

490077211

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

(Type all entries - complete applicable sections)

STATE: <b>Iowa</b>	
COUNTY: <b>Johnson</b>	
FOR NPS USE ONLY	
ENTRY NUMBER <b>001</b>	DATE <b>9 1973</b>

**1. NAME**

COMMON:  
**The South Summit Street District**

AND/OR HISTORIC:

**2. LOCATION**

STREET AND NUMBER:  
**301 through 818 South Summit Street**

CITY OR TOWN:  
**Iowa City**

STATE <b>Iowa</b>	CODE <b>14</b>	COUNTY: <b>Johnson</b>	CODE <b>103</b>
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**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input type="checkbox"/> Restricted <input checked="" type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____

**4. OWNER OF PROPERTY**

OWNER'S NAME:  
**Various Owners**

STREET AND NUMBER:  
**301 through 818 South Summit Street**

CITY OR TOWN: <b>Iowa City</b>	STATE: <b>Iowa</b>	CODE <b>14</b>
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**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.:  
**Johnson County Courthouse**

STREET AND NUMBER:  
**Clinton Street**

CITY OR TOWN: <b>Iowa City</b>	STATE: <b>Iowa</b>	CODE <b>14</b>
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**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:

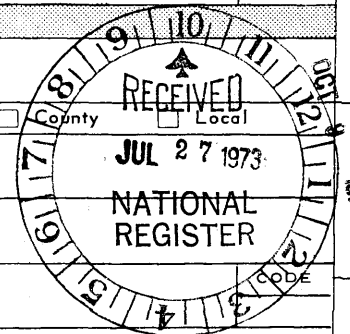
DATE OF SURVEY:                       Federal     State     County     Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:	STATE:	CODE:
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SEE INSTRUCTIONS



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FOR NPS USE ONLY

## 7 DESCRIPTION

CONDITION

(Check One)

 Excellent     Good     Fair     Deteriorated     Ruins     Unexposed

(Check One)

 Altered     Unaltered

(Check One)

 Moved     Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The portion of South Summit Street extending from East Burlington Street south to the Chicago, Rock Island & Pacific Railroad overpass bisects the largely residential area known to Iowa Citizens as the South Summit Street district.

The west side of the street's 300 block formed part of the original boundary of the Iowa City townsite, surveyed in 1839. By the early 1850's a roadway lay along that block. The rest of the present avenue was laid out by the late 1860's and was already being developed as a pleasant, well-to-do suburban residential area, the gentle ridge along which it ran giving the street its name. In about 1880 the street was incorporated into the city.

Fifty structures--48 houses, one sorority house, one store--now stand along the street, 37 of them (or nearly three-quarters) having been built before 1910. Of these, five apparently date from the 1860's, five from the seventies, four from the eighties, 13 from the nineties, and 10 from the first decade of the present century. Three additional houses constructed before 1910 are no longer extant, having been replaced by more modern structures.

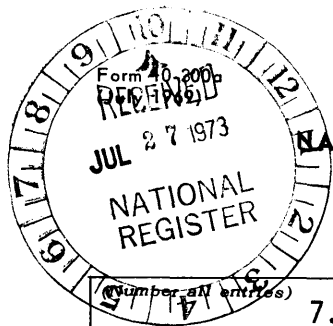
A number of the houses are of special interest:

(1) The Kauffman House, #304 South Summit Street. The part of the house facing the street was built in 1868, as an addition to an earlier building, by Levi Kauffman, a nurseryman. It is the earliest house in the district pretending to architectural distinction and an excellent example of the taste of its period, combining classical, gothic, and Italianate features. It is a two-story, high-ceilinged rectangle of red brick (now painted yellow) with a low attic. The facade is formal and symmetrical, with five windows on the second story, and on the first, two pairs of windows flanking the center door. The windows have heavy stone lintels. On the right-hand end wall is a one-story bay window. A gable over the central bay contains a small gothic lancet. The ornate cornices have paired brackets with pendants. The original veranda has been removed.

(2) The Fairall House, #410-412. This is the oldest house still standing in the district and probably the first dwelling to be built there. It was the farmhouse of the farm that once lay to the east of Summit Street and was built by Truman Fairall between 1861, when he came to Iowa City, and 1868, when the house is listed in a city directory. It has since been extensively remodeled, converted into a double-house, and altered by a wide porch, but it retains its original structural outlines: a low-ceilinged, two-story rectangle with a low attic, of white-painted brick set parallel to the street. It has wide eaves, small, irregularly placed windows and low pitched gables. It is the only rustic house in the area, and the only one of "colonial"--pre-classical and pre-Italian design.

(3) The Morrow House, #415. This unusual and impressive house was built in 1879 by Henry Morrow, local representative of the American Express Company. It represents the last phase of the classical taste for symmetry, but its style is a formalized adaptation of the Umbrian Villa tradition. A central pavillion terminates in an open pediment with returned supported by scrolled corbels. A double front door, flanked by double french windows, open onto a wide veranda. On the lateral walls are bay windows, polygonal on the south, triangular on the north, with bracketed cornices.

S E E I N S T R U C T I O N S



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7. DESCRIPTION

The third floor is lit by Palladian eye-brow windows, with latticed screens, and by a segmental arched window in the pediment. A gable end above the pediment is a later addition.

(4) The Swisher House, #419. This exceptionally fine house was built in 1879 or 1880 by Lovell Swisher, a banker, and remains practically unaltered except for a later veranda. It is one of the purest and most elegant examples in the city of Midwestern Italianate Victorian design. Among its notable features are three gable ends, one facing the street and one on each lateral wall, with bracketed cornices and fanciful arched wooden screens, intricately pierced. Each pediment contains an oeil de boeuf. The windows on the two lower floors have lintels with false keystones. The proportions and ornament produce an effect of great solidity and grace.

(5) The Stoddard House, #512. The second oldest extant house in the district, it was built before 1868 by Stephen Stoddard, a millwright. It was moved back from the street and much remodeled in 1924, its present roof and porch dating from that time. The original outlines are still clearly discernible, however, and the windows retain their heavy, classical lintels.

(6) The Payne House, #513. The most opulent and interesting, and also the best preserved house in the district, it was built in 1883 by Stephen E. Payne, manager of the Close Linseed Oil Works. It is frame of complex plan with numerous gables and elaborate Italianate decoration. The simulacra of Italian loggias are particularly striking. The basic shape is cruciform with three elongated facades to the east, north, and south, each with a tripartite, two-story bay window terminating in a steep gable with a pierced screen. A subsidiary gable in the northeast angle of the cross forms a roof for an elaborated balustraded balcony; a smaller but similar balcony is set in the angle formed by the chamfered bay window on the ground floor is impressively pedimented. A porch with complexly angular plan and roof treatment occupies the northeast corner of the cross on the ground floor. The roof and veranda cornices have brackets and pendants. This house, alone of those in the district, has preserved a cast iron grill forming a fence, with gate, along the line of the sidewalk.

(7) The Stoner House, #603, was built in 1898 by Marcus Stoner, a retired farmer. The house, representative of several others in the district, basically similar in design and all built in the nineties, is one of the best preserved of the group. These are cruciform or L-shaped, with the wings terminating in steep gables with pediments decorated with wooden scroll-work. They are clapboarded and usually have fish-scale shingles on the upper floors and corner porches with brackets and turned columns. There are bay windows on the side wings but not on the street fronts. Other well-preserved houses of this type are #405 and #409.

(8) The Byrnes House, #609. This imposing house was built in 1896 or 1897 by the widow of Dr. Thomas B. Byrnes, and represents the transition from late Victorian design to the Venetian and neo-Georgian tastes of the early ~~twentieth~~ <sup>20th</sup> century. The frame structure, with cruciform wings ending in gables with fish-scale shingled pediments, exemplifies the older style, while the classical columns and the verandas and the wide windows foreshadow the new.

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(Number all entries) 7. DESCRIPTION

The house is very large and stately, and has been successfully and discreetly modernized and restored.

(9) The Hertz House, #624. Built in 1893 by Albert J. Hertz, a dry goods merchant, this brick house is similar to several others in the neighborhood, notably its exactly contemporary neighbor to the south, #710. The plan is symmetrically cruciform, with steep gables and a porch in the southwest angle of the cross. The ornament and fenestration are characteristic of the style that was developing in the nineties: there are large windows and greater restraint in decoration than with earlier houses. There is a very large, single plate-glass window on the first floor of the street front under a low segmental arch. The porch has a latticed screen and wooden scrolling in its pediment.

Yet another group of houses in the district, of less historic interest, is nonetheless of some architectural interest as illustrating stages in the developing eclectic styles and tastes of the early 20th century. #620, built in 1923 or 1924, is a good example of the modified New England saltbox popular in the twenties. #733, built in 1923, is a good example of the gambrel-roofed Dutch Colonial idiom. #621, a very drastic reconstruction of a house originally built in the 1860's, now presents the aspect of a porticoed brick neo-Georgian house of Virginian inspiration. The remodeling dates from 1931.



**6. SIGNIFICANCE**

PERIOD (Check One or More as Appropriate)

- |  |                                       |  |  |
|--|---------------------------------------|--|--|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century            | <input checked="" type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century  | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century |  |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education              | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering            | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science             | _____                                    |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture           | _____                                    |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____                                    |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater             | _____                                    |
| <input type="checkbox"/> Commerce                | <input checked="" type="checkbox"/> Military    | <input type="checkbox"/> Transportation      | _____                                    |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music                  |  | _____                                    |
| <input type="checkbox"/> Conservation            |   |  | _____                                    |

STATEMENT OF SIGNIFICANCE

The South Summit Street district, with its fifty buildings of which three-fourths date from between 1860 and 1910, preserves remarkable unity as an ensemble in spite of the extreme variety of architectural styles represented. Later buildings successfully preserved the gracious and dignified residential atmosphere achieved by their predecessors. The street is broad, and the parkings and lots wooded, in many cases with old trees. The houses are set well back from the street, in most cases sixty feet. The flavor of the area is park-like and strongly evocative of the culture of well-to-do middle class Midwestern Americans of the later 19th century. It embodies, in the varied callings and positions in life of its early residents, the social mobility and egalitarianism, and the accumulating wealth, that were characteristic of that culture. Because of the exceptional distinction of some of the houses and the still more exceptional degree to which it has preserved its character intact, the district is to be regarded as a museum of one aspect of American life and history whose preservation is of first-rate importance to the amenity and cultural heritage of the city.

As an additional item of interest, in the front yard at 331 South Summit a six-foot limestone obelisk erected in 1839 marks the southeast corner of the original survey of Iowa City, laid out that year as the new territorial capital of Iowa. By the 1890's this unique landmark was severely defaced, but in 1935 the local D. A. R. chapter restored it and reproduced its inscriptions on attached bronze plates.

For a brief period during the Civil War what was then "a beautiful green" bordering the lower end of the street served as a training ground for Union regiments recruited in Johnson County and vicinity. "Camp Pope" as it was christened (for General John Pope, presumably), was established in July 1862 in time to provide a mustering point for the 22nd Iowa Infantry. This military unit subsequently became famous for being one of only three Civil War regiments from either side to suffer 82 per cent casualties in a single engagement, when in 1863 it led the first great frontal assault on the Confederate entrenchments at Vicksburg, Mississippi. Two other units, the 28th and 40th Iowa Infantry regiments, also mustered and trained at Camp Pope before being sent south to the war zone. The camp was disestablished in December 1862.

SEE INSTRUCTIONS

**9. MAJOR BIBLIOGRAPHICAL REFERENCES**

Charles Ray Aurner, Leading Events in Johnson County, Iowa (Cedar Rapids, 1912-1913).  
 Assessor's Book, 1881, Iowa City Township (State Historical Society of Iowa [SHSI] Library, Iowa City).  
 "Bird's Eye View of Iowa City ... 1868" (in possession of Margaret N. Keyes, Iowa City).  
 City directories, Iowa City, 1868, 1878, 1891, 1893, 1897, 1899, 1901, 1904, 1907, 1909 (SHSI Library and University of Iowa Library, Iowa City).

NW 15/623071/  
 4612 620  
 NE 15/623 200/4612 630  
 SE 15/623 220/4611 890  
 SW 15/623 250/4611 880

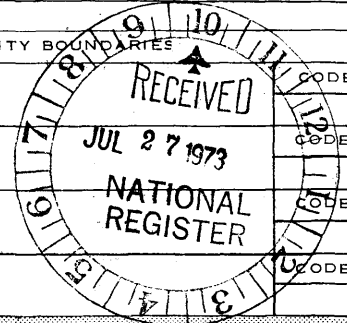
**10. GEOGRAPHICAL DATA**

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	41°	39'	28"	91°	31'	19"			
NE	41°	39'	28"	91°	31'	12"			
SE	41°	39'	5"	91°	31'	12"			
SW	41°	39'	5"	91°	31'	19"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **29 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

**11. FORM PREPARED BY**

NAME AND TITLE: **Dr. Laurence Lafore, Chairman**

ORGANIZATION: **Architectural Heritage Committee, Project Green**      DATE: **February 13, 1973**

STREET AND NUMBER: **9 Parsons Street**

CITY OR TOWN: **Iowa City**      STATE: **Iowa**      CODE: **14**

**12. STATE LIAISON OFFICER CERTIFICATION**

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

National       State       Local

Name: Adrian A. Johnson

Title: Historic Preservation Officer

Date: 8/28/73

**NATIONAL REGISTER VERIFICATION**

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

Ernest A. Connolly  
 Chief, Office of Archeology and Historic Preservation  
 Associate Director  
 Professional Services  
 OCT 9 1973

Date: \_\_\_\_\_

ATTEST: Wm. Henry L.  
 Keeper of The National Register

Date: 10-3-73

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(Continuation Sheet)

STATE Iowa	
COUNTY Johnson	
FOR NPS USE ONLY	
ENTRY NUMBER OCT 9 1973	DATE

(Number all entries)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

- Combined Atlas Map of Johnson County, Iowa (Geneva, Ill., 1870).
- Data Sheets, Real Estate Appraisal [1940] (City Assessor's Office, Johnson County Courthouse, Iowa City)
- History of Johnson County, Iowa (Iowa City, 1883).
- Iowa City Fire Insurance Maps, 1920, 1926, 1933, 1970 (SHSI and University of Iowa Libraries).
- Iowa City Republican Semi-Centennial Edition (Iowa City, 1890).
- Johnson County Transfer Books (Auditor's Office, Johnson County Courthouse).
- S. C. Jones map, "Camp Pope" (SHSI Library).
- S. C. Jones, Reminiscences of the Twenty-Second Iowa Volunteer Infantry (Iowa City, 1907).
- J. H. Millar map, "Iowa City and Its Environs...1854" (SHSI Library).
- Notes on Iowa City houses taken from 19th-century newspapers (in possession of Margaret N. Keyes).
- Roster and Record of Iowa Soldiers in the War of the Rebellion (Des Moines, 1910).
- U. S. Manuscript Censuses (Iowa), 1870, 1880 (microfilms, SHSI Library).



- ▲ Survey marker
- ▨ Camp Pope
- 1. Kauffman House
- 2. Fairall House
- 3. Morrow House
- 4. Swisher House
- 5. Stoddard House
- 6. Payne House
- 7. Stoner House
- 8. Byrnes House
- 9. Hertz House

