

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



ICM

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" on the appropriate line 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 COLLEGIATE NEIGHBORHOOD HISTORIC DISTRICT
other names/site number _____

2. Location

street & number Main to West 1st St., Independence to Union St. plus west side W. 1st St. to Liberty St. N/A not for publication
city or town Pella N/A vicinity
state Iowa code IA county Marion code 125 zip code 50219

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.)

[Signature]
Signature of certifying official/Title
State Historical Society of Iowa
State or Federal agency and bureau

1 SEPT 2017
Date

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

Signature of certifying official/Title

State or Federal agency and bureau

Date

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 Keeper

[Signature]

Date of Action

10/26/17

Collegiate Neighborhood Historic District
Name of Property

Marion County, Iowa
County and State

5. Classification

Ownership of Property (Check as many lines as apply) **Category of Property** (Check only one line)

- private
- public-local
- public-State
- public-Federal
- building(s)
- district
- site
- structure
- object

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

Contributing	Noncontributing	
44	20	buildings
2	3	sites
		structures
		objects
46	23	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)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

RELIGION/church related residence

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN

LATE 19TH & 20TH CENTURY REVIVALS

LATE 19TH & EARLY 20TH AMERICAN MOVEMENTS

MODERN MOVEMENT

Materials
(Enter categories from instructions)

foundation Stone, tile, concrete

walls Brick

Wood

roof Asphalt

other Glass

Narrative Description

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

Collegiate Neighborhood Historic District
Name of Property

Marion County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines 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" on all the lines 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)

COMMUNITY PLANNING AND DEVELOPMENT
ARCHITECTURE

Period of Significance

1855 – 1959

Significant Dates

1855
1877
1959

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Unknown

Narrative Statement of Significance - (Explain the significance of the property on one or more continuation sheets)

9. Major Bibliography 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):

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

Primary location of additional data:

- State Historical Preservation Office
 - Other State agency
 - Federal agency
 - Local government
 - University
 - Other
- Name of repository _____

Collegiate Neighborhood Historic District
Name of Property

Marion County, Iowa
County and State

10. Geographical Data

Acreage of Property 10 acres +/-

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 15 | 5 0660 | 0 | 4583530 |

Zone Easting Northing

2 | 15 | 5 06 680 | 4 5 83530 |

Zone Easting Northing

3 | 15 | 5 06 680 | 4 5 83 400 |

Zone Easting Northing

4 | 15 | 5 0 640 0 | 45 83 400 |

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 William C. Page, Public Historian
organization Historic Pella Trust, Inc. date December 1, 2016
street & number 520 East Sheridan Ave. (Page) telephone 515-243-5740
city or town Des Moines state IA zip code 50313-5017

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 See Continuation Sheets
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
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CFN-259-1116

Collegiate Neighborhood Historic District, Marion County, Iowa.

Pella's original plat, laid out in 1848 for Dominie Henry P. Scholte, provided the framework by which the town grew. With its grid layout oriented to the cardinal points of the compass, this plat forms a network of city streets, alleys, blocks, and building lots. Within the Collegiate Neighborhood Historic District, Main Street, Broadway, and West 1st Street run north and south and Independence Street, Union Street, and Liberty Street run east and west. Although Main Street borders one parcel in the historic district, it is not included in its boundaries.

SETTING

The City of Pella is situated on mostly level prairieland. Beyond the city to the south, the land quickly falls off into a series of hills and valleys as it runs down to the Des Moines River eight or nine miles to the south. The same holds true to the north, where rolling land runs down to the Skunk River valley. To the southeast and northwest, the topography is generally level, prompting early settlers to name it "The Narrows." This corridor from southeast Iowa to central Iowa became a route for early settlers, including the Dutch colonists under Scholte's leadership.

Differences in land use rather than topography distinguish the Collegiate Neighborhood Historic District from its urban surroundings. These different land uses are readily apparent. The campus of Central University (formerly Central College) is situated to the south of the historic district. Over the years, Central has removed several blocks of single-family dwellings surrounding the campus to expand it, including the block immediately to the south of the historic district. Immediately to the north of this district, a civic corridor of public and semi-public buildings emerged in the late 19th century with continued development extending into the early 21st century. These buildings include the Pella Fire Department, Pella Public Library, former Pella High School, and First Reformed Church. These large institutional buildings form a visual boundary with the Collegiate Neighborhood Historic District. To the east, Main Street serves as an artery in Pella and historically has separated the southwest quadrant of the community from its southeast quadrant.

The boundary between the Collegiate Neighborhood Historic District and its hinterlands to the west lacks a hard line. Single-family dwellings in various architectural styles and dating from the late 1920s through the mid-20th century line West 2nd Street to the west of the historic district and beyond it. The overall feeling in this western residential section is newer than that in the Collegiate Neighborhood Historic District. In the historic district, West 1st Street is surfaced with brick pavers. West 2nd Street and those streets beyond it are surfaced in concrete. This further reinforces the feeling of distinctness between these two residential neighborhoods.

In addition to West 1st Street, Broadway Street (known simply as "Broadway" in Pella) also features brick pavers. In the early 21st century, the City of Pella rehabilitated the brick pavement on Broadway. West 1st Street remains generally as originally constructed and in need of repair. Today, these brick streets lend an appealing ambiance to the Collegiate Neighborhood Historic District and link the neighborhood together visually.

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Collegiate Neighborhood Historic District, Marion County, Iowa.

PLAT AND LAYOUT

Streets and Alleys

A rectilinear grid of streets and alleys articulates the Collegiate Neighborhood Historic District for vehicular and pedestrian use. Independence Street and Union Street serve as the east-west corridors for the district; Main Street, Broadway, and West 1st Street serve as the north-south corridors. In Block 59 and Block 60, alleys bisect the two city blocks formed by these streets. The alley between Main Street and Broadway and the alley between Broadway and West 1st Street run north and south. Another alley, running east and west, bisects the west side of West 1st Street. All these alleys are paved.

The alley network in the historic district articulates vehicular access to the garages, which usually are situated adjacent to these alleys. This articulation tends to keep vehicles off the streets, which they otherwise would occupy, and preserves the sweep of lawns and parking areas without vehicular obstruction. The limited number of curb cut and driveway intrusions in the streetscape lends a more park-like feeling to the neighborhood.

Uniform Setbacks

The buildings in the historic district generally feature a uniform setback from the street. The houses at 509, 511, and 515 West 1st Street, for example, feature setbacks of about 52 feet. This uniformity lends an appealing sense of order to the Collegiate Neighborhood Historic District. Setbacks of similar dimensions also typify other parts of Pella's residential neighborhoods as well and serve as visual links between this historic district and these neighborhoods.

PERIODS OF CONSTRUCTION

The construction of buildings within the Collegiate Neighborhood Historic District generally falls into a series of eras. A pioneering era dates from 1855, when the first extant improvements appeared in the neighborhood, and extends into the 1880s, when this pioneering era waned.

The second era emerged toward the turn of the 20th century, as the national and local economies recovered following the Panic of 1893 that had swept the nation and created an economic depression. With a few bumps along the way, this era of prosperity continued through the 1920s, as younger generations of design-conscious Pella residents invested in new home construction.

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Collegiate Neighborhood Historic District, Marion County, Iowa.

By the time Wall Street crashed in 1929 and certainly by 1941, when the United States entered World War II, most of the town lots in the Collegiate Neighborhood Historic District had filled with housing, ending the second period of the neighborhood's evolution.

Following the war, a few new improvements filled the few undeveloped lots in the neighborhood, but the scarcity of such lots restricted this development. The overall feeling of the neighborhood remained that of a late 19th and early 20th century neighborhood of single-family dwellings. The commitment of residents to maintain their property remained strong, keeping its appearance commensurate with its status as a choice residential section of Pella. Automobile garages began to appear in the neighborhood as a standard feature during this period.

Except for a difficult period during the Farm Crisis in the late 1980s and early 1990s, economic development flourished in Pella during the late 20th and early 21st centuries. This remarkable period of industrial expansion created the wealth and the desire to erect new homes of large and pretentious design. With few town lots available for this kind of large-scale residential development in Pella (and certainly in the Collegiate Neighborhood), this kind of residential construction shifted to the Pella hinterlands. A Dutch-named tract of land, Bos Landen (The Woodlands), emerged to fulfill this demand. This large tract stands amid the rolling hills to the south of Pella. Other newly developed residential tracts emerged on other edges of the community. At the same time, and as earlier throughout the 20th century, the residents of the Collegiate Neighborhood continued to maintain their property.

PROPERTY TYPES

The Collegiate Neighborhood Historic District contains a very limited variety of property types. Single-family dwellings predominate. Exceptions include a 2-unit townhouse at 505 Broadway and a duplex at 708-710 Independence Street. Although some of the single-family dwellings in the historic district are modest in size, many tend to be large. Many properties include garages, and some include sheds of various ilk.

Although a handful of early dwellings are built of brick, frame construction predominates throughout the historic district. Brick reappeared as a building material in the 1920s and again following World War II for some homes. There are no stucco buildings in the historic district. Perceived as a cost-effective building material, the absence of stucco in the historic district signals a sense of the neighborhood's status as a choice residential section of the community.

Buildings generally feature uniform setbacks from the street. The alleys in the historic district are now paved with concrete and continue, as historically, to articulate much if indeed not most of its vehicular traffic.

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Collegiate Neighborhood Historic District, Marion County, Iowa.

There are few noncontributing houses in the district. They include the single-family dwelling at 706 Independence Street, an historic dwelling substantially remodeled within the last several years, and buildings recently constructed, such as the duplex at 708-710 Independence Street and the townhouses at 505 Broadway. Most of the noncontributing resources are garages.

Single-Family Dwellings

During the first period, single-family dwellings were large in size; some of them were showplace residences. Most houses featured brick foundations, but only a few of the buildings themselves were constructed of brick. The popularity of frame construction has continued to the present day.

Many of the houses constructed in the late 19th and early 20th century were 2-story in height, often with high-pitched roofs. As the historic district developed, the scale of houses tended to decrease in volume. The formal Victorian life-style—with its reception rooms, parlors, and other amenities for social intercourse—gave way to simpler floor plans emphasizing efficiency and practicality. During the early 20th century, 1-story houses appeared more frequently than in the past.

Regardless of size, most houses featured a front porch. Front facade, wrap-around, and side porches were very popular during the 19th century. Their delicate wood spindlework lends appealing decoration to their facades. These original porches are now endangered. Sadly, those at 508 and 515 West 1st Street have been removed, the former within the last two years. Porches remained popular during the early 20th century. They tended to have bulkheads and wire-screened windows rather than the airy Victorian confections. Today, although many of the screens for these Craftsman-inspired porches have been infilled with permanent glass windows, the proportions of original openings remain intact.

Although most of these single-family dwellings served this use exclusively throughout their existence, a number of them also served historically for apartment and for rooming rentals. Pella's building code historically did not require special physical treatment for such usage, such as fire escapes, so that earlier and contemporary viewers could not discern traces of multiple-family usage on the exterior of these houses.

Multiple-Family Dwellings

One duplex stands in the historic district at 708-710 Independence Street. Constructed circa 1990, this 2-story dwelling includes an attached garage centered on the building's front facade.

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Collegiate Neighborhood Historic District, Marion County, Iowa.

A 2-unit townhouse stands at 505 Broadway. Constructed in 1991, this vinyl-clad, 1-story building includes a snout-garage (a garage attached to the primary façade of a house) attached to the front facade of the building, an extensive use of concrete for driveways and pedestrian walks, and a deep setback from the street.

Because of the Collegiate Neighborhood's predominance of single-family dwellings, these two multiple-family dwellings visually stand out in it. The 2-unit townhouse is particularly noticeable. The duplex is less noticeable because it sits on a site excavated into the topography with its neighbors to the east and west situated at a higher grade.

The building at 906 Independence Street originally served as a single-family dwelling. Central College has owned the building for some time, serving as a fraternity house and now converted into a co-ed townhouse, known as Prins House, for upper-class Central College students. Although the original purpose of this building has changed, its exterior remains much as it appeared during the historic district's period of significance.

Automobile Garages

Garages form the second largest property type in the historic district. All of these garages are of frame construction. Some garages feature one bay, and some garages feature two bays. Before the late 1940s, all of these garages were detached. Following World War II, the attached garage made its appearance, and new homes built in the late 1940s and 1950s often incorporated such garages into their designs. Recently built garages tend to be larger in size than earlier ones. Most garages now feature overhead doors, although those constructed in the early 20th century likely included vertical-swinging accordion-type doors. One fine example of the latter remains intact at 808 Independence Street, a rare survivor whose preservation is encouraged.

Garage roofs tend to feature front gable designs, although hip roofs cover some early examples. The former tend to be large garages.

Garages in the historic district frequently post-date the construction of the dwellings associated with them. Some of these garages no doubt replaced barns, whose construction had occurred when its accompanying house was built. In 1888, two frame barns stood on the west side of Main Street between Union and Independence Streets. (Sanborn 1888) These barns had vanished by 1931. Today, there are no barns in the historic district. A few garages in the historic district were constructed at the same time as the houses associated with them. The garage at 607 West 1st Street is a fine example.

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Other Property Types

Several single-family dwellings in the historic district have served as parsonages in the past. The First Reformed Church Parsonage at 503 Broadway was originally constructed for this purpose. The Albert & Carrie Baron House-Third Reformed Church Parsonage at 510 Broadway was converted to this purpose following its original service as a single-family dwelling. Both of these buildings are distinct in usage rather than distinct in form among their single-family peers in the neighborhood.

Small sheds of various ilk are scattered around the historic district. Typically, they are situated at the rear of properties and near the alley network that articulates the historic district. Most of these sheds are small and simple utilitarian structures of frame construction, resting on grade or rudimentary footings and providing storage for yard equipment. Virtually all of these sheds date to the late 20th and early 21st centuries. Because of their small size, inconspicuous locations, and ephemeral nature, they are not counted in this nomination.

EXCLUDED RESOURCES

The Collegiate Neighborhood Historic District excludes five building lots on the eastern edge of Block 61, formerly addressed as 503, 505, 507, 509, and 511 Main Street. (See Figures 1 and 16.) These lots originally formed a part of this historic district and featured historically significant single-family dwellings. (Page, 2015) Within the last few years, a Pella developer assembled these lots, razed the buildings, and contracted with Casey's General Stores, Inc., for that firm to construct a large convenience store on the site. After protracted public debate between the City of Pella, Casey's, and neighborhood residents, the city allowed Casey's to build this facility. Construction began in 2016. These events have given urgency to preserve the remaining resources in the Collegiate Neighborhood Historic District. The City of Pella has now established the Pella Historic Preservation Commission to provide a structured planning agency to protect the city's historic resources. The historic district also excludes the east side of West 1st Street between Liberty and Union Streets. Most of these town lots have been redeveloped for parking lots.

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Collegiate Neighborhood Historic District, Marion County, Iowa.

RESOURCE CLASSIFICATION AND COUNT

The Collegiate Neighborhood Historic District contains 69 resources for this nomination. A total of 46 are counted as contributing, and a total of 23 are counted as noncontributing. Among them, 64 resources are classified as buildings and 5 resources are classified as structures. (See Figures 16 and 17.) The following list tabulates them. Under "Eligibility," "C" indicates a contributing resource and "N" indicates a noncontributing resource. Houses and garages are counted as buildings. Sheds and streets are counted as structures. The one already listed National Register resource in this historic district is included in this list but not in its count.

List of Contributing and Noncontributing Resources				
Street Address	Resource Name	Date of Construction	Eligibility	Notes
<i>Broadway Street-East Side</i>				
516 Broadway St.	Henry J. & Catherine Rhynsburger-Donald & Margaret E. Waechter House	1914	C	Frame, 2-story, tile foundation, wood shingles 2 nd fl., side gable roof w/wide eaves & heavy braces, Craftsman influence, 1950s addition & alterations.
516 Broadway St.	Waechter Garage	1950	C	Detached, frame, 2-bays w/side gable roof built by Waechters.
514 Broadway St.	Cornelius & R. Rhynsburger House	1855	NRHP	1.5-story, brick w/stone foundation, Dutch building techniques.
514 Broadway St.	Garage	1996	N	Detached, frame, 2-bay, front gable roof.
514 Broadway St.	Shed	c. 1996	N	Frame, small.
510 Broadway St.	Albert & Carrie Baron House-Third Reformed Church Parsonage	1920	C	2-story, brick veneer, side gable roof, symmetrical front facade, pillared front porch, wide eaves & heavy braces, Colonial Revival & Craftsman influences.

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510 Broadway St.	Albert & Carrie Baron Garage	1920	C	Detached, brick veneer, steeply pitched side gable roof, designed to match house.
510 Broadway St.	Shed	c. 2005	N	Frame, small, at rear of garage.
506 Broadway St.	House	c. 1900	C	1.5-story frame, single-family dwelling, concrete block foundation, full-width front porch w/ pillars & pedimented entry, Colonial Revival influence.
506 Broadway St.	Garage	2012	N	Detached, frame, 2-bay, located near rear of property.
504 Broadway St.	Casper J. Lautenbach House	1928	C	1.5-story, frame, single-family dwelling, concrete block foundation, side gable roof w/front gabled porch, bay window on south elevation, Craftsman influence.
504 Broadway St.	Garage	1928	C	Detached, frame, construction original to house, wide eaves w/exposed rafters, rare & well-maintained surviving example of early auto garage with Craftsman influence.
<i>Broadway Street-West Side</i>				
515 Broadway St.	House	1912	C	2-story, frame, American Four Square design, concrete block foundation, narrow clapboard siding, flared & steeply pitched hip roof, full-width front porch w/Colonial Revival detailing, surmounted by sleeping porch, likely of somewhat later construction.

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Collegiate Neighborhood Historic District, Marion County, Iowa.

515 Broadway St.	Garage	1950	C	Detached, frame, spacious 1-bay, 552 square feet interior.
513 Broadway St.	Gosselink House	1915	C	1.5-story, frame, tile block foundation, open front porch, elaborate & varied fenestration, including picture & ribbon windows, Craftsman influence.
513 Broadway St.	Garage	1969	N	Detached, frame, date of construction outside historic district's period of significance.
511 Broadway St.	Edwin Cole House	1903	C	Large 2-story, frame, concrete block foundation, wrap-around front porch w/ 2-story bay on front facade, steeply pitched hip roof w/wide eaves, Colonial Revival influence.
511 Broadway St.	Garage	2015	N	1.5-story, detached, frame.
511 Broadway St.	Shed	c. 2000	N	Frame, small.
507 Broadway St.	House	c. 1958	C	1-story, concrete foundation, varied-colored Roman brick veneer, gable-front-and-wing configuration, tripartite picture window. Ranch styling.
507 Broadway St.	Garage	c. 2000	N	Detached, frame, vinyl siding, 1-bay.

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505 Broadway St.	Townhouses	1991	N	1-story, vinyl siding, snout garage.
503 Broadway St.	First Reformed Church Parsonage	1910	C	2-story, frame, American Four Square single-family dwelling, concrete foundation, narrow clapboard siding now covered or replaced w/vinyl siding, flared moderately steep-pitched hip roof, full-width front porch w/paired pillars, Colonial Revival influence.
503 Broadway St.	Garage	1950	N	Detached, frame, 2-bay, side garage roof.
<i>West 1st Street-East Side</i>				
506 West 1 st St.	House	1937	C	1.5-story, frame, gable front roof w/enclosed front porch under lower gable front roof w/ribbon windows, Craftsman influence.
506 West 1 st St.	Garage	1937	C	Detached, frame, gable front roof, likely original horizontal sliding door, rare survivor, accessed from street.
508 West 1 st St.	House	c. 1870	C	2-story, brick veneer, stone foundation, facade w/3 symmetrically arranged bays, moderately steep-pitched hip roof, original 1-story front porch now replaced, Italianate influence.
508 West 1 st St.	Garage	2003	N	Detached, frame, 1-bay (large) hip roof to compliment house.
510 West 1 st St.	Cornelius DeGeus House	c. 1904	C	1.5-story, frame, stone foundation, gable-front-and-wing w/complex of additional gables, rich surface textures, full-width wrap-around porch, Queen Anne influence.

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Collegiate Neighborhood Historic District, Marion County, Iowa.

510 West 1 st St.	Garage	1996	N	Detached, frame 2-bays, gable front roof, accessed from alley.
512 West 1 st St.	House	1961	N	1-story, frame, tile block foundation, clapboard siding, side gable roof intersected by gable front, picture window.
512 West 1 st St.	Garage	1961	N	Frame, accessed by alley.
514 West 1 st St.	House	c. 1900	C	1.5-story, frame, complex exterior wall planes, full-width front porch w/original fretwork, north elevation w/pent roof over 1 st floor window & folk interpretation of Palladian window on 2 nd floor, steep-pitched & complex roof w/corner returns, Queen Anne influence.
514 West 1 st St.	Garage	1996	N	Detached, 1.5-story, frame, 1-bay, steep-pitched roof to compliment house, access drive to Union St.

West 1st Street-West Side

615 West 1 st St.	House/Van Dyke-Duven Funeral Home	c. 1880/20 th c.	N	Commercial complex converted from 2-story Italianate-influenced single family dwelling to funeral home in 1920 & 1955, stucco exterior walls, wrap-around front porch, porte cochere & garage.
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611 West 1 st St.	House	1920/1988	C	1.5-story, polychrome brick veneer single-family dwelling, Craftsman influence, wide eaves & exposed rafters, frame rear addition & attached frame garage built in 1988.
607 West 1 st St.	Gratis & Exie Waechter House	1910	C	1.5-story, frame single-family dwelling, Craftsman influence, front gable roof, wide eaves, enclosed front porch, & solarium on south elevation.
607 West 1 st St.	Gratis & Exie Waechter Garage	1910	C	Single-bay, frame garage w/hip roof attached to house by small connector. Excellent surviving example of garage.
601 West 1 st St.	House	1915	C	2-story, stucco clad single-family dwelling, Craftsman influence, wide eaves, exposed rafters, enclosed front porch, ribbon windows.
601 West 1 st St.	Garage	1930	C	Detached, 1-story frame, front gable roof, access drive from Independence St.
<i>Union Street Intersects</i>				
515 West 1 st St.	Dirk & Wilhelmina J. Kruidenier House	1877	C	2-story, brick, cross-axial footprint, limestone foundation, east elevation w/chamfered corners, simulated quoins of brick, pressed metal hood molds over windows, steep-pitched, compound roof, possibly architect-designed, Late Victorian styling, Dutch building techniques in interior

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515 West 1 st St.	Garage	1930	C	1-story, frame, 2-bays, hip roof, east ½ owned by 515 W. 1 st titleholder & west ½ owned by titleholder next door on Union St.
511 West 1 st St.	House	c. 1915	C	2-story, frame, massive version of American Four Square, concrete block foundation, narrow clapboard siding, wide fascia where they abut roof, steep-pitched & flared hip roof w/projecting wing at rear of north elevation, full-width front porch, Colonial Revival influence.
511 West 1 st St.	Garage	1956	C	1-story, detached, 1-large bay, hip roof.
509 West 1 st St.	House	c. 1900	C	1.5-story, frame, concrete block foundation, narrow clapboard siding, front gambrel roof intersected by gambrel roof on north elevation, rich architectural detailing, Colonial Revival influence in Dutch style.
509 West 1 st St.	Garage	1956	C	1-story, frame, detached, 1-bay w/large horizontal sliding door, front gable roof.
507 West 1 st St.	House	c. 1918	C	1.5-story, frame, front gable roof w/enclosed front porch also covered w/front gable roof projecting from main block, concrete block foundation, original 5/1-double-hung sash, Craftsman influence.

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507 West 1 st St.	Garage	1940	N	Detached, frame, 2-bay, steep-pitched gable front roof w/exposed rafters, Craftsman influence.
505 West 1 st St.	John W. Visser House	1903	C	2-story, frame, concrete block foundation, rich surface textures, steeply pitched roof w/intersecting gables, wrap-around porch, outstanding example of Queen Anne styling, masterpiece of Cornelius W. Visser, a contractor-builder in Pella.
505 West 1 st St.	Garage	1984	N	1-story, detached, frame, 1-bay, front gable roof w/moderate pitch.
<i>Union Street-South Side</i>				
707 Union St.	Floyd R. & Clara B. Gambell House	1920	C	2-story, brick, hollow tile block foundation, moderately pitched side gable roof, unusual fenestration, 1-story brick solarium on east elevation, sits tightly on lot, Craftsman influence.
[Broadway Street Intersects]				
805 Union St.	House	c. 1945	C	1-story, frame, concrete foundation faced w/red-colored brick, side gable roof w/projecting enclosed entry covered w/front gable, attached 1-bay garage on west elevation w/lower situated side gable roof.
809 Union St.	House	c. 1919	C	2-story, frame, tile block foundation faced w/red-colored brick, narrow aluminum siding on walls, side gable roof w/wide eaves & braces covers main block, dormer window centered on front facade,

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				spacious enclosed front porch, Craftsman influence.
809 Union St.	Garage	1982	N	1-story, frame, detached, 1-bay, front gable roof.
<i>Independence Street-North Side</i>				
704 Independence St.	House	1955	C	1-story, frame, sits on elevated site, features a basement garage.
706 Independence St.	House	c. 1910	N	1-story, frame, clad w/vinyl siding & replacements windows.
706 Independence St.	Garage	1940	N	1-bay, frame, detached, hip roof.
706 Independence St.	Garage	c. 1950	N	1-bay, frame, detached, front gable roof.
708-710 Independence St.	Duplex	c. 1990	N	2-story, frame, vinyl exterior siding, hip roof, two attached garages center the front facade.
714 Independence St.	H. W. & Mary J. Carson House	c.1876	C	1.5-story, frame, stone foundation, steeply pitched front gable roof, replacement trimwork, attached 2-bay garage (1995) at rear.
[Broadway Street Intersects]				
806 Independence St.	Andrew & Nellie Pothoven House	1954	C	1-story, brick veneer, Ranch style influence.

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806 Independence St.	Garage	1954	C	Detached, frame, side gable roof w/moderately wide eaves related to house design.
808 Independence St.	Frush-Kaldenberg House	c.1916	C	2-story, frame. American Four Square influence, hollow tile foundation, enclosed front porch, unusually tall brick chimney.
808 Independence St.	Frush-Kaldenberg Garage	c. 1919	C	Detached, frame, hip roof, original accordion wood doors, perhaps earliest garage in Collegiate Neighborhood Historic District & a jewel.
814 Independence St.	House	1870s or early 1880s	C	1.5-story, brick, stone foundation, Romanesque Revival influence on window in front facade gable end, early 20 th c. enclosed porch on facade, modern brick garage attached on east elevation
[West 1 st Street Intersects]				
900 Independence St.	Martin J. & Anna Elva Mae Heerema House	1956	C	1-story, brick veneer, low-to-ground placement, attached garage, Ranch styling, 81-foot front facade, diagonally sited on lot.
906 Independence St.	House	1907	C	2-story, frame, American Four Square influence, hip roof w/wide eaves, wrap-around porch.
<i>Main Street-West Side</i>				
503 Main St.	House	c. 1914	C	2-story, frame, steeply pitched hip roof w/intersecting gables, wrap-around front porch, sits high on commanding site, Late Victorian vernacular styling.

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Broadway Street	Brick street bet. Union & Independence Streets.	1921	C	Rehabilitated in 2006 w/original brick re-laid on concrete base.
West 1 st Street	Brick street bet. Union & Independence Streets.	1921	C	Original brick extant, needing some repair.

CONDITION AND INTEGRITY

Historic buildings in the Collegiate Neighborhood Historic District are generally in very good to excellent condition. Residents obviously take pride in their property and maintain both their buildings and landscapes with careful regard. All of the buildings in the historic district are occupied. The condition of contemporary infill housing in the historic district is excellent.

The Collegiate Neighborhood Historic District retains its historic integrity, varying from very good to excellent in all seven of the National Register's qualities. In certain instances, a few properties have added architectural detailing commensurate with the historic styling influencing their designs but at odds with the integrity of their original appearance. These embellishments—vergeboards in gable ends, for example—actually detract from the integrity of an historic property by calling attention to themselves at the expense of the building's historic elements. Such improvements are often not immediately evident to the casual viewer.

The historic district's integrity as it relates to *location* is excellent. All of its historic resources remain on their original sites. There have been no buildings relocated into the district from other sections of Pella, and no buildings have been relocated out of it, which otherwise might have negatively impacted the historic district's integrity of location.

The integrity of *design* in the historic district is very good. As a neighborhood of residential choice, the district has always attracted quality architecture during its period of significance. As evident in the resource count enumerated above, most houses in the district contribute to this significance and call attention to this quality. Those evaluated as noncontributing either were constructed beyond the district's period of significance or are among the handful of period buildings with radically remodeled exteriors.

The *setting* of the Collegiate Neighborhood Historic District is good. The 19th century street and alley network remains intact and functions as originally intended. Broadway continues to function as an historic and

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important transportation corridor in the city. The entire historic district remains residential in character and in fact. On the other hand, Central University has redeveloped several city blocks to the south of the historic district, where residential housing associated with the historic district once stood, reducing its size.

The integrity of the district's building *materials* is very good. Frame predominates as the exterior cladding material of choice in the historic district; and, although some of these frame houses have been clad with metal or vinyl siding, most clapboard surfaces remain free of such cover-up materials. The materials on brick and stucco-clad buildings retain fine integrity.

The *workmanship* evident in the district today is very good and best seen in the skill that fashioned building materials and architectural detailing. The single-family dwellings throughout the neighborhood call attention to construction techniques, carpentry, and custom cabinetwork often absent in contemporary construction because of labor and material costs. The condition of this workmanship remains generally in very good condition today.

The historic district possesses a very good historic *feeling* of a Victorian to mid-20th century residential neighborhood. Today, a blend of middle and upper-middle class properties continues to typify this Pella neighborhood, reflecting the prosperity that has characterized the historic district's residents since the 19th century.

The Collegiate Neighborhood Historic District retains a good quality of *association* as a residential neighborhood. Visitors from the district's period of significance would readily recognize the neighborhood today, although noting its redevelopment to the south in those city blocks now occupied by Central University.

FUTURE PLANS

Residents of the Collegiate Neighborhood Historic District plan to use this nomination as a preservation tool to further efforts to preserve this section of Pella. As the first National Register-listed historic district in the community, this effort marshaled widespread interest in and agitation for municipal support of historic preservation in the community. As a result, the City of Pella established the Pella Historic Preservation Commission in 2014.

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SUMMARY OF SIGNIFICANCE

Laid out as part of Pella's original plat in 1847 and built up over the next century, the Collegiate Neighborhood Historic District is significant, locally and under Criterion A for "Community Planning and Development," because it calls attention to historical forces that shaped this neighborhood's development and enabled it to emerge and remain a choice residential enclave in Pella, Iowa. These historical forces include the district's propitious location within the community, the benefits the neighborhood derived from close links with educational and religious institutions, the private initiatives among neighborhood residents to create a more pleasing streetscape than originally laid out by the town plat, and civic improvements associated with the Progressive era during the early 20th century. Over the years, these historic forces combined to create the orderly appearance of the Collegiate Neighborhood Historic District and its feeling of well-being as experienced today.

The Collegiate Neighborhood Historic District is significant, locally and under National Register Criterion C, because it calls attention to architectural designs in Pella from the late 19th to the mid-20th centuries. Late Victorian, Colonial Revival, Craftsman, and Ranch styles predominate among these fashionable residences, distinctive in Pella because of the concentration of their number. The Collegiate Neighborhood Historic District also calls attention to traditional Dutch building practices brought to Pella in the 19th century by its colonists, as well as to later changing attitudes toward brick as a building material in the architectural history of the community.

The period of significance for the Collegiate Neighborhood Historic District dates from 1855 through 1959. The year 1855 dates the construction of the Cornelius and R. Rhynsburger House at 514 Broadway, the historic district's earliest extant resource. The year 1959 dates the construction of the house at 507 Broadway, the last Ranch Style dwelling built in the historic district.

Significant dates in the historic district include 1855, the construction date of its earliest extant residence; 1877, the construction date of the architecturally seminal Dirk and Wilhelmina J. Kruidenier House; and 1959, when the last Ranch-influenced house was constructed there.

BACKGROUND

Cultural Affinities

The City of Pella and its surrounding agricultural area is one of Iowa's premier ethnic settlements among many such settlements begun in the mid-19th century by various Old World emigrants. Within this context, the Pella community is unusual because it was settled as a colony operating under a pre-agreed upon constitution prior to departure from the

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homeland rather than settled by families and individuals operating by personal initiative. This helps explain the tightly knit spirit sensed within the Pella community to the present day.

The Pella Dutch came to the United States from the Netherlands, like the Mayflower Pilgrims, with a firm conviction in the Calvinist faith, a faith that encourages orderly thinking and orderly living while at the same time encouraging individualism among its adherents. In the early 20th century in the Netherlands, these cultural proclivities found modern expression in an artistic movement known as *De Styl* (The Style). As one art historian has explained this movement, art, including architecture, is

an essential ordering of structure which would function as a sign for an ethical view of society. The single element perceived as separate, and the configuration of elements, perceived as a whole, were intended to symbolize the relationship between the individual and the collective (or the universal). (Overy: 8)

H. P. Berger, the pre-eminent architect in the Netherlands at the end of the 19th century, characterized this cultural phenomenon as *eenheid in veelheid* (unity in diversity). (*Ibid.*: 24)

Understanding this concept helps to explain why the Pella Dutch—inheritors of these centuries-old cultural proclivities—have created a community unified in ethos while fostering a determined sense of individualism among its residents. In many ways, these notions of society and the individual mirror those traditionally held by Americans. This, coupled with a well-developed entrepreneurial spirit, enabled the Dutch colonists readily to fit into American society.

During the pioneer era in Iowa, this ethos of the Pella Dutch gained recognition and respect. In 1853, when Iowa's Baptist State Convention considered fostering an institution of higher learning in the state, it selected Pella for the site, citing its "location and the orderly, moral and religious character of the people of the town." (Andreas: 477) This institution—then known as Central University of Iowa, later changed to Central College, and now known as Central University—continues to operate in Pella today.

Original Town Plat

Surveyed and laid out beginning in 1847, Pella's original town plat provided the basis for Pella's subsequent development. Dominie Henry Scholte, its proprietor on behalf of the Pella colonists and their Board of Control, named this plat the "City of Pella," a reference to a Middle Eastern city, where Christians in the first century A.D. had fled to escape the Roman invasion of Jerusalem. The Board of Control was the colony's governing authority, as agreed upon among the colonists in a constitution before they emigrated from the Netherlands.

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The design of this plat conformed to the legal subdivision method of the Public Land Surveys as established by the U.S. Government. With its broad and regularly conceived city streets and alley network and generously sized building lots, this plat encouraged the orderly development of land use for commercial, civic, and residential purposes. Pella's Board of Control, headed by Dominie Scholte, affected land use development by setting conditions on them.

For about a year lots in the city were not sold to Americans, with the exception of Rev. Moses Post, but reserved for the Dutch settlers who desired to live in town or operate a business there. These rather large town lots sold for fifty dollars each except for those around Garden Square which brought one hundred dollars. The idea that a business district would be established around this square was responsible for the higher costs. According to the constitution of the Association the money collected from the sale of these lots was to "be used to meet the common expense." [Constitution] (Doyle: 35)

It is not known if the Board of Control exerted other conditions on the sale of town lots. For example, was the sale of fractional lots for residential purposes permitted originally? This might be assumed, given the fact that the 1869 "Bird's Eye View of Pella, Iowa" pictures many cottages north of Liberty Street on what must have been parcelized lots. (Koch) Or, did this parcelization occur in some other fashion? The answers to these questions pose a challenge because a fire at the Marion County Courthouse destroyed many mid-19th century land transfer records.

As a philosophical tenant, Scholte believed that his colonists should cleave to American customs and practices as much as possible in their new home. Accordingly, Scholte and the colonists' Board of Control no doubt instructed Clairborne Hall to lay out a public square as the focal point in the new Pella plat, although the town's potential for becoming a county seat with a courthouse to occupy the site was problematical. During his travel to Marion County, Scholte had seen Fairfield and other county seats in Iowa with similar squares.

While Walter Clement was surveying the farm land in the vicinity of Pella, his colleague, Claiborne Hall, was engaged to plat the city itself. By September 2, 1847, Hall had laid out nine blocks for the new town including "Garden Square." These blocks were four hundred feet square and each included eight lots, while the streets between them were one hundred feet wide. The town was laid out at right angles and stones were placed on the corners of each square from which subsequent measurements were made. Garden Square was not laid out in lots and eventually became a public park. (Doyle: 34)

This pre-railroad designed plat was large and ambitious and conformed its boundaries to the federal government's land survey system. Pella's corporate limit on the east corresponded to the western boundary of Sections 2 and 11 in Lake Prairie Township. South End Street, the plat's southern boundary, corresponded to the northern half-section line of Section 10. The west corporate line corresponded to the Section line between Sections 9 and 10. The north corporate line corresponded to the southern half-section line of Section 3.

The decision to lay out Pella on a grid oriented to the cardinal points of the compass appears to have been one of those

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factors based on the colonists' experience in their adopted home, as the Netherlands, riven by waterways and lowlands of all kinds, predestined towns and villages to emerge according to the topography. In this decision to lay out Pella on a grid, the Board of Control was clearly influenced by 19th century American town building practices.

What else does the layout of Pella's original plat reveal? Given the Board of Control's carefully planned colonization scheme, that body, headed by Scholte, undoubtedly gave Surveyor Claiborne Hall specific directives. Hall laid out streets with generous widths of 100 feet. The decision to plat such spacious streets shows a desire to promote the physical health of the community (a quality of concern to Scholte) and to avoid the dangers of crowded and congested town life as all too frequently found in Europe. The colonists, who had disembarked in Baltimore on their journey from the Netherlands, found that city unappealing for this reason. (Doyle: 16) The same intent can be seen in the platting of spacious town lots.

The laying out of Pella's plat proceeded in piecemeal fashion. As noted above, by September 1847 only nine blocks had been surveyed and marked. According to one historian, many of Pella's colonists were farmers and:

this desire to take up farming probably accounts for the fact that only sixty-four lots were laid out in Pella when the town was first surveyed in 1847. During the first year about forty rather expensive homes were built on the town lots. Many of these seem to have been sold to farmers who wanted to live in town. [Sipma, Second Letter, p. 18] The fact that the town held only about forty houses after a year, even with six to eight hundred people arriving in Pella in 1847, implies that almost all of the settlers lived on farms outside town. (Doyle: 38)

Scholte reserved for himself a large tract of land on the north side of this square and erected his residence on its south edge to face it. Given Scholte's leadership role in the community and the highly visible location of his home, this property became a symbol of local authority, as courthouses served in other Iowa communities. The Scholte House continues to the present day to symbolize Scholte's historic leadership in the community.

Railroad

The arrival of the Des Moines Valley Railroad (later Chicago, Milwaukee & St. Paul Railroad) in the 1860s ensured the future of Pella's economic development and population growth. As reported in 1875:

Pella is an important station on the Des Moines Valley Railroad, and enjoys a large shipping and mercantile trade. (Andreas: 476)

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During the early years, most of the goods exported by the railroad from Pella were products raised on farms. As the local economy grew and diversified, the railroad provided the necessary infrastructure to deliver manufactured goods to markets where they could be traded. The factories, which arose enabled by the railroad, have become key to Pella's success as an industrial economy.

The railroad entered Pella at the town's most southeasterly point. From there, the tracks angled to the northwest, skirting along the southwest side of Central University's campus before heading northwest to Des Moines. An early bird's eye view of Pella, dated 1875, pictures the poles of a telegraph line situated adjacent to the railroad tracks the full length of their route through Pella. (Sanborn: 65)

Later Additions in the 19th Century

Within seven years of Pella's founding, four additions to its original plat emerged in 1854 in rapid succession on its edges. Named geographically for their locations vis-à-vis the established town, these additions—North Pella, South East Pella, South Pella, and West Pella—were laid out by different proprietors. The selection of these names calls attention to Pella's penchant for order and conformity. Overkamp's Rail Road Addition, the fifth of these early additions, stood as an anomaly—small in size, focused exclusively on the railroad, and bearing the name of its proprietor.

To presage the story told below, the layout of these additions is significant for the Collegiate Neighborhood Historic District because they help explain this neighborhood's status as an enclave within the broader community. As these additions demonstrate, the 19th century push to expand Pella's original plat moved to the northwest, northeast, and southeast, but not to the southwest, where the Collegiate Neighborhood was emerging. The Bird's Eye View drawing of Pella in 1869 dramatically demonstrates this. The drawing shows only scattered development to the southwest of this emerging neighborhood. (Koch) The railroad tracks stand as a disinclination to settle beyond them, and the increasingly rough topography beyond the tracks further discouraged residential development. One only has to consult the bird's eye view drawing to note how roads southwest of town quickly lose their linear configuration as they conform to the rolling countryside. These factors depressed Pella's residential expansion in its southwest quadrant. By the same token, these same barriers and the restricted land use they imposed further increased property values in the Collegiate Neighborhood, already emerging as a choice residential section of the community because of other locational advantages it enjoyed. (See below.)

North Pella Addition. Henry P. Scholte caused this addition to be laid out, consenting to it on September 9, 1854. The addition stands adjacent to Pella's original plat to the northeast and features a configuration of streets, alleys, and blocks smaller in size to those in Pella's original plat and generally skewed to these established corridors. (*Ibid.*) The North Pella addition named the three streets in its plat conforming to those in the original plat, with different names. East 2nd Street in the original plat became Keokuk Avenue in the addition. Main Street became Depot Avenue. West

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2nd Street became Benton Avenue. This nonconforming layout of streets and blocks in North Pella created T-intersections and other irregularities in the broad context of the community. Although the addition provided more affordable building lots than those available in Pella's original plat, and, although some single-family cottages arose on the corridor above Broadway (Koch), little further development occurred in the North Pella Addition until after World War II.

South East Pella and South Pella Additions. Isaac Overkamp and G. H. Overkamp caused the South East Pella Addition to be laid out and consented to it on October 14, 1854. Jacob de Haan caused the South Pella Addition to be laid out and consented to it just one month later on November 30, 1854. These additions are situated on the southeast corner of Pella's original plat. Their streets, alleys, and blocks conform to each other. Although these blocks are smaller in size than those of Pella's original plat, their north-south streets conform to the layout of streets in the original plat, lending regularity of street articulation in the area. By 1875, a mix of commercial and industrial operations and residential housing had emerged adjacent to the railroad, which had reached Pella. They included American House and Ohio House, hotels; two flour mills; Ramsey & Co. and Snow & Huber, dealers in agricultural implements and forwarding agents; and Atlee's Lumber Yard, among others. (Koch) No doubt the scattering of single-family dwellings clustering throughout the area provided housing for employees of these firms and for the railroad.

West Pella Addition. Platted in 1854 by A. E. Dudok Bousquet and also known as Bousquet's Addition, the West Pella Addition conformed in its layout of streets, alleys, and lots to those features in the town's original plat. Bousquet consented to the plat on November 7, 1854. West Pella is a section of Pella historically near Strawtown, an area where early Dutch colonists had camped when first arriving in Marion County. As West Pella evolved, it benefited from its location straddling the overland road from southeast Iowa to Des Moines, Iowa's capitol city. Known as West Washington Street, this corridor remains the business bypass of Iowa Highway 163 to the present day.

Overkamp's Rail Road Addition. This small, one block addition was laid out in 1864 adjacent to the railroad. (Its proprietors, Isaac Overkamp and G. H. Overkamp, filed consent to the plat only in 1869.) By 1875, the railroad yard consisted of the main line, a depot, a round house, and three sidings. The Overkamp addition abutted the point where railroad sidings forked from the main line and opened up opportunity for commercial and industrial expansion there. In 1847, G. H. Overkamp and Isaac Overkamp had served as two of the eight men elected by the Dutch colonists to lead them as they crossed the Atlantic Ocean on board the ship "Maasstroon" between Rotterdam, Holland, and Baltimore, USA. (*Souvenir History of Pella, Iowa*: 33)

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UPBUILDING THE COLLEGIATE NEIGHBORHOOD

The Collegiate Neighborhood Historic District is significant because it calls attention to the historical forces that shaped its development. The following historic contexts outline these significant forces and their interplay:

Original Plat Forms the Neighborhood
"Location, Location, Location"
Institutions Benefit the Neighborhood
Sound Investment
Private Initiatives Improve the Streetscape
Late 19th and 20th Century Growth

Original Plat Forms the Neighborhood

As with Pella as a whole, the town's original plat laid the foundation for all future development in the community. What did this layout look like in what would become the Collegiate Neighborhood Historic District?

The historic district includes all of Block 60 and portions of Blocks 50, 59 and 61 in Pella's original plat. (See page 7-1.) Each block measured 400' x 400' with 16 feet dedicated to an alley bisecting it. Each block uniformly contained eight town lots with frontages measuring 100' and depths measuring 192'.¹ These lots were sometimes called building lots and sometimes called town lots.

The frontage of lots in Block 60 and Block 61 faced east and west, and the alleys that bisected the blocks ran north and south. This layout also obtained in those blocks laid out south of Liberty Street and east of West 1st Street in the plat. By way of contrast, the lots in Blocks 50 and 59 (and most of the rest of the blocks in the original plat) faced north and south with alleys bisecting them and running east and west. What reason prompted this seemingly irregular layout of block orientations? Without further investigation, only conjecture can provide an answer at this point. The layout of the north-south alleys to the south of Liberty Street did facilitate vehicular traffic to Pella's town center on the north side of the plat. In the rest of the community, the east-west alleys did lead traffic from the east side and from the west side to the town center somewhat sandwiched between them.

¹Block 26 (Garden Square) and Blocks 36 and 45 were exceptions, having no alleys. Garden Square was laid out as a public park. The other two blocks were intended as traditional European marketplaces serving the west and the east sides of the town. Although such markets did not materialize, these blocks continue to serve public purposes to the present day. A public park is situated in Block 36, and a senior citizen center is situated in Block 45.

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A significant change in this layout of lots (discussed below) subsequently occurred in Blocks 50 and 59. Bear in mind at this point the lots in these blocks originally faced to the north and south, skewed by 90 degrees from the lot orientations in Blocks 60 and 61.

In any event, all of the blocks in Pella's plat featured the large-sized lots described above. Their size must have seemed particularly large to the Pella Dutch, accustomed as they were to life in the Netherlands, a small and among the most densely populated countries in Europe. Life in the Netherlands was crowded then as it is today.

By 1869, many of these large-sized lots by necessity had been subdivided to enable the construction of dwellings for the colonists. A "Bird's Eye View" drawing of Pella at this time pictures this growth. Much of it is cheek to jowl. (Koch) As this drawing also shows, the density of this construction tended to occur north of Liberty Street. To the south of Liberty Street, many lots remained unimproved, suggesting that they remained unsold or as investments or speculations.

"Location, Location, Location"

The Collegiate Neighborhood Historic District validates the maxim "Location, Location, Location" as the *sine qua non* for the development of a choice residential neighborhood. Situated in the southwest quadrant of Pella's original plat, the location of the Collegiate Neighborhood offered unparalleled convenience to commercial, educational, and religious institutions otherwise absent to the same extent elsewhere in the community.

Indeed, the Collegiate Neighborhood emerged during the mid-19th century sandwiched between two civic corridors of public and semi-public institutions. (See Figure 4.) Each of these corridors ran east and west, one to the north of the neighborhood and one to its south.

The civic corridor on the north stood between downtown Pella and the emerging neighborhood. By 1869, this civic corridor included the First Reformed Church (two buildings), Christian Church, Methodist Episcopal Church, and Second Reformed Church. (See Figure 4.) More churches would locate here, such as First Christian Reformed Church at 914 Liberty Street in the 20th century. By 1869, First Reformed Church already had outgrown a small church it had occupied at 514 West 1st Street (then known as Fifth Avenue) and erected a much larger sanctuary (nonextant) at its present site across the street to the north. (Koch) First Reformed Church subsequently built a parsonage for its pastor at 503 Broadway in the Collegiate Neighborhood Historic District on land given to it by a parishioner. The municipal fire department, located at 604 Main Street, rounded out these public and semi-public institutions situated along the east-west swath of the northern civic corridor.

To the south of the emerging Collegiate Neighborhood, another corridor of public and semi-public buildings ran east and west, sandwiching the neighborhood between it and the civic corridor to the north. By 1869, this

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southern corridor included the Roman Catholic Church, Central University of Iowa, Webster School, and Second Baptist Church. (See Figure 4.) Central University was located on eight acres of land donated to it by Domine Scholte and featured a landscaped campus and impressive 3-story brick edifice. Webster School, an even larger building, and Second Baptist Church stood east of the campus.

In short, one could well say that moral rectitude and learning surrounded the Collegiate Neighborhood. These qualities continue to lend a distinctive feeling of respectable well-being to the neighborhood today.

Rounding out the Collegiate Historic District's locational advantages, Pella's central business district, as indicated above, stood to the north with just several blocks separating it from all the retail and service businesses at town center commonly needed for everyday living. (See Figure 4.)

Given its location, the Collegiate Neighborhood was in easy walking distance to everything in Pella. During the early and mid-19th century, transportation had played only a minor role in a community's internal development. Most people walked to work, walked to school, walked to church, and walked to shop. Historians call this phenomenon the "Walking City." (Page and Rogers) Later in the century, Victorian expansion occurred in many of Iowa's cities. This suburban expansion, fueled by population growth and public streetcar transportation, bypassed Pella, where the Walking City remained a reality into the 20th century. Within this context, the Collegiate Neighborhood Historic District's convenient location prompted an ever-growing number of residents to buy property in the neighborhood, particularly those with financial capability, and to construct homes of quality there.

Institutions Benefit the Neighborhood

In addition to its convenient location to many institutions, the Collegiate Neighborhood Historic District enjoyed further benefits from this proximity. The neighborhood became the home for many of Pella's educational and religious leaders, enjoying, as a result, the reflected luster of the respect offered by the community to these individuals. This added to the neighborhood's attraction as a choice place to live.

Churches located in Pella's civic corridor naturally wished their pastors to live nearby. As a result, the parsonage for First Reformed Church at 605 Broadway was located at 503 Broadway. The pastor of this church walked only one block between his home and the church. The pastor of the Third Reformed Church walked about one block from his parsonage at 510 Broadway to the church at 603 Main Street.

Educators at nearby Central College to the south, Pella High School to the north, and Webster Elementary School to the southeast also gravitated to the Collegiate Neighborhood as a convenient place to live. Examples abound. Jane Gosselink, a history teacher, councilor, and principal at Pella High School during the mid-20th century, lived

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at 513 Broadway—less than one block from her school. About the same time, Heine and Bess Kuyper lived at 515 Broadway. Mr. Kuyper worked as a custodian at nearby Webster School. His one-block commute to work was particularly appreciated on winter mornings to stoke the furnace. (Thomas J. Waechter informant interview)

In addition to its status as the home of professionals, the Collegiate Neighborhood enjoyed tangible economic benefits as a result of its proximity to nearby schools. During the 19th century and early 20th century in Iowa, colleges often did not provide dormitories for students, relying instead on the matriculation of students from the local community or from nearby environs, who could rent rooms from property owners living near the school. This prospect added another incentive for owning a house in the neighborhood. The Rhynsburger-Waechter House at 516 Broadway provides one example of this practice in the 1940s and 1950s. Its second floor featured two bedrooms and a half-bath. College students and teachers at the high school lodged there during the school year. Frequently, these roomers would return home on the weekends to visit their families on surrounding farms. The Waechters rented only to women. (*Ibid.*)

Other Pella residents, unaffiliated directly with schools and churches, also rented rooms in the neighborhood. In the 1950s, for example, Jane Gosselink rented out the upstairs rooms of her home at 513 Broadway to Mel and Johanna Vos. Miss Gosselink helped the Vos children with their education. (*Ibid.*)

Central College played an important role in the development of the Collegiate Historic District. Indeed, in the 1980s, H. Stuart Kuyper, a scion of the Rollscreen Company now known as Pella Corporation, posited that Pella's continued economic vitality rested on a three-legged base of industry, education, and tourism, augmenting agriculture as the original base of the community's economy. As one of these bases, education had emerged early on in the community's history. Founded by the Baptist State Convention in 1853 as Central University of Iowa, this institution relocated from its original site in Pella's Strawtown section to its present site south of the Collegiate Neighborhood Historic District a few years later after Dominie Scholte donated eight acres of land there for a new campus. Subscriptions from Pella residents among others subsequently funded the erection of an imposing 3-story edifice with a footprint measuring 50' x 70' on this campus. (See Figure 14.) The presence and prestige of this institution within Pella's southwestern quadrant stimulated residential development in the emerging Collegiate Neighborhood to the north.

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Sound Investment

The Collegiate Neighborhood Historic District offered investment-quality value. Early investors and speculators saw the neighborhood as a financial opportunity. At a time when participation in stock markets was limited, land served as the chief source for investment in much of the United States.

As a result, some early Pella residents with financial capability purchased multiple lots in the Collegiate Neighborhood for this reason. In 1855, Joseph Porter bought Lots 3, 6, 7, and 8 in Block 61 from Henry Scholte. Porter, a native American, had relocated to Pella soon after the Pella colonists had arrived. By 1852, he is said to have built a sawmill in Block 61. (*Souvenir History of Pella Iowa*: 23)

The Collegiate Neighborhood also attracted financial interest from outside Pella. In 1865 and 1866, Green T. Clark bought fractional pieces of Lots 3 and 6 in Block 61 and also owned building lots on the west side of West 1st Street between Union and Independence Streets. (Rhonda Kermode, *Precisé*) Clark sold the Lot 3 and Lot 6 parcels in 1868, signaling a likely speculation.

The Dirk and Wilhelmina J. Kruidenier House at 516 West 1st Street provides another example of the neighborhood's investment appeal during the second half of the 19th century. Prior to the Kruideniers' ownership, Mary C. and Levi Hungerford had held title to Lots 1 and 2 at this undeveloped site. Not among the early Dutch colonists to Pella, the Hungerfords presumably were outlanders. The opportunity to sell Lots 1 and 2 to the Kruideniers likely prompted them to capitalize on their investment. In 1875, they sold these lots to the Kruideniers for \$125.00.

None of these individuals bore Dutch names. Each of these examples lends credence to investment or speculation as the motivation prompting the buying and selling of this real estate by outsiders.

New home construction in the Collegiate Neighborhood also offered opportunity to financial institutions. In June 1876, B. F. Allen, the most well known banker in Des Moines, financed a mortgage of \$435 for H. W. Carson to purchase property at 714 Independence Street. Carson and Mary J. Carson, his wife, subsequently erected a new home on this site. A few years later, in November 1878, Mrs. Carson sold this property for \$1,100. (Marion County Auditor's Office, *Transfer Books*)

This notion—that property in the Collegiate Neighborhood constituted a safe investment—conferred stability on the value of its property and increased its desirability. This notion continued to hold sway. In January 1904, Herman T. Bousquet sold the property now known as 510 West 1st Street to Cornelius De Geus for \$775. After improving the property with a substantial single-family dwelling, De Geus sold the property in February 1915 to Antonia Grandia for \$4,200 (*Ibid.*), an equally substantial sum for such a residence in Pella at that time, signaling the continued stability of property values in the neighborhood.

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These examples—capital flowing into Pella from the outside and property values rising within the Collegiate Neighborhood—helped solidify the neighborhood's reputation as a good place to live and encouraged potential new residents to favor it.

Private Initiatives Improve the Streetscape

The Collegiate Neighborhood Historic District calls attention to private initiatives among its property owners to improve its streetscapes. Uniform building setbacks emerged along Broadway and West 1st Street, lending a calming rhythm to these streets. Quite surprisingly in the 1870s, property owners on the west side of West 1st Street in this neighborhood reconfigured Pella's original plat to create a more conspicuous showplace corridor than envisioned in Pella's original plat.

Uniform Setbacks Emerge. The Collegiate Neighborhood Historic District calls attention to this orderly development and how independent initiatives among its residents improved the streetscape. Unregulated by municipal restriction during this era of laissez faire development across the nation and not bound by restrictions on what or where they could construct their dwellings, homeowners in the Collegiate Neighborhood Historic District conformed their various homebuilding schemes according to commonly held American assumptions about good residential design. They abandoned the traditional Dutch pattern of houses sited tight to public rights-of-way (as in other pioneer sections of Pella) and sited their homes with deeper setbacks from the street instead. Subsequent new construction conformed to the setbacks established by earlier buildings. This town building principle, shared in common and acted upon by these homebuilders, created broad lawns and the dignified feeling of spaciousness that permeates the neighborhood today.

Original Plat Reconfigured. The Collegiate Neighborhood Historic District is situated in the southwest quadrant of Pella's original plat. As laid out, this quadrant contained a peculiarity. Building lots located south of Liberty Street and east of West 1st Street faced to the east or west with alleys running north and south. In most of the remaining plat, building lots faced to the north or south with alleys running east and west. (See Figure 3.) The reason for this anomaly requires further historical research and discovery.

Within this context, West 1st Street stood on the divide between these two layouts. Building lots in Block 50 and 59 were platted for homes to face north and south like those in Block 37, Block 28, and others to the north. Had the development of Blocks 50 and 59 conformed to the layout of the original plat, the front facades of houses in those blocks would have faced Liberty, Union, or Independence Streets, *i.e.* skewed 90-degrees from the houses on the east side of West 1st Street. Further, houses on the east side of West 1st Street would have faced side elevations and back yards of those houses to the west. This would have result in an asymmetrical streetscape and diminished its conspicuousness as a showplace residential corridor as achieved by an historic reconfiguration of the plat.

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Private real estate transactions, beginning in the 1870s, achieved this end and created a more pleasing and fashionable effect. West 1st Street was an important transportation corridor and provided access to the central business district. During this era, conspicuous consumption held sway, and successful Victorians often built large and pretentious residences along well traveled-corridors for display. (The same urge today has resulted in so-called "trophy homes"—the difference being that these homes are usually secluded from public view.) Within this context, West 1st Street offered such opportunity to showcase residential property. In 1877, Dirk and Wilhelmina Kruidenier built a large and impressive dwelling at 515 West 1st Street, and, by orienting the front facade of their new home to the east, reconfigured the layout of Pella's original town plat.

To achieve this end, the Kruideniers purchased two parcels of subdivided lots so they could orient their new home to face east and those houses on the east side of the street. (See Figure 5.) As built, the Kruidenier House broke with the north orientation of the lots as platted in Block 59. Erected in 1877, this house and its orientation influenced, in turn, the subsequent development of all the residences along the west side of West 1st Street in the Collegiate Historic District. Each of these latter-built houses on this side of West 1st Street in the historic district followed suit and oriented its front facade to face east.

Late 19th and 20th Century Growth

The 1880s and 1890s seemed to have lacked appreciable growth in the Collegiate Neighborhood Historic District. Perhaps the Panic of 1893 and the ensuing financial crisis finally caught up to Pella. Perhaps other reasons affected the local economy, retarding new home construction in the neighborhood. In any event, the Panic of 1893 and its ensuing financial crisis ushered in the worst depression to hit the nation since the years of the Civil War. Iowa was shielded at first, but in early May, Sioux City suffered three bank failures in one day. Soon most Iowa communities felt in some way or another the effects of this panic, including a dearth of new home construction in the Collegiate Neighborhood.

When the nation's economy returned to health at the turn of the 20th century, the Collegiate Neighborhood Historic District witnessed progressive advances as the local economy flourished and Pella "modernized." New attitudes about domestic living and financing homeownership buoyed new home construction. The rise of the automobile created new challenges to facilitate its convenience. The Great Depression and World War II put a hold on new construction in the neighborhood, and the lack of unimproved building sites restricted new home construction there. But property in the Collegiate Neighborhood retained its cache as a select residential section, as the construction of an *avant-garde* Ranch Style house at 900 Independence Street in 1954 demonstrated.

Progressive Era. The turn of the 20th century witnessed an economic boom in the Midwest as the region enjoyed a Golden Age of Agriculture. Pella prospered in this boom. A number of successful Pellans erected architecturally sophisticated houses to showcase their wealth and provide comfortable surroundings for their families. The Collegiate

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Neighborhood substantially benefited from this trend with new and impressive dwellings augmenting the enclave's quality stock of homes. Other sections of Pella also enjoyed this same prosperity, notably Main Street north of Washington Street, which was becoming a corridor of residential preference in Pella at this time, as well as other residential locations in the community here and there, including the northern reaches of Broadway.

The Edwin Cole House at 511 Broadway exemplifies this trend. Cole owned and operated a successful seed company in Pella. (Historic Pella Trust, Inc., 2016) The Edwin Cole House, erected in 1903 on the site of a previous Cole dwelling, added substantial presence to the neighborhood. This 2-story, frame single-family dwelling featured Colonial Revival styling and 2,608 square feet and was situated on Lot 4 and the north one-half of Lot 5 in Block 60. Although this extra-large site was later subdivided to allow for the construction of a single-family dwelling at 507 Broadway in 1959, the Edwin Cole House maintains an aristocratic presence in the streetscape.

This era of progressive development continued in Pella, particularly during the 1920s before the Great Depression. During this period, Pella experienced remarkable industrial growth, initiating this small community's status today as an industrial powerhouse in Iowa and inaugurating a new period of economic prosperity. The economic prosperity enjoyed at this time affected the Pella Dutch, as the community undertook new home construction, public infrastructure improvements like brick streets, and other municipal improvements. The College Neighborhood Historic District benefited from many of these progressive developments.

"Modernization of Pella." The community's culture of thrift and savings took on a changing coloration, as a new generation of Pellans in the 1920s looked at domestic architecture in a new light. Dubbed the "Modernization of Pella" (*The Pella Chronicle*, October 30, 1930) this trend aimed at efficiency, convenience, and comfort in contrast to the turn of the 20th century taste for Victorian formality and decorative exuberance. The desire for contemporary dwellings lent justification to this new generation to take on debt to bear the cost of their construction. This coincided with a national trend, as banks and the construction industry sought to popularize real estate mortgages as a prudent way to improve the quality of family life—as manufacturers successfully had pushed installment buying for other goods in the late 19th century. Sears, Roebuck and Co. advertised its Honor Bilt homes in this fashion:

Our New Building and Loan Plan
Offers
15 Years to Pay
Payments Less
Than Rent

(Hunter:26)

Advertising like this and the popularity of new home construction removed the stigma that indebtedness was a moral failing, a hurdle in conservative Pella.

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In Pella, the trend for home purchase by mortgage took hold, and, coupled with the city's increasing population, stimulated a wave of new home construction. In 1930, the *Pella Chronicle* published a special edition of the newspaper dedicated to the Pella Chamber of Commerce. This 100-page special edition highlighted "the progress, upbuilding and modernization of Pella." It included a feature entitled "Pella, A City of Beautiful Homes." (See Figure 10.) Seventeen homes were pictured and their residents identified. All of these homes post-dated the Victorian era (although a few might be called Colonial Revival) and each projected up-to-date qualities.

A caption to this feature noted:

The younger generation of people, living under the inspiration and guidance of the spirit of their forefathers, who practice thrift, are putting this to a good account in the excellent homes they have built.

Maybe they have not banked as much of their material resources as did some of the older ones. They have, however, made a safe and lasting investment by putting their money in homes that are characterized by all modern conveniences and are the beauty spots of the community.

These homes are kept in good repair, are painted when the occasion suggests it and the premises are made attractive and inviting to the outside world and create centers of real home life.

In presenting herewith photographs of some of these homes, we do so with a feeling of pride that so many of our people are bending every nerve and muscle and giving so much time to help to maintain the reputation of "The Cleanest City in Iowa."

A few of the many beautiful homes in Pella are pictured above. (*Pella Chronicle*, October 30, 1930)

This enlightening caption characterizes the contemporary scene in Pella by contrasting it with an earlier time, suggesting that that era had focused on hearth and home within the family circle rather than the outward appearance of the family's dwelling. By contrast, the residences featured in 1930 "are kept in good repair, are painted when the occasion suggests it. . . made attractive. . and inviting to the outside world."

In other words, as this publication notes, a happy and orderly family life goes hand-in-hand with its outward expression embodied in the family's dwelling place. Unstated but understood as a corollary to this principle, the good Pella citizen has a duty to maintain his property for the betterment both of his family and the community.

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The respect for this principle obtains to the present day in Pella and accounts, in part, for the community's success as a tourist destination.

One of the houses pictured in this 1930 newspaper feature is located in the Collegiate Neighborhood Historic District, the Floyd R. and Clara B. Gambell House at 707 Union Street. It was built in 1920 and occupied in 1930 by M. Vander Linden. The sophisticated Craftsman styling of this house serves as a representative example of the phenomenon described in the *Pella Chronicle*. (See Figure 11.)

A further example of private initiative among property owners in the Collegiate Neighborhood as already mentioned occurred when the advent of the automobile in Pella challenged existing land use. Prior to the 1920s and 1930s, a network of alleys had provided the means of access for vehicular traffic to and from individual properties. To facilitate automobile usage, some residents in the Collegiate Neighborhood Historic District obtained municipal permission to construct street curb cuts and build paved private driveways so that autos could gain access to garages directly from the street rather than solely via an alley. The property at 506 West 1st Street provides an example. The garage on this site possesses an access both from the street and from an alley at its rear. Sometimes, the desire for such an improvement took less structured form. Henry J. Rhynsburger (who lived at 514 Broadway) converted part of his lawn into a dirt driveway early in the 20th century so that he could drive his truck in and out of this property without backing up. (His grandparents had built the house next door at 510 Broadway.) This driveway was later converted back to lawn. (Thomas J. Waechter informant interview) Sometime later, the Gosselink House at 513 Broadway had a driveway along the south side of the house. It too has been converted back to lawn.

Brick Streets. The Collegiate Neighborhood Historic District includes two streets hard-surfaced with brick pavers. These brick streets lend a sense of place to the neighborhood and visually link it together.

In 1921, the City of Pella improved Broadway and West 1st Street with this material. (Denny Buyert) Many others in the city received similar improvement. Typically, these streets featured vertical concrete curbs. Storm water drainage varied with run-off and absorption commonplace. Some corridors featured 10-inch clay tile storm water sewers.

By the late 20th century, many of these streets had been resurfaced with upgraded materials. Those like Broadway and West 1st, which remained brick-surfaced, had suffered from settling and other damage over the years. Today, West 1st Street in the Collegiate Neighborhood Historic District shows some signs of this deterioration in its vertical concrete curbs and some settling of pavers.

By this time, historic preservationists and, as it turned out, a public consensus in Pella favored the retention of such now historic hard-surfaced streets as important amenities to the city's streetscapes. Their repair remained challenge. In 1991, the brick surface on West 1st Street between Liberty and Franklin Streets was removed and reserved, a firm base constructed, and the reserved brick replaced. In 1996, the same rehabilitation took place on West 1st between Union and Liberty Streets. This was followed in 2006 with comparable rehabilitation on Broadway. Other streets

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have also received similar rehabilitation in Pella.

To continue the rehabilitation of brick streets in Pella, the city council adopted a long-range plan, "Back to Brick," which included a proposal to resurface streets around Pella's square using brick harvested from other brick streets in the city prior to resurfacing them with concrete.

West 1st Street was one of the brick streets identified in this plan for harvesting. On May 14, 2012, the Historic Pella Trust, Inc., presented objections to the city council for this proposal. The Trust pointed out that an intensive historic and architectural survey then underway included West 1st Street in its boundaries and counted its brick street as a contributing resource in a National Register of Historic Places historic district. The harvesting of this brick would negatively impact its historic designation. This agitation and a subsequent public campaign succeeded and averted this proposed harvesting. The Trust reported in its newsletter published on June 6, 2012:

The council abandoned the idea of removing the historic bricks from West 1st and instead approved the repair of these bricks between Franklin Street and Liberty Street. (*Historic Pella Trust Newsletter*)

The City of Pella took justifiable pride in the implementation of that portion of the Back to Brick project. According to its newsletter:

This summer [2012], W. 1st Street from Washington to Franklin was closed while utilities were replaced and the street was reconstructed with a portland cement concrete base with a brick inlay. The street reopened on October 9th. Approximately 47,000 brick were used for the street surface. The brick came from brick that was removed from the street initially and also from harvested brick from previous projects. The City of Pella currently has 14 blocks of brick streets. (*City of Pella Newsletter*)

Today, the rehabilitated brick-pavers on Broadway in the Collegiate Neighborhood Historic District have been returned to excellent utilitarian condition and promote the historic ambiance of this residential district. The brick pavers on West 1st Street remain in need of repair. Only those segments of these streets within the boundaries of the Collegiate Neighborhood Historic District are included in the nomination of this property.

Post-World War II. By the mid-20th century, the Collegiate Neighborhood Historic District virtually had filled with improvements. Lacking building sites in the neighborhood, little new development could be expected and little occurred. Several exceptions prove the rule. The house at 705 Union Street (nonextant) was constructed in 1951 on a site parcelized from 515 Main Street; the house at 805 Union Street was constructed in 1945 on a site parcelized from 515 Broadway. These building sites became available when the backyards of adjoining

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properties were parceled off to form them. Sited lots with limited space, both of these houses were modest in size.

A notable exception occurred at 900 Independence Street. This site had remained unimproved throughout the 1930s and 1940s. (Sanborn, 1931, 1931-1940, Sheet 7) As a large and highly visible corner property, this site was likely to attract choice development when it became available. This is exactly what occurred in 1956 when Martin J. and Anna Elva Mae Heerema acquired the property and erected a long and low Ranch-styled single-family dwelling on it. The placement of the building's footprint, skewed to the points of the compass, ensured its rank as a neighborhood landmark—let alone its Mid-Century modern design. As such, the Heerema House demonstrated following World War II that property in the Collegiate Neighborhood remained a sound real estate investment and could fulfill the desire among Pella residents who wished to live in a choice residential neighborhood.

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ARCHITECTURE

With 68 single-family dwellings, garages, and brick streets—most dating from the mid-19th to the mid-20th centuries and most of them contributing as National Register resources—the Collegiate Neighborhood Historic District calls attention to the influence of Late Victorian, Colonial Revival, Craftsman, and Ranch styling on its residential designs. These buildings and structures date from the mid-19th to the mid-20th centuries. Although other residential neighborhoods of comparable age in Pella also feature examples of these styles, particularly good examples of them, as well as early brick residences, cluster in the Collegiate Neighborhood and distinguish it from other neighborhoods in the city. Further, the Collegiate Neighborhood Historic District calls attention to traditional Dutch building practices brought to Pella by its colonists in the 19th century. The historic district also illustrates changing attitudes toward brick as a building material in the community's architectural history.

STYLE

The following paragraphs discuss each of the predominant architectural styles in the Collegiate Neighborhood Historic District. In describing this evolution, this nomination uses vocabulary, typology, and periodization as developed in Virginia Savage McAlester's *A Field Guide to American Houses*.

Earliest Designs

The earliest extant houses in the Collegiate Neighborhood Historic District date from the 1850s to circa 1880. All feature brick construction but show the influence of various architectural styles.

The Porter-Rhynsburger House at 514 Broadway (NRHP) is the earliest of these designs and calls attention to ethnic Dutch building techniques and styling as practiced by some of Pella's early settlers. (See below.) The brick house at 508 West 1st Street shows the influence of Italianate styling on its design, most readily noticeable in its symmetrically configured front facade, full-width front porch (sadly now altered), and hip roof. This building was erected circa 1870. Built a little later, the brick house at 814 Independence Street shows the vernacular influence of Late Victorian styling. Finally, the Dirk and Wilhelmina J. Kruidenier House at 515 West 1st Street climaxes in sophistication these early brick residences in the historic district. Erected circa 1877, this building features Late Victorian styling in mainline American fashion, while clinging to certain conservative building techniques typical of early Dutch construction in Pella.

The Kruidenier House deserves particular attention because it plays a seminal role in Pella's architectural history. Indeed, it stands as a turning point in the evolution of the community's residential design. The house blends traditional building practices brought by Dutch settlers to Pella with contemporary mainline American styling and new building materials becoming popular nationally at the time.

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The walls and roof of the Kruidenier House feature multifaceted wall and roof planes and sharp angles, exemplifying this iconoclastic change. This building features a T-shaped footprint. The foot of the T serves as the front facade of the building and features a massive bay window. A low gable-front roof surmounts this bay, surmounted in turn by a higher hip roof and then again a yet higher gable-front roof. The latter intersects a side-gabled roof to cover the balance of the main block. The hood mold above the second floor window on the front facade mimics in its shape the footprint of the bay and further accents its novel configuration. The dramatic angularity of the building's footprint, walls, and steeply pitched roof introduced new and picturesque ideas of Late Victorian styling into the community, which would become popular in Pella in the next generation.

Although the origin of the Kruidenier House design remains unknown, it likely originated outside the community. Indeed, this complex design flew in the face of the simple geometric shapes as exemplified by Pella's other early residential designs. Prior to the construction of the Kruidenier House, the side gable roof held sway in Pella as the standard. A typology of early Pella architecture, as elucidated in several earlier National Register nominations (Page: 1989a, 2001), has shown how the side gable roof could be manipulated to achieve a variety of effects. But all of these variations paled beside the *tour de force* of the Kruidenier House and its complex roof.

In passing, it should be noted that the Kruidenier House employed (or perhaps introduced) a landscape motif unusual in Pella at the time. Sited at the intersection of West 1st and Union Streets, the site of the house included a private pedestrian walk laid out on a diagonal from the northeast corner of the house to the public pedestrian walks on the corner of the two streets. Private pedestrian walks at the time typically were laid at right angles to the street in Pella.

Queen Anne

By the 1890s, new home construction in the Collegiate Neighborhood Historic District had abandoned brick in deference to frame construction. (This historic context is discussed below.) When these new frame houses arose, they reflected the influence of Queen Anne styling. Popular in the United States in the late 1870s through the turn of the 20th century, Queen Anne styling sought, as had the Kruidenier House, to convey a picturesque feeling through the use of complex volumes, planes, and surface textures. Queen Anne-styled residences also reflect the Gilded Age and its culture of conspicuous consumption endemic throughout the United States at the time.

This motivation found expression in Pella and in the Collegiate Neighborhood Historic District in houses such as that at 510 West 1st Street. Intersecting and steeply pitched roofs give the building its most pronounced visual quality. Many efforts to break up the building's wall surfaces render its appearance picturesque. These include the massing of the building with its bay window on the front facade, fishscale siding in the building's many gable ends, corner posts at every conceivable angle, corner returns on the gables, and the demilune window in the gable end of the front facade. All of these otherwise divergent features are held in check by the expanse of the wrap-

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around front porch on the first floor and the building's massive roof, which anchors the design to the ground. The use of classically influenced pillars on the front porch and the demilune window in the front gable end point to the Free Classic substyle of Queen Anne styling, as defined by Virginia Savage McAlester. Finally and within the context of Victorian domestic architecture in America, this house in Pella is rather modest in size—a typical characteristic of 19th and early 20th century residential architecture in the community. At this time, a local penchant for modest-scaled buildings obtained, qualifying them for showplace status if richly detailed.

The culmination of Queen Anne styling in the Collegiate Neighborhood Historic District—as well as in Pella and possibly elsewhere—stands at 505 West 1st Street. As the masterpiece of contractor-builder Cornelius W. Visser, this design is discussed below in "Contractor-Builder Contributions," where it also will be seen to be a small-scaled building embellished with the richest imaginable detailing.

The following list identifies other examples of Queen Anne styling in the Collegiate Neighborhood Historic District:

QUEEN ANNE			
Resource Name	Address	Year Built	Notes
House	514 W. 1st St.	1900	Picturesque effect through complex textures & footprint
House	506 Broadway	c. 1906	Free Classic example
House	503 Main St.	c. 1914	Free Classic example

(The Free Classic examples noted above, a subtype of Queen Anne styling, hint at the emerging influence of Colonial Revival on their design.)

The construction dates of these dwellings are significant. Given that Queen Anne styling became popular in Iowa beginning circa 1880, it can be seen that the adoption of Queen Anne styling in the Collegiate Neighborhood Historic District (and, by extension, in Pella) occurred about a generation later. This accords with the conservative nature of the community. Changes in aesthetic taste moved slowly among residents hesitant to break with community norms. (See related comment below in "Colonial Revival" section.)

Colonial Revival

The traditional designs of the Colonial Revival residences call attention to a more reserved and conservative style that emerged following the turn of the 20th century. A new generation of Pella residents came of age following World War I with attitudes reflecting that era's prosperity and more willing than their parents to commit financial resources for

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new home construction. This attitude stimulated a broad wave of new home construction favoring Colonial Revival and other stylistically-inspired designs of note.

Popular from the late 1890s through the early 20th century, Colonial Revival styling showed a growing emphasis on regularity of shape and smoother lines. House designs from America's 18th century heritage became popular. The following list identifies some examples in the historic district.

COLONIAL REVIVAL

Resource Name	Address	Year Built	Notes
House	509 W. 1 st St.	c. 1900	Gambrel roof, Dutch Colonial Revival design subset
Edwin Cole House	511 Broadway St.	1903	Large & richly detailed example, wrap-around porch, pedimented entrance, 2-story bay window
House	511 W. 1 st St.	c. 1915	Large example, flared roofs, classically inspired porch columns
Albert & Carrie Baron House- Third Reformed Church Parsonage	510 Broadway St.	1920	Brick, blends Colonial Revival & Craftsman influences, contemporary brick garage at rear

The house at 509 West 1st Street is particularly significant within this context because it signals the advent of Colonial Revival styling in the neighborhood at the turn of the 20th century—in this example the Dutch Colonial Revival subset of that style. This influence is most readily visible in the gambrel configurations of the roofs. The flares on the lower planes of the roof add a particularly pleasing note to these gambrel roofs, an elegance that required greater time and craftsmanship to construct than otherwise. The shallow pent roof between the first and the upper floors further accents this front gable design. Pent roofs of similar design stand at the base of the other gable ends of the roof. They merge with the wide eaves of the main roof to create the suggestion of a cornice surrounding the house. The entablature and its supports show another influence of Colonial Revival styling. As noted above, the front facade of the building suggests a symmetrical layout, another key feature of Colonial Revival styling. Finally, the building's present-day paint scheme has highlighted the detailing on the gambrel roofs and entablature in colors contrasting to that of the main body of the house. This scheme accents the visual importance of these features and creates an effect of classic charm. As noted above in the "Queen Anne" section of this nomination, aesthetic tastes in Pella moved conservatively. The Dutch Colonial Revival-styled house at 509 West 1st Street suggests, however, that, when heritage-related, the Pella Dutch were more willing to launch out in a new fashion. Indeed, at the turn of the 20th century when this house was built, several examples of gambrel roof designs survived in Pella from the days of its early settlement. In this sense, the 509 West 1st Street design can be seen as truly conservative—harkening back not to

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an imagined but to a living past. Although this house is likely architect-designed, the name of that individual or firm remains unidentified.

American Four Square

American Four Square designs became popular in the historic district during the early 20th century. Characterized by cubic shapes, 2-story heights, hip roofs, and full-width porches extending across the front facade, these architectural elements adapted themselves easily to a variety of stylistic detailing. The American Four Square house lent an air of solid comfort and prosperity to its appearance. The following list identifies some examples in the historic district.

AMERICAN FOUR SQUARE

Resource Name	Address	Year Built	Notes
First Reformed Church Parsonage	503 Broadway St.	1910	Large example, Colonial Revival detailing
House	515 Broadway St.	1912	Flared roof, porch w/Colonial Revival detailing
Frush-Kaldenberg House	808 Independence St.	c. 1916	Contemporary 2-bay garage on site
House	906 Independence St.	1907	Wide eaves, wrap-around porch

Craftsman

Craftsman styling emerged during the early years of the 20th century in the historic district. Notable characteristics include moderately or low-pitched roofs with wide eaves supported by heavy braces, shingle cladding, and an emphasis on abundant natural light. The following list identifies some examples in the historic district.

CRAFTSMAN

Resource Name	Address	Year Built	Notes
Casper J. Lautenbach House	504 Broadway St.	1928	w/contemporary detached garage
Rhynsburger-Waechter House	516 Broadway St.	c. 1915	Wide eaves & heavy braces
Floyd R. & Clara B. Gambell House	707 Union St.	1920	Brick example w/notable windows

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CRAFTSMAN (continued)

Resource Name	Address	Year Built	Notes
House	809 Union St.	c. 1919	Wide eaves & heavy braces
House	506 W. 1st St.	1937	Ribbon windows
House	507 W. 1st St.	c. 1918	Enclosed front porch
House	601 W. 1 st St.	1915	Stucco, wide eaves, exposed rafters

Neo-Colonial Revival

During the middle years of the 20th century, Neo-Colonial Revival styling appeared briefly in the historic district. With its symmetrical facade, the house at 805 Union Street hints at a renewed interest in Colonial Revival styling across the nation and in Pella during this period. Although modest in design, the clean lines of the building and its attached garage point to a latter-day adaption of earlier varieties of Colonial Revival styling.

Ranch

Ranch styling appeared in the historic district in the 1950s. Characterized by horizontal lines and low-pitched roofs, Ranch-styled houses often featured expansive picture windows, further emphasizing their linear look.

The Martin J. and Anna Elva Mae Heerema House at 900 Independence Street stands as the most dramatic example of Ranch styling in the Collegiate Neighborhood Historic District. It features an 81-foot long front facade (including an attached 2-car garage), low-pitched roof with wide eaves, and extensive use of ribbon windows. These windows provide a wealth of light to the interior and add strong horizontal lines to the low-slung feeling of the building. An enclosed breezeway is situated between the house and the attached garage.

With its long front facade, this 1956-built house could not have been constructed on its site except placed diagonally upon it. (See Figure 7.) This constriction explains the house's unique orientation in the neighborhood. Set diagonal to the cardinal points of the compass and oriented to the southeast, this siting breaks with the grid of Pella's plat. While perhaps jarring to the casual eye, this siting actually relates to the demise of the grid in many residential neighborhoods in the United States after 1940 and the laying out of curvilinear streets with houses sited organically on them. (McAlester: 79) The curvilinear design of the Heerema driveway and its approach relate to this context. As such, both this house and its site illustrate their mid-century place in time.

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Martin J. Heerema was an employee of the Pella Corporation. (Eunice Kuyper Folkerts informant interview) As an employee of an important window products manufacturer, Heerema undoubtedly had access to many sources for architectural designs and contacts. Although an architect has not been identified for this house, it shows the mark of a professional. Further research might reveal the firm that manufactured the building's ribbon windows. Whatever their source, the liberality of their use is redolent of the importance Dutch society traditionally has placed on fenestration, an importance that the Dutch colonists to Pella brought with them in the 19th century and seen in the Heerema House as the survival of this cultural trait. (See "Ethnic Building Traits" below.)

While some might question the appropriateness of the Heerema House as contributing to the historic district, its date of construction—1956—now stands well within the National Register's 50-year age threshold. Further, the construction of this iconoclastic house continued the neighborhood's tradition of fostering up-to-date architectural designs.

Other examples of Ranch Style in the historic district including the following:

RANCH STYLE			
Resource Name	Address	Year Built	Notes
Andrew & Nellie Pothoven House	806 Independence St.	1954	Modest-sized, brick example
House	507 Broadway St.	1959	Modest-sized, brick example

The use of brick for these modest-sized homes adds stature to their designs commensurate with the surrounding neighborhood.

ETHNIC BUILDING TRAITS

The Collegiate Neighborhood Historic District calls attention to the influence of vernacular building practices transplanted by Dutch settlers from their homeland in the Netherlands to Pella in the 19th century. These practices include flooring and fenestration treatments, thrift, and modest scale. Some of these practices continue to resonate in Pella.

Flooring

The Dirk and Wilhelmina J. Kruidenier House at 515 West 1st Street illustrates a traditional Dutch method to construct floors. Floorboards are placed directly on top of floor joists without an intervening subfloor. This technique is most evident today in the basement of the building, where the readily visible kitchen floorboards are laid on 90-degree angles

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to the joists. This Dutch method of construction has been noted in several other mid-19th century houses in Pella. (Page 1987, 1989a, 2001)

Other early houses in the Collegiate Neighborhood Historic District might feature such flooring. Candidates for further investigation include the Cornelius and R. Rhynsburger House at 514 Broadway, the H. W. and Mary J. Carson House at 714 Independence Street, the house at 814 Independence Street, and the house at 508 West 1st Street.

Fenestration

Any American returning from a visit to the Netherlands today will remark on the Dutch preference for interiors flooded with natural light. This preference is based on that nation's population density and the limited land available for construction. Natural light opens up the outside to the inside and makes a small interior space seem larger. For many centuries, windows have played an important role in Dutch architecture. The Pella colonists transplanted this tradition to their new home in Iowa. Pre-Civil War examples of windows influenced by traditional Dutch designs remain scattered throughout the community. (Page 1987, 2008)

Sometimes, stylistic influences brought to Pella from the homeland underwent vernacular interpretation. The house at 514 West 1st Street reveals a vernacular treatment of such a stylistic influence. Built circa 1900, the north gable end of this house features three windows, a taller window flanked by two shorter windows. Each of these windows stands as a separate unit. (See Figure 12.) This configuration is redolent of Palladian styling, a popular neo-classical motif in the Netherlands at the time the Pella colonists emigrated. As such, the window treatment at 514 West 1st Street can be seen as a design transplanted in vernacular interpretation.

The influence of this tradition is discernable in Pella during the 20th century as well as today. In the early 20th century, it merged with the emphasis on natural light as popularized in America during the Craftsman era. Built circa 1915, the John Gosselink House at 513 Broadway in the Collegiate Neighborhood Historic District features varied and elaborate fenestration. (See Figure 13.) The north end of the front facade includes a picture window surmounted by 12 small panes. The south end of the front facade features a tripartite ribbon window with each unit featuring three small panes over a large pane. This configuration is repeated in a ribbon window on the building's south elevation. The Floyd R. and Clara B. Gambell House at 707 Union Street features stylized windowpane configurations throughout the building. The liberal use of ribbon windows—those with 3-units (1), 4-units (2), 5-units (2), and 6-units (1)—in addition to paired window and single windows flood the house with natural light. (See Figure 11) Extensive fenestration treatment like this demonstrates the Pella Dutch love of light. The popularity of lace curtains in the community today—both in the home and as staple tourist ware in local shops—relates to this context. These curtains nicely dress windows, while admitting as much natural light to interiors as possible.

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Thrift

Thrift plays an important role in construction practices in Pella. During the 17th century—Holland's Golden Age—the Netherlands led the world in commercial activity, nurtured by the roots of its Calvinist faith, which encouraged order and the conservation of resources. The Pella Dutch inherited these traits as part of their patrimony. These traits are readily recognizable to Americans, who typically view New Englanders as sharing them.

The Kruidenier House at 515 West 1st Street calls attention to this context. Even in a showplace residence such as this, where money might be thought to be no object, economy obtained. Floors on the first floor are finished around room perimeters only. The rest of the floor remains in unfinished raw wood, intended to be covered with carpet and not visible. Other areas of the house lack subflooring in deference to traditional Dutch building practices of economy as outlined above. On the exterior, the employment of pressed metal hood molds above some of the windows shows another concern for thrift. The primary facades of the building feature the more expensive cast stone hood molds. Although these economies fly in the face of the building's many luxuries, including frosted and etched glass, plaster ceiling medallions, a false-grained slate fireplace, and, of course, its masonry construction, these economies do point to an eye on unneeded cost.

The careful husbanding of material goods is another hallmark of thrift. As related to buildings, this includes a commitment to maintenance and a willingness to "make do." Good repair and upkeep can be seen throughout the Collegiate Neighborhood Historic District with its well-maintained houses and outbuildings. Make do is evident in automobile garages in the historic district dating from the 1920s through the 1940s. These small structures lack the spaciousness of today's garages but continue adequately to serve their purpose. The garage at 506 West 1st Street serves as a notable example.

While it should be noted that this sense of thrift has changed somewhat in recent years (large garages have become popular), the discerning eye likely will continue to spot instances among the Pella Dutch where upkeep and make-do have resulted in cost-savings for those who adhere to this cultural proclivity.

FRAME VS. BRICK

The selection of building materials for residential construction in Pella lends cultural coloration to the fabric of the community's built environment and stands as an important theme in its architectural history. Although Dominie Scholte recommended by the example of his own home the use of wood for residential construction, early Dutch colonists who wished and could afford it built in brick. By the late 1870s, the use of brick as a residential building material had vanished in Pella. Later, in the early 20th century brick returned to favor for new home construction and for brick streets. The Collegiate Neighborhood Historic District calls attention and sheds light on this significant historic context.

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Scholte Plumbs the Meaning of Frame

Today, as in the past, most of the houses in Pella feature frame construction. Dominie Scholte had encouraged this from the beginning of the settlement. Scholte believed that his colonists should cleave to American customs and adopt as many of them as soon as possible in their new home. While on his journey to Iowa from New York City, Albany, and St. Louis, Scholte noted that most American homes in the pioneering sections of the nation were constructed of wood. Believing that his Dutch colonists should conform to American practices and to exemplify his own good faith in this belief, Scholte constructed his own home in Pella in frame. The Dominie Henry P. Scholte House, much expanded over the years, remains extant on its original site, prominently located on the north side of Pella's Garden Square, and operated today as a house museum. (739 Washington Street, NRHP) As a further expression of his belief in frame, Scholte had his church in Pella, the first in the community and its central gathering place, also constructed of frame.

Scholte's example, coupled, of course, with the greater expense to build in brick (likely a more deciding factor), predestined the use of frame for most 19th century dwellings in Pella. Many of these homes were cottages of simple design and construction. They line Franklin and Washington Streets and elsewhere with shallow setbacks from the street. Although a few likely remain extant, they are difficult to document because of cover-up siding and other exterior alterations. An intensive architectural survey of Pella has never been conducted, so that, in the meantime, the preservation of these undocumented early dwellings remains endangered.

Other early Dutch colonists in Pella with great financial capability also followed Scholte's example and built in frame rather than in brick—the Cornelius Visser House (nonextant), for example. Although these dwellings were houses rather than cottages, they featured more sophisticated architecture than their contemporary frame cottage neighbors; regardless of size and other architectural features, all these frame dwellings shared in common an American building tradition distinct from the Netherlands, where frame is infrequently used for dwellings.

Early Brick Residences

Those Pella colonists who could afford it often chose to build their homes in brick, rather than in frame as Dominie Scholte had endorsed by the example of his own frame house. Four early brick houses stand in the Collegiate Neighborhood and witness that brick retained its status as a quality building material during the community's early period of settlement. This clustering of brick dwellings reinforced both the perception that brick was a quality building material and that the Collegiate Neighborhood was a choice residential section of Pella. During the last quarter of the 19th century, the popularity of brick for residential use declined, as Pellans did not eschew the use of frame for showplace residences. Then, in the early 20th century, a brick revival occurred in a wave of new brick home construction. This revival included the construction of city streets in brick pavers. The Collegiate Neighborhood Historic District nicely illustrates all of these trends.

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Some Colonists Choose Brick

In contradistinction to Scholte's example, a number of Pella's early residents who wished to and could afford it chose to erect homes in brick. The Collegiate Neighborhood Historic District features four such examples as identified in the following table.

EARLY BRICK RESIDENCES IN COLLEGIATE NEIGHBORHOOD HISTORIC DISTRICT

Resource Name	Address	Notes
Porter-Rhynsburger House	514 Broadway	Built c. 1855, Neo-Classical influence
Dirk & Wilhelmina J. Kruidenier House	508 W. 1 st St.	Built 1870, Italianate influence
House	814 Independence St.	Built 1870s or early 1880s, Late Victorian influence

The Porter-Rhynsburger House was National Register-listed in 2003. (See Figure 9)

Other early examples of brick dwellings occur elsewhere in Pella. Numbering less than two-dozen today, these 19th century dwellings are scattered throughout Pella. They vary in size, architectural design, and dates of construction (1850s-1880s), but all share visual distinction among Pella's overwhelmingly frame 19th century housing stock.

Some of these early brick houses already are listed on the National Register, as shown in following table.

NATIONAL REGISTER-LISTED BRICK DWELLINGS IN PELLA

Resource Name	Address	Notes
William Van Asch House- Huibert DeBooy Commercial Room	1105, 1107, 1109 W. Washington St.	Built mid-1850s, NR-listed 1987
Philipus J. & Cornelia Koelman House	1005 Broadway	Built 1877, brick, NR-listed 2005
Hendrik J. & Wilhelmina H. Van den Berg Cottage	1305 W. Washington St.	Built c. 1862 & c. 1880, brick, NR-listed 2003
Dirk Van Loon House *	1401 University Ave.	Built 1850s, masonry, NR-listed 1977
Henry & Johanna Van Maren House- Diamond Filing Station	615 Main St.	Built 1877/1928, brick, NR-listed 2008

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Dirk & Cornelia J. Vander Wilt Cottage	925 Broadway	Built c.1854, brick, NR-listed 2001
B. H. & J. H. H. Van Spanckeren Row Houses	505 Franklin St.	Built 1855-c. 1860, brick, NR-listed 1990

* Unique in Pella, this house features stone construction and is included here as a masonry example related to brick.

Other Pella properties of brick construction currently National-Register-listed include a church, railroad depot, and commercial building. (The reader should note that the predominance of residences in these lists does not reflect a dearth of other eligible brick building types but rather a current local interest in residential architecture.)

Taken as a whole, all of these brick dwellings call attention to the strong impulse among some of Pella's settlers to follow the custom of their native land and build in brick. Known as a permanent material (rather than the impermanent nature of wood), the durability of masonry and the powerful impression it makes on the eye usually confer pride of place to these designs among their frame neighbors. The cost to build in masonry adds to its cachet of quality.

Brick Succumbs to Frame

Brick achieved the zenith of its limited popularity during the 19th century in Pella in the 1870s. The Dirk and Wilhelmina J. Kruidenier House at 515 West 1st Street (built circa 1877) exemplifies this high point. A dearth of new home construction in brick subsequently ensued in Pella.

What caused the demise of brick? The railroad had already reached the community by the 1860s, making the importation of brick feasible albeit expensive. By the turn of the 20th century, a brick factory had emerged in Pella, fabricating brick for many of the town's commercial buildings and drainage tile for farms. (Page 1992)

The cost of brick undoubtedly cast a shadow on its usage in thrifty Pella. Further, brick likely was perceived as ostentatious, a characteristic many residents of this reserved community eschewed. Had not Pella's leader by his own example sanctioned frame as morally right?

The rise in popularity of Queen Anne styling also might have played a role in the demise of brick. Known for its fascination with complicated juxtapositions of building shapes, rich surface textures, and abundant architectural detailing, Queen Anne styling lent itself particularly well to wood, as factories across the nation readily could supply mill-worked products of the greatest fancy. The frame house built by Cornelius W. Visser at 505 West 1st Street reached a pinnacle of such elaboration in Pella. Other Queen Anne-influenced houses in the Collegiate Neighborhood Historic District document the emerging popularity of this style as it unfolded. Built circa 1900, the house at 514 West 1st Street provides one example. Then, too, perhaps the opulence of the Kruidenier House played a role in the demise of brick. Could any new brick house in Pella compete with its grandeur?

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Brick Renaissance

As new architectural styles appeared across the nation during the early 20th century, brick reappeared as a building material of preference for new homes in Pella after an absence of more than 30 years. A local newspaper pictured 17 contemporary homes in Pella in a 1930 feature captioned "Pella, A City of Beautiful Homes." (*The Pella Chronicle*, October 30, 1930) (See Figure 10.) More than half of these houses were built of brick. (Craftsman, Colonial Revival, and Tudor Revival predominated; two featured American Four Square designs.) Such a newspaper feature published at the turn of the 20th century would have found scarcely one example of a contemporary home built of brick in Pella.

The renaissance of brick found another expression in Pella during this period. As outlined above, the municipality launched a program of hard-surfacing city streets with brick. Broadway and West 1st Street in the Collegiate Neighborhood Historic District call attention to this development and the visual and aural amenities that these brick streets lend to the streetscape. The reddish color of the brick pavers accents the neighborhood's lawns and trees and visually links the brick homes in the neighborhood with one another. The texture of the brick streets—with the small-scale patterns created by their pavers and the play of light and shade on their surfaces—avoids the gray monolithic mass of concrete streets and creates a streetscape gentler to the eye and more in keeping with an historic neighborhood. The rumble of automobile tires over these brick streets conveys a sense of place to motorists and perhaps calms traffic.

Popularity for other masonry materials such as stucco did not accompany the renaissance of brick in Pella. The dearth of stucco houses in the community is noticeable, as many towns in Iowa of similar size and age possess examples of stucco dwellings. Known as economical but of lesser quality than brick or wood, stucco attained popularity across the United States during the early 20th century because of its cost effectiveness and, with its textural quality, a compliment to Craftsman designs. Although Craftsman styling achieved widespread popularity in Pella, stucco never became popular there except as in decorative treatment, such as half-timbering in Tudor Revival designs. Other Period Revival styles typically incorporating stucco in their design—Mediterranean and Spanish Revival—never took hold in Pella for cultural reasons. Perhaps the dearth of stucco in Pella stems from a popular perception that it was a product for the working-class.

CONTRACTOR-BUILDER CONTRIBUTIONS

Those responsible for the design and construction of houses in the Collegiate Neighborhood Historic District remain largely unknown. Further research into this topic is recommended, as these individuals were largely responsible for creating the appearance of the historic district as seen today. Only a few architects and one developer working in Pella

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during the late 19th and early 20th centuries have been identified to date.* Whatever the incidence of these individuals, the responsibility for building new homes fell on the shoulders of local contractor-builders.

Cornelius W. Visser is the one contractor-builder identified to date as working in the Collegiate Neighborhood during its period of significance. Visser emigrated in 1886 from the Netherlands to the United States and settled in Pella along with Teuntje Neef Visser, his wife, and their three children, Maggie, Nellie, and John. Teuntje became known as Tillie and, on a trip to her native land in 1903, is said to have brought to Pella the city's first tulip bulbs. (Hiemstra Family)

Cornelius used his skill as a contractor-builder to erect buildings in and around Pella. They included his own home (nonextant), the Dr. Fox House (nonextant), located on the northwest corner of Main and Liberty Streets, and a house in Otley, Iowa (*Ibid.*), which has survived.

The John W. Visser House at 505 West 1st Street stands as Cornelius W. Visser's masterpiece. Its exterior remains, although in need of maintenance, largely as constructed in 1903. The building calls attention to Queen Anne styling, readily visible in the building's fabled search for the picturesque. This can be seen in the many shapes and patterns that form the building. These include the steep angles of the facade's front gable roof (and elsewhere), the conical shapes of the front porch roof, and the curving walls of the front facade's upper story. The rich surface textures exhibited by the house further bespeak Queen Anne styling. These textures include fishscale wood siding on portions of the first and upper story walls, narrow clapboard siding, and rough-faced stone (or cast stone block) used for the plinths of the front porch columns. A further array of architectural detailing embellishes the house, including bowed porch railings and frieze, paired porch columns, brackets and denticulation above and below all roof eaves and corner returns, belt courses around the north, west, and south elevations, and a pent roof above the upper story on the front facade. All of these elements reflect the influence of Queen Anne styling and contribute to the building's status as likely the most outstanding extant example of this style in Pella today.

* Henry DeGooyer designed the Pella Opera House (NRHP) in 1900. (Page 1992) J. Verhey [*sic*], architect, "of 212 Morningside Street [Sioux City, Iowa], "is preparing plans for a memorial building for Central College in that city [Pella], to cost \$75,000." (*The American Architect*, Vol. CXV, No. 1234) Now known as Jordan Hall, it remains the oldest extant building on the Central College campus. George [*sic*] Verhey is reported to have prepared plans for a dwelling for B. H. Sack of Pella. (*The Improvement Bulletin*, Vol. 71, February 23, 1901) The location and status of this house remains unknown. Although the Dirk and Wilhelmina J. Kruidenier House at 515 West 1st Street is undoubtedly architect designed, such an individual or firm remains unidentified. Perhaps an architectural pattern book provided the plans for it. Recently, C. E. Eastman, an early 20th century Des Moines architect, was identified as designer of the Tunis H. and Jessie Klein House, a single-family dwelling at 313 Main Street in Pella. (Historic Pella Trust, Inc., 2016)

Herman Rietveld (1864-1959), one of Pella's most colorful businessmen, civic leaders, and promoters, also acted as a real estate developer. According to a contemporary account, he "constitutes a building association of his own, putting up numerous houses, and personally looking after their plan and equipment." (*Pella Advertiser*, November 2, 1899) Presently, the Pella Opera House is the only identified property in Pella associated with him. (Page 2005) None of the "numerous houses" has been identified to date. Rietveld was active in the upbuilding of Harvey, Iowa, as the founder of the Harvey Land Company. (*Ibid.*)

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As mentioned above, the Visser-built house in Otley resembles the John W. Visser House in scale, Queen Anne styling, and front porch design, although lacking its dramatic profusion of detail.

The siting of the John W. Visser House adds to its picturesque appearance. The house stands on a lot whose grade rises dramatically above the public right-of-way. Coupled with this topography, the house itself rests on a podium created by the basement, further elevating the building above its surroundings and magnifying its presence. John had acquired this site from a Mr. Van Wyngarden in June 1903, paying him \$410 for it. In April 1906, John sold the property to Adolphus Waechter for \$3,500. By 1918, the northern reaches of Lot 8 (the site the house partially occupies) had been parceled off, and the house at 507 West 1st Street constructed on it.

Within a broader cultural context, the lavish detailing of this design calls attention to the shift among Pellans from the relatively simple and sober designs of the community's first generation of architecture to the *horror vacui* as often evident in American Victorian design and as this building represents so strikingly.

New Construction Practices

As railroads spread across the nation following the Civil War, Pella's intercourse with the outside world became more common and factory-made building products became available locally, supplanting those fabricated in the community.

Constructed in 1877, the Dirk and Wilhelmina J. Kruidenier House exemplifies this change. This building employs a quantity of factory-made building materials, including frosted glass, plaster ceiling medallions, false-grained slate fireplace, mill-worked doors, windows, and trim, and mill-worked trim. These manufactured products contrast with the door and window casings used in the building's rear wing, which instead feature handcrafted mortise and tenon construction reinforced with hand-cut pegs. A comparison of these with the manufactured door and window casings of the main block witnesses to this transition from early building practices and those the Dutch colonists adopted as factory-made products became available to them.

SELECTION OF HISTORIC NAME

For practical reasons, this nomination selected "Collegiate Neighborhood Historic District" as the historic name for this property. Lacking an historic name as such, this residential neighborhood has flourished, at least in part, because of its location near and long association with Central College. A reference to that institution in the neighborhood's historic name made sense.

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REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS

In 1978, the Central Iowa Regional Association of Governments (CIRALG) conducted an historic resources survey of Pella. This survey identified and evaluated the Kruidenier House as significant. Two properties in the Collegiate Neighborhood Historic District were evaluated as contributing to a potential historic district: the Porter-Rhynsburger House at 514 Broadway and the house at 515 Main Street. (CIRALG)

The nomination of the Porter-Rhynsburger House to the National Register in 2003 noted that the surrounding neighborhood was likely National Register eligible as an historic district because of its architectural design. (Page and Walroth 2003: 7-4)

POTENTIAL FOR ARCHAEOLOGY

Although the district's potential for archaeological research is, as yet, largely unevaluated, the likelihood exists for historic archaeological discoveries. These might include the evidence of house foundations, privies, barns, sheds, water wells and cisterns, and objects left behind in association with them, as well as brick streets now covered by other materials. Despite these potentials for historic archaeological material, the likelihood for the discovery of prehistoric materials remains low, given the fact that the site of the neighborhood was sparsely settled prairieland before the advent of the Dutch colony.

RECOMMENDATIONS FOR FURTHER RESEARCH AND REGISTRATION

The Collegiate Neighborhood Historic District is of historical interest because of the local importance of its residents. Many of them served as Pella entrepreneurs, religious leaders, and educators and contributed to the city's growth and its cultural and spiritual life. Research into the lives of these residents will enrich our understanding of this historic district and how their contributions to the community enhanced Pella.

Other potential residential historic districts exist in Pella in addition to the Collegiate Neighborhood Historic District. One potential exists along West Washington Street and one, developed a little later, exists along Main Street north of Washington Street. West Washington Street historically served as the gateway to Pella from the west. Main Street north of Washington historically served as the gateway to Pella from the north. Transportation provided the stimulus to build up these corridors. These traffic arteries lent convenience to those building lots adjacent to them, so that residential growth along them took on linear rather than clustered configurations. Vehicular traffic along these well-traveled corridors also lent high visibility to these lots, which in turn encouraged the construction of showplace residences. The late 19th and early 20th centuries were eras of conspicuous consumption across America, when Americans publicly displayed their wealth. In Pella, North Main Street typified this phenomenon more so than West Washington Street, which had developed earlier. In contrast to both of these corridors, the Collegiate Neighborhood grew as a cluster.

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This nomination raises questions about the local construction industry in the upbuilding of Pella. The individuals and enterprises contributing to this industry include contractor-builders, carpenters, brick- and stonemasons, millwork factories, and brickyards and lumberyards, which retailed manufactured building products and disseminated architectural publications. This historic context remains largely unresearched, deserving further investigation. Contractor-builders contributed substantially to the upbuilding of communities throughout Iowa by their skills, experience, and interpretations of designs, however they might have become acquainted with them. These contributions are often difficult to identify and assess, but an attempt to evaluate the work of these individuals and firms stands as a significant historical theme of Pella's built environment. Censuses, business and industry directories, newspaper accounts and advertisements, and oral history provide possible sources of information to flesh out this context.

Further research regarding Cornelius W. Visser, his career as a contractor-builder, and the opus of his work is recommended.

Is it coincidence that the Pella Corporation, one of American's premier window manufacturers, arose in Pella, Iowa? Given the Dutch people's historic fascination with natural light and the windows conducting it (the Golden Age of Dutch painting! Vermeer!), should the rise of the Pella Corporation be seen in the context of this affinity? A fertile subject for exploration.

Although a number of National Register nominations have evaluated individual properties in Pella (see Bibliography) and, in spite of Pella's historical significance as a premier ethnic settlement in Iowa, the community still lacks a comprehensive survey of its historic and architectural resources. Such a survey should be undertaken as soon as possible. Pella's early residential architecture is threatened. In this affluent community, the pressure for the redevelopment of historic sites with single-family, multi-family, and commercial construction poses threats of demolition to the community's historic building stock.

Section 7 of this nomination outlined several periods of construction within the Collegiate Neighborhood Historic District. In general, this periodization likely applies to Pella as a whole. As more research is conducted within this context, this periodization should be reassessed and refined. Such reassessment should study the broader economic development of the community and explore how new wealth and social and cultural changes influenced its community growth.

Finally, it should be noted that this nomination has revised the construction dates of a few of the buildings evaluated in the "Intensive Historical and Architectural Survey, Collegiate Neighborhood Historic District, Pella, Iowa." (Page 2015) Further research for this nomination refined some of these dates recorded and augmented other information contained in this intensive survey.

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ACKNOWLEDGEMENT

*This nomination was supported by a subvention from the Historic Pella Trust, Inc.
The author acknowledges with respect and gratitude The Trust for its support.*

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Collegiate Neighborhood Historic District, Marion County, Iowa.

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MAPS

"Bird's Eye View of Pella, Marion County, Iowa, 1869;" Chicago; Chicago Lithographing Company.
"Drawn by Augustus Koch." Pictures Porter-Rhynsburger House in a view looking northeast,
Marion County Assessor's Office

Marion County Assessor's Office
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Farver, Joan, with William C. Page, November 11, 2015. Farver, a sometime CEO of the Pella Corporation and a nonagenarian, shared information about the Pella community.

Folkerts, Eunice Kuypers, with William C. Page. Folkerts shared her extensive knowledge of the Collegiate neighborhood, having become a resident of the neighborhood in the 1950s as First Lady of Central College.

Waechter, Thomas J., with William C. Page, June 21, 2013. Waechter shared his extensive knowledge of the Collegiate Neighborhood, having lived most of his life at 516 Broadway. Waechter died in 2015.

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Collegiate Neighborhood Historic District, Marion County, Iowa.

CONTINUED

- 5. E 506920, N 4583225
- 6. E 506600, N 4583225

VERBAL BOUNDARY DESCRIPTION

The Collegiate Neighborhood Historic District includes all land beginning on the west side of West 1st Street at its intersection with Liberty Street, south along West 1st Street to the south side of Union Street, to an alley between Union Street and Independence Street with four parcels adjacent to it to the east, west along the north side of Independence Street, and north along various property lines to the point of beginning. (See Figure 2.)

BOUNDARY JUSTIFICATION

The Collegiate Neighborhood Historic District boundaries are justified because they contain all land calling attention to the historical forces that enabled the neighborhood to emerge and remain a choice residential enclave in Pella, Iowa, during the 19th and 20th centuries, except for land now redeveloped by the Central College and five parcels facing Main Street now under redevelopment for a convenience store. The east side of West 1st Street between Liberty and Union Streets is also excluded because most of this land has been redeveloped into parking lots.

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Collegiate Neighborhood Historic District

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1. Collegiate Neighborhood Historic District
Pella, IA 50219
707 Union Street looking SE
William C. Page, Photographer
November 4, 2016
2. Collegiate Neighborhood Historic District
Pella, IA 50219
Streetscape, Broadway Street, looking NW to Union Street
John P. Zeller, Photographer
May 12, 2015
3. Collegiate Neighborhood Historic District
Pella, IA 50219
Edwin Cole House, 511 Broadway Street, looking WNW
John P. Zeller, Photographer
May 12, 2015
4. Collegiate Neighborhood Historic District
Pella, IA 50219
Albert & Carrie Baron House-Third Reformed Church Parsonage, 510 Broadway Street, looking SE
John P. Zeller, Photographer
May 12, 2015
5. Collegiate Neighborhood Historic District
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Casper J. Lautenbach House, 504 Broadway Street, looking NE
John P. Zeller, Photographer
May 12, 2015
6. Collegiate Neighborhood Historic District
Pella, IA 50219
Streetscape, Independence Street looking NE to Broadway Street
John P. Zeller, Photographer
May 12, 2015
7. Collegiate Neighborhood Historic District
Pella, IA 50219
First Reformed Church Parsonage, 503 Broadway Street, looking SW
John P. Zeller, Photographer
May 12, 2015
8. Collegiate Neighborhood Historic District
Pella, IA 50219
Streetscape, Independence Street looking NE to Broadway Street
John P. Zeller, Photographer
May 12, 2015

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9. Collegiate Neighborhood Historic District
Pella, IA 50219
Frush-Kaldenberg Garage, 808 Independence Street, looking NW
John P. Zeller, Photographer
May 12, 2015
10. Collegiate Neighborhood Historic District
Pella, IA 50219
Martin J and Elva Mae House, 900 Independence Street, looking NW
John P. Zeller, Photographer
May 12, 2015
11. Collegiate Neighborhood Historic District
Pella, IA 50219
Streetscape, West 1st Street from Independence Street looking N to Union Street
John P. Zeller, Photographer
May 12, 2015
12. Collegiate Neighborhood Historic District
Pella, IA 50219
Streetscape, West 1st Street from Independence Street looking NW to Union Street
John P. Zeller, Photographer
May 12, 2015
13. Collegiate Neighborhood Historic District
Pella, IA 50219
John W. Visser House, 505 West 1st Street, looking NW
John P. Zeller, Photographer
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14. Collegiate Neighborhood Historic District
Pella, IA 50219
Streetscape, West 1st Street looking NW to Union Street
John P. Zeller, Photographer
May 12, 2015
15. Collegiate Neighborhood Historic District
Pella, IA 50219
Dirk & Wilhelmina J. Kruidenier House, 515 West 1st Street, looking WSW
John P. Zeller, Photographer
May 12, 2015
16. Collegiate Neighborhood Historic District
Pella, IA 50219
Streetscape, West 1st Street looking from Independence Street NE to Union Street
John P. Zeller, Photographer
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17. Collegiate Neighborhood Historic District
Pella, IA 50219
Cornelius DeGeus House, 510 West 1st Street looking ESE, window detail
John P. Zeller, Photographer
May 12, 2015
18. Collegiate Neighborhood Historic District
Pella, IA 50219
House, 514 West 1st Street looking S, window detail
John P. Zeller, Photographer
May 12, 2015, window detail
19. Collegiate Neighborhood Historic District
Pella, IA 50219
Streetscape, West 1st Street looking NW from Union Street to Liberty Street
John P. Zeller, Photographer
May 12, 2015

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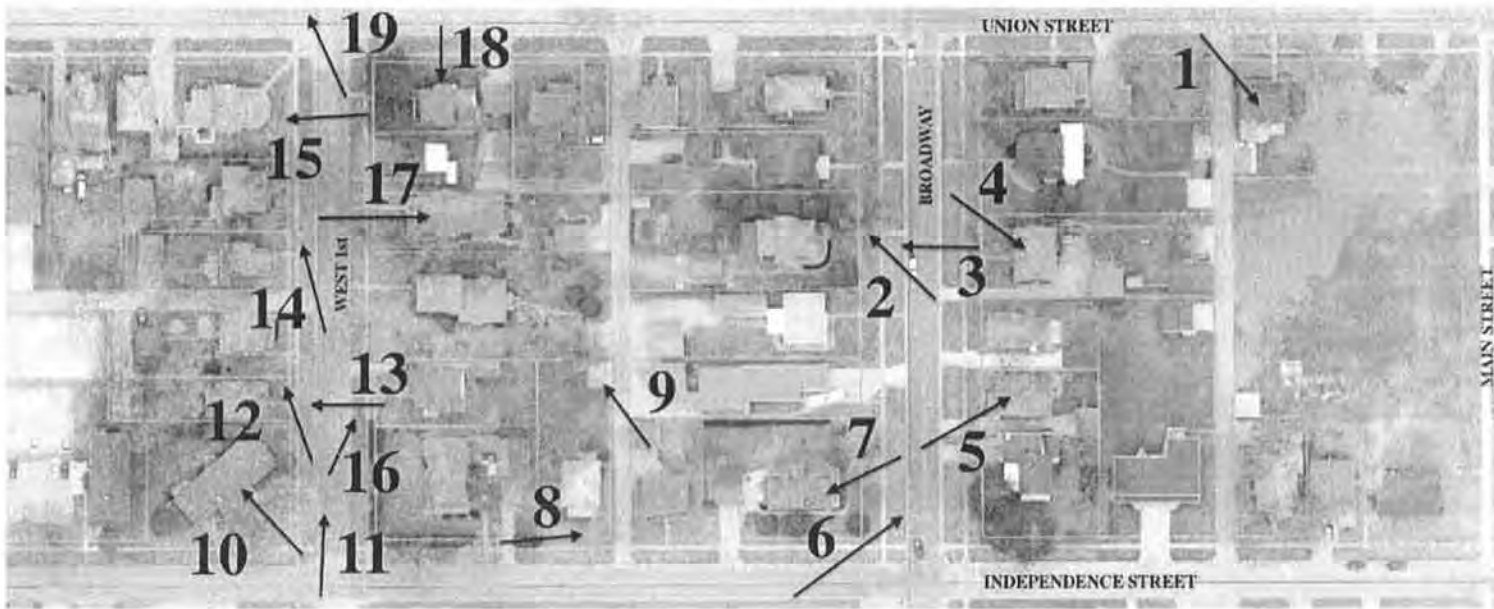
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Collegiate Neighborhood Historic District

PHOTO KEY—SOUTH OF UNION STREET



Map Source: Marion County Assessor Office, Beacon, viewed November 30, 2016.



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PHOTO KEY — NORTH OF UNION STREET



Map Source: Marion County Assessor Office, Beacon, viewed November 30, 2016.



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HISTORIC DISTRICT BOUNDARIES



Figure 1

The dashed lines show the boundaries of the Collegiate Neighborhood Historic District. Excluded are parcels on the west side of Main Street, where demolition took place in 2015 for redevelopment as a convenience store, and on the east side of West 1st Street between Liberty and Union Streets, which is now mostly unimproved land.

Source: Marion County Assessor Office, Beacon Website, 2016.



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Collegiate Neighborhood Historic District, Marion County, Iowa.

Map

ARROW LOCATES COLLEGIATE NEIGHBORHOOD HISTORIC DISTRICT

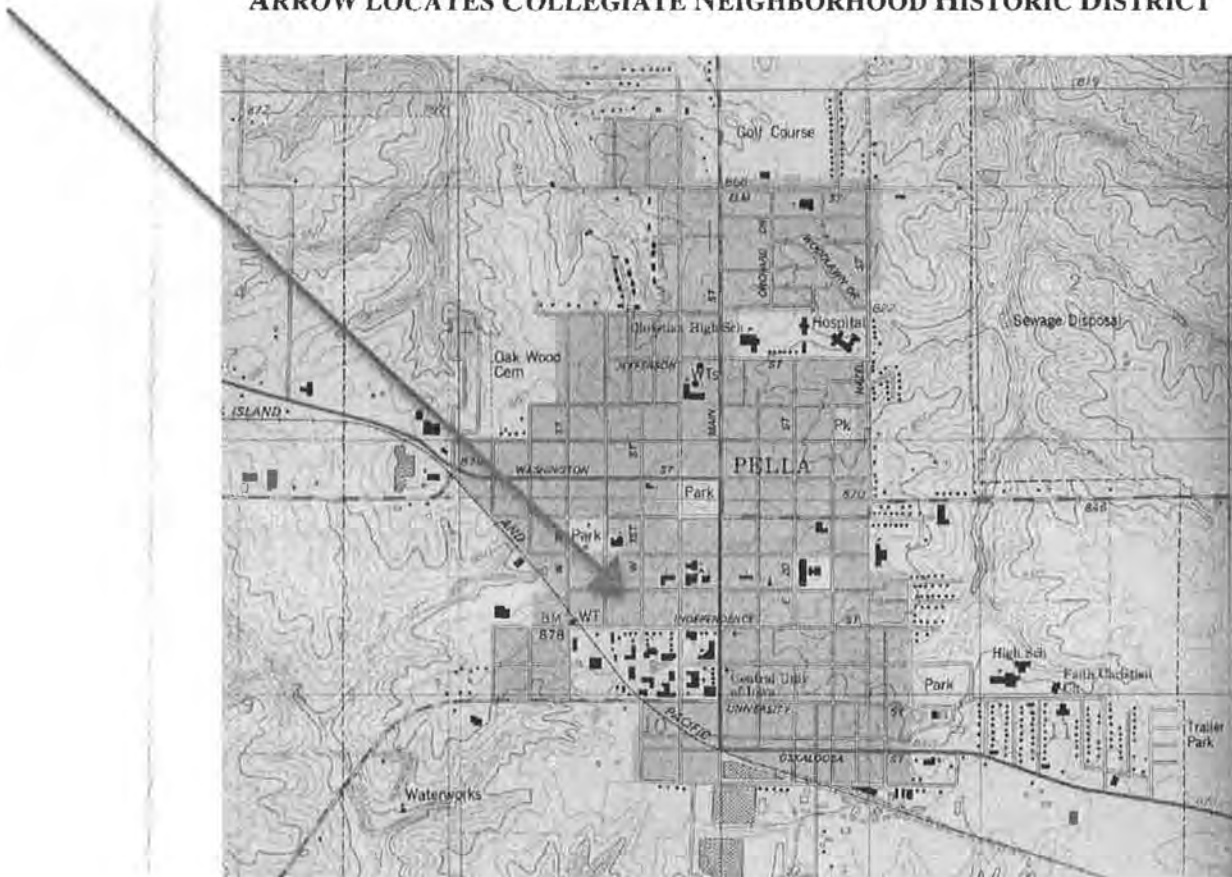


Figure 2

The black rectangles above and below the Collegiate Neighborhood Historic District indicate public and semi-public buildings, nicely showing how the district remains today, as in the past, bordered on the north and south by corridors of civic land use.

Source: U.S.G.S. Map (7.5 Minute Series), Pella, Iowa, Quadrangle, 1980.

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Collegiate Neighborhood Historic District, Marion County, Iowa.

PELLA IN 1875

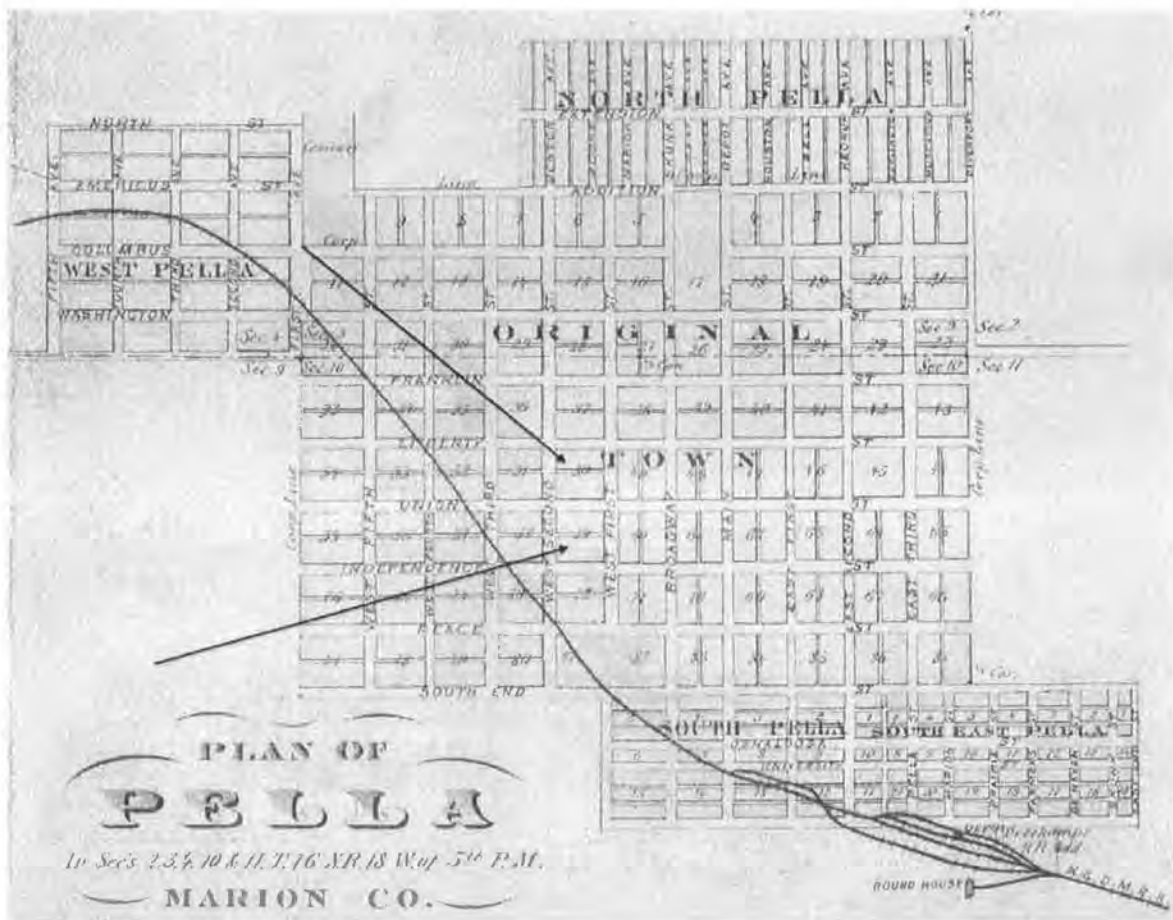


Figure 3

This drawing shows Pella's original town plat with early additions pictured to the northwest, north, and southeast. The arrows locate Blocks 50 and 59, where the orientation of their building lots and alleys did not conform to the plat's blocks laid out to the east.

Source: A. T. Andreas *Illustrated Historical Atlas of the State of Iowa*, 1875



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Collegiate Neighborhood Historic District, Marion County, Iowa.

CIVIC CORRIDORS—NORTH & SOUTH

1869



Figure 4

By 1869, public and semi-public institutions bordered the emerging Collegiate Neighborhood Historic District (dashed lines) on the north and south, profoundly shaping and benefiting its development. The civic corridor on the north included: 1) Christian Church, 2) First Reformed Church (early building), 3) First Reformed Church (location in 1869 and today), 4) Second Reformed Church, and 5) Methodist-Episcopal Church. Other institutions followed, including the Pella municipal fire department (east of #5 in the 1870s), Pella High School (east of #3 in 1915, and Pella Public Library (east of #4 in 2000). The civic corridor on the south included: a) Roman Catholic Church, b) Central University of Iowa (now Central College), c) Webster School, and d) Second Baptist Church.

These civic corridors shaped the parameters of the Collegiate Neighborhood Historic District as it emerged as a residential enclave.

Source: Augustus Koch.

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Collegiate Neighborhood Historic District, Marion County, Iowa.

FIRE INSURANCE MAP 1931 (WEST SECTION)

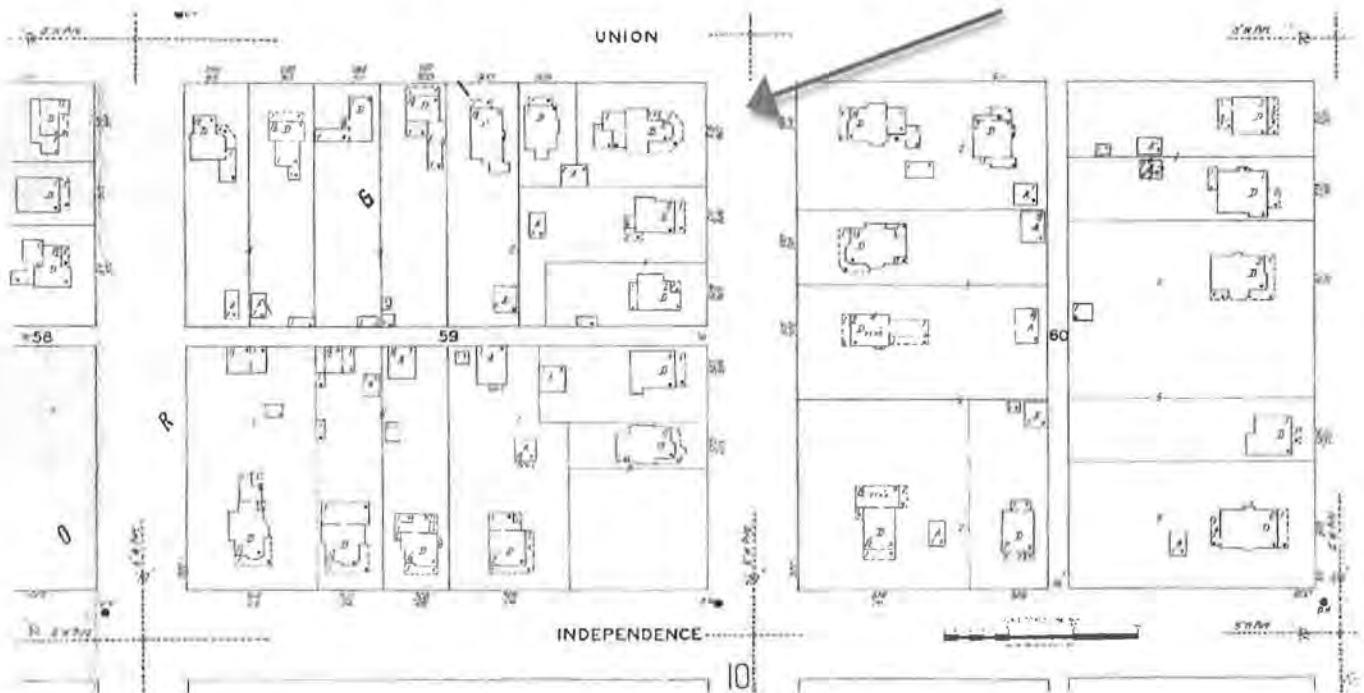


Figure 5

The arrow locates the Dirk and Wilhelmina J. Kruidenier House at 515 West 1st Street. Note that this house faces to the east while those houses to its west face to the north. As platted, the town lots in this block faced north and south. The Kruideniers, however, wished to build a showplace residence on this site and wanted it to face West 1st Street. West 1st Street was an important corridor in Pella and emerging at the time as a showplace corridor in the community. To achieve their wish, the Kruideniers purchased several subdivided town lots so they could realign the orientation of their new house to face east. This map also shows how subsequent residential development along the west side of West 1st Street to the south followed the Kruidenier lead. As a result, the West 1st Street streetscape achieved a unified feeling as houses on both sides of the street faced one another.

Broadway is centered on this map, and West 1st Street is to the left.

Source: Sanborn Fire Insurance Map, 1931.



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Collegiate Neighborhood Historic District, Marion County, Iowa.

FIRE INSURANCE MAP 1931 (EAST SECTION)

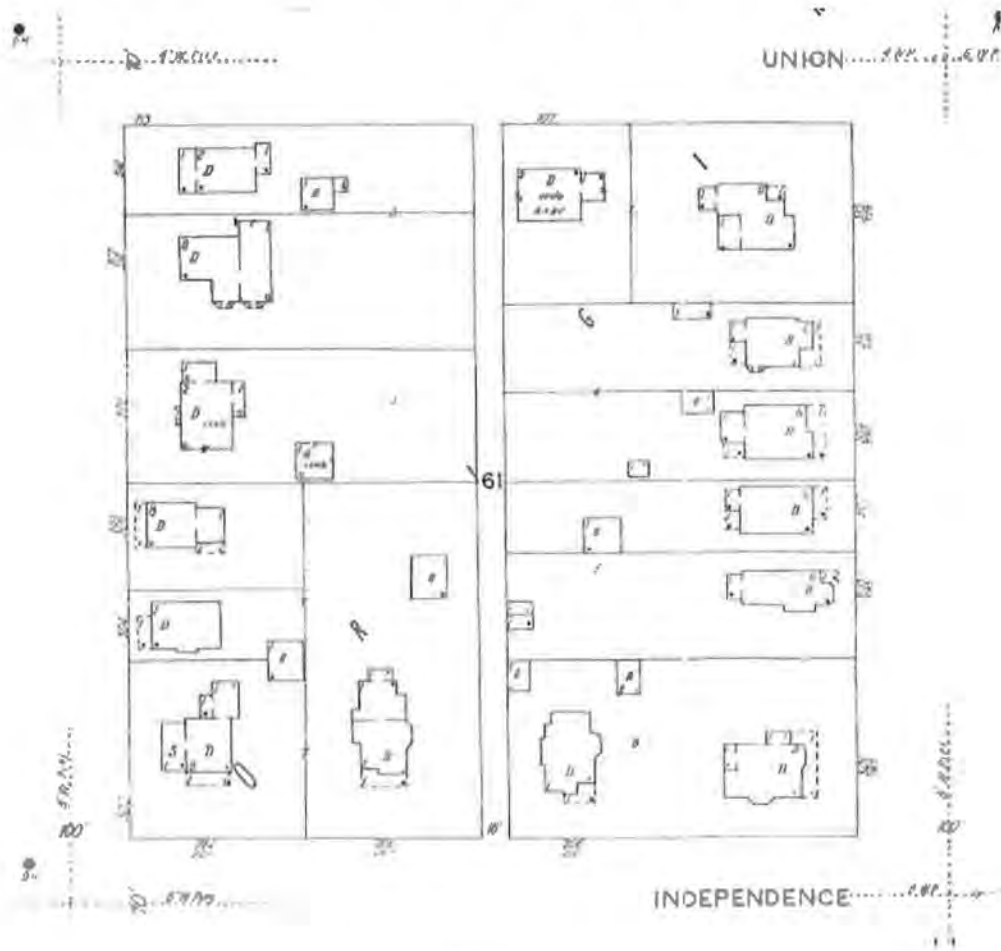


Figure 6

Main Street is to the right on this map, and Broadway is to the left.

Source: Sanborn Fire Insurance Map, 1931.



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Collegiate Neighborhood Historic District, Marion County, Iowa.

FIRE INSURANCE MAP 1941 (WEST SECTION)

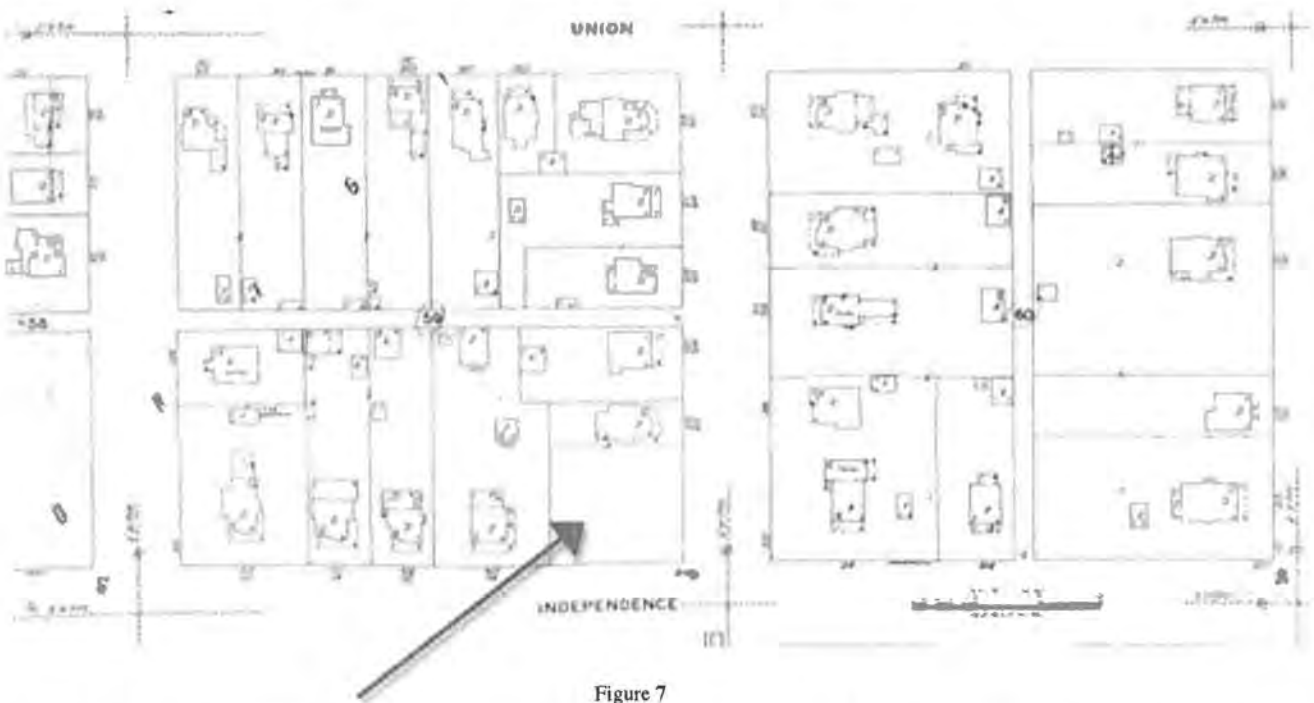


Figure 7

The arrow locates the site of the Martin J. and Anna Elva Mae Heerema House at 900 Independence Street. When the Heeremas built their new home on it in 1956, they placed the building diagonally on the site so that its long front facade would fit.

Broadway is centered on this map, and West 1st Street is to the left.

Source: Sanborn Fire Insurance Map, 1931.



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Collegiate Neighborhood Historic District, Marion County, Iowa.

FIRE INSURANCE MAP 1941 (EAST SECTION)



Figure 8

Broadway is to the right on this map, and West 1st Street is to the left.

Source: Sanborn Fire Insurance Map, 1931.



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RHYSBURGER HOUSE

1870

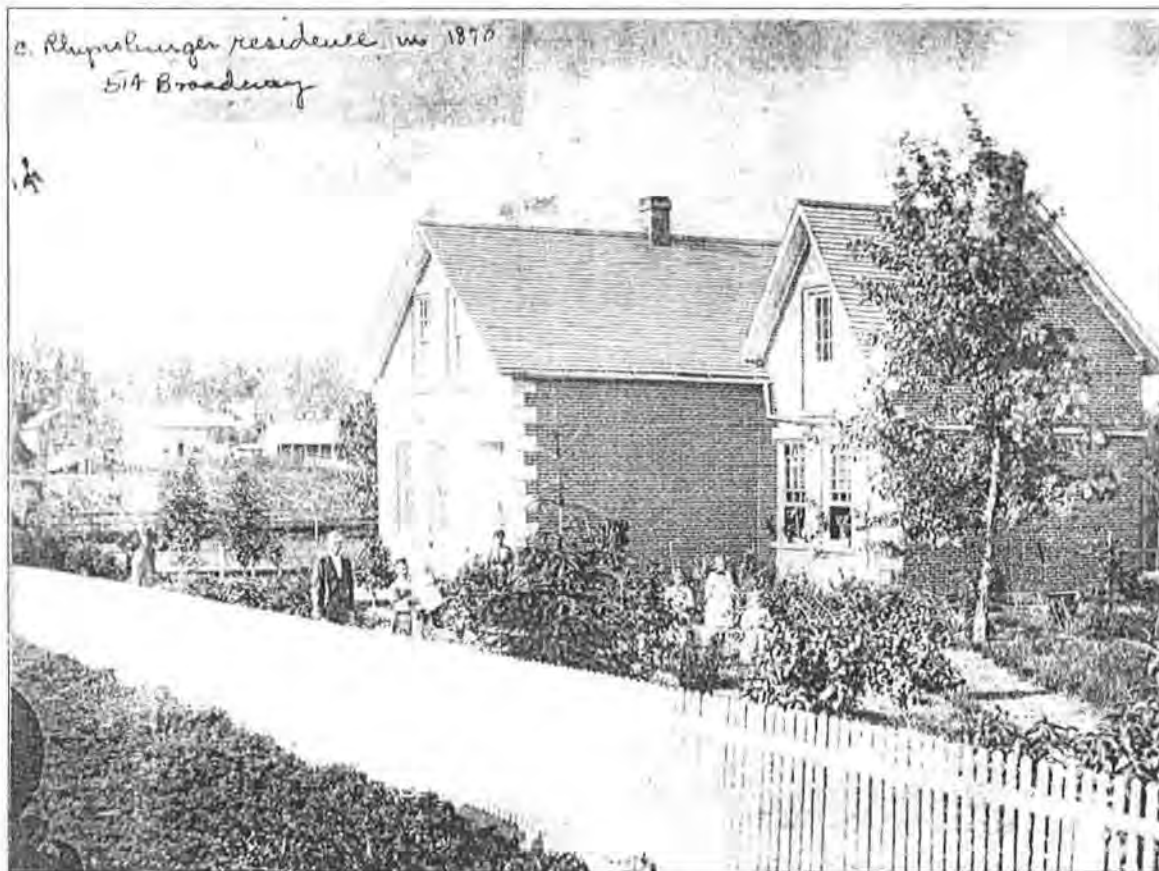


Figure 9

This photograph pictures the Rhysburger House before the addition of the bay window on the south. The door on the second floor of the wing facilitated moving furniture in and out of the house, a useful and characteristically Dutch feature to avoid the steep flights of steps, which buildings of this vintage usually possessed. This photograph shows that a porch deck or a balcony was not a *sine qua non* for such an upper-story door. The photograph attests to the delight among the Pella Dutch-Americans for gardens. A picket fence protects the garden on its west and north sides. The photograph pictures only a sparsely developed neighborhood.

The presence of this early-built house in the Collegiate Neighborhood Historic District helped establish its reputation as a choice residential section of Pella.

Source: Roger and Shirley Olson, 2005.

United States Department of the Interior
National Park Service

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Collegiate Neighborhood Historic District, Marion County, Iowa.

A NEW GENERATION OF RESIDENTIAL DESIGN IN PELLA

The Pella Chronicle, Pella, Iowa, Thursday, October 30, 1930

Page 19

PELLA, A CITY OF BEAUTIFUL HOMES



Now, if any, cities the size of Pella, can boast of as many beautiful homes. The younger generation of people, living under the inspiration of putting this to a good account and investing their money in homes that are made attractive and inviting to the outside world and create centers of real home life. In presenting herewith photos that so many of our pupils are bonding every nerve and muscle and giving so much time to help maintain the reputation of "The Cleanest City in Iowa."

Figure 10

This feature calls attention to a new era in residential construction in Pella during the first two decades of the 20th century. Brick has reappeared as a building material of preference for new homes in Pella after an absence of more than 30 years. The Vander Linden House (top row second from right) is located in the Collegiate Neighborhood Historic District at 707 Union Street.

Source: *The Pella Chronicle*, October 30, 1930.

United States Department of the Interior
National Park Service

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Collegiate Neighborhood Historic District, Marion County, Iowa.

FLOYD R. & CLARA B. GAMBELL HOUSE

IN 1930



Figure 11

This is an enlargement from *The Pella Chronicle* feature shown in Figure 10. It pictures the Floyd R. and Clara B. Gambell House at 707 Union Street in the Collegiate Neighborhood Historic District. The house was built in 1920 and occupied by M. Vander Linden in 1930. Its design shows the influence of Craftsman styling with some Colonial Revival symmetry. Wide eaves and heavy braces on main roof and stoop porch roof and the solarium's battered piers point to the Craftsman influence. The paired windows on the first and second floors and the solarium's ribbon windows flood the house with natural light, another Craftsman trait. The building's masonry construction calls attention to the returning popularity of brick for homes in Pella during the early 20th century.

Source: *The Pella Chronicle*, October 30, 1930.

United States Department of the Interior
National Park Service

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Collegiate Neighborhood Historic District, Marion County, Iowa.

PALLADIAN VERNACULAR



Figure 12

The three windows in the gable end of this circa 1900 house at 514 West 1st Street interpret in vernacular fashion a Palladian-style window. This fenestration design calls attention to the deep affinity for natural light held by the Dutch people in the Netherlands and in Pella and, perhaps, a remembered design from the builder's homeland, where Neo-Classicism long had held sway.

Source: William C. Page, Photographer, 2015.

United States Department of the Interior
National Park Service

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Collegiate Neighborhood Historic District, Marion County, Iowa.

JOHN GOSSELINK HOUSE



Figure 13

Located at 513 Broadway and built circa 1915, this house features elaborate fenestration treatment. The large, picture-window type fenestration on the right side of the front facade (surmounted with many smaller panes) is an unusual design for this period and bespeaks Pella residents' love of natural light and their willingness to experiment with new window designs to capture it. The windows in the dormer are not original.

Source: William C. Page, Photographer, 2015.

United States Department of the Interior
National Park Service

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Collegiate Neighborhood Historic District, Marion County, Iowa.

CENTRAL UNIVERSITY OF IOWA

1869

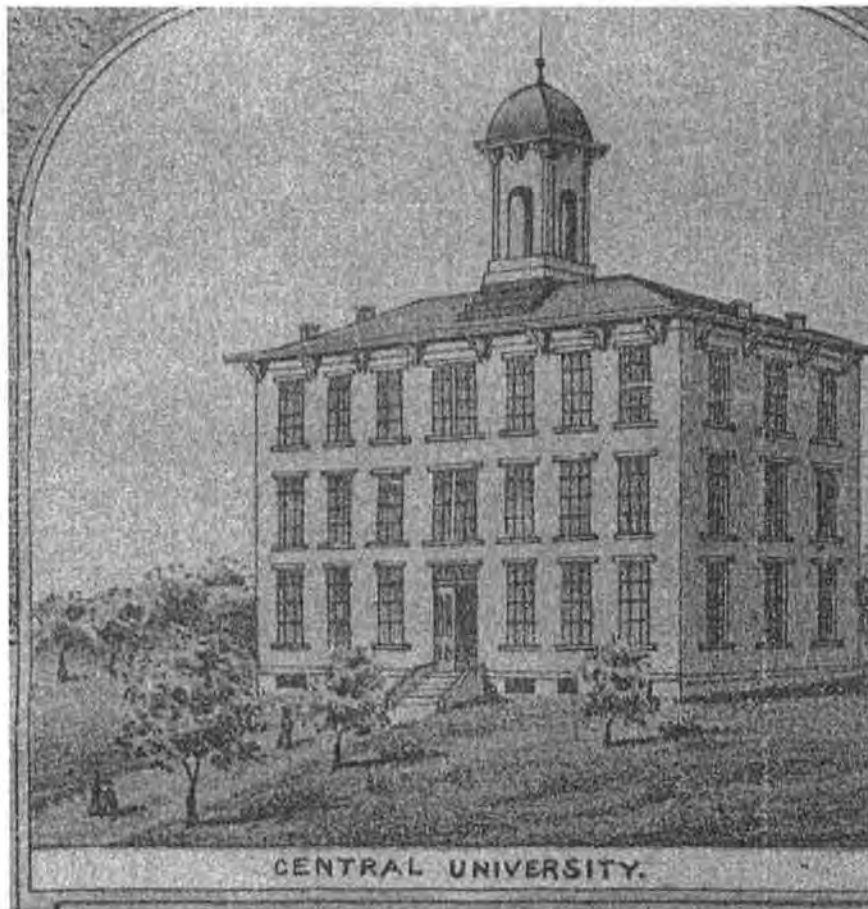


Figure 14

This 3-story, brick building (nonextant) housed Central University (now Central College) on the southern edge of the Collegiate Neighborhood Historic District. Prestigious institutions such as this lent a sense of status and well-being to this neighborhood.

Source: Augustus Koch.

United States Department of the Interior
National Park Service

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Collegiate Neighborhood Historic District, Marion County, Iowa.

NEIGHBORHOOD AND CAMPUS

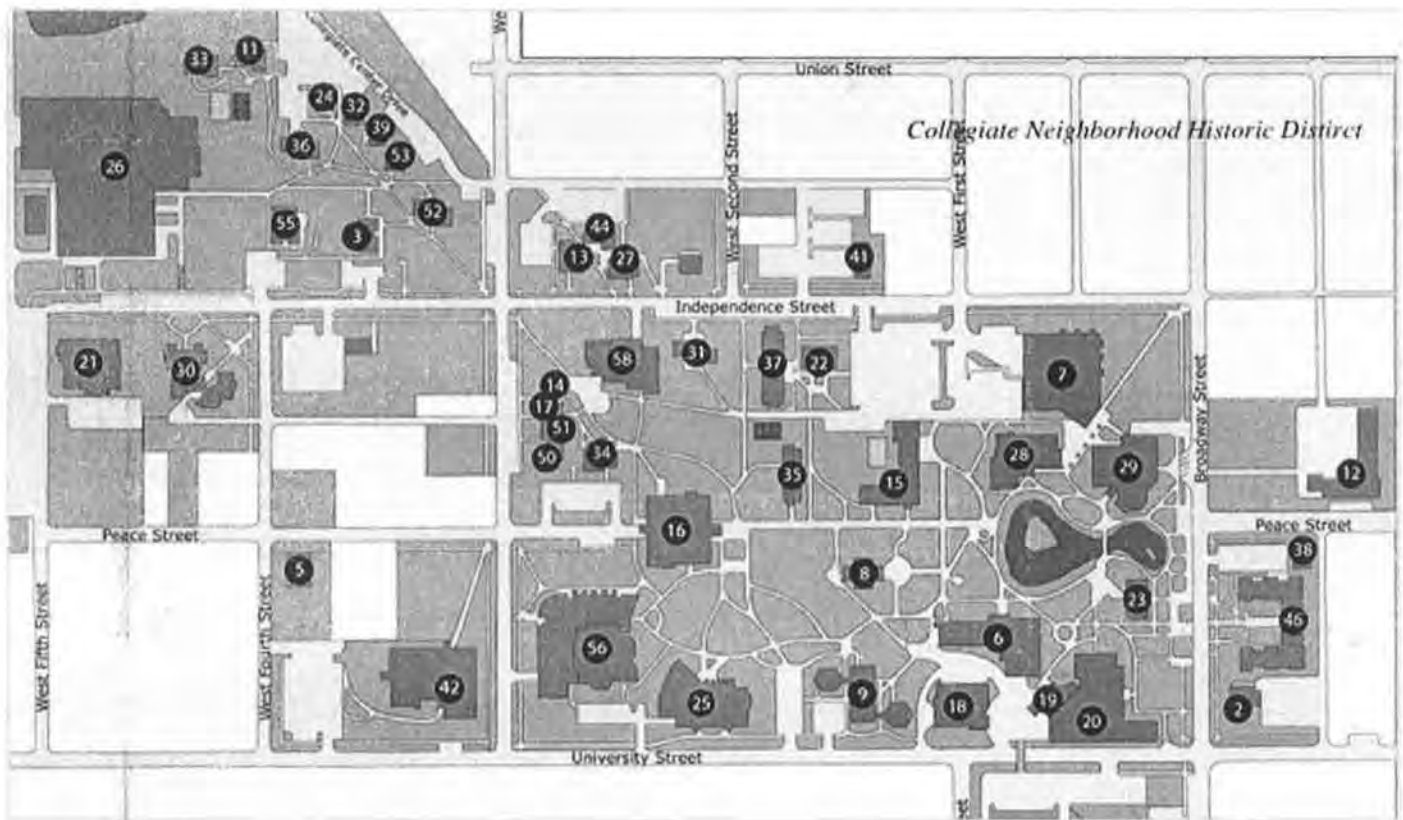


Figure 15

This graphic shows the Collegiate Neighborhood Historic District in the upper right corner and its relationship to its nearby neighbor, the campus of Central College, shown in Planometric view. Within the historic district, Prins House (#41 on the map) stands as an historic single-family dwelling now used as a co-ed townhouse for junior- and senior-class students at the college. Jordan Hall (#23) is the oldest extant building on the campus. During the mid- to late-20th century, the college expanded its campus northward to Independence Street. Before that time, the Collegiate Neighborhood included the city blocks between Independence Street and Peace Street (now vacated on the campus).

Source: Central College website, viewed November 10, 2016.



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Collegiate Neighborhood Historic District, Marion County, Iowa.

**CONTRIBUTING & NONCONTRIBUTING RESOURCES
SOUTH OF UNION STREET**

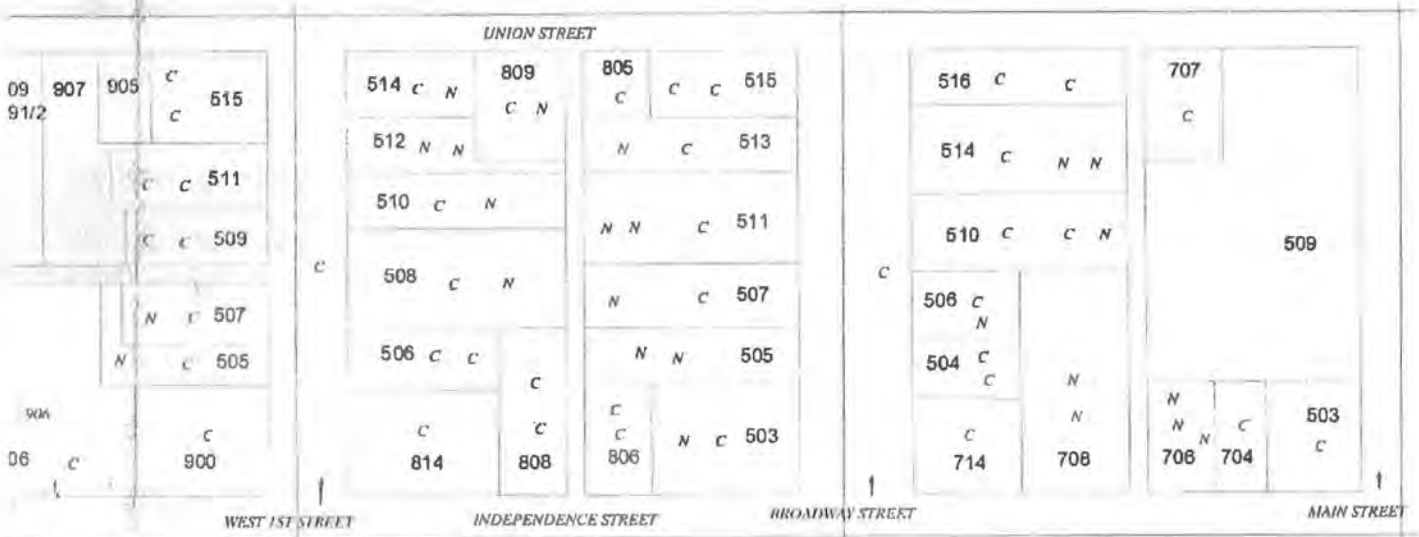


Figure 16

Map Source: Marion County Assessor Office, Beacon Website, 2016.



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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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Collegiate Neighborhood Historic District, Marion County, Iowa.

CONTRIBUTING & NONCONTRIBUTING RESOURCES NORTH OF UNION STREET

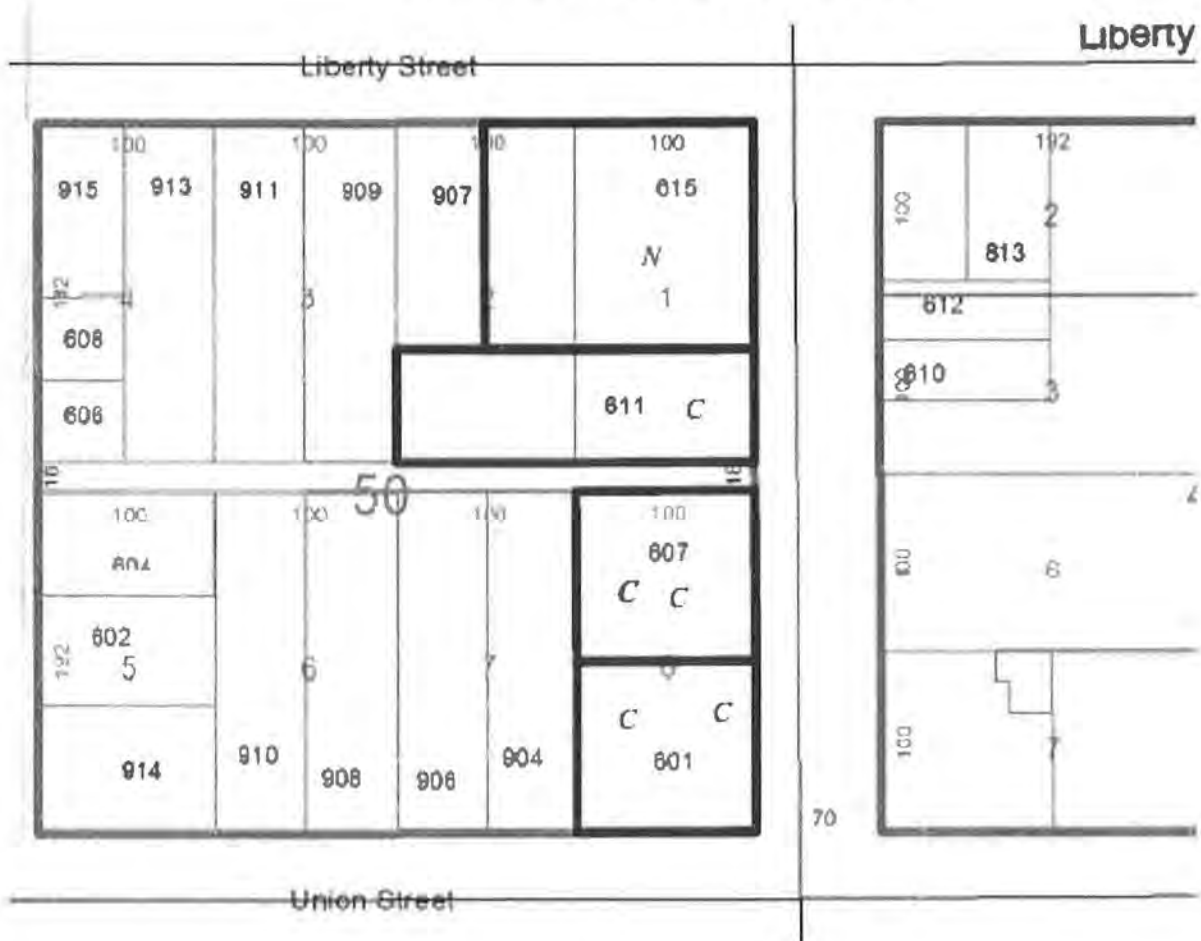


Figure 17

The thin vertical line locates West 1st Street on this map.

Map Source: Marion County Assessor Office, Beacon Website, 2016.



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National Park Service

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CONTINUATION SHEET**

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CFN-259-1116

Collegiate Neighborhood Historic District, Marion County, Iowa.

SECTION 11 (continued)

Name	Property Address	Mailing Address	City
RDD & GSD Properties LC	615 W 1st	c/o Gannon Real Estate Consulting 305 48 th Place	Des Moines, IA 50313
RDD & GSD Properties LC	611 W 1st	c/o Gannon Real Estate Consulting 305 48 th Place	Des Moines, IA 50313
Donald G. & Kristen S. Andre	607 W 1st	601 W 1st	Pella, IA 50219
Donald G. & Kristen S. Andre	601 W 1st	601 W 1st	Pella, IA 50219
Kenneth G. & Joan M Haman	707 Union	707 Union	Pella, IA 50219
V & R Enterprises LLC	516 Broadway	V & R Enterprises LLC 807 W 3 rd St.	Pella, IA 50219
James D & Laura B Nieboer	514 Broadway	514 Broadway	Pella, IA 50219
David S. & Rhonda S. Kermode	510 Broadway	510 Broadway	Pella, IA 50219
Blaine T. & Morgan E Forsythe	506 Broadway	506 Broadway	Pella, IA 50219
John Merlin & Verna R Van Dyk	708 Independence	708 Independence	Pella, IA 50219
James R. Wiersma	504 Broadway	129 W 39 th St	Holland, MI 49423
Scott Edward Butler	714 Independence	714 Independence	Pella, IA 50219
Konstantinos J & Renee Bastas	706 Independence	706 Independence	Pella, IA 50219
Adam J & Jacqueline S. Hale	704 Independence	704 Independence	Pella, IA 50219
Keith Van Nimwegen	503 Main	716 38 th St	West Des Moines, IA 50263
Lucas & Corrine Wyma	515 Broadway	507 E 1st	Pella, IA 50219
Bruce R & Sharon L Thompson	805 Union	805 Union	Pella, IA 50219

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National Park Service

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Collegiate Neighborhood Historic District, Marion County, Iowa.

Karl W & Crystal Roozeboom	809 Union	809 Union	Pella, IA 50219
Michael P & Christine K Robinson	513 Broadway	513 Broadway	Pella, IA 50219
Jocelyn De Jong	514 W 1st	514 W 1st	Pella, IA 50219
Ross E & Nicole M Hildebrand	512 W 1st	512 W 1st	Pella, IA 50219
Brian D & Lisa E Metcalf	510 W 1st	510 W 1st	Pella, IA 50219
Philip J & Jane M Smith	508 W 1st	508 W 1st	Pella, IA 50219
Robert L & Willeda R Van Essen	511 Broadway	511 Broadway	Pella, IA 50219
Joel Dean Seekamp Conservatorship	507 Broadway	507 Broadway	Pella, IA 50219
Kennedy Living Trust	505 Broadway #1	505 Broadway #1	Pella, IA 50219
Carol J Wynja	505 Broadway #2	505 Broadway #2	Pella, IA 50219
Ronald E Kaldenberg ½ & Mary Dop ½	806 Independence	1107 Parklane	Pella, IA 50219
Philip J & Jane M Smith	506 W 1st	508 W 1st	Pella, IA 50219
Kevin & Ramona Gibson	814 Independence	814 Independence	Pella, IA 50219
Stephen & Breanne Patel	806 Independence	806 Independence	Pella, IA 50219
Paul Michael & Dorothy McGee	503 Broadway	2331 Dakota Dr	Pella, IA 50219
Central University	906 Independence	812 University	Pella, IA 50219
Forrest W & Jane A Van Oss	511 1st	511 1st	Pella, IA 50219
Derek Karl & Shelley-Jean Bradfield	515 W 1st	515 W 1st	Pella, IA 50219
Jacob R Pratt	509 W 1st	509 W 1st	Pella, IA 50219
Claude Zylstra	505 W 1st	505 W 1st	Pella, IA 50219
Randy J & Lori R Lunsford	507 W 1st	507 W 1st	Pella, IA 50219
Andrew P & Laryn N Sandahl	900 Independence	900 Independence	Pella, IA 50219



Collegiate Neighborhood HD, Marion County, IA #1



Collegiate Neighborhood HD, Marion County, IA #2

Collegiate Neighborhood HD, Marion County, IA #3





Collegiate Neighborhood HD, Marion County, IA #4



Collegiate Neighborhood HD, Marion County, IA #5



Collegiate Neighborhood HD, Marion County, IA #6



Collegiate Neighborhood HD, Marion County, IA #7

Collegiate Neighborhood HD, Marion County, IA #8





Collegiate Neighborhood HD, Marion County, IA #9



Collegiate Neighborhood HD, Marion County, IA #10



Collegiate Neighborhood HD, Marion County, IA #11



Collegiate Neighborhood HD, Marion County, IA #12

Collegiate Neighborhood HD, Marion County, IA #13





Collegiate Neighborhood HD, Marion County, IA #14

Collegiate Neighborhood HD, Marion County, IA #15





Collegiate Neighborhood HD, Marion County, IA #16

Collegiate Neighborhood HD, Marion County, IA #17



Collegiate Neighborhood HD, Marion County, IA #18





Collegiate Neighborhood HD, Marion County, IA #19

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Collegiate Neighborhood Historic District

Multiple Name:

State & County: IOWA, Marion

Date Received: 9/12/2017 Date of Pending List: 10/23/2017 8:22:56 AM Date of 16th Day: 10/26/2017 Date of 45th Day: 10/27/2017 Date of Weekly List:

Reference number: SG100001766

Nominator: State

Reason For Review:

- | | | |
|---|--|---|
| <input type="checkbox"/> Appeal | <input type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 10/26/2017 Date

Abstract/Summary
Comments:

Recommendation/ Criteria Accept, National Register Criteria A and C.

Reviewer Patrick Andrus

Discipline Historian

Telephone (202)354-2218

Date 10/26/17

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

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

IOWA DEPARTMENT OF CULTURAL AFFAIRS

KIM REYNOLDS, GOVERNOR
ADAM GREGG, LT. GOVERNOR

CHRIS KRAMER, ACTING DIRECTOR

IOWA ARTS
COUNCIL

PRODUCE
IOWA

STATE HISTORICAL
SOCIETY OF IOWA

STATE HISTORICAL
MUSEUM OF IOWA

STATE HISTORICAL
LIBRARY & ARCHIVES

STATE HISTORIC SITES

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA HISTORICAL
FOUNDATION

September 1, 2017

J. Paul Loether, Deputy Keeper and Chief
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240



Dear Mr. Loether:

The following National Register nomination from Iowa is enclosed for your review and listing if acceptable.

Collegiate Neighborhood Historic District

Laid out as part of Pella's original plat in 1847 and built up over the next century, the Collegiate Neighborhood Historic District is significant, locally and under Criterion A for "Community Planning and Development," because it calls attention to historical forces that shaped this neighborhood's development and enabled it to emerge and remain a choice residential enclave in Pella, Iowa. These historical forces include the district's propitious location within the community, the benefits the neighborhood derived from close links with educational and religious institutions, the private initiatives among neighborhood residents to create a more pleasing streetscape than originally laid out by the town plat, and civic improvements associated with the Progressive era during the early 20th century.

Thank you for your consideration.

Sincerely,

Laura Sadowsky
State Historian
State Historical Society of Iowa

Enclosure.