



# United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, D.C. 20240

December 27, 2010

## Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45<sup>th</sup> day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

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National Park Service

1087



### National Register of Historic Places Registration Form

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

#### 1. Name of Property

historic name North Fellows Historic District

other names/site number Rose Addition

#### 2. Location

street & number 1200 Block North Fellows Street and 1204-1212 North Elm Street [N/A] not for publication

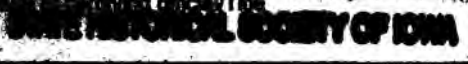
city or town Ottumwa [N/A] vicinity

state Iowa code IA county Wapello code 179 zip code 52501

#### 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).

Barbara G. Smith, Director November 3, 2010  
Date



State or Federal agency and bureau

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

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency and bureau

#### 4. National Park Service Certification

I hereby certify that the property is:

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

Edson D. Beall  
Signature of the Keeper

Date of Action 12-27-10

**North Fellows Historic District**

Name of Property

**Wapello County, IA**

County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

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

**Category of Property**

(Check only one box)

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

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>35</u>	<u>4</u>	buildings
<u>1</u>		sites
		structures
		objects
<u>36</u>	<u>4</u>	Total

**Name of related multiple property listing**

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

**Number of contributing resources previously listed in the National Register**

Post-World War II Development in Ottumwa, IA: 1944-1959

N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

**Current Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Single Dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

OTHER/FHA Minimal House

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls BRICK

roof ASPHALT

other WOOD

**Narrative Description**

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

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North Fellows Historic District  
Wapello County, IA

Section number 7 Page 1

## NARRATIVE DESCRIPTION:

The plat of the Rose Addition to the City of Ottumwa was filed on January 6, 1945 by the Coon-McNeal Construction Co., Inc. of Des Moines with construction started immediately. Located on the east side of Ottumwa at the southeast corner of the intersection of Pennsylvania Avenue and Elm Street, it is a subdivision of the irregular survey of T72N R13W Sec 19, NE ¼ SW ¼. The plat includes a total of 30 lots, seven facing Elm Street and 23 facing Fellows Avenue. The North Fellows Historic District being nominated in this document encompasses all 23 lots on Fellows and lots 1-3 on Elm. (Figure 1, page 13)

In 1945 Elm Street was an important north/south street, and Pennsylvania Avenue was an important east/west route connecting to the Bladensburg Road in rural Wapello County. Today Pennsylvania Avenue has taken on new importance as the route to the Ottumwa Regional Health Center, the Ottumwa Clinic, and a major interchange with U.S. Highway 63. Fellows Avenue is a narrow (50 foot right-of-way with 21 foot paving) street running south from Pennsylvania. An even narrower (25 foot right-of-way) section of Maple Street connects the south end of Fellows to Elm Street on the west. This section of Maple and Fellows were graded and paved specifically for this new neighborhood. (Figure 2, page 14)

Fellows Avenue follows the gently undulating contours of the land, almost like a series of waves. (Figure 3, page 15) From Pennsylvania Avenue it slopes slowly to the south, then rises, only to drop again and rise at Maple Street. The lots in the Rose Addition vary slightly in size. Those on the east side of Fellows are 144 feet deep, with lots 19-29 being 50 feet wide, but lot 30 at the corner of Pennsylvania Avenue is 53.9 feet wide. On the west side of Fellows lot 8 at the corner of Pennsylvania is 57.8 feet wide while all others on that side measure 52 feet. The depth of the lots on the west side of the street varies from 120 feet at the north end, to only 105.8 feet near the middle to 147 feet at the south end. The three lots on Elm are 51 feet by 144.5 feet. The grade of both Fellows Avenue and Elm Street is lower than the lots and houses that line them.

The 23 houses facing Fellows share a common set-back with concrete sidewalks on both sides of the street. A photograph taken during construction in August 1945 shows this placement of the houses before the sidewalk and streets were paved. (Figures 4 and 5, page 16) The three houses facing Elm also share a common set-back.

The North Fellows neighborhood differs from other post-World War II residential developments in Ottumwa by the use of brick. That is one reason it was selected for the intensive survey which led to this nomination. It retains the highest level of integrity of all the post-World War II neighborhoods, possibly because it is more difficult to alter brick construction. The *Ottumwa Courier* noted On March 15, 1945 that

These ... homes are being built of brick and concrete blocks, and all partition walls will be lathed and plastered. Three basic floor plans are being used, six homes of one plan and ten each of the other two. The dwellings will be completely equipped with screens and storm windows, and gas furnaces are to be installed. (No page or column noted)

Wapello County Assessor's records confirm that these houses are of brick construction with concrete foundations (some records indicate concrete block while others simply say "concrete"). All have an asphalt roof. These records also provide the footprint for each house, illustrating the three basic plans that were used by Coon-McNeal:

### Plan One

This rectangular plan measured 24 feet by 30 feet, with the broad side of the rectangle toward the street. It was used for ten houses facing Fellows: 1203, 1207, 1208, 1216, 1219, 1224, 1231, 1235 and 1236. 1215 North Fellows appears to be a variation of this basic plan with a 10 foot addition to the side.

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1204 North Elm follows Plan One, and 1212 North Elm appears to be another variation with an addition at the rear. (Figures 6 through 8, page 17) It is interesting that although the same floor plan was used, the type of roof used was sometimes changed from hip to gable.

## **Plan Two**

This rectangular plan also measures 24 feet by 30 feet, but in this case the narrow end of the rectangle faces the street. It was used for six houses on North Fellows: 1204, 1211, 1212, 1223, 1232, and 1240. 1208 North Elm also follows this plan. (Figures 9 and 10, page 18)

## **Plan Three**

This plan has overall measurements of 28 feet by 30 feet, but a porch is inset into the left front corner. This basic plan was used for seven houses on North Fellows: 1220, 1228, 1229, 1239, 1244, and 1248. 1243 North Fellows is a mirror image. (Figures 11 and 12, page 19)

The assessor's records show that all of these are four room, two bedroom houses with the exception of four that have had additions made to the rear. These four are 1216, 1227, and 1232 N. Fellows and 1212 N. Elm. The Elm Street house is the largest, now having a total of six rooms. With the basic 4 room/2 bedroom format, the Coon- McNeal houses probably had floor plans very much like the FHA "minimum" houses designed in the 1930s. (Figures 13 and 14, page 18) The major difference would be that the FHA houses provided 450 to 550 square feet, while those in the North Fellows Neighborhood were larger with 720 to 740 square feet.

All of the houses in this neighborhood feature a façade with the front entrance flanked by a single window on each side. This is true even in the houses with the inset entrance and porch. However, the façade is not always symmetrical, as the door was often just off-center. From a historic photograph it appears that some of the houses originally had a small shed roof over the front entrance. Of the 26 houses in this development, 22 have a hip roof, while 4 (1207, 1224, and 1236 North Fellows and 1212 North Elm) have a gable roof.

The facade roof-line shows several variations. Four of the houses (1223, 1231, 1236, and 1237 N. Fellows) have a small gable above the front door, while six houses (1204, 1212, 1215, 1219, 1232, and 1240) have a projecting gable roof to one side of the entrance. Another variable in the design of these houses is found in the color of brick used. 1212 North Elm and 1212, 1228, and 1244 North Fellows are of cream colored variegated brick while all of the others are of reddish-brown brick. All brickwork on the 26 houses is laid in a running bond, indicating that this is brick veneer, not brick load-bearing walls. Nine houses have had additions made to the rear, and one, 1243 North Fellows, has had the front porch enclosed.

Garages and driveways were not part of the original design and were added by the owners at a later date. Eleven of the houses now have garages. 1203 and 1248 North Fellows both have two. Four of the thirteen are of recent construction and do not contribute to the neighborhood. The other nine are single car garages accessed by narrow paved driveways. The roof of the garage reflects the roof shape of the house except in the case of 1208 North Elm which has a flat roof. Seven of the nine are of wood frame construction while two (1208 N Elm and 1228 North Fellows) are brick to match the house. In addition, two houses (1215 and 1227) now have a garage in the basement, accessed by driveways cut into the slope of the front yards.

The North Fellows neighborhood exceeds the expectations of all seven aspects of integrity. The location is basically unchanged since the completion of the houses and the paving of the street and

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sidewalks in 1946. There is much more traffic on Pennsylvania Avenue than there was in 1946, but this has not had a negative impact on the neighborhood. The original design of the street, lots, and space has not been changed. The use of brick is the primary character defining element of this neighborhood and the level of original craftsmanship has been maintained. Setting, feeling and association are all intertwined. These houses were built at the edge of town, in keeping with development that was taking place across the country following World War II. These houses are representative of the type of residences being built during this period and retain their original appearance. As a group, the houses in the North Fellows neighborhood stand out. They are highly visible examples of post-war housing for returning veterans. This neighborhood has been maintained at a high level, with the major visual change being the mature trees that now provide shade to houses and lawns.

The North Fellows Historic District includes 36 contributing resources (the Rose Addition plat, all 26 houses and 9 garages) plus four non-contributing resources. (Figures 15 and 16, pages 20 and 21) The houses are considered to be contributing structures because they were part of the original Coon-McNeal development. Nine of the thirteen garages are considered to be contributing resources because they appear to have been built shortly after the houses (there is no documentation of construction date) and because they reflect the style and scale of the houses. These garages demonstrate the growing importance of the automobile following World War II.

ADDRESS	GARAGE	DATE	ADDRESS	GARAGE	DATE
<b>North Fellows</b>			<b>North Elm</b>		
1203	2	c.1990 & 2000	1204	1	c. 2000
1204	1	c.1950	1208		
1207	1	c.1950	1212	1	c.1950
1208					
1211					
1212					
1215	Under				
1216					
1219					
1220					
1223					
1224	1	c.1950			
1227	Under				
1228	1	c.1950			
1231	1	c.1950			
1232	1	c.1950			
1235					
1236	1	c.1950			
1239					
1240					
1243					
1244					
1248	2	c.1950 & 2000			

**North Fellows Historic District**

Name of Property

**Wapello County, IA**

County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

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

**A** Property is associated with events that have made a significant contribution to the broad patterns of our history.

**B** Property is associated with the lives of persons significant in our past.

**C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

**D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

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

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.

**Narrative Statement of Significance**

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

**Areas of Significance**

(Enter categories from instructions)

**COMMUNITY PLANNING & DEVELOPMENT**

**ARCHITECTURE**

**Period of Significance**

**1945-1959**

**Significant Dates**

**1945**

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

**N/A**

**Architect/Builder**

**Coon-McNeal Construction**

**9. Major Bibliographical References**

**Bibliography**

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

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

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

**Primary location of additional data:**

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

Name of repository: \_\_\_\_\_

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## STATEMENT OF SIGNIFICANCE:

The Rose Addition to the City of Ottumwa (1945) which contains the North Fellows neighborhood is locally significant under Criteria A as a good example of the residential building boom that occurred as World War II veterans returned to their communities, married, and started families. The North Fellows neighborhood is also locally significant under Criteria C because it is the only completely brick residential development in Ottumwa, and it is representative of the minimum type of house recommended by the Federal Housing Authority (FHA) from the mid-1930s through the 1950s. This "minimum house" concept allowed millions of people to attain the American Dream of home ownership. The period of significance for the North Fellows District is 1945 (date of construction of the brick houses) to 1959 (ending date for the Multiple Property Document "Post World War II Development in Ottumwa"). In 1959 over half of the houses in the Fellows neighborhood were still occupied by the original owners.

### Criteria A:

North Fellows was one of the first two developments to be built in Ottumwa at the end of World War II. The lots were platted at the end of 1944, and construction began in March 1945. Although this development was not aimed specifically at veterans, by the time Ottumwa's servicemen started coming back to town, many of the houses along Fellows were completed on the exterior and interior plaster-work was being done. One of the early owners, Billy Amos, says that there wasn't any real advertising for these new homes, the information spread by word of mouth. He was a lineman for Iowa Southern Utilities who worked late into the night. One night after work he took his flashlight with him and went out to look at the houses about midnight. He liked what he saw and made the decision to buy the house at 1215 North Fellows. He bought the house in November of 1945 and he was able to move his young family into the house in January 1946. He tells that thermostats were difficult to get at that time. When he bought his house, it didn't have one. The problem was solved by simply going to one of the other houses that hadn't yet been sold, removing the thermostat and installing it in the Amos house. (Interview with Billy Amos, March 6, 2007)

Young couples could become homeowners through the availability of financing from the Federal Housing Authority (FHA) and veterans had the additional financial help of the "G.I. Bill." The original price for these brick houses was either \$6,000 or \$6,300 with 10% down. Amos remembers that this house was the first time he ever carried a debt. He had a 20 year loan with a monthly payment of \$47 including the taxes.

Amos represented thousands of young men and women returning to their home towns believing in the Great American Dream, home ownership. These small, "starter" houses were not much bigger than many apartments, but they offered privacy, a little more space, and the pride of ownership. These homes were built for middle class Americans. That identity covered a growing range of people, from blue collar laborers to business owners to presidents of small companies. The occupations of early Fellows home owners show them to have been a varied group. There were two attorneys, an abstractor, an accountant, several salesmen, utility employees, railroad employees, laborers from both John Morrell and John Deere, a barber, a teacher, and the president of the Ottumwa Electric Co. (Ottumwa City Directories, 1947-1959) What they had in common was a desire to "put down roots."

Although privacy was usually one of the most important reasons people were buying these small houses, strong bonds often developed between neighbors. The Fellows neighbors basically formed their own small community. There were lots of small children playing in the yards and learning to ride bicycles. (Figure 17, page 22)



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Dorothy Fisher was the original resident of 1220 North Fellows and she continues to live there today. She tells of Christmas 1950 or 1951 when the neighborhood decided to decorate all the houses with the same theme. They each hung three red bells with flashing lights in their windows. The block was recognized as having the best Christmas decorations in town that year. Neighborhood Christmas parties became a tradition. Kids would be in a separate room or downstairs in the basement, grown-ups would be upstairs. (Figure 18, page 23)

Dorothy Engle remembers the block parties that brought all of the neighbors out in warm weather in the late 1950s. Amos, Fisher and Engle all talked about the peach cobbler, fried potatoes, hamburgers and roasted marshmallows that were the usual menu for these events. (Figure 19, page 23) While some of the original owners of the houses on Fellows moved on as their families grew, others such as Billy Amos remained there for decades. All four of the Amos children were raised in the house on Fellows.

There was a true sense of camaraderie in the neighborhood, almost "Leave It To Beaver-like." These young couples with their families represented an entire new generation. Life was less formal, entertaining was more casual. Cars were considered almost a necessity to this generation. Television became common. World War II had proven to be a turning point in American life in many different ways. The Fellows neighborhood exemplifies many of these changes.

## **Criteria C:**

Houses in the Fellows neighborhood were typical of a house type that had been promoted by the FHA since the 1930s...a minimum four room house with two bed rooms. However, the neighborhood is unusual because of the building material, brick.

One of Ottumwa's most important manufacturers was the Ottumwa Brick and Tile, aka Morey Brick and Tile Company. This brick plant was located on the west edge of town, not far north of the Des Moines River. It had provided the brick for most of the masonry construction in Ottumwa for decades, beginning in the 19<sup>th</sup> century. They boasted in their advertising that they had provided the brick used in the construction of the Ottumwa High School, John Morrell & Co. Meatpacking, Young Women's Christian Association, and numerous Main Street business buildings. When the Navy decided to construct the Naval Air Station north of Ottumwa in 1942, problems quickly arose due to the lack of seasoned lumber available. Plans had originally called for all of the buildings at the air station to be of frame construction. However, Ottumwa business people informed the authorities that high quality brick and tile was manufactured locally and would be an economical solution to the problem. For that reason, the Ottumwa Naval Air Station was one of the few facilities constructed specifically for World War II that was of masonry construction.

It is probable, though not a proven fact, that Coon-McNeal ran into the same problem when planning the 26 houses in the Rose Addition. Although the government had specifically allocated 150,000 feet of lumber for residential construction in Ottumwa, actually being able to get it may have been difficult. The brick and concrete construction made these houses especially appealing to returning veterans.

The housing standards established by the FHA as part of the National Housing Act of 1934 were updated over the years, and continued to be the standard for residential construction in the United States. The five FHA house types introduced in 1936 were adaptable for a variety of materials and could easily be expanded after the 1940 introduction of the FHA's revised edition of *Planning Small Homes*. The simple "minimum" house became the starting point from which rooms could be added, or a second story added, the plan could be turned 90 degrees, different materials could be used for texture or color, rooms could be

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expanded and garages could be added. All of this provided local builders with much more flexibility. The new principles contained in the 1940 edition also provided ideas on how to group simple houses along a street or around a cul-de-sac. Builders were encouraged to look not just at the houses, but to look at the entire subdivision or neighborhood. It was this kind of flexibility that allowed Coon-McNeal to construct the small brick houses in Ottumwa.

It is noteworthy that the first two post-war developments in Ottumwa were built by outside firms. Coon- McNeal's Rose Addition along North Fellows and Elm, and Berg Construction's development along Ferry, Minnesota and Webster showed what could be done with a multiple house development and set the standard for affordable post-war housing in Ottumwa. Most Ottumwa contractors would not have had the extensive experience with these "minimum" houses that Coon-McNeal and Berg Construction had due to their work in larger cities. It appears that the Fellows neighborhood is the only project in Ottumwa undertaken by Coon-McNeal.

Although four additions were recorded in 1946, it wasn't until 1947 that a large scale, locally built development was started. That was H.S. Wormhoudt's Addition on Riverside Lane and Pocahontas, just north of Albia Road on the south side of the river. Wormhoudt broke from the pattern of offering a single type of house (all one story for example) and built a series of small single story houses at the end of the streets closest to Albia Road with larger two story houses at the far north end of the development. He provided a variety of house types as well as a carefully designed curvilinear street plan.

## **Conclusion:**

The North Fellows neighborhood meets the registration requirements established in the Multiple Property Document "Post-World War II Development in Ottumwa, 1944-1959" for historic districts. It is a geographic cluster of related resources linked by common setback, style, and material by a common builder, in this case, Coon-McNeal Construction. This neighborhood exemplifies the type of residential development that was taking place across the country in the years immediately following World War II to provide housing for a whole new generation of home owners, including returning World War II veterans. It is representative of the "minimum" houses developed and recommended by the FHA. The use of a locally produced material, brick, sets this neighborhood apart from other residential developments of the period in Ottumwa. It is the integrity of the both the houses and the neighborhood that makes North Fellows architecturally and historically significant. It truly has a sense of time and place.

The activity that is the subject of this document has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the view or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

This program received Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability, or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above or if you desire further information, please write to:

Office of Equal Opportunity  
National Park Service  
1849 C Street, N.W.  
Washington, D.C. 20204

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National Park Service**

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- Taylor, James C., Jr. Ottumwa One Hundred Years a City. Ottumwa, IA: Privately published in Cooperation with the Ottumwa Chamber of Commerce. 1948.

## **Newspapers**

- Ottumwa Courier*. "Ottumwa's Wartime Building Projects." August 4, 1945, p 10, c 4-8. Photo of 1200 block of North Fellows.  
"Begin Construction of 32 Houses Valued at \$160,000." March 5, 1945, np.

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**North Fellows Historic District  
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## **Interviews**

Billy Amos, original home owner, 1215 N. Fellows, by Sarah Sels and Molly Myers Naumann at the Ottumwa Public Library, March 6, 2007.

Joyce Amos, long-time Ottumwa resident, by Sarah Sels and Molly Myers Naumann at The Ottumwa Public Library, March 6, 2007.

Dorothy Engle, early home owner, 1211 N. Fellows, by Sarah Sels and Molly Myers Naumann at the Ottumwa Public Library, March 6, 2007

Dorothy Fisher, original home owner, 1220 N. Fellows, by Sarah Sels and Molly Myers Naumann at the Ottumwa Public Library, March 6, 2007.

North Fellows Historic District  
Name of Property

Wapello County, IA  
County and State

**10. Geographical Data**

**Acreage of Property** 5.2 Acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 [15] [550] [619] [2] [45] [41] [19] [7] [0]

Zone Easting Northing

3 [15] [550] [718] [0] [45] [41] [17] [8] [5]

2 [15] [55] [07] [8] [0] [45] [41] [19] [7] [0]

Zone Easting Northing

4 [15] [55] [0] [6] [3] [5] [45] [41] [17] [8] [5]

See continuation sheet

**Verbal Boundary Description**

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

**Boundary Justification**

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

**11. Form Prepared By**

name/title Molly Myers Naumann, Consultant mollynaumann@pcsia.net

organization Ottumwa HPC date August 2010

street & number 167 West Alta Vista telephone 641-682-2743

city or town Ottumwa state IA zip code 52501-1437

**Additional Documentation**

Submit the following items with the complete 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 Various (See Attached)

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.

**United States Department of the Interior  
National Park Service**

# National Register of Historic Places Continuation Sheet

**North Fellows Historic District  
Wapello County, IA**

Section number **10** Page **9**

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**GEOGRAPHIC DATA:**

UTM References (cont):

5) 15 550635 4541837                      6) 15 550692 4541837

Verbal Boundary Description:

City of Ottumwa, Rose Addition, Lots 1 through 3, and Lots 8 through 30.

Boundary Justification:

This is the area that was developed by the Coon-McNeal Construction Company in 1945.

**United States Department of the Interior  
National Park Service**

# National Register of Historic Places Continuation Sheet

**North Fellows Historic District  
Wapello County, IA**

Section number   **Photos**   Page   **10**

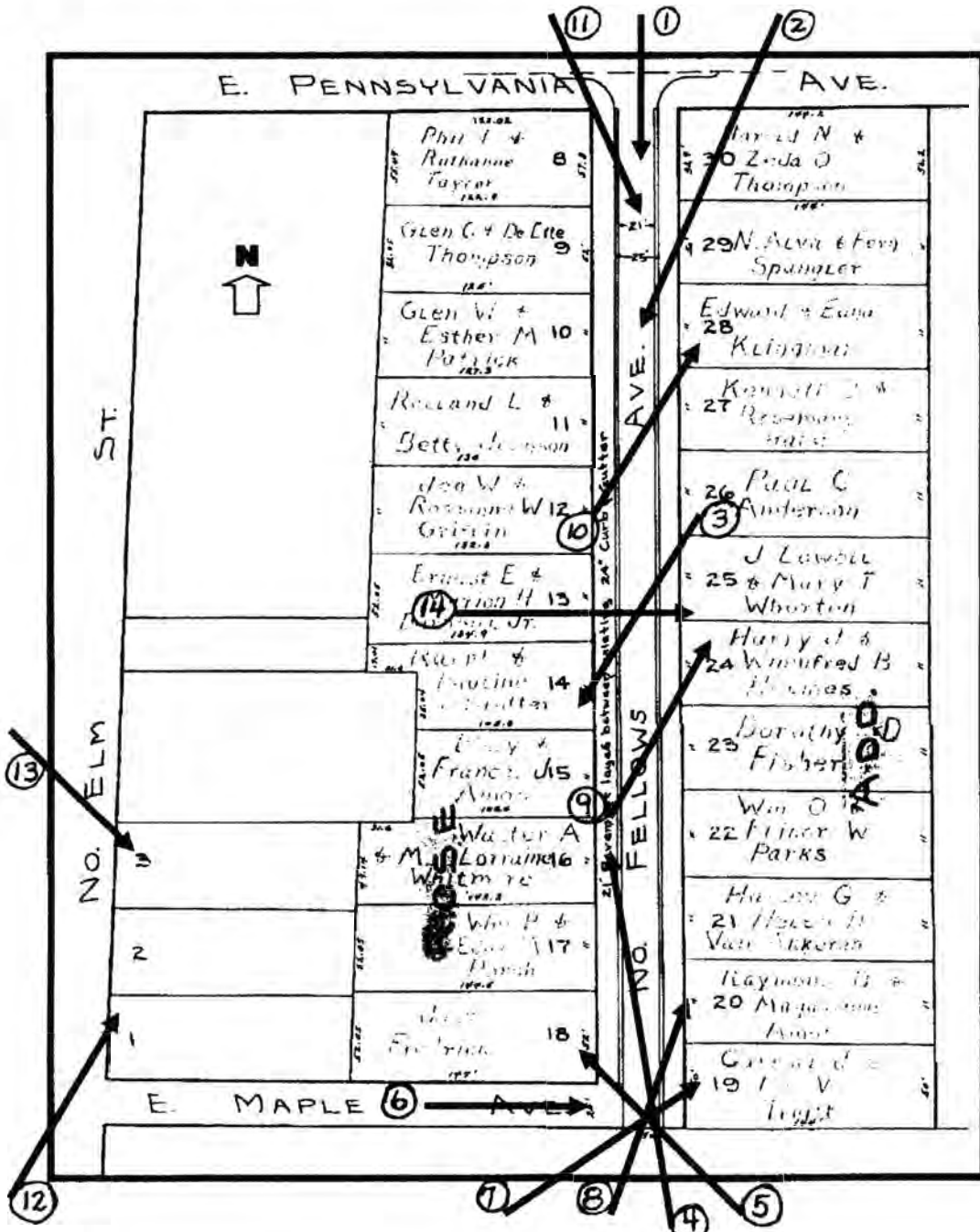
The photographs submitted with this nomination were taken by Molly Myers Naumann in October 2009, January and March 2010. Digital copies are available in the files of the State Historical Society of Iowa, Office of Historic Preservation in Des Moines, and in the files of the Ottumwa Historic Preservation Commission.

0001	North Fellows streetscape looking south from Pennsylvania Avenue
0002	West side of North Fellows looking southeast from Pennsylvania
0003	West side of North Fellows looking southeast from middle of block
0004	West side of North Fellows looking northwest from near south end of block
0005	1203 North Fellows at south end of west side looking northwest
0006	Rear & south elevation of 1203 North Fellows looking east toward 1204 North Fellows
0007	South end of east side of North Fellows (1204 on right) looking northeast from Maple
0008	East side of North Fellows from near the south end looking northeast
0009	East side of North Fellows looking northeast from middle of block
0010	East side of North Fellows looking northeast at north end of block
0011	East side of North Fellows looking southeast from near Pennsylvania Avenue
0012	1200 block of North Elm looking northeast from Maple
0013	1212 North Elm showing garage looking southeast
0014	1224 and 1228 North Fellows showing garages looking east

# National Register of Historic Places Continuation Sheet

North Fellows Historic District  
Wapello County, IA

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Map showing photo angles



# National Register of Historic Places Continuation Sheet

North Fellows Historic District  
Wapello County, IA

Section number    Additional Documentation    Page    12

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## LIST OF ILLUSTRATIONS

- Figure 1:        U.S.G.S. Map of Ottumwa North, 1976
- Figure 2:        Rose Addition plat map with North Fellows Historic District boundaries
- Figure 3:        Streetscape of North Fellows
- Figure 4:        Newspaper photo of North Fellows, 1945
- Figure 5:        West side of North Fellows, mid-late 1950s
- Figure 6:        Coon-McNeal Plan 1
- Figure 7:        1203 North Fellows
- Figure 8:        1207 North Fellows
- Figure 9:        Coon-McNeal Plan 2
- Figure 10:       1223 North Fellows
- Figure 11:       Coon-McNeal Plan 3
- Figure 12:       1220 North Fellows
- Figure 13:       FHA Plan A, "Minimum House," elevation
- Figure 14:       FHA Plan A, floor plan
- Figure 15:       List of North Fellows Historic District contributing and non-contributing resources
- Figure 16:       Plat map showing location of contributing and non-contributing resources
- Figure 17:       1952 photo of child and dog playing across from 1212 and 1208 North Fellows
- Figure 18:       1958 photo of kids' party
- Figure 19:       1958 photo of block party

# National Register of Historic Places Continuation Sheet

North Fellows Historic District  
Wapello County, IA

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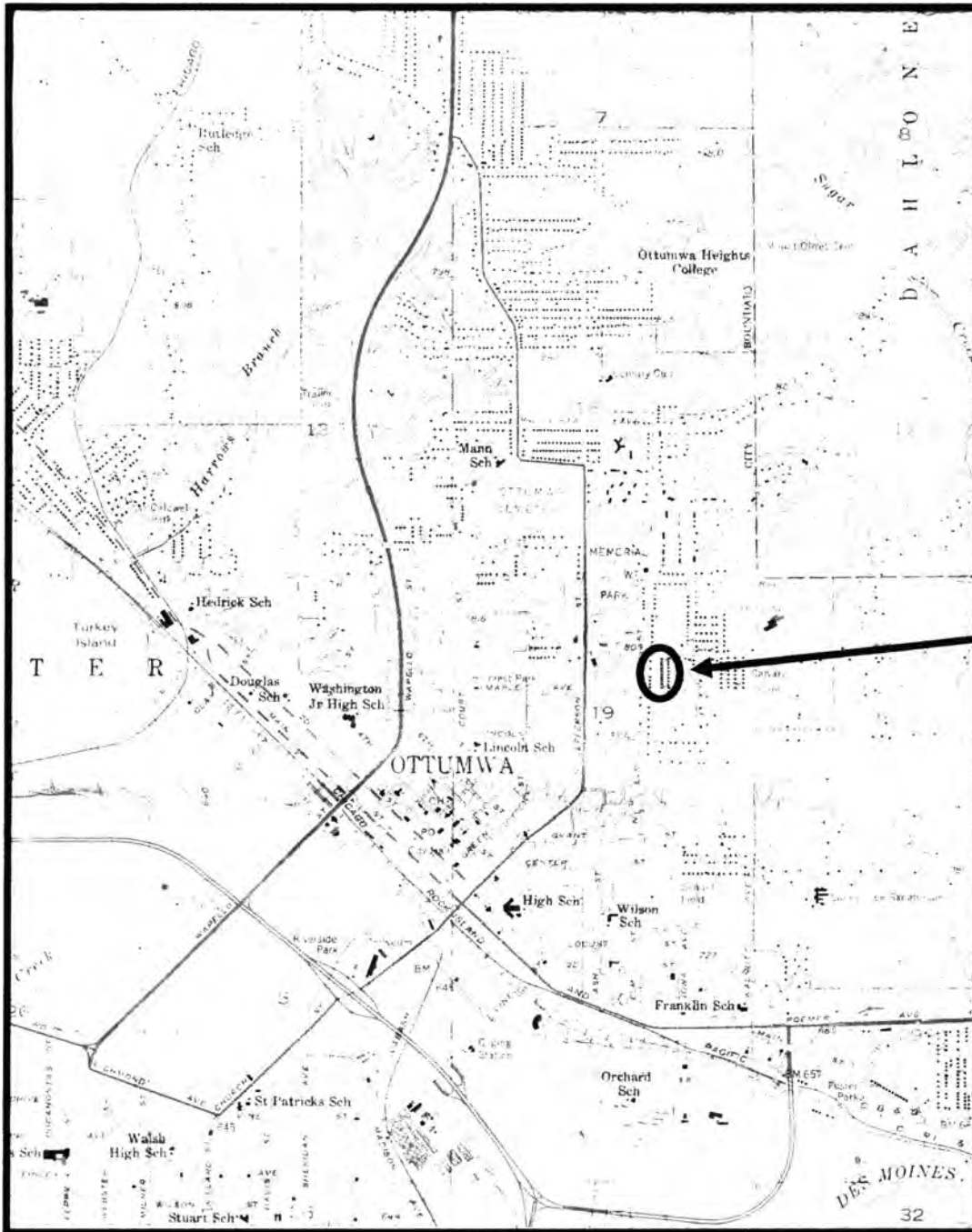


Figure 1  
U.S.G.S. Map of Ottumwa (1976)  
Arrow indicates location of North Fellows Historic District

# National Register of Historic Places Continuation Sheet

North Fellows Historic District  
Wapello County, IA

Section number    Additional Documentation    Page 14

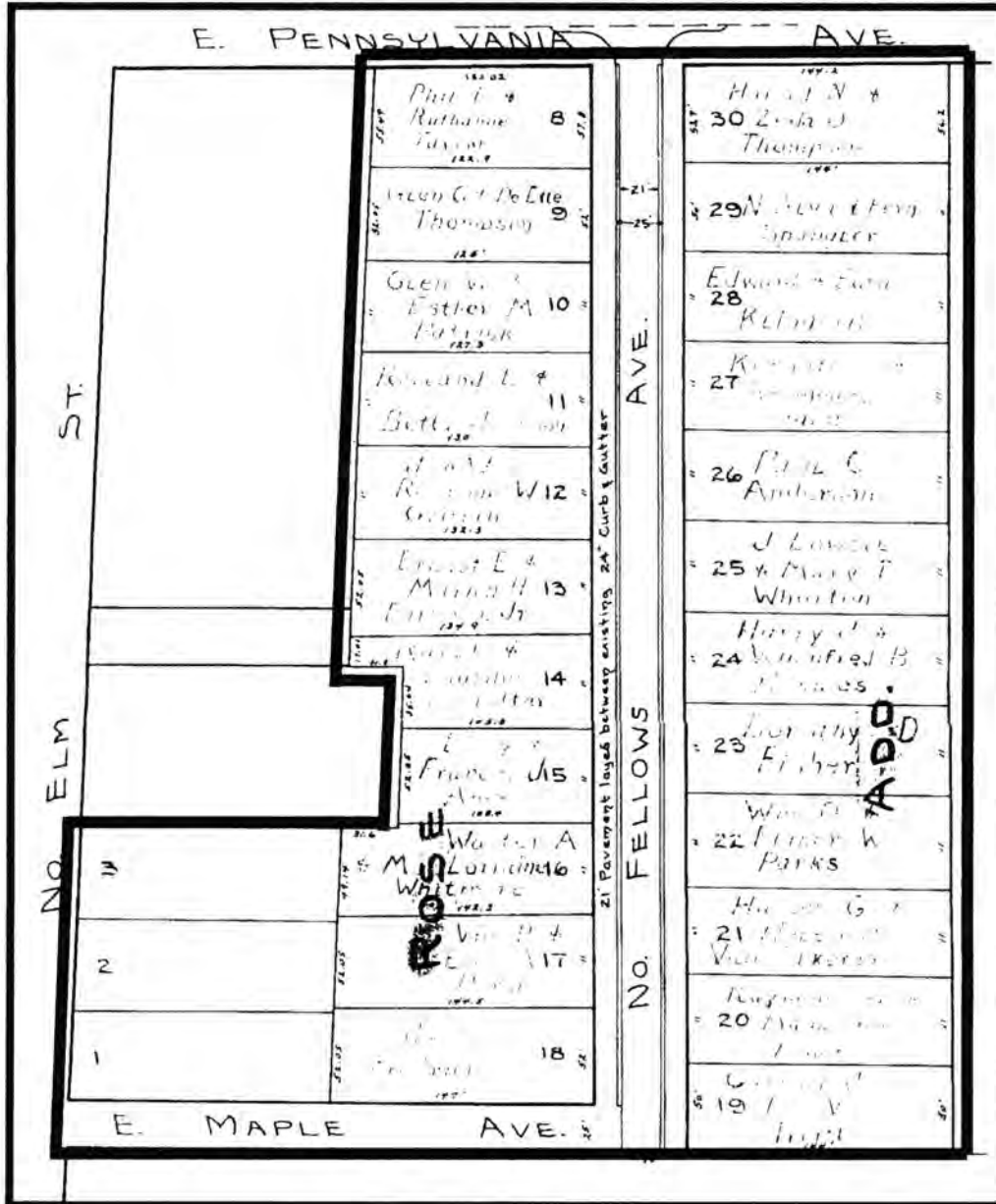


Figure 2  
Rose Addition Plat Map (circa 1950) shows the 26 lots included in the Coon-McNeal development. Heavy line denotes boundaries of the North Fellows Historic District. Names of early owners are included on the lots facing Fellow but not those facing Elm (Map courtesy of City of Ottumwa)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

North Fellows Historic District  
Wapello County, IA

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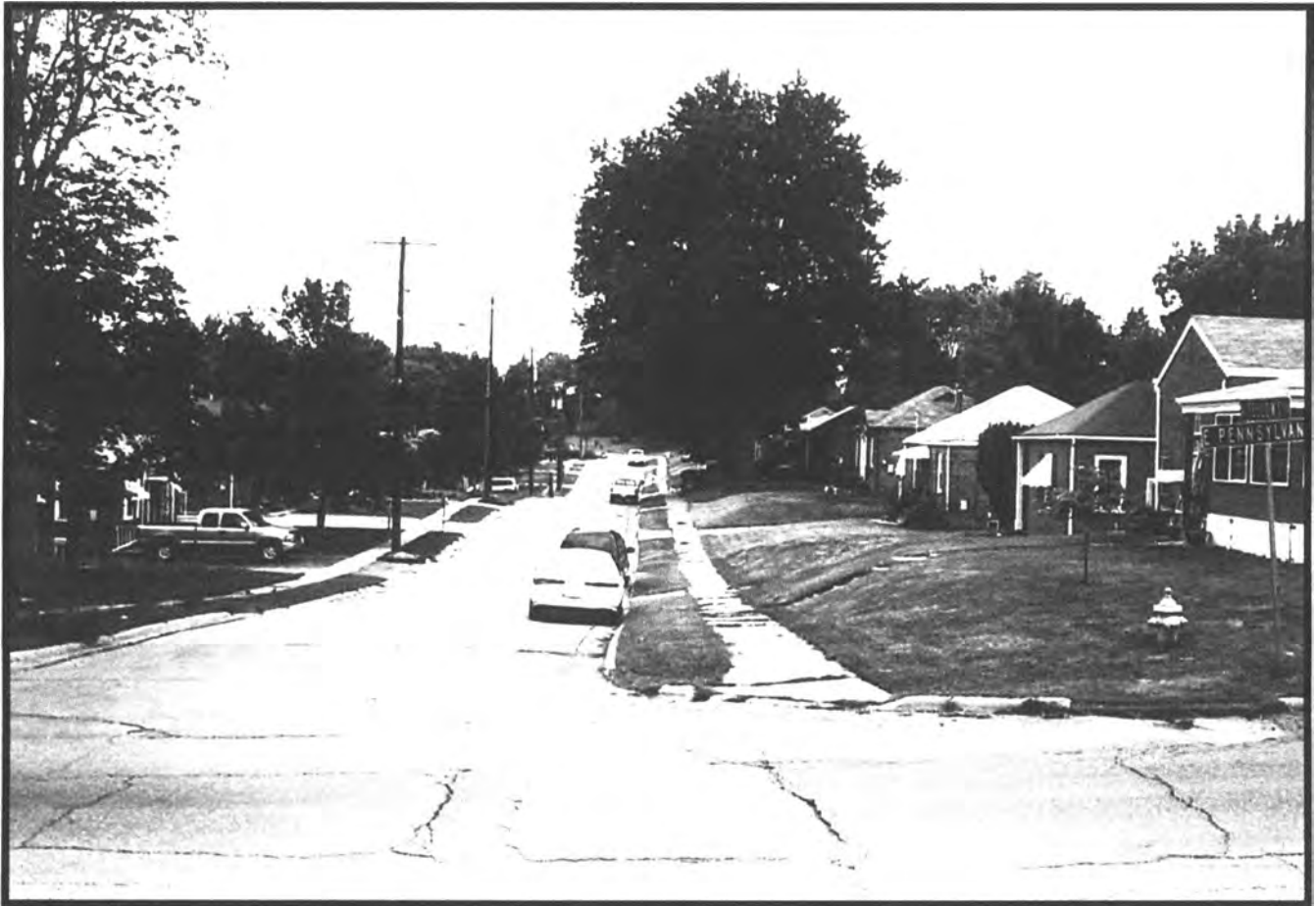


Figure 3  
1200 block North Fellows Avenue  
Looking south from Pennsylvania Avenue, 2007

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

North Fellows Historic District  
Wapello County, IA

Section number    Additional Documentation    Page    16

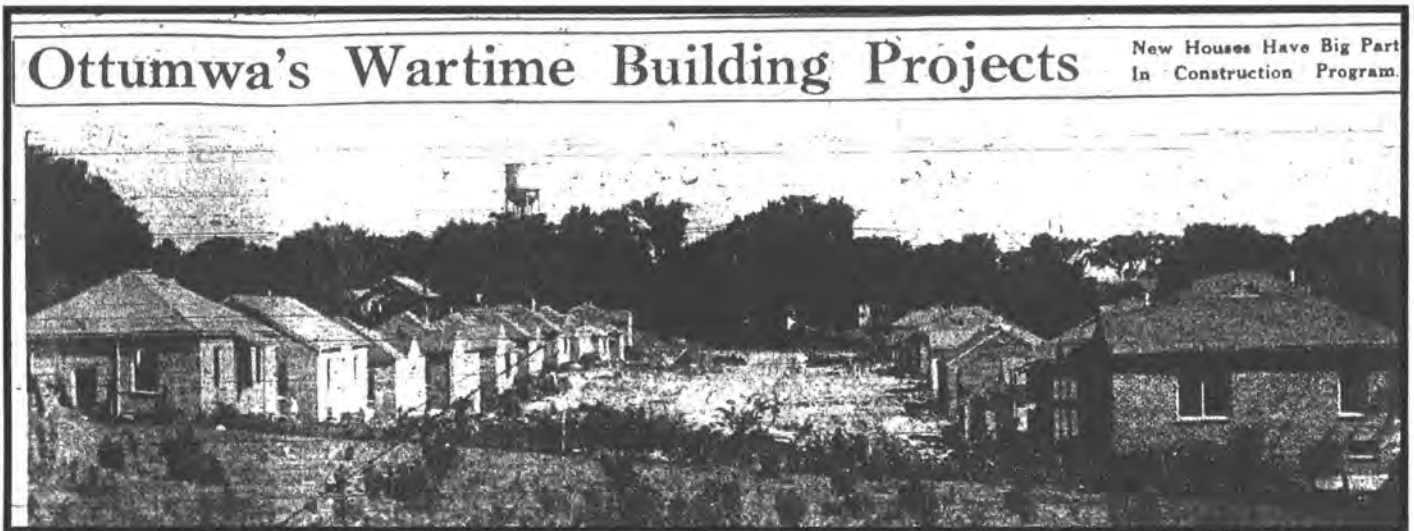


Figure 4

Caption reads, "Shown above is one section of the area just south of Pennsylvania Avenue and east of Elm Street where 26 new houses, of brick construction, are in the building stage."

Photo is looking north with the Memorial Park water tower  
In the background.

Photograph from the *Ottumwa Courier*, Saturday,  
August 4, 1945, p 10, c 4-8.



Figure 5

Undated photograph (probably  
mid-late 1950s) showing the west  
side of 1200 block North Fellows  
looking north, beginning with 1207  
(Dorothy Engle photo)

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North Fellows Historic District  
Wapello County, IA

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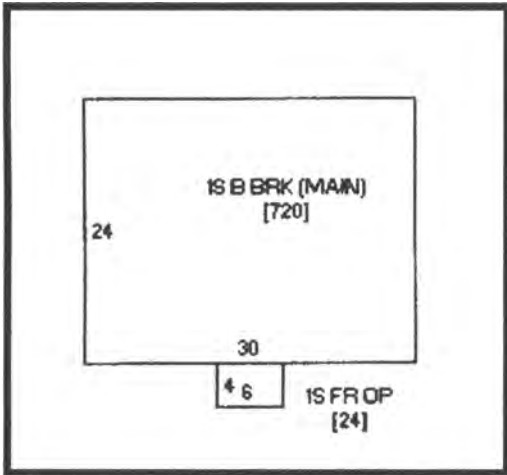


Figure 6  
Coon-McNeal Plan 1



Figure 7  
1203 North Fellows, 2007



Figure 8  
1207 North Fellows, 2007

# National Register of Historic Places Continuation Sheet

North Fellows Historic District  
Wapello County, IA

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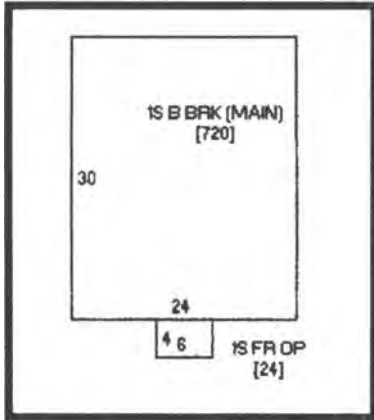


Figure 9  
Coon-McNeal Plan 2



Figure 10  
1223 North Fellows, 2007

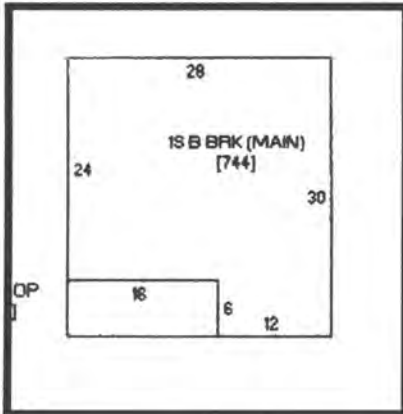


Figure 11  
Coon-McNeal Plan 3



Figure 12  
1220 North Fellows, 2007

# National Register of Historic Places Continuation Sheet

North Fellows Historic District  
Wapello County, IA

Section number    Additional Documentation    Page    19

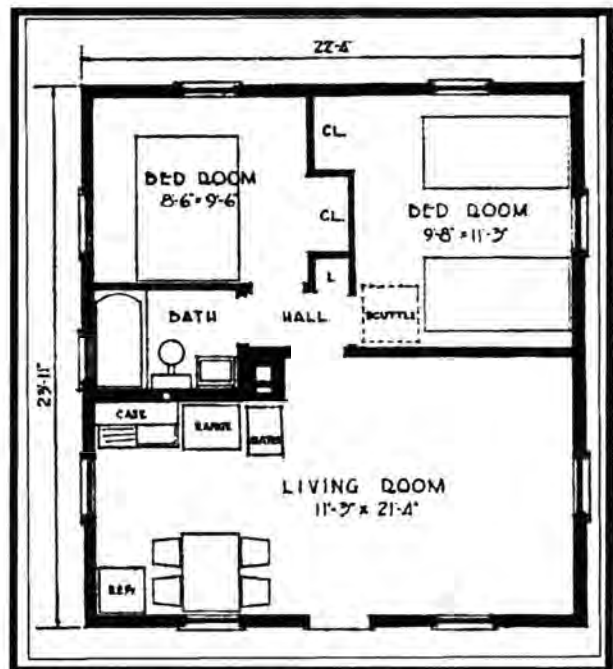


Figure 13

Plan A from *Principles of Planning Small Houses* (1936).  
This became known as the "FHA minimum house."  
The basic 2 bedroom house could be varied by the use  
of different building materials, or turning it 90 degrees  
so that the end faced the street

(Drawings from National Register Bulletin,  
*Historic Residential Suburbs*, p 61)

Figure 14





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**National Register of Historic Places  
 Continuation Sheet**

**North Fellows Historic District  
 Wapello County, IA**

Section number    **Additional Documentation**    Page    **20**

ADDRESS	HOUSE	C	N	GARAG E	C	N
Rose Addition Plat		X				
1204 North Elm	X	X		X		X
1208 North Elm	X	X				
1212 North Elm	X	X		X	X	
1203 North Fellows	X	X		XX		XX
1204 North Fellows	X	X		X	X	
1207 North Fellows	X	X		X	X	
1208 North Fellows	X	X				
1211 North Fellows	X	X				
1212 North Fellows	X	X				
1215 North Fellows	X	X				
1216 North Fellows	X	X				
1219 North Fellows	X	X				
1220 North Fellows	X	X				
1223 North Fellows	X	X				
1224 North Fellows	X	X		X	X	
1227 North Fellows	X	X				
1228 North Fellows	X	X		X	X	
1231 North Fellows	X	X		X	X	
1232 North Fellows	X	X		X	X	
1235 North Fellows	X	X				
1236 North Fellows	X	X		X	X	
1239 North Fellows	X	X				
1240 North Fellows	X	X				
1243 North Fellows	X	X				
1244 North Fellows	X	X				
1248 North Fellows	X	X		XX	X	X
TOTAL	26	27		13	9	4

Figure 15  
 List of contributing and non-contributing resources

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North Fellows Historic District  
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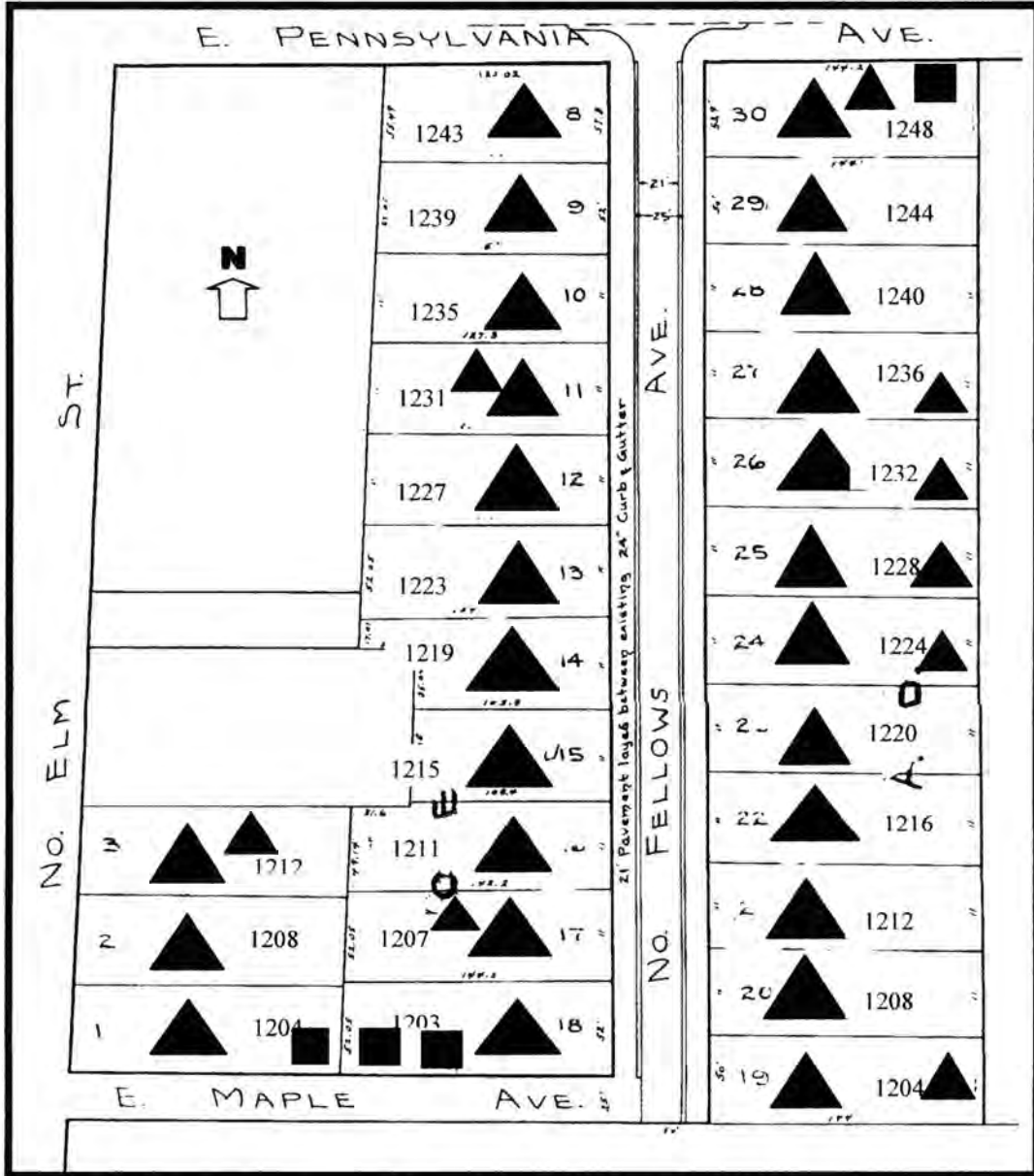


Figure 16

Map Showing location of contributing and non-contributing resources



Denotes contributing



Denotes non-contributing

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National Park Service**

## **National Register of Historic Places Continuation Sheet**

**North Fellows Historic District  
Wapello County, IA**

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Figure 17

Child and dog playing in yard across from 1212 and 1208 North Fellows, circa 1952  
(Dorothy Engle photo)

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North Fellows Historic District  
Wapello County, IA

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Figure 18  
Kids Party, circa 1958  
(Dorothy Engle photo)

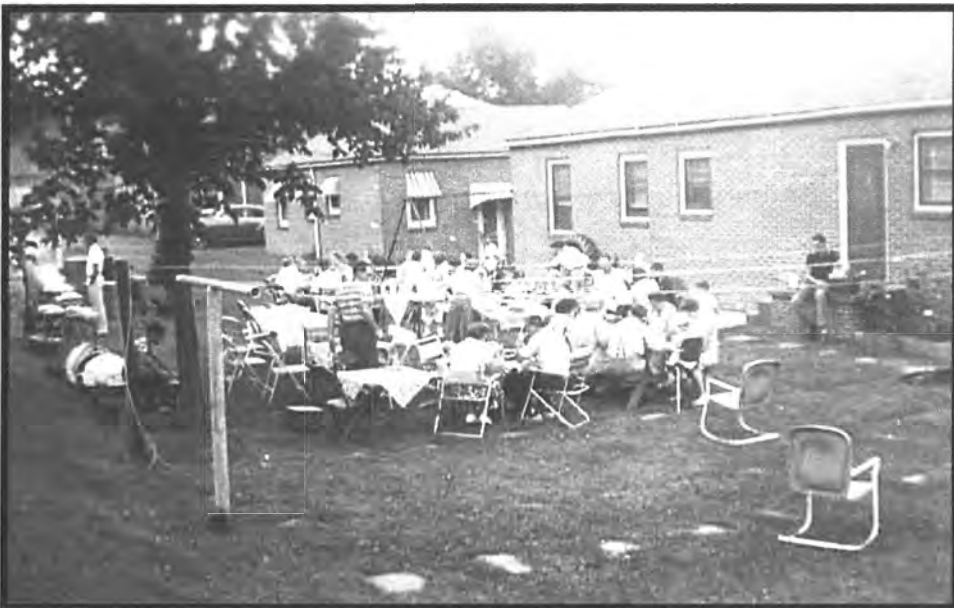


Figure 19  
Block party behind the Amos house (1215 North Fellows), September 1958  
(Dorothy Engle photo)

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

**North Fellows Historic District  
Wapello County, IA**

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**PROPERTY OWNERS**

Michael Muldoon  
1204 N. Elm  
Ottumwa, IA 52501

Efrain Garcia  
1208 N. Elm  
Ottumwa, IA 52501

Mathew Richmond  
1212 N. Elm  
Ottumwa, IA 52501

Lori Brewer  
1203 N. Fellows  
Ottumwa, IA 52501

Brian/Cathy Reck  
1204 N. Fellows  
Ottumwa, IA 52501

James Smith  
1207 N. Fellows  
Ottumwa, IA 52501

Kurtis / Shellie Stevens  
1208 N. Fellows  
Ottumwa, IA 52501

James / Shirley Rea  
1211 N. Fellows  
Ottumwa, IA 52501

Luis Castellanos  
1212 N. Fellows  
Ottumwa, IA 52501

Judy Fulton  
1215 N. Fellows  
Ottumwa, IA 52501

James / Linda West  
1216 N. Fellows  
Ottumwa, IA 52501

Fred Hickenbottom &  
Cythia Reece  
1219 N. Fellows  
Ottumwa, IA 52501

Dorothy Fisher  
1220 N. Fellows  
Ottumwa, IA 52501

Nicole Lynn Mobley  
1223 N. Fellows  
Ottumwa, IA 52501

Melvyn / Cheryl Yeoman  
1224 N. Fellows  
Ottumwa, IA 52501

Richard / Connie Hopkins  
1227 N. Fellows  
Ottumwa, IA 52501

Melvyn / Cheryl Yeoman  
1228 N. Fellows  
Ottumwa, IA 52501

Penny Bailey  
1231 N. Fellows  
Ottumwa, IA 52501

Roberta Roth  
1232 N. Fellows  
Ottumwa, IA 52501

Newell / Daphine Palen  
1235 N. Fellows  
Ottumwa, IA 52501

Wendy / Steven Bacon  
1236 N. Fellows  
Ottumwa, IA 52501

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National Park Service**

**National Register of Historic Places  
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**North Fellows Historic District  
Wapello County, IA**

Section number   **Owners**   Page   **25**

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Christy Jean Bates  
1239 N. Fellows  
Ottumwa, IA 52501

Jessica James  
1240 N. Fellows  
Ottumwa, IA 52501

Eric Bates  
1243 N. Fellows  
Ottumwa, IA 52501

Sara Konrad  
1244 N. Fellows  
Ottumwa, IA 52501

Christopher Conrad  
1248 N. Fellows  
Ottumwa, IA 52501

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY North Fellows Historic District  
NAME:

MULTIPLE Post-Wold War II Development in Ottumwa, Ia 1944-1959 MPS  
NAME:

STATE & COUNTY: IOWA, Wapello

DATE RECEIVED: 11/11/10 DATE OF PENDING LIST: 12/13/10  
DATE OF 16TH DAY: 12/28/10 DATE OF 45TH DAY: 12/27/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10001087

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



IA\_Wapello County\_North Fellows Historic District\_0001



IA\_Wapello County\_North Fellows Historic District\_0002





IA\_Wapello County\_North Fellows Historic District\_0003



IA\_Wapello County\_North Fellows Historic District\_0004



IA\_Wapello County\_North Fellows Historic District\_0005



IA\_Wapello County\_North Fellows Historic District\_0006



01A\_Wapello County\_North Fellows Historic District\_0007



1A\_Wapello County\_North Fellows Historic District\_0008



IA\_Wapello County\_North Fellows Historic District\_0009



IA\_Wapello County\_North Fellows Historic District\_0010



IA\_Wapello County\_North Fellows Historic District\_0011



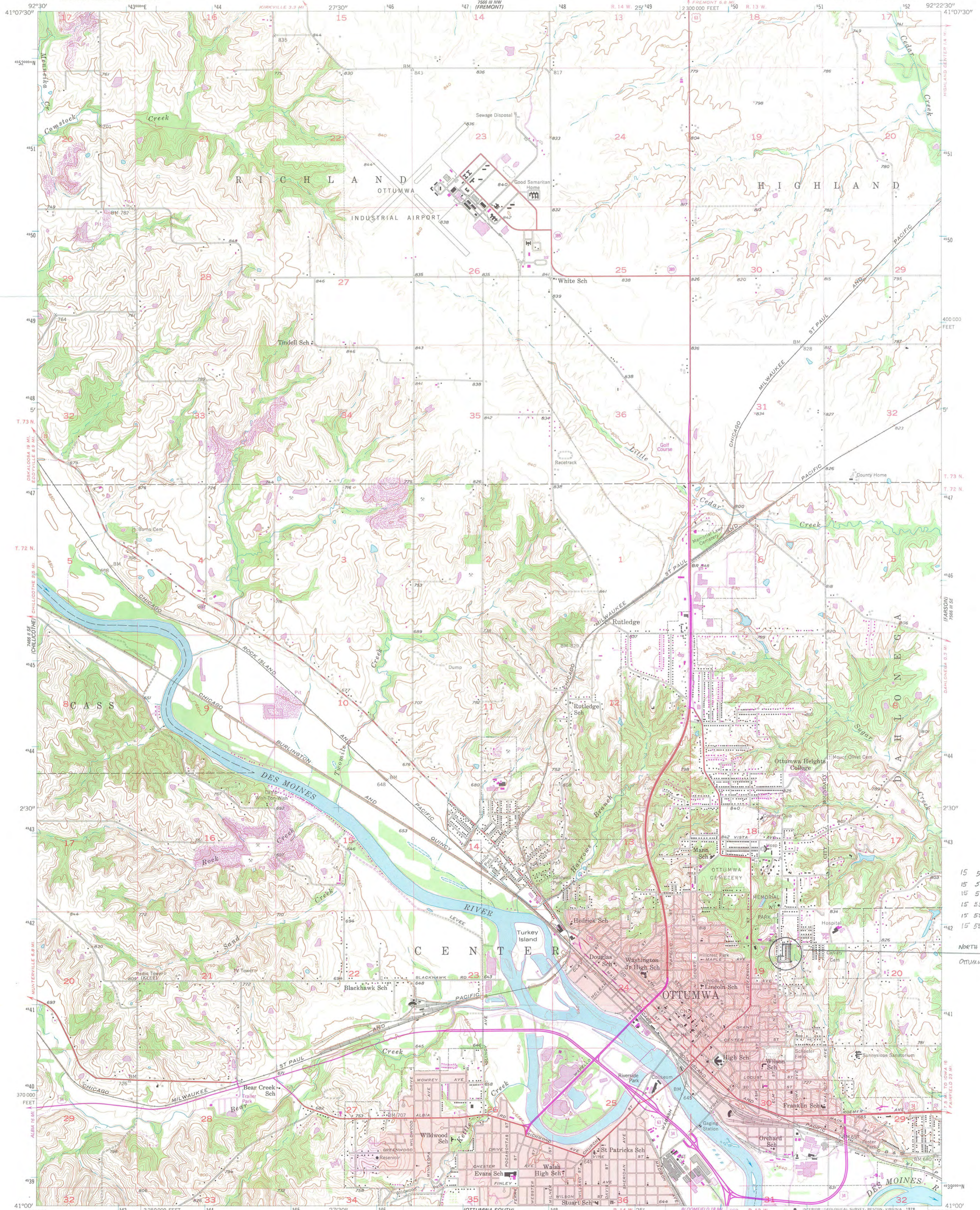
IA\_Wapello County\_North Fellows Historic District\_0012



IA\_Wapello County\_North Fellows Historic District\_0013



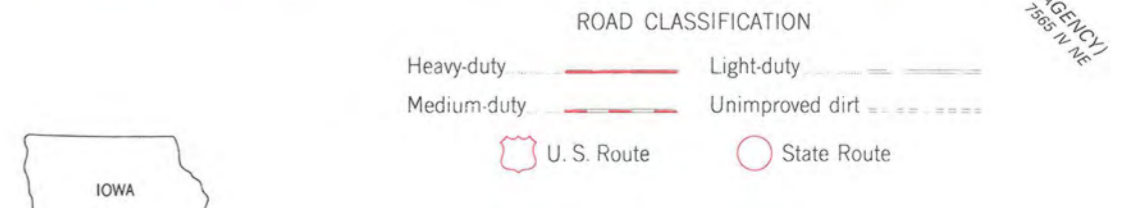
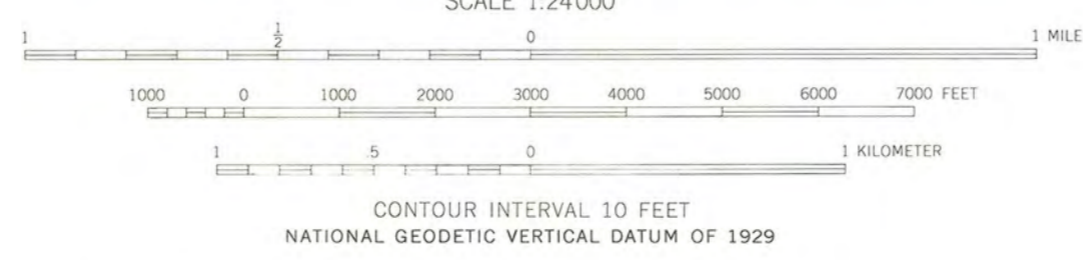
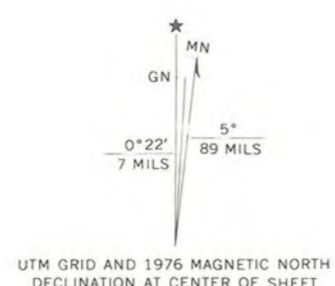
IA\_Wapello County\_North Fellows Historic District\_0014



15	550692	4541970
15	550780	4541970
15	550780	4541785
15	550635	4541785
15	550635	4541837
15	550692	4541837

NORTH FELLOWS HISTORIC DISTRICT  
OTTUMWA (WAPELLO COUNTY) IA

Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography from aerial photographs by photogrammetric methods and in part by City of Ottumwa. Aerial photographs taken 1955  
Field check 1956  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Iowa coordinate system, south zone  
1000-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue  
Red tint indicates areas in which only  
landmark buildings are shown  
Revisions shown in purple compiled from aerial photographs  
taken 1976. This information not field checked  
Purple tint indicates extension of urban areas



OTTUMWA NORTH, IOWA  
SW/4 OTTUMWA NORTH 15' QUADRANGLE  
N 4100—W 9222.5/7.5  
1956  
PHOTOREVISED 1976  
AMS 7566 III SW—SERIES V876

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND BY THE IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

STATE  
HISTORICAL  
SOCIETY of  
IOWA

A Division of the Iowa Department of Cultural Affairs



November 8, 2010

Carol Shull, Chief  
National Park Service  
National Register of Historic Places  
1201 Eye Street, N.W.-- 8<sup>th</sup> Floor  
Washington, D.C. 20005

Dear Ms. Shull:

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

- Post-World War II Development in Ottumwa, IA: 1944-1959
- North Fellows Historic District 1200 Block North Fellows Street and 1204-1212 North Elm Street, Ottumwa, Wappello County, IA
- Hofmann Building, 101 S. Market Street, Ottumwa, Wappello County, IA

Sincerely,

*Elizabeth Foster Hill*

Elizabeth Foster Hill  
Tax Incentive Programs Manager/  
National Register Coordinator