangular parcel which measures 64 x 77 feet. The northwest corner of this parcel is 15 feet directly northwest of the northwest corner of the house. The southeast corner of this parcel is 15 feet directly southeast of the southeast corner of the house.

See continuation sheet

Boundary Justification

The boundary includes the significant resource nominated; the outbuilding has not been included since it has no historical significance.

See continuation sheet

11. Form Prepared By

name/title Mark T. Jaspers--Joint Owner

organization _____ date 4 December 1989

street & number P. O. Box 41 telephone (319) 872-5452

city or town Bellevue state Iowa zip code 52031

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The building at this time features four prominent end wall chimneys, each containing two flues. These chimneys are of brick construction with surface relief and are located toward the front and rear of each side of the building. Evidence indicates that the building had originally a fifth chimney at the rear, probably serving the kitchen wing.

Also located on this property is a barn with additions. This structure measures approximately one hundred x one hundred fifty feet and is located approximately one hundred yards from the nominated building. The barn proper was constructed circa 1900; the additions have been added more recently (1950-60).

Other man-made elements on the property include a gravel roadway to the structure and a small graveled parking area. The area surrounding this building is suitably landscaped with trees and sod.

A 1912 photograph of the building shows a room sized stone-walled wing at the rear; probably housing the kitchen. This wing has since been removed; an enclosure protecting the rear door of the building has been added. Additionally, this same photo shows a small stone-walled, roofed cellar entrance enclosure at the side of the building; this also has been removed.

The 1912 photograph shows a "wrap-around" veranda or porch extending from mid-front to mid-side. This original structure was removed in 1942 and replaced with an enclosed three season porch which extends from mid-front to the end-front.

Deterioration due to vandalism, neglect, lack of use, or weather has been minimal. The architectural integrity of the building has, for the most part, been maintained with the exception of the removal of the kitchen wing and the porch or veranda alteration noted previously.

See continuation sheet page 3 for property sketch map.

See continuation sheet page 4 for accompanying photographic documentation descriptions.

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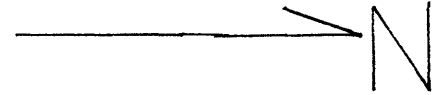
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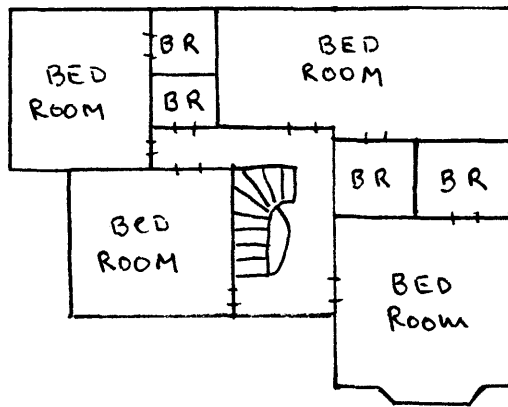
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BUILDING FLOOR PLAN

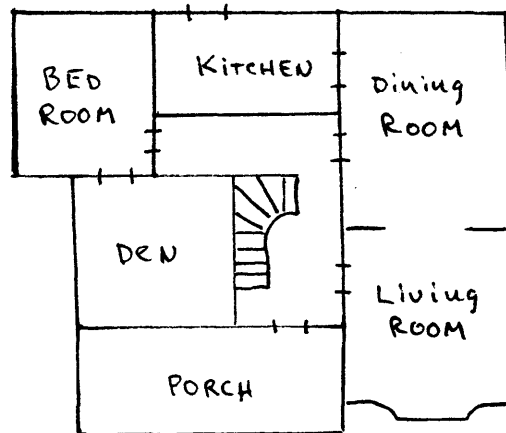
JANUARY 1990



SECOND
FLOOR



MAIN
FLOOR



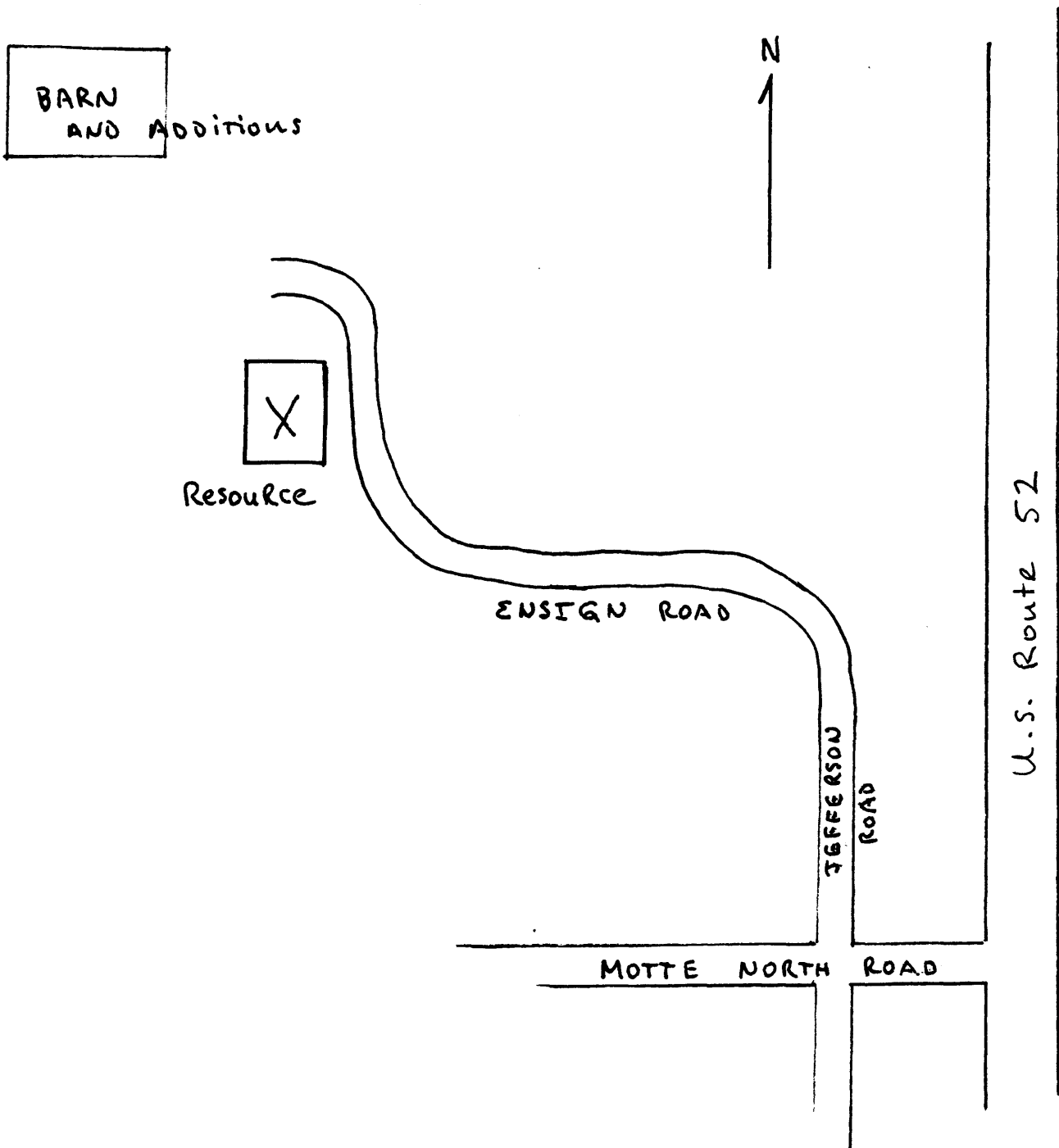
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PROPERTY SKETCH MAP



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PHOTOGRAPHIC DOCUMENTATION

PHOTO DESCRIPTIONS

(ALL PHOTOGRAPHS LABELED ON REVERSE)

- #1. Photo (c. 1912) of property looking northwest.**
- #2. View looking west.**
- #3. Front elevation, looking west.**
- #4. Side elevation, looking north.**
- #5. Rear elevation, looking east.**
- #6. Side elevation, looking south.**
- #7. Interior view; staircase to upper floors.**
- #8. Interior view; parlor, looking east.**
- #9. View of non-contributing outbuilding, looking west.**

Photos 2-9 above all exposed by Mark T. Jaspers in November 1989 and February 1990.

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In 1832, Alexander Jackson Davis, an American architect, designed the first Gothic Revival house in America. Shortly afterward, he published plans for this house, along with plans for similar structures, in a book entitled Rural Residences. Other architects including William Ranlett and Calvert Vaux soon followed with plans, drawings, and specifications of Gothic Revival villas and "cottages". (The Victorian "cottage" included a wide range of building sizes, from small homes to large "suburban" residencies.)

Andrew Jackson Downing, a leading landscape architect of the time, became distressed at the lack of harmony between contemporary architectural style and its natural surroundings. Downing felt that Davis's Gothic Revival "cottages" were ideally suited for the romanticized settings he envisioned for the American home builder. Downing became a prolific, outspoken, supporter of the residential designs promoted by Davis, Ranlett, Vaux, and others.

Davis and Downing became America's spokesmen for Gothic Revival. They both emphasized the benefits of country living and the suitability of Gothic "cottages" to this rural setting. Downing insisted that buildings express their function; houses should include prominent porches and chimneys so that they looked like places for people to live. Downing also stressed the importance of expressing the nature of construction materials; when stone was employed, it should be clearly expressed.

Gothic Revival's popularity received conception in the public's need to establish a sense of history and tradition, was fueled by the writing of Sir Walter Scott, and was made accessible to the public by the publications of individuals such as Davis, Downing, Ranlett, and Vaux. The publications by these architects were studied by home builders across America, and homes based on these designs were soon constructed.

Spring Side is architecturally significant since it represents an example of the Gothic Revival "cottage" popularized by Davis, Downing, and their colleagues. The original construction plans for Spring Side have been lost. An examination of the plans and specifications published by Davis, Downing, Ranlett, Vaux and others, however, strongly indicates that Spring Side was constructed according to these or similar specifications. Spring Side significantly represents an example of this Gothic Revival architectural style by its location, construction materials, and design.

Spring Side was constructed in a rural or "suburban" setting, outside the city limits of the nearby developing city of Bellevue. The building is located on a wooded hillside, adjacent to a valley, overlooking the Mississippi River; three springs arise on the property. This rural, romantic, "Scottesque" setting was ideally suited for a Gothic Revival "cottage".

Many of the villas and cottages illustrated by Davis, Downing, Vaux and their contemporaries were constructed of stone. Vaux found the use of stone to be "agreeable and superior". Spring Side is constructed primarily of native limestone in keeping with a local tradition of masonry and an abundant local supply of this material.

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Spring Side's architecture illustrates the principles of the Gothic Revival style. The house features eight steeply pitched gables, each trimmed with vergeboard, finials, and pendants. A prominent feature of the building front is the castle-like tower; a feature combining function (river view) with design.

Bay, wheel, and pointed arch windows as well as prominent chimneys were hallmarks of Gothic revival architecture. Spring Side has lost one chimney (at the rear) and another needs repair; chimneys, however, remain a dominant feature of the building. Spring Side's Gothic style windows have been well preserved.

Other distinguishing characteristics of Downing's Gothic Revival style include a kitchen on the principle floor (rather than in the basement) and a wide, welcoming veranda adjacent to the main entry. Spring Side's original construction design included a main floor kitchen wing and a veranda adjacent to the front entrance. The fact that both of these architectural elements have been modified or removed detracts somewhat from the "classicism" of the structure, future plans call for restoration of these structures.

At this time, Spring Side is the only example of the Gothic Revival "cottage" architectural style in Jackson County, Iowa. Several other buildings within Jackson County exhibit Gothic revival influence in their design; none of these buildings, however, manifest this architectural style as completely as Spring Side. Spring Side is significant because its combination of setting, construction materials, and "purity" of architectural design is unique in this area of Iowa.

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**Vaux, Calvert: Villas & Cottages; Dover Publications, New York, 1970
(Republication of the 2nd edition published in New York in 1856)**