

United States Department of the Interior
National Park Service

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National Register of Historic Places
Nomination 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 any 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 N/A
other names/site number Park-to-Park Residential Historic District

2. Location

street & number 400-1100 blocks of Avenue F and 400-1100 blocks of Avenue E not for publication N/A
city or town Fort Madison vicinity N/A
state Iowa code IA county Lee code 111 zip code 52627

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Steve King

30 OCT. 2014

Signature of certifying official

Date

STATE HISTORIC PRESERVATION OFFICE - IOWA

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 commenting or other official

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

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

Signature of Keeper

Patauck Andrews

Date of Action

12/22/2014

Park-to-Park Residential Historic District
Name of Property

Lee County, Iowa
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(do not include previously listed resources in count)

Contributing	Noncontributing	
235	81	buildings
2	0	sites
0	3	structures
1	0	objects
238	84	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

4

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
DOMESTIC/secondary structure
LANDSCAPE/park
RECREATION AND CULTURE/work of art
RECREATION AND CULTURE/music facility
RELIGION/religious facility

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
DOMESTIC/secondary structure
LANDSCAPE/park
RECREATION AND CULTURE/work of art
RECREATION AND CULTURE/music facility
RELIGION/religious facility

7. Description

Architectural Classification

(Enter categories from instructions)

MID-19TH CENTURY/Greek Revival
MID-19TH CENTURY/Gothic Revival
LATE VICTORIAN/Italianate
LATE VICTORIAN/Second Empire

Materials

(Enter categories from instructions)

foundation stone
walls brick
wood
roof asphalt
other

Narrative Description

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

The Park-to-Park Residential Historic District is located in Fort Madison, Iowa, in the southeastern corner of Iowa, along the Mississippi River. The approximately 65-acre district is linear, oriented east to west along Avenues E and F, and immediately adjacent to the downtown commercial historic district. (See continuation sheet.)

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 a 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

1841-1958

Significant Dates

1841

1887

1889

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Weishaar, Frank

Marr & Creps

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS)

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

Primary Location of Additional Data:

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

Name of repository:

North Lee County Historical Society

Park-to-Park Residential Historic District
Name of Property

Lee County, Iowa
County and State

10. Geographical Data

Acreage of Property approximately 65 acres

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	15	642161	4499214	3	15	643395	4499446
2	15	642824	4499477	4	15	643425	4499234

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 Steph McDougal, president
organization McDoux Preservation LLC date August 2014
street & number P. O. Box 1556 telephone 281-755-2144
city or town Kemah state TX zip code 77565-1556

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 the SHPO or FPO.)

name _____
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 the 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 Project (1024-0018), Washington, DC 20503.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

6. Function or Use

Historic Functions (continued)
(Enter categories from instructions)

RELIGION/church school
RELIGION/church-related residence
SOCIAL/clubhouse
GOVERNMENT/courthouse
GOVERNMENT/correctional facility
GOVERNMENT/city hall
GOVERNMENT/fire station

Current Functions (continued)
(Enter categories from instructions)

RELIGION/church school
COMMERCE/TRADE/professional
GOVERNMENT/courthouse
GOVERNMENT/city hall

7. Description

Architectural Classification (continued)
(Enter categories from instructions)

LATE VICTORIAN/Queen Anne
LATE VICTORIAN/Romanesque
LATE VICTORIAN/Gothic
LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival
LATE 19TH AND 20TH CENTURY REVIVALS/Classical Revival
LATE 19TH AND 20TH CENTURY REVIVALS/Tudor Revival
LATE 19TH AND EARLY 20TH CENTURY MOVEMENTS/Prairie School
LATE 19TH AND EARLY 20TH CENTURY MOVEMENTS/Bungalow
MODERN MOVEMENT

Materials (continued)
(Enter categories from instructions)

foundation brick
foundation concrete
walls stucco
walls metal
walls synthetics

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2 Property name Park-to-Park Residential Historic District

County and State Lee County, Iowa

7. Narrative Description

The Park-to-Park Residential Historic District is located in Fort Madison, Iowa, in the southeastern corner of Iowa, along the Mississippi River. The approximately 65-acre district is linear, oriented east to west along Avenues E and F, and immediately adjacent to the downtown commercial historic district. The district encompasses the extant residential properties in which Fort Madison's leading families lived, as well as religious and governmental properties with which they are associated.

The Park-to-Park Historic District's 187 properties contain 322 resources: 316 buildings, three structures (two bandstands and one park pavilion) one object (a statue, also in a park) and two sites (parks). Two hundred and thirty-eight resources (235 buildings, two sites, and one object) have been evaluated as Contributing to the district. Eighty-four resources (81 buildings, mostly garages, and three structures) are Non-Contributing. Of the 316 total buildings, 185 are primary resources (mostly houses and churches) and 131 are secondary resources (mostly garages and carriage houses, as well as a chapel and a summer kitchen). The majority of resources retain integrity of design, location, materials, workmanship, and feeling from the district's period of significance.

The Park-to-Park Residential Historic District in Fort Madison begins along the east side of Old Settlers Park at 4th Street and extends to 12th Street along Avenue F; along Avenue E, the district also starts at 4th Street and continues to the middle of the 1000 block on the south side of the Avenue and to the middle of the 1100 block on the north side. The district is situated on fairly level ground just north of the Mississippi River and south of the bluffs that frame this eastern section of the city. This neighborhood is located immediately north of the Fort Madison Downtown Commercial Historic District, and it grew primarily through the construction of residences for downtown business and community leaders and employees of downtown businesses.

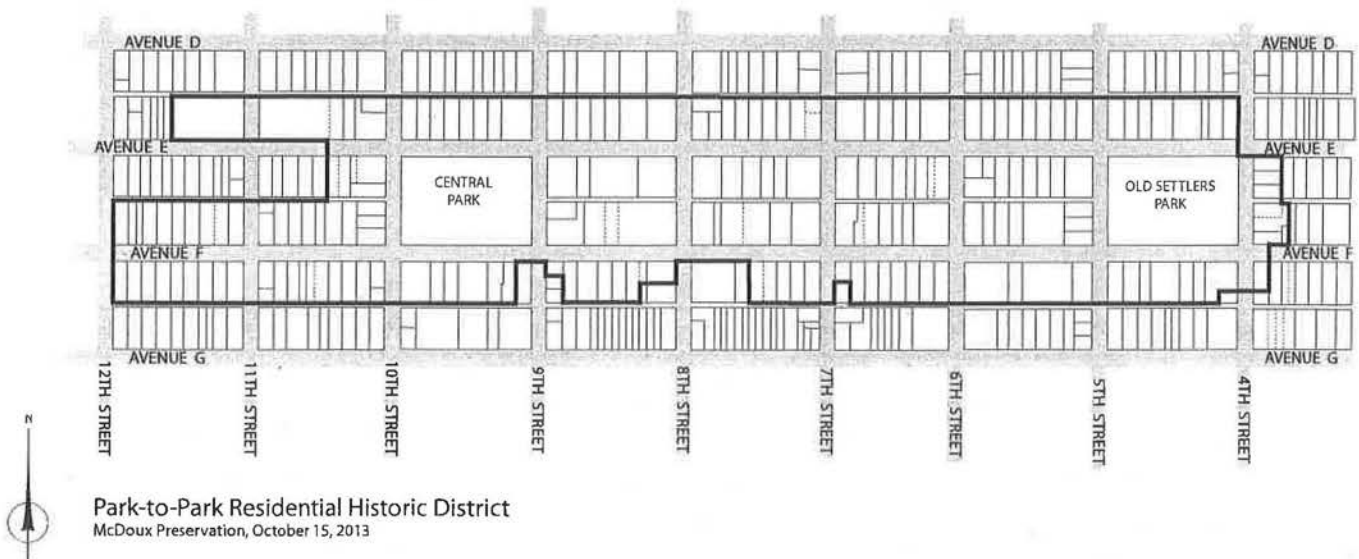


Figure 1. Map showing the boundaries of the Park-to-Park Residential Historic District.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

The District's Location within the Original Town Site

Fort Madison is one of the two county seats of Lee County, the other being Keokuk, about 20 miles to the south. Most counties in Iowa have only one county seat; Lee County is the only county with two. Fort Madison is located on a bend of the Mississippi River, near the southeastern corner of Iowa. The first formal settlement of the Iowa Territory began following the Black Hawk Purchase Treaty of 1832, which secured a 50-mile-wide strip of land along the western bank of the Mississippi River, including the area where Fort Madison would be founded. The first white settler was supposedly Peter Williams, a "botanical physician," in 1832.¹ More white settlers began arriving in eastern Iowa in great numbers in June 1833, mostly from eastern states such as Ohio, Indiana, Kentucky, Pennsylvania, Virginia, and New York.² An early town site, with a small number of lots, was laid out by cousins John H. Knapp and Nathaniel Knapp in 1835, near the former site of the abandoned fort from which the city took its name.³

On July 2, 1836, the United States Congress passed an act causing seven Iowa towns, including Fort Madison, to be re-surveyed — "laid off into town lots, streets, avenues and the lots for public use called the public squares, and into out-lots having the lots and streets already surveyed, in such manner and of such dimensions as he may think proper for the public good and the equitable rights of the settlers and occupants of said towns." Any person who had previously obtained, improved, or enclosed a lot in the town site was required to re-purchase it. The remaining lots were to be made available for sale within six months of the submission of the surveyed plat to the Secretary of the U.S. Treasury.⁴

A March 3, 1837 amendment to that act established a board of commissioners to conduct the surveys, hear claims of previous ownership of lots established prior to the new survey, and decide questions of ownership.⁵ William Coriell, M. M. McCarver, and George Cabbage were subsequently appointed as commissioners. Their 1837 survey established the official "Original Town" plat, with the lots, outlots, streets, and public squares required by the 1836 act. The town of Fort Madison was officially incorporated in January 1838. Three sales of lots took place at the Land Office in Burlington in Fall 1838, May 1842, and July 1842.⁶

¹ A. T. Andreas, *Illustrated Historical Atlas of Lee County, Iowa*. (Chicago: Andreas Atlas Company, 1874), 12.

² Dorothy Schwieder, "Early History of Iowa," *Iowa Official Register*, Vol. 74, 2011–2012 (Des Moines: Iowa General Assembly, 2012), 337.

³ Rebecca Lawin McCarley, *Intensive Level Survey of the Residential Neighborhood from Old Settlers Park to Central Park (Area 1) in Fort Madison, Lee County, Iowa*, final report prepared for the Fort Madison Historic Preservation Commission, June 12, 2012, 10.

⁴ George Sharswood, ed., *The Public and General Statutes Passed by the Congress of the United States of America, from 1828 to 1836 Inclusive, Whether Expired, Repealed, or In Force, Arranged in Chronological Order, with Marginal References* (Philadelphia: P.H. Nicklin and T. Johnson, Law Publishers, 1837), 2462.

⁵ Richard Peters, ed., *The Public Statutes at Large of the United States of America, from the Organization of the Government in 1789 to March 3, 1845*, Vol. V, (Boston: Little & Brown, 1846), 179.

⁶ *The History of Lee County, Iowa* (Chicago: Western Historical Company, 1879), 596.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 4 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

As shown below, the Mississippi River runs from east to west at this location, and the Original Town plat is similarly oriented. It was laid out in a grid, as was typical of 19th century towns, and was 18 blocks long from east to west.⁷ At the north end of the town site, past 5th Street (now Avenue D), the larger lots began to rise up the side of the bluffs. Rather than using a lot-and-block numbering system, the lots within much of the Original Town plat were sequentially numbered, starting at the corner of what is now 13th Street and Avenue L (to the lower left of the district's general location, indicated below), and proceeding in an easterly fashion. At the eastern end of each street, the number sequence stops, only to begin again at the western end of the next block north.

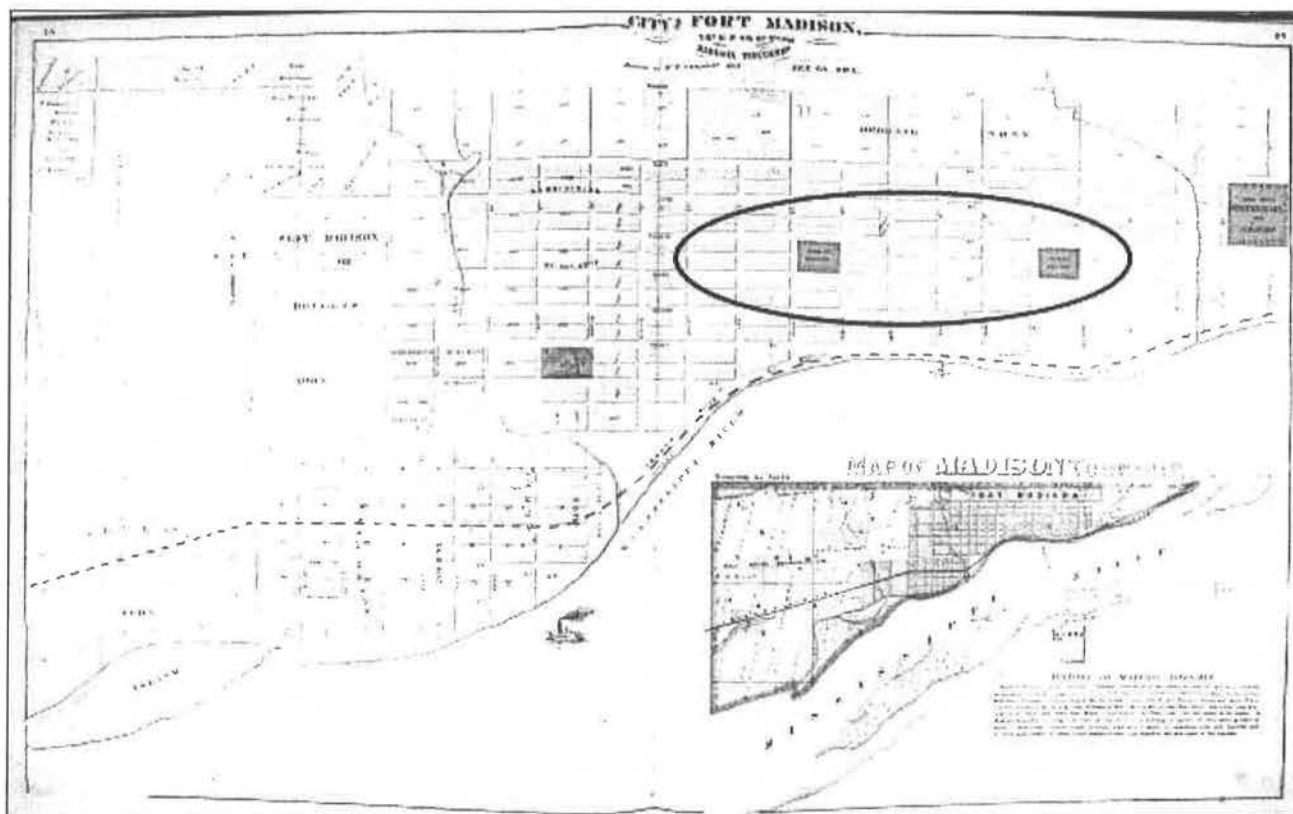


Figure 2. Original Town plat of Fort Madison, showing general location of district.⁸

South of 6th Street (now Avenue C), each block was bisected by an alley running east-to-west, with each half-block divided into nine 50-foot by 145-foot lots. The Original Town plat included two public squares,

⁷ McCarley, 10.

⁸ Andreas, 48-49; accessed online at <http://digital.lib.uiowa.edu/cdm/ref/collection/atlas/id/3916>, October 17, 2013.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 5 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

which were later developed as city parks: Old Settlers Park to the east, and Central Park to the west. "Market space" was set aside as a wide spot along Market Street (8th Street) between 4th and 5th Streets (Avenues D and E) and is visible above at the center of the district, four blocks north of the river.⁹

The east-west streets in Fort Madison originally were numbered streets, while the north-south streets were named for tree species or given descriptive names, such as Broadway, Bluff, Park, and Market. The easternmost north-south street was named Oriental, and the westernmost was named Occidental. The current street naming system was established in 1925, with letter-named Avenues oriented east-west from Avenue A to the Mississippi River and numbered streets running north-south from 1st to 18th Street.¹⁰

The tables below provide a guide to the historic and current street names within the Original Town plat.

North-South Street Names	
As of 1837	As of 2013
Oriental Street	No longer extant
Olive Street	1st Street
Bluff Street	2nd Street
Oak Street	3rd Street
Broadway Street	4th Street
Elm Street	5th Street
Cedar Street	6th Street
Pine Street	7th Street
Market Street	8th Street
Chestnut Street	9th Street
Walnut Street	10th Street
Vine Street	11th Street
Locust Street	12th Street
Spruce Street	13th Street
Maple Street	14th Street
Arch Street	15th Street
Park Street	16th Street
Callowill Street	17th Street
Occidental Street	18th Street

East-West Street Names	
As of 1837	As of 2013
Water Street	No longer extant
Des Moines Street	Avenue I
Front Street	Avenue H
1st Street	Avenue H
2nd Street	Avenue G
3rd Street	Avenue F
4th Street	Avenue E
5th Street	Avenue D
6th Street	Avenue C
North Street	No longer extant

⁹ McCarley, 10.

¹⁰ McCarley, 10.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 6 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

The location of Fort Madison was largely determined by the topography of the area. At the eastern edge of the Original Town plat, tall bluffs jut upward from the bank of the Mississippi River. The bluffs extend west, in a gentle curve, as the riverbank trails off to the southwest, creating a crescent of flat land. The Original Town plat of Fort Madison is located at the upper tip of that crescent.

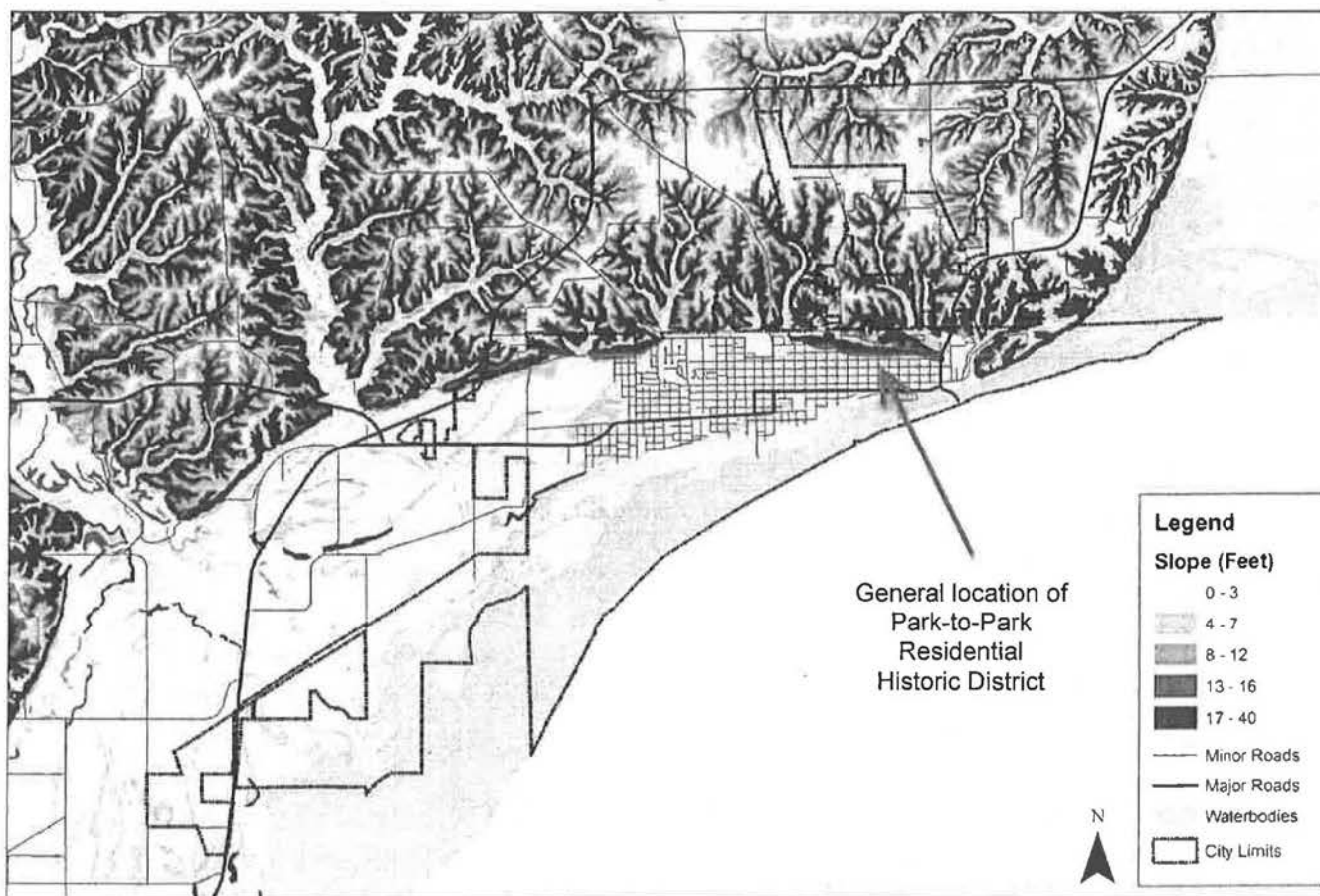


Figure 3. Topography of Fort Madison.¹¹

¹¹ City of Fort Madison, *Fort Madison Comprehensive Plan*, 2013, page 20.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 7 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

This birds-eye view of the city, produced in the late 1800s, shows the bluffs surrounding the town. The two public parks are visible at the center (Old Settlers Park) and left edge (Central Park) of the illustration, where they appear as large squares, bordered by and crossed diagonally with tree-lined walkways.

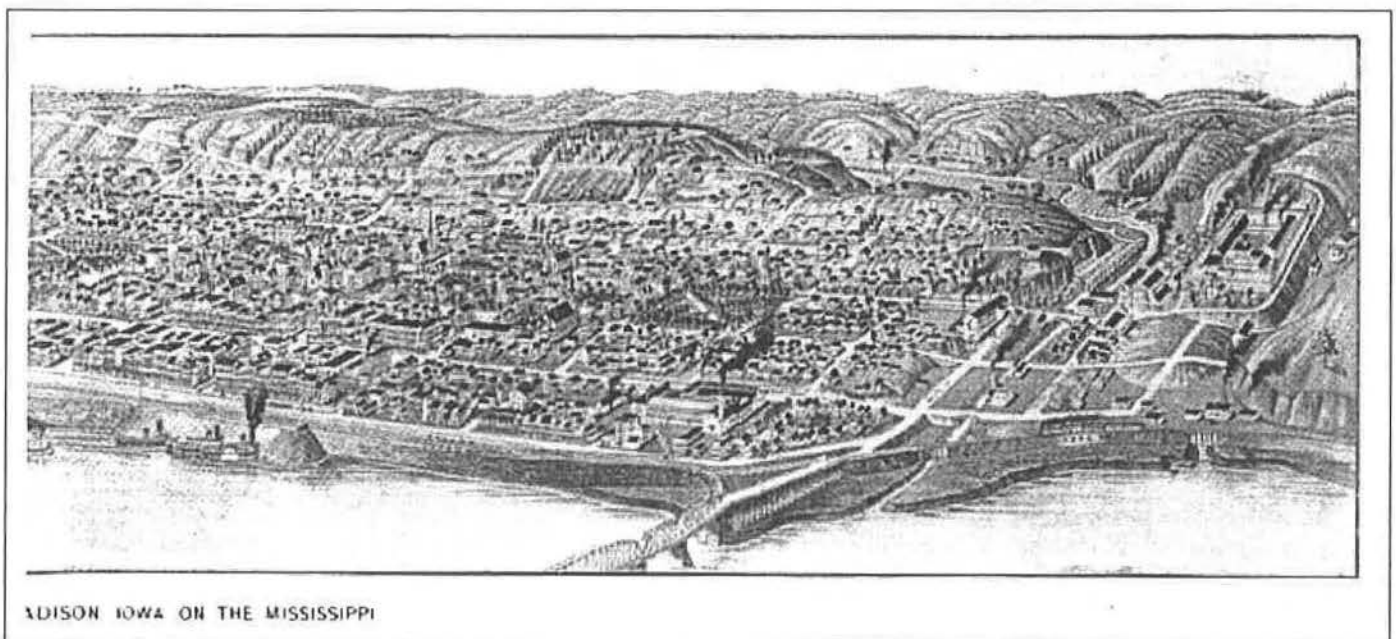


Figure 4. Eastern half of birds-eye map of Fort Madison.¹²

The location of the town site near the high bluffs was beneficial for several reasons. As shown on the previous page, the bluffs are interspersed with deep valleys that funnel precipitation down toward the river, creating a system of naturally excellent drainage which, according to the promotional booklets of the late 1800s, resulted in protection from the contagious waterborne diseases that were then plaguing many other American cities and towns.¹³ The high bluffs also facilitated the development, by 1885, of a city fire protection system. Two large reservoirs on the eastern bluffs, 190 feet above the river, held a total of 14.5 million gallons of water, which could be delivered when needed by a pumping station at the foot of the bluffs. In 1896, the city was protected by 135 fire hydrants along 13 miles of water mains.¹⁴

¹² Ed M. Roberts, *Illustrated Fort Madison* (Fort Madison: Roberts & Roberts, 1896), no page number.

¹³ Roberts, *Illustrated Fort Madison 1896*, no page number.

¹⁴ Roberts & Roberts, ed., *Fort Madison Illustrated, Setting Forth the Advantages of Fort Madison, Iowa, as a Manufacturing, Business, Residence, Railroad, and Commercial City* (Fort Madison: *The Fort Madison Democrat*, 1887), 50.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 8 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Physical Characteristics of the District

The Park-to-Park Residential Historic District encompasses the north and south sides of two major streets: Avenue F, formerly 3rd Street, which is closest to the commercial district, and Avenue E, formerly 4th Street. The district is roughly bound by today's 4th Street (formerly Broadway) at the edge of Old Settlers Park, and by 12th Street (formerly Locust). West of 12th Street and east of 4th Street, commercial properties and homes of smaller and more recent construction create a visual distinction from those properties within the district.

The plat for the Original Town site was developed on the grid system commonly used for town planning, with streets originally named for numbers, trees, and physical features of the area. A railroad line ran along the riverfront and, at the eastern edge of town, the Iowa State Penitentiary was buffered from residential lots by a border of undeveloped blocks. Most residential housing started at Bluff Street (now 2nd Street) and continued west. Anchoring the center of the grid were two large, full-block parks.

Each block (other than the parks) was bisected by an alley running from east to west. Lots in the plat generally faced north or south, with nine lots along each half-block. Along the east and west edges of the parks, however, lots were turned to face the park. Half-blocks in these cases contained 10 lots. A similar configuration was used near the Market Space on Market (8th) Street, between what was then Fourth and Fifth Streets (now Avenues D and E). That block was truncated on the eastern end by the width of two lots, with lots facing the Market Space. Several other lots along Market to the south also faced Market Street. Although the Market Space has been developed since that time, the large majority of the original lots remain relatively intact. (In some cases, lot lines have been moved several feet one way or the other.)

In addition to a well-planned town grid, Fort Madison was an early provider of a sanitary water system, natural gas service, telephone service, telegraph service, and a fire protection system. Its streets were paved in an ongoing series of ever-improving materials, starting with blue clay, then cobblestones, and later bricks laid in concrete.¹⁵ (The presence of several brickyards in and around Fort Madison undoubtedly led to the high quality of the city's streets.) In the 20th century, streets were paved with concrete and, in some cases, asphalt. Brick streets remain in the northern sections of the Original Town plat, outside the boundaries of this district.

The Park-to-Park Residential Historic District includes primarily residential buildings, mostly constructed as single-family homes; while some of these were later divided into apartments, a significant number were purpose-built as multi-family dwellings. Churches and associated facilities, a few governmental buildings, and a small number of commercial properties are also located within the district. The most significant changes have taken place along in the center of the district along Avenue F, where town lots were combined in order to build church campuses, the County Jail, the Lee County Courthouse, and St. Joseph's School.

¹⁵ McCarley, 35.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 9 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

The majority of significant buildings within the Park-to-Park Residential Historic District are constructed of brick; the first brickyard was established in 1841, not long after the city was incorporated. Brickyards in and around Fort Madison mostly used the clay deposits in the southern part of Washington Township for manufacturing their products. Other materials necessary for brick masonry construction were lime and sand, which were combined to produce mortar. The Fort Madison area had many creeks, streams, and rivers from the beds of which fine sand could be collected, and limestone was burned in kilns to make lime in both Burlington and Keokuk — about 20 miles to the north and south of Fort Madison.¹⁶

According to a 1914 history of Lee County, early brick makers included “the Reichelt Brothers, Frederick Brothers & Adriance, Herminghausen Brothers, the Wiggenjost Brick Works and Bartel & Stellern. The most important of those in 1914 were the Stellern yards, on the Denmark road just outside the city limits, owned by Henry Stellern, and the Reichelt Pressed Brick and Tile Works, a mile from the city on the Burlington road, (owned by) Julius Reichelt, proprietor. (Reichelt was) the oldest yard in the vicinity of the city, established in 1867. In the (aforementioned) yards the Reichelt rotary pressed brick machines are used. These machines are manufactured by Reichelt & Willmesmeier and shipped to brick makers all over the country. The capacity of the Stellern plant, when running full time, is 25,000 brick and tile daily. That of the Reichelt plant is 10,000 brick and 15,000 feet of tile.”¹⁷

Most of the buildings in the district utilize brick in the traditional “red” color range, but a few buildings in the district or vicinity are built from brick of other colors. For example, St. Louis buff brick was used to build the Cattermole Memorial Library (1893) in downtown Fort Madison, and the William Atlee House (Site #171) utilized rusticated buff-colored Kesota brick from Minnesota. Both were constructed in the Richardsonian Romanesque style.¹⁸

Single-Family Residential. The vast majority of properties in the district were built as single-family homes. As they were constructed over a span of more than one hundred years, these houses represent a wide range of architectural styles and trends. However, many houses in the district are two stories tall, made of locally produced brick, and faced with a front porch. Many houses feature exuberant ornamentation typical of the Gothic Revival, Second Empire, Queen Anne, and Italianate, and it is not unusual to find a mix of architectural details from more than one style or period.

Although only a few architects or builders have been credited with specific properties, the quality of design is quite high throughout the district. It is likely that the presence of high-style architecture served as an inspiration to or model for the various masons and other craftspeople building houses over the years. (For photos of significant and representative single-family homes in the district, see Section 8.)

¹⁶ *History of Lee County*, 15–16.

¹⁷ *History of Lee County*, 16.

¹⁸ McCarley, 36.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

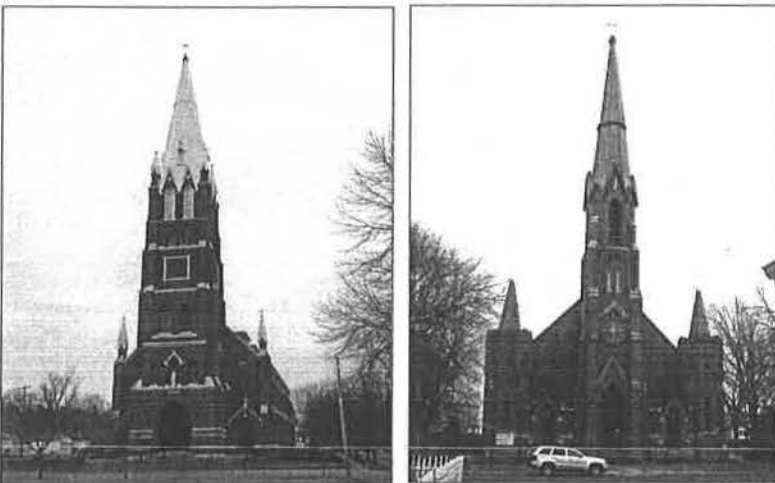
Section 7 Page 10 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Multi-Family Residential. A total of 15% of the properties within the Park-to-Park Residential Historic District were constructed as multi-family dwellings, including 16 buildings originally constructed as duplexes, a series of seven rowhouses, and six small (4–14 unit) apartment buildings.



(From left to right) Figure 5. Diedrich Apartments; Figure 6. Atlee Rowhouses; Figure 7. Hubbard Apartments.

Religious. Church buildings include sanctuaries, parish halls, education buildings, parsonages, rectories, convents, and schools, sited on multi-lot properties throughout the district. Almost all church sanctuaries (including St. Luke's, Holy Family/St. Mary's, Joy Baptist, St. John's United Church of Christ, First United Methodist, and First Christian) are sited on street corners rather than mid-block. The exception is St. Joseph's, which is prominently located in the middle of a blockface, across from the St. Joseph's School building.

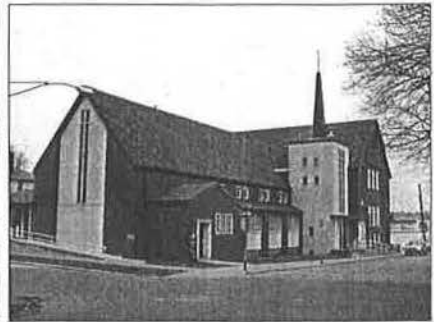


(Left) Figure 8. St. Mary's (Holy Family) Catholic Church; (right) Figure 9. St. Joseph's.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 11 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa



(From left to right) Figure 10. Union Presbyterian Church; Figure 11. First Methodist Episcopal Church; Figure 12. First Christian Church.



(Left) Figure 13. St. John's Evangelical Church; (right) Figure 14. St. Joseph's School.

Governmental. As one of Lee County's county seats, Fort Madison is home to the North Lee County Courthouse and the remnants of the county jail, located adjacent to each other on Avenue F. The municipal government can be found in a building that once housed the City Hall and Fire Station No. 1 on Avenue E; while city offices are still located there, the fire station has been moved to another location outside the district.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 12 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa



(From left to right) Figure 15. City hall/fire station; Figure 16. Lee County Courthouse; Figure 17. Old Lee County Jail.

Commercial. Both residential-to-office conversions and purpose-built commercial buildings (such as the Lee County Bank) are extant within the district. These are located along Avenue F, near the courthouse.

Regardless of function, most buildings are street facing, and many residences feature front porches (either original or added during the early 20th century). This part of the city clearly was designed to be walkable, with porches emphasizing the relationship of the house, and its occupants, to the public street. All block faces are lined with concrete sidewalks, and perpendicular concrete walkways connect these to the street and the houses.

Secondary resources in this district are generally related to personal transportation, with only a few exceptions. The earliest transportation storage buildings were carriage houses, which usually included space for both the carriage and one or two horses, with a hayloft and/or living quarters on the upper floor. Carriage houses were usually located in the rear portion of a residential lot, along the alleys. Most of the carriage houses extant in the district were built prior to 1900.



(From left to right) Figure 18. Carriage house at 422 Avenue F (Site # 011); Figure 19. Carriage house at 833 Avenue E (Site #170); Figure 20. Carriage house at 804 Avenue E (Site #160).

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 13 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Many original carriage houses were replaced by automobile garages in the 20th century; of the 16 remaining carriage houses, most have been converted to store cars.¹⁹ Although a variety of garage shapes and sizes can be found throughout the district, most garages from the period of significance take one of two distinct forms. Single garages, built to house one car, usually have a peaked gable or hipped roof and date to the 1910s—early 1920s, when personal automobiles were a novelty owned by the wealthy. (The Ford Model T was introduced in 1908 at a price of \$850. By the time the model was retired, in 1927, the Ford Motor Company had built and sold more than 15 million Model Ts, in large part because of Henry Ford's strategic decision to reduce the sales price to as low as \$260, while raising factory workers' wages to \$5 per day.)²⁰ Multi-car garages typically have shed roofs and may or may not have doors; these generally were built in the 1920s—1930s. Many properties also have paved walkways from the rear door of the house to the garage — an important feature in wet or snowy weather.

The district's east-west alleys, which provide access to carriage houses, garages, and service areas, all remain intact — even on those blocks that otherwise have been redeveloped. Alleys were often used to provide access to the rear of a property, so that deliveries, trash pickup, and carriage (later automobile) parking would remain out of sight. Not only are the alleys in the district extant, but also so are 16 carriage houses and 101 detached garages. Although many of these secondary buildings have been altered and are now Non-Contributing to the district, their presence and continuing relationship to the alley system are significant as a part of the Original Town plan.

On both Avenue F and Avenue E, most blocks contain a mix of residences from various periods, and at least one church or government building. As-built multi-family dwellings, including duplexes and apartment buildings, as well as single-family-converted-to-multi-family units, are found throughout the district. Most buildings retain their historical integrity and character-defining features from the period of construction. Few houses appear to have been significantly altered, and of those that have been altered, those changes (including conversions to multi-family units) have now themselves become historic. As a result, the vast majority of primary resources within the district are Contributing.

Tree cover varies widely throughout the district but generally can be found along block faces with single-family residences or in the two parks. Many trees originally were planted in curb lawns, between the street and sidewalk, and by the end of the 19th century had reached a mature height. During that period, the city was beginning to pave its streets with bricks and concrete (replacing blue clay, a solid material that was likely packed down hard to create the roadbed). The change from a somewhat water-permeable clay roadbed to an impermeable street made of brick set in concrete could have damaged nearby tree roots and contributed to the loss of many of the curb-lawn trees. Further, the parks (and likely, by extension, residential lots and lawns) were planted with elm and maple trees, and the elm trees could have been killed

¹⁹ McCarley, 88.

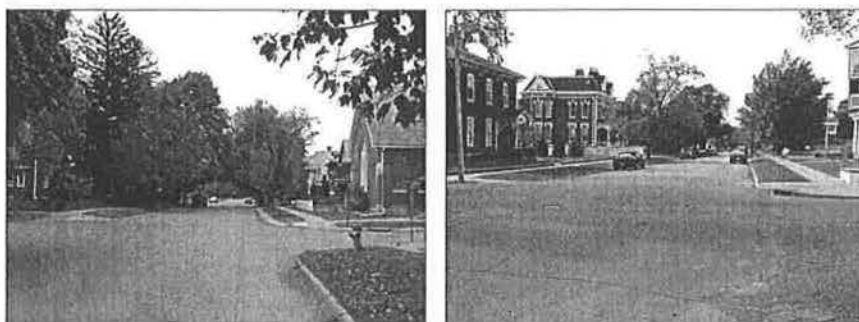
²⁰ Ford Motor Company, "Model T Facts," press release, August 5, 2012. Accessed online at <https://media.ford.com/content/fordmedia/fna/us/en/news/2013/08/05/model-t-facts.html> on October 17, 2013.

United States Department of the Interior
National Park Service

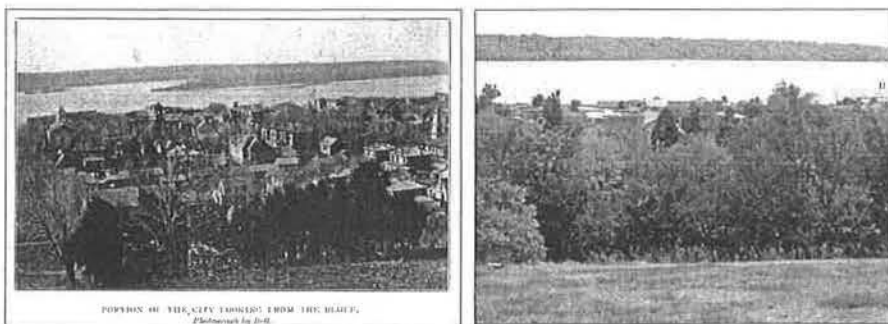
National Register of Historic Places
Continuation Sheet

Section 7 Page 14 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

by Dutch Elm Disease, which ravaged urban elm forests throughout the world in the 1930s and 1940s²¹ and was first reported in Lee County in 1956.²²



(Left) Figure 21. Looking west down Avenue E from 7th Street; (right) Figure 22. Looking west on Avenue F from 8th Street.



(Left) Figure 23. View of the central section of the district from the bluff, as it appeared in 1896;²³ (right) Figure 24. The same view as it appeared in 2013.

While the neighborhood's streets are not as pervasively lined with trees as in the past, substantial tree cover remains and, since 1985, the city has been recognized as a Tree City USA for its community forestry programs. Contributing to this are the district's two parks: Central Park and Old Settlers Park, which anchor the district and each occupy a full five-acre block. Trees in Old Settlers Park were planted in orderly rows, in contrast to more natural, irregular plantings in Central Park. Originally designated simply as public squares,

²¹ "New Varieties of Elm Raise Hope of Rebirth for Devastated Tree," *New York Times*, December 5, 1989, accessed online at <http://www.nytimes.com/1989/12/05/science/new-varieties-of-elm-raise-hope-of-rebirth-for-davastated-tree.html> [sic] on February 11, 2014.

²² Cassandra Biggerstaff, Iles, Jeffery K., and Gleason, Mark L. "Dutch Elm Disease and Disease-Resistant Elms," *Sustainable Urban Landscapes 4*, Iowa State University/University Extension, January 1999.

²³ Photo on left from Roberts, *Illustrated Fort Madison 1896*, as reproduced in McCarley, 42.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 15 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

both parks were developed over time with amenities such as walkways, benches, fountains, and bandstands to support public gatherings and activities.

Old Settlers Park, sometimes referred to as the "upper" park, was the first to be developed, during the mid-1800s. It originally contained an old log cabin, where gatherings of the Old Settlers Association of Lee County took place every year. As it was improved, the park was planted with elm and maple trees in an orderly fashion, and walkways were paved around the perimeter of the park and diagonally between opposite corners. By the end of the 19th century, the log cabin was gone, and the park featured a bandstand and a fountain.²⁴ The bandstand was demolished in the 1930s. Today, the park contains a reconstructed bandstand, play area, and several historical markers and memorials.

The "lower" park, as Central Park was sometimes called, was developed by the city of Fort Madison in 1889. By the end of the 19th century, it included a bandstand, as well as a lake "of crystal artesian water, surrounded by a pretty iron fence, and upon a palm covered island in the center stands an ancient Norman castle." A fountain in the shape of a swan was positioned at one end of the lake. Unlike Old Settlers Park, Central Park featured a greater variety of tree species, and its trees were planted irregularly throughout the site.²⁵ The park today features a bandstand, reconstructed on the base of the original in 2008, and a new picnic pavilion (constructed in 2010).²⁶ The lake has been filled in and that space is now planted with ornamental landscaping; it is still surrounded by an ornamental metal fence. A replica of the Statue of Liberty, erected by the local Boy Scout troop in 1950 during the Boy Scouts of America organization's "Crusade to 'Strengthen the Arm of Liberty'",²⁷ is extant.



(From left to right) Figure 25. Bandstand in Old Settlers Park; Figure 26. Bandstand in Central Park; Figure 27. Replica Statue of Liberty.

²⁴ Roberts, *Illustrated Fort Madison*, 1896, no page number.

²⁵ Roberts, *Illustrated Fort Madison*, 1896, no page number.

²⁶ McCarley, 126.

²⁷ Leslie A. Stratton, "The Statue of Liberty," *The Scout Executive*, Vol. 15, No. 7, July 1950.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 16 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Integrity

A majority of primary resources (171 of 185 houses, or 92%) located within the Park-to-Park Residential Historic District retain a sufficient level of integrity from the period of significance (1841–1958) to qualify for the National Register listing. (Non-contributing resources mainly consist of newer garages and carriage-house-to-garage conversions.) A summary of the seven aspects or qualities of integrity follows:

- *Location.* The area of the Original Town plat included in this historic district retains the predominant pattern of land use established during the period of significance. This area preserves the original street grid and alley configurations, as well as the two public parks that anchor the neighborhood. Most block faces retain the front setbacks, spacing between houses, and overall density with which the neighborhood was developed.
- *Design.* The majority of all resources in the district (250 of 318, or 79%) were identified as Contributing during the intensive level survey of this greater area, completed in June 2012. [The number of resources differs between the survey report and this nomination, due to the reclassification of several Contributing and Non-Contributing resources by this author.] The overall integrity of the district is very good, with many houses retaining their character-defining features. The greatest changes have taken place at the rear of properties, where carriage houses were replaced by or converted to automobile garages during the 20th century. The district contains both single-family and multi-family dwellings, and over time, some of these have been further subdivided, while several have been restored to their original configuration. In any case, the majority of residences retain their original appearance, regardless of interior changes. Changes over the past few decades largely have been limited to improvements to existing property, including some demolitions of deteriorated houses and the expansion of churches. Two houses were built on vacant lots in the early 2000s — the first new construction since the 1960s — and one additional house was built in 2012, to replace a home destroyed by fire in Fall 2011. The overall character of the district continues to be residential blocks interspersed with landmark churches and the two public parks.
- *Setting.* The relatively small size of the original lots in this district, in comparison to the typically large homes built there, left little space for extensive gardens and landscaping. In some cases, parcels have been combined to create a larger property, most often for campuses of church buildings. Mature trees remain in front and back yards, as well as some curb lawns, providing a softening, shady effect without overwhelming the extant architecture. However, in comparing the current views to period postcards, it appears that the city's curb lawns was initially planted with fast-growing shade trees that have since been removed or replaced. The streets in this district were paved first with blue clay (likely packed to create a hard surface), then cobblestones, and by the turn of the 20th century, bricks laid over concrete. Repaving continued through the 1900s, so that today most streets are paved with either asphalt or concrete.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 17 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

- *Materials.* The principal material utilized in residential construction in this district was brick, with a smaller number of wood frame houses. Given the high style of houses in the district and their period of construction, it is likely that many of these were originally roofed with slate. In 2013, at the time of this report, nearly all of the **roofs** in the district were comprised of asphalt shingles. **Foundations** before 1910 were generally made of stone, likely sourced through a local supplier; after 1910, concrete or concrete block foundations became more common. **Chimneys** were almost exclusively made of brick. Most homes were built with brick **exterior walls**, sometimes with lighter stone accents around windows and porches. Wood-frame houses were sided with clapboard. A negligible number of homes have been covered with stucco, aluminum, or synthetic siding; these materials are more often found on Non-Contributing garages. A few houses with rusticated concrete-block walls were built in the district, including the Spink House at 1132 Avenue F. Most homes in the district retain their original materials and finishes. Many original **windows and doors** appear to be intact, although some replacements are present. Windows with decorative divided upper lights over single panes are prevalent. Where **decorative ornamentation** is found throughout the district, it appears to be largely intact. A large portion of the building within the district took place during the Victorian era, and elements of scrollwork, spindlework, and other fanciful finishes are particularly common to emphasize doorways, porches, and eaves.
- *Feeling.* The Park-to-Park Residential Historic District retains its sense of place as a quiet residential neighborhood, anchored by two large parks and peppered with churches. Its tree-lined streets and the presence of front porches (either as-built or added in the early 20th century) contribute to walkability and a sense of neighborliness that pervades the district. The district clearly reflects its gradual development over time, with examples of nearly every important style of American residential architecture from the period of significance.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 18 Property name Park-to-Park Residential Historic District

County and State Lee County, Iowa

LIST OF RESOURCES IN THE PARK-TO-PARK RESIDENTIAL HISTORIC DISTRICT

Contributing and Non-Contributing Resources are indicated as follows: H=House, G=Garage, O=Other

ADDRESS	NRHP	CONTRIBUTING	NON-CONTRIBUTING	DATE
504 4th Street			H	Ca. 1888
506 4th Street		H	G	Ca. 1895
510 4th Street		H, G		Ca. 1870
518 4th Street		H		Ca. 1890
524 4th Street		H, G		Ca. 1890
604 4th Street		H		Ca. 1858
515 5th Street		G	H	Ca. 1918
517 5th Street		H		Ca. 1922
521 5th Street		H		Ca. 1870
601 5th Street		H, G		Ca. 1850s
510 6th Street		H, G		Ca. 1910
505 7th Street		H		Ca. 1942
602 7th Street		H		Ca. 1869
414 8th Street		H, G		Ca. 1871
502-514 8th Street		H		Ca. 1887
510 9th Street		O (Church)		1923
514 9th Street		H	G	Ca. 1888
415 10th Street		H		Ca. 1926
501 10th Street		O (Church)		1864
505 10th Street		O (Parsonage)		1893
509 10th Street		H, G		1937
513 10th Street		H	G	Ca. 1912
517 10th Street		H	G	Ca. 1917
521 10th Street		H		1871
601 10th Street		H, G		Ca. 1914
608 10th Street		O (Church, Education Bldg.)		1958 (Church) 1929 (Ed. Bldg.)
609 10th Street		H		Ca. 1912

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 19 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

ADDRESS	NRHP	CONTRIBUTING	NON-CONTRIBUTING	DATE
602 11th Street		H		Ca. 1887
612 11th Street		H		Ca. 1925
401 Avenue E			H, G	Ca. 1965
407 Avenue E		H		Ca. 1890s
409 Avenue E		H	G	Ca. 1877
415 Avenue E		H, G		Ca. 1869
421 Avenue E		H	G	Ca. 1871
427 Avenue E		H	G	Ca. 1915
429-431 Avenue E		H	G	Ca. 1893
435 Avenue E		H		Ca. 1841
503 Avenue E		H	G	Ca. 1870s
506 Avenue E		H	G	1920
507 Avenue E		H, G		Ca. 1887
510-512 Avenue E		H, G		Ca. 1887
511 Avenue E		H	G	Ca. 1870s
514 Avenue E		H, G		Ca. 1903
515 Avenue E		H, G		Ca. 1840s
519 Avenue E		H		Ca. 1881
520 Avenue E		H, G		Ca. 1892
521 Avenue E		H, G		1951
524 Avenue E		H, G		Ca. 1890
525 Avenue E			H, G	2005
526 Avenue E		H, G		Ca. 1874
529 Avenue E		H	G	Ca. 1864
530 Avenue E		H		1941
534 Avenue E		H		Ca. 1870
535 Avenue E		H		Ca. 1857
604 Avenue E		H, G		1903
605 Avenue E		O (Church), G		1857
606 Avenue E		H	G	Ca. 1887
608-610 Avenue E		H, G		Ca. 1887
611 Avenue E		H, G		Ca. 1890
612 Avenue E		H, G		Ca. 1883
614 Avenue E		H	G	Ca. 1869
615 Avenue E		H	G	Ca. 1885

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 20 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

ADDRESS	NRHP	CONTRIBUTING	NON-CONTRIBUTING	DATE
617 Avenue E		H	G	Ca. 1890
620 Avenue E		H		1954
621 Avenue E		H, G		Ca. 1889
624 Avenue E		H, G		1938
629 Avenue E		H, G		Ca. 1849
630 Avenue E	X	H, G		1859
701 Avenue E		O (Church)		1887-1888
709 Avenue E		H	G	Ca. 1915
712 Avenue E		H, G		Ca. 1890
713 Avenue E		H		Ca. 1868
715 Avenue E		H	G	Ca. 1924
714-716 Avenue E		H		Ca. 1915
717 Avenue E		H	G	Ca. 1924
718 Avenue E		H, G		Ca. 1929
721-723 Avenue E		H		Ca. 1893
724 Avenue E		H, G		Ca. 1874
725 Avenue E		H	G	Ca. 1915
729 Avenue E		H		Ca. 1901
735 Avenue E		H		Ca. 1901
803 Avenue E		O (City Hall/Fire Stn)		1930s
804 Avenue E		H, G		1859
811 Avenue E		H		Ca. 1871
816 Avenue E		H		1952
819 Avenue E		H, G		Ca. 1906
821 Avenue E		H, G		Ca. 1864
825 Avenue E		H		Ca. 1865
826 Avenue E			G	(house demo 2012)
831 Avenue E		H		Ca. 1890
833 Avenue E		H, G		Ca. 1895
903 Avenue E		H	G	1895
909 Avenue E		H	G	Ca. 1870s
915 Avenue E		H	G	Ca. 1856
919 Avenue E		H		Ca. 1893
923 Avenue E		H	G	Ca. 1898
925 Avenue E		H	G	Ca. 1864

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 21 Property name Park-to-Park Residential Historic District

County and State Lee County, Iowa

ADDRESS	NRHP	CONTRIBUTING	NON-CONTRIBUTING	DATE
929 Avenue E		H	G	Ca. 1905
935 Avenue E		H, G		1869
1007 Avenue E		H, G		Ca. 1924
1011 Avenue E		H	G	Ca. 1892
1015 Avenue E		O (Rectory)	G	1876
1016 Avenue E		H	G	Ca. 1887
1031 Avenue E	X	O (Church)		1865-1871
1111 Avenue E		O (Convent)	G	1911
400 Block Avenue F		O (Site)	O (Bandstand)	1838
402 Avenue F		H	G	Ca. 1855
412 Avenue F		H	G	Ca. 1927
416 Avenue F		H	G	Ca. 1890
422 Avenue F		H, G		Ca. 1860
426 Avenue F		H	G	Ca. 1925
430 Avenue F		H	G	Ca. 1854
434 Avenue F		H	H, G	Ca. 1897
508 Avenue F		O (Church), O (Chapel)		1886
509 Avenue F		O (School)		Ca. 1926
520 Avenue F		O (Rectory/Convent)	G	1890
523 Avenue F		H, G		Ca. 1880-1884
525 Avenue F		H	G	Ca. 1870s
529 Avenue F		H, G		Ca. 1870s
532 Avenue F		H, G, O (Summer kitchen)		Ca. 1879
533 Avenue F		H, G		Ca. 1889
602-604 Avenue F		H, G		Ca. 1870s
603 Avenue F		H	G	1890
608 Avenue F		H, G		Ca. 1896
612 Avenue F		H, G		Ca. 1865
613 Avenue F		H, G		1889
614-616 Avenue F		H, G		Ca. 1875
615 Avenue F		H, G		Ca. 1870s

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 22 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

ADDRESS	NRHP	CONTRIBUTING	NON-CONTRIBUTING	DATE
618 Avenue F		H, G		Ca. 1869
619 Avenue F		H		Unknown
624 Avenue F		H		Ca. 1871
625 Avenue F			H	Ca. 1910s
628 Avenue F		H, G		1930
629 Avenue F		H		Ca. 1850s
701 Avenue F	X	O (Courthouse)		1841-1842
702 Avenue F			O (Commercial Bldg.)	1957
706 Avenue F			H, G	Ca. 1850s
710 Avenue F		H	G	Ca. 1850s
711 Avenue F		O (Jail)	O (Storage)	1865-1867
716-718 Avenue F	X	H		1858
719 Avenue F		O (Church)		1884-1885
804 Avenue F		H		Ca. 1872
812 Avenue F		H	G	Ca. 1891
817 Avenue F			O (Bank), G	1969
818 Avenue F		H	G	Ca. 1871
820-822 Avenue F		H		Ca. 1885
826 Avenue F		H, G	G (2nd garage)	Ca. 1899
833 Avenue F		H	G	Ca. 1859
834 Avenue F		H, G		Ca. 1915
836 Avenue F		H		Ca. 1850
900 Block Avenue F		O (Site, statue)	O (Bandstand, pavilion)	1889
906 Avenue F		H	G	Ca. 1887
908 Avenue F		H, G		1912
922-924 Avenue F		H, G		1897
926-928 Avenue F		H	G	Ca. 1884
1008 Avenue F		H, G		Ca. 1913
1011 Avenue F		H, G		Ca. 1910
1012 Avenue F		H, G		Ca. 1873-1883
1013 Avenue F		H	G	Ca. 1930
1014-1016 Avenue F		H, G		Ca. 1887
1019 Avenue F		H	G	Ca. 1919
1020 Avenue F		H	G	Ca. 1860s-1870s

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 23 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

ADDRESS	NRHP	CONTRIBUTING	NON-CONTRIBUTING	DATE
1021-1023 Avenue F		H	G	Ca. 1890
1024 Avenue F		H, G		Ca. 1912
1025 Avenue F		H	G	Ca. 1899
1026 Avenue F		H		Ca. 1910
1028 Avenue F		H		Ca. 1909
1031 Avenue F		H	G	Ca. 1887
1032 Avenue F		H, G		Ca. 1881
1035 Avenue F		H		Ca. 1870
1101 Avenue F		H	G	Ca. 1898
1102 Avenue F			H, G	2003-2004
1105-1107 Avenue F		H	G	Ca. 1897
1108 Avenue F		H, G		Ca. 1923
1110-1112 Avenue F		H		Ca. 1899
1111-1113 Avenue F		H	G	Ca. 1890
1114 Avenue F		H		Ca. 1910
1115 Avenue F		H, G		Ca. 1887
1117-1119 Avenue F		H	G	Ca. 1887
1118 Avenue F		H, G		Ca. 1914
1121 Avenue F		H, G		Ca. 1888
1122-1124 Avenue F		H		Ca. 1890
1123-1125 Avenue F		H	G	Ca. 1891
1127 Avenue F			H	Ca. 1891
1128 Avenue F		H	G	Ca. 1887
1130 Avenue F			H, G	Ca. 1909
1131 Avenue F			H, G	Ca. 1891
1132 Avenue F		H	G	Ca. 1912
1133 Avenue F			H	Ca. 1895

In conclusion, the Park-to-Park Historic District contains 187 properties with 187 primary resources (houses, churches, parks) and 132 secondary resources (mostly garages and carriage houses). Of the 187 primary resources, 173 have been evaluated as Contributing to the district.

This nomination is based upon, and generally utilizes, the evaluations of Contributing and Non-Contributing status provided by the previous survey consultant, Rebecca Lawin McCarley, and the volunteers who conducted the research for the intensive level survey report. However, as this nomination is based on more

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 24 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

refined Criteria for the Evaluation of Significance, not all classifications included herein match those provided in the survey report.

The determination of Contributing and Non-Contributing status, as explained in the intensive level survey report, is based on the following criteria:

“Individual residential resources may be eligible as Contributing resources in a historic district when they retain sufficient integrity and date to the period of significance for the historic district. As a Contributing building in a historic district, alterations throughout the period of significance for the district should be considered significant. Alterations range from stylish updates that reference specific popular architectural influences to small projects conducted over a period of time, perhaps by several tenants or owners. These changes are significant as they reflect the development of a historic district over a period of time. While a greater degree of alterations to individual resources can be accommodated in a historic district before the integrity of the district is compromised, buildings must retain essential characteristics such as massing, fenestration patterns, and architectural features to remain (classified) as Contributing buildings.”

In general, all significant, character-defining features should be extant in order for a building to be classified as Contributing. In cases where minor decorative elements may have been removed, the overall features of the style of the house should remain intact. Substantial character-altering changes — or a combination of minor changes that together dilute the historic integrity — shall result in the building being classified as Non-Contributing. Buildings constructed outside of the period of significance also will be classified as Non-Contributing.

Alterations that may be acceptable on Contributing buildings include:

- Non-original siding materials, such as asbestos shingles, asphalt brick, aluminum, and vinyl.
- Porches that have been enclosed after the period of significance, where original columns are visible or the enclosure appears to be easily reversible with little or no damage to the massing and proportions of the original porch.
- Window openings that do not retain historic sashes, as long as the majority of the window openings retain their original sizes, particularly on primary façades.
- Additions, when they are subordinate to the original building, preferably at the rear, and do not cover any significant architectural detailing.

Criteria for the evaluation of Contributing and Non-Contributing status apply equally to primary and secondary structures, including garages/carriage houses, although these outbuildings are expected to have sustained more changes than the residences with which they are associated. Changes such as the installation of a new garage door or cladding in non-historic siding shall not solely prohibit a building from being classified as Contributing, as long as a distinctive form and design is clearly visible. An outbuilding

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 25 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

that retains few visual clues as to its age shall be classified as Non-Contributing.

A building that has been relocated during the period of significance may be considered Contributing, if it retains architectural integrity and is sited in a manner compatible with the containing block face. Building alterations considered acceptable for moved buildings include changes in foundation materials, changes in porches built after a move, and some changes in building orientation. However, a building that has been moved and, as a result, has lost significant architectural elements, will be classified as Non-Contributing.²⁸ In the Park-to-Park Residential Historic District, this applies to only one house, 625 Avenue F, which was moved to its current location in 1951, within the period of significance and is classified as Non-Contributing.

²⁸ McCarley, 96-97.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 26 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

8. Architects/Builders (continued)

(Enter categories from instructions)

Wollgast, Henry
Carswell, Robin
Foster & Liebke
Valk, Lawrence
Johnson, John G.

Narrative Statement of Significance

The Park-to-Park Residential Historic District is significant at the Local Level under both Criterion A, for Community Planning and Development, and Criterion C, for Architecture. The Park-to-Park Residential Historic District, located in Fort Madison, Iowa, developed between 1841–1958. Its development is a product of the prosperity of the city as a manufacturing and trading center and the cumulative importance of prominent civic and business leaders, as the neighborhood evolved into the primary residential area for this class of citizens. The district contains some of the earliest extant residential buildings in the city, as well as a variety of original multi-family dwellings and a high concentration of large, substantial two-story brick homes. Together, these include many excellent examples of the major architectural styles that were popular in the United States in the 19th and early 20th centuries.

An archaeological investigation was not part of this nomination project. Additional research may identify archaeological sites that could contribute to the overall significance of the district.

The period of significance for this district begins in 1841, when the first brickyard was established in Fort Madison and bricklayer Amos Ladd built the oldest extant (brick) house in the district. It continues through 1958, when the First Christian Church was constructed, marking the end of significant development within the district.

The Park-to-Park Residential Historic District is located at the center of Fort Madison's Original Town site, which was platted in 1837. It was the first residential neighborhood developed after the city's incorporation in 1838. The easy availability of locally produced brick resulted in the construction of numerous large, architecturally significant houses, as well as churches and government buildings, which are extant and contribute to the integrity of the district as a whole. The district contains both single-family homes and a variety of original multi-family dwellings, which were associated with a spike in population following the arrival of the Santa Fe Railroad in 1887. The district's preferred name reflects the presence of two public parks that anchor either end of the neighborhood; both were designated in the Original Town plat. Old

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 27 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Settlers Park was formally established in 1838 when the town was incorporated, while Central Park was not developed until 1889. Due to its proximity to the downtown commercial district, the Park-to-Park Residential Historic District was a neighborhood sought after by many civic and business leaders, who could easily walk to their offices along its tree-lined streets; its desirability declined during the 1930s, when new upscale neighborhoods were developed on the bluffs above the Original Town Site.

Criterion A: Community Planning and Development

The Park-to-Park Historic District is significant for its history of community planning and development, particularly its status, for more than 100 years, as the residential neighborhood of choice for most of Fort Madison's most prominent civic and business leaders. The district's physical attributes — including parks, streets, alleyways, setbacks, and density — have remained almost entirely unchanged over time.

Cumulative Importance of Prominent Residents

Located along what are now Avenues E and F, immediately adjacent to the commercial district along Avenue G and the Mississippi riverfront, the Park-to-Park Residential Historic District was home to many of Fort Madison's community and business leaders. The houses that these doctors, judges, businessmen, and industrialists built in the 1800s and early 1900s reflected the great prosperity of the city.

Fort Madison was remarkably productive for its size, thanks to its proximity to both the Mississippi River's steamboat lines and the continually growing network of railroads connecting the town to major cities such as Kansas City, St. Louis, and Chicago. Fort Madison's factories made paper, flour, farm machinery and implements, and a wide variety of household and agricultural products. Its lumber mills and brickyards manufactured the literal building blocks of America, at a time when westward expansion was at its zenith.

Within walking distance of these enterprises developed the residential area that would become the Park-to-Park Residential Historic District. Many community and business leaders built the architecturally significant houses in the district, and many others chose the neighborhood for their residence after it had been developed. While they also may be associated with commercial or governmental buildings that are still extant, this nomination recognizes their prominence as a group, rather than as individuals.²⁹

In the early years of the city, many settlers were tradesmen — blacksmiths, wagonwrights, brick masons, carpenters, etc., who often went on to become manufacturers and merchants — and professionals such as lawyers, bankers, and doctors. Over the years, the Park-to-Park Residential Historic District area was home to nine mayors, 26 physicians, 10 dentists, four judges, and 14 bank presidents or vice presidents, as well as several hundred business owners. Fort Madisonians were an enterprising group, and it was not unusual

²⁹ While the author recognizes that houses in the district are also associated with the wives of these local leaders, the survey on which this nomination is based did not include research into the social and cultural activities with which these women likely would have been associated, and therefore, such information generally is not available.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 28 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

for any these individuals to pursue a variety of business opportunities, including some that might seem unrelated; for example, Dr. John Downs, a local physician, later founded a concrete block manufacturing company, based in part on his belief in the hygienic qualities of concrete block construction.

Growth and Development

Both Fort Madison's commercial district and the adjacent neighborhood that makes up the Park-to-Park Residential Historic District initially developed between 1838–1865. Commercial construction during that period was concentrated within the area along Front Street (now Avenue H) facing the Mississippi River and the block to the north along 2nd Street (Avenue G).³⁰ The residential neighborhood first developed primarily along 3rd Street (Avenue F) and 4th Street (Avenue E), east of what is now 11th Street. This area comprises most of the Park-to-Park Residential Historic District. An influx of German immigrants during the 1850s and 1860s spurred further development in the western end of the Original Town plat. While many of the earliest homes were relatively small, most of these were replaced by the large, two-story dwellings that can be found throughout the district today.

A critical event in the development of both the city and the Park-to-Park Residential Historic District was the establishment, in 1841, of a brickyard to facilitate the construction of the Iowa State Penitentiary at the far eastern edge of town. The earliest houses built in Fort Madison were log cabins, but these were quickly replaced as local brick became readily available. Two of the earliest brick houses in the city are still extant in the district. Amos Ladd, a bricklayer, was hired to construct the first buildings for the Iowa State Penitentiary. Ladd's own house, made of brick and located at 811 Avenue E, has since been incorporated into the current City Hall building (Site #165).³¹ The two-story Ira and Sarah Bricker House (435 Avenue E, Site #112) is also built of brick, as is the Lee County Courthouse (701 Avenue F, Site #045), built in the Greek Revival style in 1841–1842.³² By 1843, 130 brick homes had been constructed,³³ and within two decades, most of the buildings within the city were made of brick.³⁴ The Ladd and Bricker Houses and the Courthouse are the only buildings from the 1840s still extant within the district.

³⁰ McCarley, 12–13.

³¹ McCarley, 12.

³² McCarley, 123.

³³ McCarley, 12.

³⁴ J. F. Coffman & Co., *Lee County Gazetteer: containing a historical and descriptive sketch of the county, and sketches of the several townships, together with city directories of Keokuk and Fort Madison, and a complete business register* (Chicago: J. F. Coffman & Co., 1868) 143, as quoted in McCarley, 27.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 29 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa



(From left to right) Figure 28. Ira and Sarah Bricker House (435 Avenue E, Site #112); Figure 29. Amos Ladd House (811 Avenue E, Site #165).

Houses within the district generally face north or south toward the Avenues, with outbuildings (primarily carriage houses or garages) sited along the alleys that bisect each block east-to-west. On some corner lots, additional houses or outbuildings were constructed on the rear portion of the lots, facing the side streets. Residences in the district are set back between 5–20 feet, and spacing between them ranges from 10–30 feet.³⁵ Over time, some lots have been subdivided and/or combined, mostly to create larger properties in the central part of the district where governmental and religious buildings are located. The density of housing and number of discrete residential properties on each blockface has remained fairly consistent, numbering between 7–10 on most blocks.

Fort Madison's location on the Mississippi River supported its development as a port city and trading center. Steamboat and railroad brought passengers and freight; in the 1850s, the expansion of railroad lines and the subsequent construction of railroad maintenance yards and machine shops in the city drove growth in both its economy and population.³⁶ The availability of multiple modes of shipping, combined with the hardworking entrepreneurial spirit of Fort Madisonians throughout the 19th century, created a community of business owners whose prosperity was reflected in the houses that they built.

The influence of the Greek Revival, Gothic Revival, and Italianate styles — all popular in the mid-1800s — is seen in the buildings of that period still extant in the Park-to-Park Residential Historic District. Fifteen buildings in the district were constructed between 1850 and the start of the Civil War in 1861.³⁷ Starting in the 1840s and continuing into the 1860s, American residential buildings often combined characteristics from the popular architectural styles of the period,³⁸ and this is certainly true in Fort Madison. For example, all three of the houses pictured below combine Greek Revival and Gothic Revival elements — a center gable roof with arched gable windows, symmetrical façade with centered front entryway, prominent porch with

³⁵ McCarley, 93.

³⁶ McCarley, 13–14, 18.

³⁷ McCarley, 112–158.

³⁸ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 12.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 30 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

classical columns, windows accented with plain stone lintels, and (in the case of the Brewster House, below) a dentilled cornice.



(From left to right) Figure 30. Charles and Eliza Brewster House (629 Avenue F, Site #040); Figure 31. Isaiah and Amelia Hale House (402 Avenue F, Site #008); Figure 32. Samuel D. and Maria Morrison House (604 4th Street, Site #002).

In addition to the Ladd House and Bricker House, pictured on the previous page, the Greek Revival appears in the house at 706 Avenue F (Site #042, now badly altered), and the F. M. and Louisa Hosselton House (535 Avenue E, Site #130), which also features an elaborate Italianate porch added in the 1880s.³⁹



(Left) Figure 33. House at 706 Avenue F (Site #042); (right) Figure 34. F. M. and Louisa Hosselton House (535 Avenue E, Site #130).

The Italianate style was a favorite of the residents of Fort Madison throughout the late 1800s. Early examples from the 1850s and 1860s, as shown on the following page, include expressions of the style in various house forms, roof types, and levels of decorative detail. The occupants of these Italianate houses were civic and business leaders: Peter Miller, Sr., a blacksmith and merchant who also served as mayor;

³⁹ McCarley, 115.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 31 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

doctors Edward Whinery and Joel Walker; brothers Jacob and William Albright and Robert Albright, merchants; and Joseph Beck, Chief Justice of the Iowa Supreme Court.⁴⁰



(From left to right) Figure 35. Robert W. and Catherine O. Albright House (915 Avenue E, Site #173); Figure 36. Duplex built for the families of brothers William Albright and James Albright (716–718 Avenue F, Site #044); Figure 37. Peter M. and Anna Miller House (430 Avenue F, Site #013).



(From left to right) Figure 38. Dr. Joel and Martha Walker House (833 Avenue F, Site #056); Figure 39. Chief Justice Joseph M. Beck House (630 Avenue E, Site #138); Figure 40. Dr. Edward and Nancy Whinery House (422 Avenue F, Site #011).

The home of Dr. Jacob and Sarah Bacon (601 5th Street, Site #015) — a relatively nondescript brick foursquare with a dual-pitched hipped roof — became the rectory for St. Joseph's Church in 1925. The only other church-related building extant in the district from the 1850s or 1860s is Hope Episcopal Church (now St. Luke's Episcopal Church, 605 Avenue E, Site #139), built in 1857 in the Gothic Revival style with a pinnacled bell tower, bracketed eaves, and pointed arched windows topped with drip molds.⁴¹

⁴⁰ McCarley, 113–116, 121–122, 125, 143–146, 154.

⁴¹ McCarley, 116, 146.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 32 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa



Figure 41. Hope Episcopal Church (now St. Luke's Episcopal Church, 605 Avenue E, Site #139).

The Civil War dampened the economies of many cities along the Mississippi, and Fort Madison was no exception. Little construction took place during the War — the district contains no buildings from the period 1860–1863 — and further railroad expansion also was put on hold.⁴² Once the War was over, however, the city's economy recovered quickly, helped in large part by the lumber industry, which began to boom along the Mississippi River; additional railroad connections; and an increase in river traffic following the completion, by the 1870s, of a system of canals and locks around rapids to the north and south of Fort Madison.⁴³ The period from 1864 to 1885 was a prosperous one for Fort Madison.

Throughout the 19th century, many residents of the Park-to-Park Residential Historic District were business leaders, whose homes in the neighborhood provided easy access to their offices in the adjacent downtown commercial district. Most homes in the neighborhood were less than a mile from the commercial district, resulting in an eminently walkable community. The pleasure of a walk to or from the office undoubtedly was enhanced by the aesthetic appeal of the tree-lined streetscapes within the district. The 1868 *Lee County Gazetteer* states that the city's "pleasant dwellings embosomed in forest and ornamental trees, are remarkable for their architectural beauty," and that "(i)n former years much labor was expended in planting forest trees about the principal streets ... Also, two Parks or Squares well planted with trees."⁴⁴ The district today contains moderate tree cover, primarily along curb lawns and, to a lesser extent, within back yards. Historic photographs of district streetscapes (see next page) provide a comparison between the tree cover extant in the late 19th century and today.⁴⁵

⁴² McCarley, 14, 17.

⁴³ McCarley, 18.

⁴⁴ Coffman, 144, as quoted in McCarley, 27.

⁴⁵ Since 1985, Fort Madison has been recognized for its community forestry programs by the Tree City USA program, as noted on the City of Fort Madison website, with date provided by city analyst John Luna.

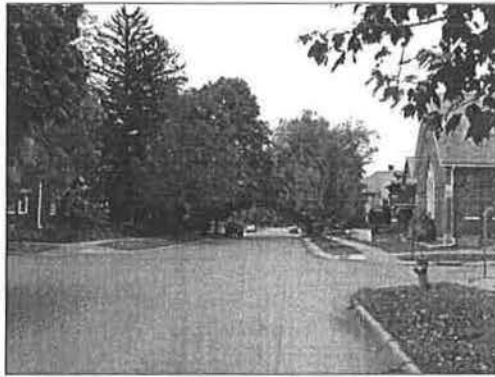
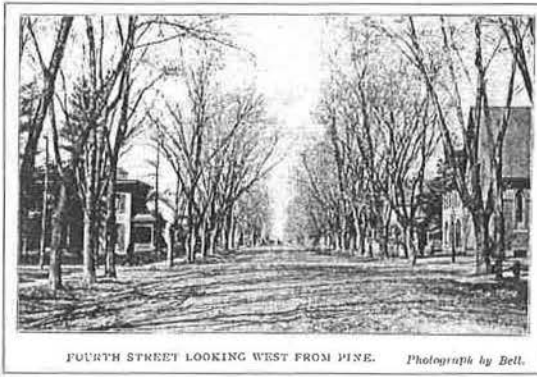
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 33 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa



(Left) Figure 42. View looking south on Market Street (now 8th Street) from 4th Street (now Avenue E) as it appeared in 1896; (right) Figure 43. The same view as it appeared in 2013.⁴⁶



(Left) Figure 44. View looking west on 4th Street (now Avenue E) from Pine Street (now 7th Street) as it appeared in 1896; (right) Figure 45. The same view as it appeared in 2013.⁴⁷

⁴⁶ Photo on left from Roberts, *Illustrated Fort Madison 1896*, as reproduced in McCarley, 433.

⁴⁷ Photo on left from Roberts, *Illustrated Fort Madison 1896*, as reproduced in McCarley, 43.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 34 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa



(Left) Figure 46. View through Old Settlers Park as it appeared in 1896; (right) Figure 47. A similar view as it appeared in 2013.⁴⁸

A handful of extant houses in the district were constructed at the end of the Civil War (1864–1865), along with two churches (St. John's and the German Catholic Church, now St. Mary's) and the Lee County Jail. No remaining buildings represent the years 1866 or 1867, and only one extant house (the Napoleon and Sibil Miller House, 713 Avenue E, Site #153) was built in 1868. After that, five or six houses remain in the district from each year, 1865–1871, with one or two representing each of the subsequent years through 1885. Many of these houses were built in the Italianate style, with a few examples of the Greek Revival, Second Empire, and Gothic Revival. A handful of gable front Folk National houses are also present, and by the mid-1880s, the district's extant buildings were being constructed with the first flourishes of Victorian decorative detail.⁴⁹



(From left to right) Figure 48. John and Margaretta Tieken House (534 Avenue E, Site #120); Figure 49. Conrad and Barbara Lesch House (624 Avenue F, Site #032); Figure 50. Charles and Catherine Doerr House (414 Avenue F, Site #049).

⁴⁸ Photo on left from Roberts, *Illustrated Fort Madison 1896*, as reproduced in McCarley, 44.

⁴⁹ McCarley, 112–158.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 35 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

The next 20 years were architecturally important for Fort Madison, for this period saw the construction of many large, elaborately designed homes for the city's wealthy residents. Although the city was expanding to the west, the residents of the Park-to-Park Historic District neighborhood continued to be associated with downtown businesses.⁵⁰ The majority of these were built in the Queen Anne style that dominated American architecture during the late Victorian era. Some of these were concentrated along single block faces, such as the north side of Avenue F, between 11th and 12th, where all but one of the houses (the Lauther House at 1133 Avenue F, Site #104) are in the Queen Anne style. Another small cluster of Queen Anne houses is located around the northwest corner of Old Settlers Park, at the other end of the district. Many more examples of this style are scattered throughout the neighborhood.⁵¹



(From left to right) Figure 51. Isaac and Lucy Atlee House (1101 Avenue F, Site #095); Figure 52. Snyder House (524 4th Street, Site #003); Figure 53. William B. Figgen House (1115 Avenue F, Site #098).

The city's economic expansion was driven, in no small part, by the arrival of the Atchison, Topeka, and Santa Fe Railroad in 1887. Community leaders in Fort Madison secured the connection by offering the "Santa Fe," as it was called, money to build a bridge over the Mississippi and 60 acres of land for the railroad's switchyards, maintenance shops, and storage buildings. The railroad's construction crews and workers brought in nearly 1,000 new jobs to Fort Madison, and many new residents.⁵² The influx of workers created an immediate need for additional housing. Sixteen duplexes were built during this time, generally in a side-by-side configuration, and Samuel Atlee built a series of seven rowhouses at 314–326 Market Street (now 502–514 8th Street, Site #150). Other single-family homes were converted to duplexes or apartments.⁵³

⁵⁰ McCarley, 28.

⁵¹ McCarley, 112–158.

⁵² McCarley, 26–27.

⁵³ McCarley, 109.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 36 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa



(Left) Figure 54. The Cutler Duplex (721–723 Avenue E, Site #155) as it appeared in 1896; (right) Figure 55. The same view as it appeared in 2012.⁵⁴

In 1889, the city developed the lower public square into Central Park and began using brick to pave its streets.⁵⁵ (Some brick streets are still extant within the Original Town plat, particularly north of the Park-to-Park Residential Historic District.) Although additions were made to the west, the Park-to-Park district continued to be developed. Sanborn Fire Insurance maps for 1889 and 1894 show few empty lots remaining along 3rd Street (Avenue F). [Note: Properties on 4th Street (Avenue E) were not included on Sanborn maps for those years.] Between 1880 and 1900, the city's population doubled to 9,278.⁵⁶

The first two decades of the 20th century were mostly stable for Fort Madison, with a few periods of growth and prosperity. The completion of the nearby hydroelectric dam in Keokuk, in 1912, enabled Fort Madison to attract new businesses (and cultivate existing ones) that needed inexpensive electricity. The construction of a second railroad track on the Santa Fe line between Kansas City and Chicago brought in an influx of workers, many from Mexico, between 1907 and 1920. The population of Fort Madison reached 12,066 in 1920 and 13,779 in 1930.⁵⁷

Early 20th century construction in the Park-to-Park District was solely residential. Thirty-two extant properties were built between 1900–1919, including 30 houses, one duplex, and one small apartment building. Most of these buildings utilized wood-frame construction and were relatively small compared to their 19th century predecessors, reflecting the architectural trends of the time. The houses built during the 1910s typically featured full-width porches, and at least 25 older extant houses were updated with new porches from 1900 to 1930.⁵⁸

⁵⁴ Photo on left from Roberts, *Illustrated Fort Madison 1896*, as reproduced in McCarley, 39.

⁵⁵ McCarley, 27.

⁵⁶ McCarley, 56.

⁵⁷ McCarley, 56, 59.

⁵⁸ McCarley, 60–61.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 37 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

By the 1930s, the most desirable real estate in Fort Madison was located on the bluffs above the Original Town site. Some construction continued in the Park-to-Park District neighborhood, in the popular Revival styles of the period (Tudor Revival, Colonial Revival, and Dutch Colonial Revival) that were also being built in the new wealthy neighborhoods on the bluffs. As before, the new houses in the district were large and substantial.⁵⁹



(From left to right) Figure 56. Leroy and Frances Bean House (412 Avenue F, Site #009); Figure 57. Dr. Frank and Esther Richmond House (505 7th Street, Site #145); Figure 58. Rollin and Harriet Hopkirk House (415 10th Street, Site #188).

Throughout the 20th century, properties throughout the district were redeveloped and garages were built along the alleys, sometimes taking the place of former carriage houses. The pace of construction had slowed considerably by 1940, and the last significant primary resource was constructed in 1958.⁶⁰

⁵⁹ McCarley, 69.

⁶⁰ McCarley, 82.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 38 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Criterion C: Architecture

Throughout the 19th century in Fort Madison, grand homes were built in the Greek Revival, Gothic Revival, Second Empire, Italianate, Queen Anne, and Romanesque Revival styles, most utilizing readily available local brick. More modest single-family homes also were constructed, as well as other dwellings originally built as multi-family housing, including duplexes, rowhouses, and small apartment buildings. In some cases, these multi-family properties were partially owner-occupied, but others were built strictly as rental properties, such as the Atlee Rowhouses, Atlee Duplex, and a number of rental houses built by lumber company owner Samuel Atlee. Like the single family homes in the area, the architecture of duplexes, apartment buildings, and rowhouses reflected the popular architectural trends of the time.

Four properties within the district are already listed individually on the National Register:

- Lee County Courthouse, 701 Avenue F (listed in 1976)
- Albright House, 716–718 Avenue F (listed in 1978)
- St. Mary of the Assumption Church, 1031 Avenue E (listed in 1980)
- Chief Justice Joseph M. Beck House, 630 Avenue E (listed in 1988)

Over time, most of the buildings within the district have retained their character-defining features. Out of the 187 primary resources in the district, fewer than 20% have been significantly altered since they were built.

Architects and Builders

Few architects resided in Fort Madison during the period of significance,⁶¹ it is likely that houses in Fort Madison were designed by architects from outside the city or by local builders, or based on pattern books.

Architects known to have designed buildings in the district during the period of significance include:

- Valk, Lawrence (New York), Union Presbyterian Church (Site #047)
- Carswell, Robin (Fort Madison), First Christian Church educational building (Site #063), First Methodist Church (Site #163), and Rollin and Harriet Hopkirk House (Site #188); outside the district, he also was responsible for designing Fort Madison High School (1922, at 18th Street between Avenues F and G) and the W. A. Sheaffer Pen Company Club House (1927, at 331 Avenue D)
- Foster & Liebbe, Bernard Hesse House (Site #035); Des Moines architects best known for their public buildings, including courthouses, college buildings, churches, and schools; residential architecture made up only a small part of their practice.⁶²

⁶¹ McCarley, 65.

⁶² Wesley I. Shank, *Iowa's Historic Architects: A Biographical Dictionary* (Iowa City: University of Iowa Press, 1999), summarized in City of Ottumwa, Iowa, website, accessed online at http://www.cityofottumwa.org/economic_development/planning/historic/foster_liebbe, October 10, 2013.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 39 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Builder Frank Weishaar executed Foster & Liebke's design for the Bernard Hesse House (Site #035); he also designed and constructed a number of houses in the district, including:

- Charles and Catherine Doerr House (Site #049)
- Downs-Hitch House (Site #026)
- George and Katherine Robers House (Site #169), with stonework by Henry Tieken & Co. and brickwork by Albers, Siemer, & Nagel

The architect/contractor firm of Marr & Creps, owned by James Marr and Reuben Creps, was established in 1853 and worked in Fort Madison until about 1886.⁶³ This firm is known to have built the following houses in the district:

- William Albright House (Site #044)⁶⁴
- William and Johanna Eitman House (Site #066), with Aaron Orm & Sons executing the brickwork⁶⁵
- William T. Lowrey House (Site #109), also with brickwork by Orm & Sons⁶⁶
- The John Scott residence, previously on the site of the current Samuel and Nancy Atlee House (Site #160)⁶⁷
- Dr. Gideon C. and Rebecca Paramore House (Site #178)
- James Marr Rental House (Site #135) — by James Marr (alone)
- John W. Ehart House (Site #070) — by Reuben Creps (either alone or in partnership with Marr)

The *Intensive Level Survey Report* survey forms indicate that Henry Wollgast, secretary at Powtownok Mills appears to have been responsible for building houses at 1111 Avenue F, 1121 Avenue F, 1123–1125 Avenue F, 1127 Avenue F, and 1131 Avenue F. Whether Wollgast constructed these homes himself or had them built is not clear. The duplex at 1111 Avenue F was his own home.

John G. Johnson was a general contractor who built his own house at (present day) 516 6th Street (outside the district) and who executed architect Lawrence Valk's design for the Union Presbyterian Church.

Other than Amos Ladd, the bricklayer who built the oldest extant house in the district as well as the first cell houses for the Iowa State Penitentiary, little is known about the brick masons who labored in Fort Madison. Only a few masons were identified during the Intensive Level Survey: William Wemmer (associated with Site #067), Thomas Shaw (Site #036, Site #037), and George Miller (Site #140, Site #141).

⁶³ *History of Lee County*, 742; McCarley, Site #070 survey form.

⁶⁴ McCarley, Site #044 survey form.

⁶⁵ McCarley, Site #066 survey form.

⁶⁶ McCarley, Site #109 survey form.

⁶⁷ McCarley, Site #160 survey form.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 40 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Residential Architecture Found in the District (1840–1900)

Residences and residential outbuildings in the Park-to-Park Historic District reflect the initial settlement and maturation of Fort Madison throughout the 19th and 20th centuries. The massing of houses built in the mid-19th century was relatively simple; vernacular houses, with two rooms and perhaps an attic above, were built during this period, as were homes measuring one story, one-and-one-half stories, or two stories in height. Some early examples dating to the 1840s are extant in Fort Madison. T-plan or L-plan houses began to appear by the 1880s and 1890s.

Residential Buildings
Greek Revival

A handful of 1840s houses remain intact in Fort Madison. Typically, these buildings are simple side-gable or gable-front houses, built of either brick or frame construction. Details characteristic of the earlier Federal style and the then-popular Greek Revival style appear on some of these buildings, as well as buildings into the 1850s. Greek Revival houses became popular in the United States during the 1820s, due to Americans' identification with the ancient Greek model of democratic government and their awareness of the Greek War of Independence (1821–1830).⁶⁸ Greek Revival architecture mimicked the forms and ornamentation of a Greek temple, including a symmetrical façade with centered front entrance, and walls topped with wide, dentilled cornices supported at the corners by simple pilasters, suggestive of the columns and entablatures found in Greek temple architecture.⁶⁹ While faithful reproductions of temple exteriors (complete with full-height colonnaded columns) were built in both commercial and residential settings, in Fort Madison the surviving examples are more modest. Both the Amos Ladd House (811 Avenue E, Site #165, ca. 1841) and the Almeda Douglass House (825 Avenue E, Site #168, ca. 1865) were built in the two-story I-house plan, with a central hall separating two rooms on each story.

Residential Buildings
Gothic Revival

The Gothic Revival style, which imitated English cathedrals with their steep roofs and intricate ornamentation, was widely promoted throughout America in the pattern books published by Andrew Jackson Downing in 1842 and 1850. The popularity of the style peaked in the mid-1860s. Features characteristic of this style include steeply pitched cross-gabled roofs, multi-light windows, pointed or Gothic arched openings, porches with intricate details, and decorative trim such as bargeboards and small bay windows.⁷⁰ The centered-gable subtype of this style is found in Fort Madison at 624 Avenue F (the Conrad and Barbara Lesch House, 1871, Site #032) and 529 Avenue E (the F.M. Hosselton Rental House, ca. 1864, Site #129).

⁶⁸ Roth, 152.

⁶⁹ McAlester, 179–184.

⁷⁰ McAlester, 197–200.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 41 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Residential Buildings
Italianate

Italianate houses were popular in the United States between the 1830s and 1870s. Early examples of the Italianate style appeared in Fort Madison in the 1850s, but most were built in the 1860s and 1870s; a few late examples were constructed in the 1880s. A wide variety of Italianate buildings are present in the Park-to-Park Residential Historic District. Typical features of the style include tall arched windows with elaborate hood molds, two-over-two-light double-hung windows, wide eaves with large brackets, and low-pitched hipped roofs, often with a cupola centered on the peak.⁷¹ Some Italianate features, particularly brackets and Italianate porches, were applied to more modest side-gable and gable-front houses. Both frame and brick examples of Italianate houses are found throughout the district. One of the finest examples is the Chief Justice Joseph M. Beck House at 630 Avenue E (Site #138), built in 1859, which features a slightly steeper hipped roof with added gables and highly decorative bargeboards. It was individually listed on the National Register in 1988.

Residential Buildings
Second Empire

Second Empire houses are perhaps most easily identified by the dual-pitched mansard roof typical of this style. This highly decorative style imitated the trends then popular in French residential architecture, with a symmetrical façade, patterned roof, and elaborately detailed window surrounds and porches.⁷² Variations on the Second Empire in Fort Madison include the Charles Doerr House (814 Avenue F, 1890); the George H. Sr. and Mary E. Rump House (826 Avenue F, ca. 1899); and the one-and-one-half-story James Marr Rental House with centered gable at 614 Avenue E (1869).

Residential Buildings
Queen Anne

The end of the Victorian period (coinciding with the reign of Britain's Queen Victoria, from 1837–1901) was dominated by the Queen Anne architectural style, particularly in 1880s and 1890s. The Queen Anne style enabled the rising middle class to display their wealth through the construction of intricate, fantastical homes. The style was defined by an asymmetrical design — itself a departure from earlier styles — and elaborate ornamental features such as turrets, cutaway bay windows, patterned shingles, and porches with decorative wooden spindlework.⁷³ Queen Anne houses in Fort Madison were built of both brick and frame construction, with the brick examples exhibiting decorative stone or terra cotta detailing. Representative examples include the William B. Figgen House (1115 Avenue F., Site #098, ca. 1887); the Isaac R. and Lucy Atlee House (1101 Avenue F, Site #095, ca. 1898); the Bernard B. and Amelia Hesse House (603 Avenue F, Site #035, 1890); and the Cutler Duplex (721–723 Avenue E, Site #155, ca. 1893).

⁷¹ McAlester, 211–214.

⁷² McAlester, 241–242.

⁷³ McAlester, 263–268.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 42 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Residential Buildings
Richardsonian Romanesque

The Richardsonian Romanesque style became popular in the 1880s and 1890s, modeled after the work of architect Henry Hobson Richardson.⁷⁴ These masonry homes features stone work or a combination of stone and brick work to create a decorative surface treatment, defined by the incorporation of large arches and, often, round towers. Those features, along with bay windows and gable treatments, are found in the 1894–1895 house built for William Atlee, bookkeeper for the S. & J. C. Atlee lumber company, at 901 Avenue E (Site #171).

Residential Architecture Found in the District (1900–1958)

Residences built from 1900–1958 reflect the continued development of Fort Madison and the popular styles of that time, including the ongoing popularity, at the turn of the century, of the Queen Anne style. The Arts and Crafts Movement, which developed in Britain and migrated to America in the late 1890s, marked a shift away from intricate decoration, instead emphasizing order and restraint in the decorative arts. This shift is represented in the transitional architecture of that time, which combined Queen Anne and then-newer styles. These transitional houses include two-story residences built in the simpler American Foursquare form, but with more elaborate ornamentation, as well as one- or one-and-one-half-story houses with both Queen Anne and Craftsman elements. Examples of the Prairie School, Classical Revival, Colonial Revival, Dutch Colonial Revival, and Tudor Revival styles, also were built in the 1910s and 1920s.

Residential Buildings
American Foursquare

The name “Foursquare” refers to the construction of *four* rooms (two wide and two deep) organized in a *square*. Foursquare houses are two stories tall and often feature a center hall/stair, a hipped roof with front dormer, and a prominent front porch. Foursquare houses may be relatively plainly designed, but stylistic elements of Queen Anne or Craftsman architecture were often applied to these houses. Queen Anne-influenced versions (such as the 1910 John and Melinda Curtis House, 1114 Avenue F, Site #018) usually had Free Classic (rather than Spindlework) porch details. Brick versions in the Craftsman style included wide eaves, square porch columns, and multi-light over single-light ribbon windows. Examples include the ca. 1914 Charles and Rose Tingwald House (1118 Avenue F, Site #090), and the ca. 1915 William and Mary Abel House (834 Avenue F, Site #053).

⁷⁴ According to McAlester, 302, “In the middle decades of the 19th century, European Romanesque models were sometimes used for American public and commercial buildings (the Romanesque Revival style), but these precedents reached American *houses* only in a later 19th century form shaped by the powerful personality and talent of Henry Hobson Richardson.”

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 43 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Residential Buildings
Bungalow/Craftsman

The Craftsman building style was one of the most popular architectural styles in America between 1900 and 1930. Houses in the Craftsman style (either one or two stories tall) featured prominent but simplified ornamentation, including low-pitched roofs, wide eaves, multi-light over single-light double-hung windows, exposed rafter tails, and porches with tapered columns resting on short piers. Front-gabled (with single or double gables), side-gabled, and cross-gabled rooflines were all common. One of the most distinctive features of the Craftsman style is a prominent front porch. The single example of a Craftsman house in the district is the ca. 1913 Dr. Robert and Daisy Scovel House (1008 Avenue F, Site #069).

Residential Buildings
Prairie

The Prairie style was developed in Chicago by architect Frank Lloyd Wright and primarily applied to large houses and commercial buildings. Buildings constructed in the Prairie style were relatively wide, with flat, horizontal features; the style was intended to recall the treeless plains of the Midwestern United States. Prairie houses are usually two stories tall; they emphasize horizontal orientation through low-pitched roofs, wide eaves, bands of windows, horizontal bands, and large porches with square columns. The ca. 1912 James T. and Jessie Spink House (1132 Avenue F, Site #094) is an example of this style.

Residential Buildings
Colonial Revival/Dutch Colonial Revival

Colonial Revival houses are reminiscent of the style of houses built in America around the time of the Revolutionary War. The most common Colonial Revival houses are two stories tall and rectangular, with a hipped or side-gabled roof. The front door is usually located in the center of the front façade and accentuated with a porch or decorative trim. Front windows are arranged symmetrically. Although this describes a common type of Colonial Revival house, other shapes and configurations are possible. The ca. 1942 Dr. Frank R. and Esther Richmond House (505 7th Street, Site #145) is a late variation on the Colonial Revival style. An example of a Dutch Colonial Revival house, easily identified by its gambrel roof, is the ca. 1926 Rollin and Harriet Hopkirk House (415 10th Street, Site #188).

Residential Buildings
Tudor Revival

Another revival style popular in the 1920s was Tudor Revival, with its steeply pitched roofs, large chimneys (often located on the front facade), entry vestibules, multi-light windows, and stucco eaves with half-timbering. The style and its variations are represented in the ca. 1915 Dr. Walter and Vinnie Grimwood House (709 Avenue E, Site #152); the ca. 1924 John and Lottie Okell House (1007 Avenue E, Site #189); and the ca. 1927 Leroy and Frances Bean House (412 Avenue F, Site #009).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 44 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Multi-Family Architecture Found in the District (1885–1942)

Urban architecture in the United States has long included multi-family dwellings. Rowhouses and double houses (duplexes) were the first to appear, while apartment buildings did not become common in the U.S. until after the Civil War. The double house, in particular, was quite popular with all social classes, as it "inhabited an architectural middle ground between the row house and the detached house that was explicitly the consequence of a necessary economy of urban form. ... the double house is remarkable for its common pairing of owner and tenant or dual ownership and occupancy by related families or business associates."⁷⁵

Twenty-nine properties within the district were built as multi-family housing, including 16 duplexes, seven rowhouses, and six small apartment buildings. Over time, some of these were additionally subdivided to increase the number of units in the building; in one particularly extreme example, around 1925, Ronald and Alice Hayles converted an earlier one-story brick house at 619 Avenue F to a four-unit apartment building by adding a second story. A handful of other houses throughout the neighborhood were built and originally used as rental houses, typically near the home of the owner; these houses were often later converted to owner-occupied houses.

Whether built with separate units or not, the majority of houses within the district housed boarders (also sometimes described as lodgers) as well as the owners and their family, particularly during the first decades of the 1900s. This was true regardless of the occupation of the owner(s), perhaps reflecting widespread economic need, an ongoing dearth of housing in Fort Madison, and/or a local culture in which co-habitation was broadly accepted across socioeconomic classes.

Residential Buildings
Multi-Family Dwellings (Rowhouses)

The largest rental property in the district is the Samuel Atlee Rowhouses — seven side-by-side, two-story brick rowhouses at 502–514 8th Street, built around 1887 by Samuel Atlee, who was a partner with his father in the prominent lumber company of S. & J. Atlee Co. In 1917, following a fire, each of the seven rowhouses were divided in half, creating 14 flats. Another, separate set of three rowhouses was constructed around the 1850s and used as rental property until around 1900. Two of those rowhouse units together make up the property at 706 Avenue F; the third rowhouse at 710 Avenue F is now known as the Dr. Abel C. and Emily Roberts House.

⁷⁵ Charles Parrott, "The Double House in New England," *Perspectives in Vernacular Architecture* Vol. 10, Building Environments (Harrisonburg, VA: Vernacular Architecture Forum, 2005), 33–34, accessed online at <http://www.jstor.org/stable/3514339> on October 12, 2013.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 45 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Residential Buildings

Multi-Family Dwellings (Duplexes, aka Double Houses)

Most of the duplexes in Fort Madison were built during the period between 1885–1900. These buildings, also known as double houses, were common in America by the mid-1700s, and their popularity only increased in the 1800s. The form typically consisted of two nearly identical two-story units separated by a center partition wall. Other less-common duplex configurations included a back-to-back plan where one family lived in the front of the house and the other in the rear portion, or an up-and-down scheme where each family occupied an entire level. The side-by-side plan, which was most common in Fort Madison, provided each half of the building with three exterior walls for sufficient light and ventilation, privacy from the other half of the building, energy efficiency in the winter, and fire protection.⁷⁶

In the 1800s, it was not uncommon for upper- and middle-class merchants and artisans to build and occupy double houses. Architect-designed double houses were especially popular in New England, where renowned architects like Charles Bullfinch built masonry versions throughout Boston's tony Beacon Hill neighborhood.⁷⁷ Publisher-architects Elisha Charles Hussey⁷⁸ and George Barber⁷⁹ included plans for double houses in their architectural pattern books. One of the earliest duplexes in Fort Madison (716–718 Avenue F, Site #044) was built in 1858 by brothers William and James Albright, dry goods merchants, who lived there with their families.

Duplexes in the Park-to-Park Residential Historic District incorporated the same architectural styles as did the single-family dwellings in the neighborhood. For example, the ca. 1893 Otway and Mary June Cutler Duplex (721-723 Avenue E, Site #155) was built in the Queen Anne style with corner turrets and decorative porch, window, and surface treatments. Another example is the ca. 1897 Frederick Brecht Duplex (922–924 Avenue F, Site #061), which features frame construction with bay windows, decorative porch elements, and decorative surface treatments on the gables. While earlier units were often symmetrical, some duplexes built in the late 1890s reflected separate designs for the two units, consistent with the asymmetrical emphasis of the Queen Anne style.

In 1912, Lawrence Veiller, writing for the National Housing Association, recognized double houses as “an excellent type of house and one to be encouraged wherever land values are so high that the single-family house can not be successfully built. ... The great advantage of the two-family house is that generally the

⁷⁶ Parrott, 35–36.

⁷⁷ Parrott, 36–37.

⁷⁸ E. C. Hussey, *Hussey's National Cottage Architecture; or, Homes for Every One, Chiefly Low Price Buildings for Towns, Suburbs, and Country* (New York: The American News Co., 1874), Design 14/Plate 27 and Design 15/Plate 28, as reproduced in *E.C. Hussey, Cottage Architecture of Victorian America* (New York: Dover Publications, 1994), no page number.

⁷⁹ George Barber, *The Cottage Souvenir No. 2* (Knoxville, Tenn., S. B. Newman & Co., 1891), 126, as reproduced in *George Barber's The Cottage Souvenir No. 2: A Repository of Artistic Cottage Architecture* (Watkins Glen, NY: American Life Books, 1982).

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 46 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

owner occupies half of it and sees to it that the house is well maintained and properly kept up. He generally is able to get his rent free by means of the return from the other half of the house."⁸⁰

That certainly was the case in Fort Madison, where most of the duplexes were constructed for owners who lived in one unit while renting the other unit to tenants or allowing family members to live there. For example, Otway and Mary June Cutler lived in the 723 half of their duplex at 721-723 Avenue E, with daughter Anabel and her husband George Smith living in the 721 half. As a widow, Anabel later lived in the 721 unit for several years during the 1910s and 1920s, at least partly supported by the income from the 723 half. The Brecht family originally lived in the 922 half of their duplex at 922-924 Avenue F, using the 924 half for rental income. Some of the duplex properties, such as the Cowles Duplex at 714-716 Avenue E, were developed strictly as rental units by landlords who lived elsewhere in the neighborhood.

Duplexes in the district include (in order of construction date):

716-718 Avenue F	William and James Albright Duplex (1858)
602-604 Avenue F	Duplex (ca. 1870s)
820-822 Avenue F	Atlee Duplex (ca. 1885)
1014-1016 Avenue F	Scovel Duplex (ca. 1887)
1117-1119 Avenue F	Christian and Susanna Boltze Duplex (ca. 1887)
510-512 Avenue E	Johnson Duplex/Phelan Apartments (ca. 1887)
610-612 Avenue E	Case Duplex (ca. 1887, converted to four units by 1937)
1122-1124 Avenue F	Valleria McHenry Duplex (ca. 1890)
1111-1113 Avenue F	Wollgast Duplex (ca. 1890, 1903)
1123-1125 Avenue F	Frederick-Anderson Duplex (ca. 1891)
429-431 Avenue E	John and Ida Junge Duplex (ca. 1893)
721-723 Avenue E	Cutler Duplex (ca. 1893)
922-924 Avenue F	Brecht Duplex (1897)
1105-1107 Avenue F	Anna J. J. Hubbard Apartments (ca. 1897, converted to four units by 1943)
1110-1112 Avenue F	Fredericka Hansman Duplex (ca. 1899)
714-716 Avenue E	Cowles Duplex (ca. 1915)
1021-1023 Avenue F	Henry and Mary Schulte Duplex (ca. 1919)
926-928 Avenue F	Tingwald Duplex (ca. 1935)

⁸⁰ Lawrence Vieller, "A Program of Housing Reform," *Proceedings of the Academy of Political Science in the City of New York*, Vol. 2, No. 3, (New York: Academy of Political Science, National Housing Association, Columbia University, April 1912), 10, accessed online via <http://www.jstor.org/stable/1171729>, October 12, 2013.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 47 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

*Residential Buildings
Multi-Family Dwellings (Apartments)*

Apartment buildings began appearing in the United States after the Civil War and became more common after 1900; a nationwide apartment-building boom took place starting in the 1920s.⁸¹ Five small apartment buildings were constructed in Fort Madison between 1912–1930. The earliest of these was the four-unit Cowles Apartments at 908 Avenue F, built around 1912 by Alva and Mary Cowles. Around 1915, a ca. 1887 commercial building at 602 11th Street was divided into four apartments by Flora Gerber. William Atlee, of the Atlee lumber company, built a four-unit, brick, Classical Revival apartment building at 718 Avenue E around 1929. The Brewster Apartments at 628 Avenue F, also four units, were nearing completion by the time of the 1930 census. The last apartments in the neighborhood were completed in 1937, with the construction of the four-unit Diedrich Apartments at 509 10th Street. During the 1920s and 1930s, many single-family homes were converted to apartments or expanded to create additional units.

*Residential Buildings
Secondary Resources*

Outbuildings in the district include 16 carriage houses, ca. 1860 to ca. 1910, most later converted to garages; 101 detached garages, dating from around 1910 to after 1959; a 1914 chapel at St. Joseph's church; an outbuilding not used as a garage; and a possible summer kitchen built in the 1880s. The parks also contain two bandstands and a picnic pavilion.

Most carriage houses in the district are two-story, wood-frame buildings, although brick examples are also extant. The carriage houses are located at Sites #010, 011, 025, 026, 031, 116, 117, 121, 143, 144, 160, 161, 166, 169, 170, and 178. Nearly all of these were adapted to house automobiles in the early 20th century.

Most of the first garages constructed for that purpose (between 1910–1925) were small, one-car structures with hipped or gable roofs, an auto door that faced the alley, and a single entry door for pedestrian access. Most of these were wood-frame, although brick, tile block, or concrete block garages were also constructed. They are generally detached from the house and sited along the alleys. In the 1920s and 1930s, as automobile ownership became more common, garages in the district were constructed with multiple bays. These also were constructed at the rear portion of lots, facing the alleys.

⁸¹ Larry R. Ford, "Multiunit Housing in the American City," *Geographical Review*, Vol. 76, No. 4, October 1986 (American Geographical Society), 395, accessed online at <http://www.jstor.org/stable/214913> on October 12, 2013.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 48 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Religious Architecture Found in the District

Many of the church-related buildings constructed within the district exemplify the various architectural styles popular for religious architecture throughout the 19th century (Gothic Revival, Victorian High Gothic, and Romanesque Revival). Twentieth-century trends are evident in the First Methodist Church (ca. 1923), which utilizes the Tudor Revival style; the school for St. Joseph's was built in the Classical Revival style commonly applied to educational facilities and also popular for 20th-century religious buildings. The First Christian Church is a modest example of Modernist church architecture. Associated religious residences include parsonages, rectories, and convents.

Significant churches and related buildings include:

- First Methodist Church, 510 9th Street (Site #163), constructed ca. 1923; designed by local architect Robin Carswell
- Hope Episcopal Church, 605 Avenue E (Site #139), constructed 1857; addition to west side, later used as church office, ca. 1894–1900; dormer added, 1903; parish hall addition, 1928–1929
- St. Mary's Catholic Church, 1031 Avenue E (Site #192), constructed 1865–1871; rebuilt after tornado damage, 1876–1887; new spire and bell tower, 1890
- St. Mary's Rectory, 1015 Avenue E (Site #191), constructed 1872; updated/expanded, 1909, 1928
- St. Mary's Convent, 1111 Avenue E (Site #193), constructed 1911
- First Methodist Episcopal Church, 701 Avenue E (Site #151), constructed 1887–1888
- Union Presbyterian Church, 719 Avenue F (Site #047), constructed 1884–1885; Sunday School addition, 1929; upper story addition, 1940s; addition to west, 1994
- Union Presbyterian Parsonage, 712 Avenue E (Site #146), constructed ca. 1890; original full front porch replaced with smaller entry porch (later enclosed) sometime after 1946
- St. Joseph's Church, 508 (516) Avenue F (Site #019), constructed 1886; corner towers and front vestibule added, 1906; addition to south elevation, ca. 1939
- Chapel, replica of original 1840 Catholic church, utilizing the earlier building's foundation and salvaged door (Site #019), constructed 1914
- St. Joseph's Rectory, later St. Joseph's/Sisters of Humility Convent (1925–1979), 520 Avenue F (Site #020), constructed 1890
- St. Joseph's School, 509 Avenue F (Site #022), constructed 1926
- St. John Evangelical Church, 505 10th Street (Site #180), constructed 1864; tower and steeple added, 1885; parish hall/school addition, 1904; fellowship hall expansion, 1993
- St. John's Parsonage, 501 10th Street (Site #181), constructed 1893

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 49 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Religious Buildings
Gothic Revival

In religious architecture, the Gothic Revival incorporated tall, spiky building forms with medieval ornamentation. In the Park-to-Park Residential Historic District, St. Luke's Episcopal Church (aka Hope Episcopal Church, 605 Avenue E, built in 1857) is a modest example of this style, with a crenellated square tower.

Religious Buildings
Classical Revival

Often used for school buildings, this was the style employed for the design of St. Joseph's School, 509 Avenue F (1926).

Religious Buildings
Victorian High Gothic

Many of the churches in the Park-to-Park Historic District are built of brick in the Victorian High Gothic style that emerged after the Civil War. The Victorian High Gothic represented a retreat from the exaggerated verticality of earlier Gothic Revival religious architecture, with heavier, wider building forms and substantially larger and wider arched windows. Four examples of this style are found in the district.

- Union Presbyterian Church, 719 Avenue F (1884–1885)
- St. Joseph's Catholic Church, 508 (516) Avenue F (1886)
- St. Mary's Catholic Church, 1031 Avenue E (1865–1871, 1876, 1890)
- First Methodist Episcopal Church, 701 Avenue E (1887–1888)

Religious Buildings
Romanesque Revival

As described previously, Romanesque Revival architecture is constructed of heavy brick or stone masonry, with oversized arches and fortress-like towers and other features. Three religious buildings were constructed in this style.

- St. John's Evangelical Church, 501 10th Street (1864, 1885, 1904, 1993)
- St. Mary's Rectory, 1015 Avenue E (1909, 1928)
- St. Mary's Convent, 1111 Avenue E, (1911)

Religious Buildings
Modern

The First Christian Church exemplifies the Modern movement in church architecture in the 1950s. In the late 1800s and early 1900s, church design was highly ornamented, often with tall spires and other elements of

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 50 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Gothic design. The Great Depression and two World Wars generally brought a halt to church construction in the United States. When church-building resumed in the post-war period, the architecture of those buildings often reflected either the Classical Revival or Colonial Revival styles, both of which were popular with and promoted by \ mainline Protestant denominations' architecture departments, through stock plans that could be used by local congregations.⁸² The locally self-governing Christian Church (Disciples of Christ) had no such national department of architecture⁸³ and, along with other progressive denominations (including Episcopalians and Lutherans), tended to embrace Modern architecture more readily. Modern church architecture in the 1950s emphasized the community of worship, with the focus on the assembled congregants, rather than the pulpit. The Modern style also was practical, as smaller churches with simpler ornamentation could be built quickly and relatively inexpensively. By the 1960s, leading architects such as Robert Venturi and Louis Kahn were beginning to question Modernism and incorporate traditional elements and symbols into their "post-Modern" work. As a result, the First Christian Church building, constructed in 1958, exemplifies a brief period of simplified Modern church architecture.⁸⁴

Government Buildings Found in the District

Although this is a primarily residential district, it contains several significant buildings related to city and county government: City Hall, which originally included the city's first firehouse; the Lee County Courthouse; and the original Lee County Jail.

City Hall/Fire Station No. 1

The City Hall/Fire Station building (Site #164) is located on 8th Street (formerly Market Street), the north-south spine of the district. The Original Town plat included a market space at the northwest corner of Market Street and Fourth Street (now 8th Street and Avenue E), and the City Hall/Fire Station was built on the opposite corner. This created a centralized location for both the volunteer fire department and for the convenience of citizens conducting civic and other business. An 1873 one-story city hall/fire station building was replaced in the 1930s with this two-story structure, built in a traditional manner, with large doors on the ground floor to provide access for fire apparatus and meeting/storage space upstairs. The one-story section to the rear was built at the same time, while additional engine bays and city offices, constructed in 1975, now connect the 1930s building to the Amos Ladd house. During the 1975 project, the front façade of the 1930s building was altered to replace the truck bay doors; one bay now contains a double-entry door for pedestrians with sidelights, while the other contains a wide, multi-paned window with sidelights.⁸⁵

⁸² Louis P. Nelson, "Placing the Sacred: Reflections on Contemporary American Church Architecture," Yale University Institute of Sacred Music, accessed online at ism.yale.edu/sites/default/files/files/Placing%20the%20Sacred.pdf.

⁸³ Telephone call with Sarah Harwell, chief archivist, Disciples of Christ Historical Society, February 12, 2014.

⁸⁴ Duncan Stroik, "The Roots of Modernist Church Architecture," *Adoremus Bulletin, Online Edition* 3 (number 7, October 1997). Accessed online at <http://www.adoremus.org/1097-Stroik.html> on February 11, 2014.

⁸⁵ McCarley, Site #164 survey form.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 51 Property name Park-to-Park Residential Historic District

County and State Lee County, Iowa

Lee County Courthouse

The Lee County Courthouse is located on Avenue F, at the northwest corner with 7th Street. The courthouse (Site #045) was constructed in 1841–1842 in the Greek Revival style, with temple-front full-height classical columns. According to the *History of Lee County*, it was built by Thomas Morrison and Isaac R. Atlee, and the basement contained a jail. It was expanded with an addition to the north in 1876, at which time the basement was converted to records storage. When a second county seat was established in Keokuk in 1848, this became known as the North Lee County Courthouse.⁸⁶

Old Lee County Jail

This two-story brick and stone building (Site #046) was constructed next to the courthouse between 1865–1867. It served as the county jail and the sheriff's residence until the early 1970s, with the sheriff and his family living in the brick front half of the building and prisoners held in the stone section to the rear. It was used as a temporary holding facility for county prisoners from 1970–1981, but fell out of use in the 1980s. In 2001, the city demolished the brick sheriff's quarters but retained the stone portion of the building, which is currently leased to the North Lee County Historical Society.

Public Parks in the District

Fort Madison's two public parks, Old Settlers Park and Central Park, were designated in the Original Town plat in 1836 and developed during the 1800s. Today, the parks remain unencroached upon by development.

Old Settlers Park

Old Settlers Park was designated as a public square in the Original Town plat. It was originally called the "Upper Square" as a way to distinguish it from the undeveloped Lower Square (later known as Central Park).

Old Settlers Park was named for its connection to the Old Settlers Association, a club whose members had settled in Lee County on or before July 1, 1840. The Old Settlers Association, formed in January 1871, met for the first time on July 4 of the same year at "the Fort Madison fair grounds." In the early years, the reunions were held at various locations throughout the county, but eventually, Fort Madison's Upper Square became the Association's regular reunion location.⁸⁷ Daniel Miller suggested during the 1886 reunion that the square be renamed Old Settlers Park. Approximately 5,000 people attended the 1891 reunion, and in the evening, the local bicycle club circled the park carrying lighted Japanese paper lanterns. The

⁸⁶ McCarley, Site #045 survey form.

⁸⁷ *History of Lee County*, 352–356.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 52 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Association's final reunion took place at Old Settlers Park in August 1919.⁸⁸

The park traditionally has been a gathering place for residents and the site of many public celebrations and events. Chief Black Hawk, leader of the Sauk and Fox tribes, was the honored guest at the Fourth of July celebration held in Old Settlers Park in 1838. Black Hawk's speech at that event would be his last, as he died in October of that year.⁸⁹

Old Settlers Park originally contained an old log cabin, which was no longer extant by 1889, the first year that the park appears on a Sanborn Fire Insurance Map. As it was improved, the park was planted with elm and maple trees in an orderly fashion, and walkways were paved around the perimeter of the park and diagonally between opposite corners.⁹⁰ The 1868 Fort Madison city directory noted that "In former years, much labor was expended in planting forest trees about the principal streets. ... Also, two Parks or Squares well planted with trees, one of them being exceedingly lovely, are also very attractive features of the city."⁹¹ The Sanborn maps in 1889 and 1900 noted that the park was "full of trees."

In 1873, Mayor A.C. Roberts persuaded the city to build a bandstand in the Upper Square. Bandstands were once common features of public parks throughout the United States. Many were built between the Civil War and the First World War, during the heyday of brass bands and outdoor concerts and oratory. Bandstands are almost always of a relatively round form – truly round, hexagonal, or octagonal – so that an audience could surround the stage on all sides. In addition to musical concerts, bandstands were used for speechmaking and as belvederes (buildings from which one might enjoy a fine view). To those ends, bandstands generally were elevated several feet above the ground.⁹²

The 1889 Sanborn map (following page) depicted a circular bandstand in the location of the current bandstand. The 1894 Sanborn map showed a platform extending out to the west side of the bandstand, from which speeches could be given. The 1900 Sanborn map continued to show this footprint for the bandstand. The park's current concrete walkways first appeared on the 1907 Sanborn map. The walkways, which crisscross the park from corner to corner, do not meet at the center of the park. Instead, as shown on the 1907 map, they meet at a point slightly east of center, near the bandstand and a fountain.

⁸⁸ *Old Settlers Association, Lee County, IA*, as quoted in McCarley, Site #001 survey form.

⁸⁹ "Black Hawk's Last Speech," *Fort Madison Democrat*, May 20, 1938, as quoted in McCarley, Site #001 survey form R1-001-401 Avenue E-Old Settlers Park-56-03853.pdf.

⁹⁰ Roberts, *Illustrated Fort Madison, 1896*, no page number.

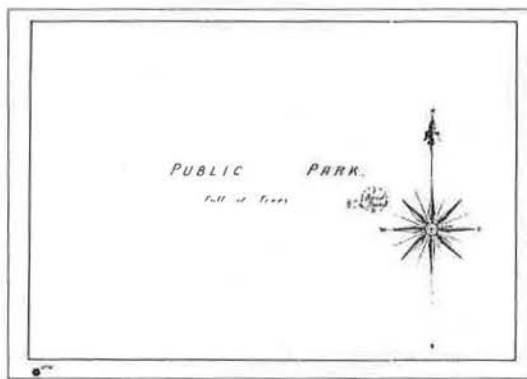
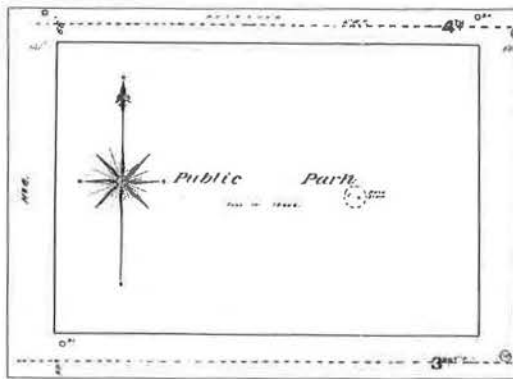
⁹¹ *Lee County Gazetteer 1868*, 144, as quoted in McCarley, Site #001 survey form.

⁹² S. Frederick Starr, ed., *The Oberlin Book of Bandstands* (Washington, D.C.: The Preservation Press, 1987), 10–12.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 53 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa



(Left) Figure 59. Sanborn Fire Insurance Map, 1889, sheet 6; (right) Figure 60. Sanborn Fire Insurance Map, 1894, sheet 7.

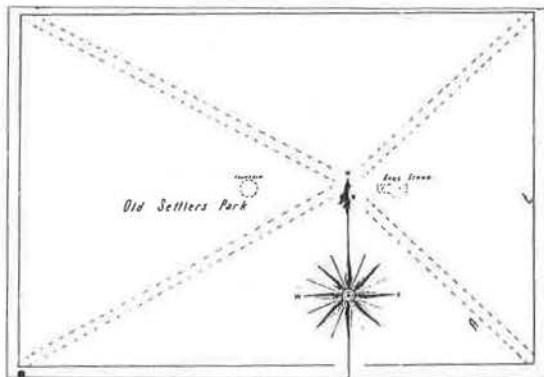


Figure 61. Sanborn Fire Insurance Map, 1907, sheet 17.

These improvements continued to appear on the 1913 and 1919 Sanborn maps; the 1926 Sanborn map and its 1946 update included only the bandstand, although that had been removed by the 1930s.⁹³ During those years, the park fell into disrepair. By the 1940s, the fountain had been dismantled; it was later moved to Rodeo Park, which was established in 1947.⁹⁴ The park's condition improved after World War II; new sidewalks, picnic tables, and benches were installed around 1949, with playground equipment in 1951.⁹⁵

⁹³ "6 City Parks Have 250 Acres of Ground; Much Development in Post-War Era," *Evening Democrat*, August 25, 1952, VI: 1, 3, as referenced in McCarley, Site #001 survey form.

⁹⁴ *Fort Madison/North Lee County Yesterday & Today – Democrat* and interview with Andy Andrews, as quoted in McCarley, Site #001 survey form.

⁹⁵ "6 City Parks."

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 54 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Old Settlers Park has been further revitalized within the past 20 years. During the 1990s, neighborhood residents gathered to clean up the park and hold potluck dinners. A new incarnation of the Old Settlers Association was organized in 1997 with plans to construct a new bandstand, which was completed in 1999. The Old Settlers Association raised nearly \$50,000 and contractor Jim Decker donated nearly \$50,000 of in-kind labor for the project; the city also contributed around \$5,000. Improvements to the park have continued, including the installation of 24 benches and 11 Victorian-style lampposts. Additional trees and flowers have been planted, and improvements have been made to the park's small ball field.⁹⁶ In 2008, the park also included a playground area and shelter house, and it was the site of summer concerts.⁹⁷

Central Park

Central Park is the second public square designated in the Original Town plat. It was historically referred to as the Lower Square. For more than 40 years, this full block at the western side of the Park-to-Park District neighborhood was undeveloped, with the exception of a wooden fence designed to keep out livestock. In 1882, the late judge Philip Veile bequeathed \$2,500 to enclose the park with an iron fence, and although the fence was never built, the park was known for some time as Veile Park.⁹⁸ At some point around or after 1889, it was renamed "Central Park."

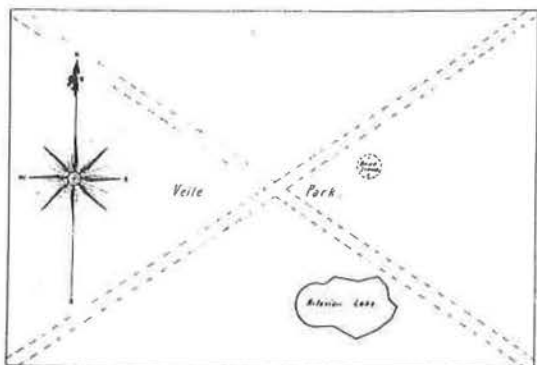


Figure 62. Sanborn Fire Insurance Map, 1907, sheet 3.

Sanborn Fire Insurance maps are relatively unhelpful in determining the changes to this park over time, since maps of various years only sporadically depicted the various features found in the park. It is clear, however, that improvements were made beginning in 1889, when steamboat captain J. W. "Cap" Campbell proposed a plan to beautify the park with a small lake with a fountain, enclosed by a cast iron fence. The

⁹⁶ *Fort Madison/North Lee County Yesterday & Today – Democrat*, as referenced in McCarley, Site #001 survey form.

⁹⁷ Brief Driving Tour of Fort Madison, Fort Madison Convention and Visitors Bureau, as referenced in McCarley, Site #001 survey form.

⁹⁸ *Weekly Democrat*, May 17, 1882, as referenced in McCarley, Site #058 survey form.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 55 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

city also built a bandstand in the summer of 1889.⁹⁹ In order to pay for the lake and fountain, the city contributed \$125 (about one-third of the cost of excavation) and raised the remainder through public subscription.¹⁰⁰

Water for the lake and fountain was provided by local businessman Samuel Atlee, who had drilled a deep artesian well to provide water for his house at 804 Fourth Street (Avenue E), across from the street from the park. City water, which was drawn from the Mississippi River, could be muddy and many people preferred the taste of the artesian well water, so Atlee constructed a public drinking fountain connected to his well, at the alley corner of his home. Later in the summer of 1889, Atlee's wife Nancy persuaded City officials to run a pipe from the Atlee well to Central Park to supply water for the small lake.¹⁰¹ The lake, which was dedicated to Mrs. Sam Atlee on September 30, 1889, was stocked with goldfish. In 1899, the *Weekly Democrat* reported that a three-foot-long alligator had escaped into the lake, which was later re-populated with goldfish.

The lake was designed in an irregular, natural shape and measured 100 feet long and 60 wide, with a maximum depth of six feet. It was lined and coped with Portland cement. An island in the center of the lake was landscaped with trees and grass, with a large boulder at the west end of the island "representing the famous Campbell Rock, well known to all Mississippi river men, and placed there at the suggestion of the friends of Capt. Campbell—the designer—in honor of himself and family." The east end of the island contained the sculpture of a castle designed by Dr. F. C. Roberts to resemble the Schwartzfelzen (Black Rocks) castle on the river Rhine, near Drachenfelz, in Germany. Flags of the United States, Ireland, and Germany were displayed on the castle's towers, and a knight in armor, donated by Col. W. J. McCray, guarded its entrance. The lake also contained a fountain in the shape of a swan, with outstretched wings and a cherub holding its neck. Polypary (Mississippi coral) rocks, used for the castle and the base of the fountain, were donated by George & Henry Schlapp, and the Amborn Brothers store donated 20 large scallop shells that decorated the rim of the fountain. In 1917, a new artesian well was dug to replace the Atlee water line, but the fountain failed in the late 1920s due to rusted pipes.¹⁰²

Central Park experienced a number of additions and improvements in the 1950s. In 1950, the local Boy Scout troop installed a commemorative replica of the Statue of Liberty near the bandstand. The statue stands on a concrete pedestal surrounded by an eight-pointed concrete foundation. This statue was part of a two-year campaign by the Boy Scouts of America, begun in 1949, to "Strengthen the Arm of Liberty" by placing these statues in more than 200 communities throughout the United States. Jack Whitaker, a Kansas City, Missouri, businessman and former Scout conceived of the program, which coincided with the Scouts' 40th anniversary celebration. Whitaker hoped that the statues would serve as a visual reminder of the

⁹⁹ *Weekly Democrat*, report of the City Council meeting of 6/12/1889, as referenced in McCarley, Site #058 survey form.

¹⁰⁰ *Weekly Democrat*, 6/26/1889, as referenced in McCarley, Site #058 survey form.

¹⁰¹ Reprinted from 7/17/1889 *Weekly Democrat*, page 8, by Historian L. D. Andy Andrews, as referenced in McCarley, Site #058 survey form.

¹⁰² McCarley, Site #058 survey form.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 56 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

freedoms that otherwise might be taken for granted. He paid \$3,500 for an original 1/5th-scale mold that the Friedley-Voshardt Company of Chicago then used to stamp out the statues. Troops could purchase the mass-produced 8-foot-4-inch copper statues, supported by an interior wooden frame, for \$350. The "Little Sisters of Liberty" were placed in 39 states, as well as Guam, Puerto Rico, the Philippines, and the Panama Canal Zone. While the style of pedestal and base were left up to each city or Troop, the eight-pointed star is not unusual; it is based on the foundation of the actual Statue of Liberty in New York.¹⁰³

The bandstand was renovated in the early 1950s. The platform on the west side, which had served primarily as a speaker's stand, was removed and the roof, railings, and floor of the bandstand were enlarged to accommodate a greater number of musicians. In the late 1950s, the fountain was rebuilt and the depth of the lake was reduced; the castle was also removed at that time. The drinking fountain provided by the Atlees was disconnected around 1970 by health officials concerned about the safety of the artesian water, and a few years later, vandals damaged the swan statue, which was removed from the park.¹⁰⁴

Around 1970, health authorities decided that the artesian water might contain minerals that were harmful to humans and disconnected the artesian drinking fountain. Around 1972, vandals damaged the fountain's lead-cast swan, which was then removed, stored and eventually disappeared.¹⁰⁵ More recently, in 2008, the Fort Madison Rotary Club reconstructed a bandstand based on the original design, as depicted on a period (ca. 1900) postcard.¹⁰⁶ The new Central Park Bandstand is typical of the fantastical, exotic building forms used for these structures during the late Victorian era. Because all sides of a bandstand are open to the audience, the roof was the primary element through which an architect or designer could express his or her creativity.¹⁰⁷ The Central Park Bandstand features a two-level roof that peaks in a finial; beneath the eaves, spindlework and wooden segmental arches frame the spaces between vertical posts. The arch motif is repeated around the base of the structure.

Also in 2008, the lake was filled in and landscaped with ornamental plants, which now surround a new fountain. The park was further improved by the addition of a picnic shelter in the southeast corner of the park, donated in memory of Mike Johnson by his family.¹⁰⁸

¹⁰³ Stratton, "The Statue of Liberty;" also Marti Attoun, "Lady Liberty's Little Sisters." *American Profile*, September 7, 2003, and "The Way It Was: Little Sisters of Liberty." *Scouting*, October 2007.

¹⁰⁴ McCarley, Site #058 survey form.

¹⁰⁵ Based on "Central Park" from brief *Fort Madison History* by John Hansman, as referenced in McCarley, Site #058 survey form.

¹⁰⁶ McCarley, Site #058 survey form.

¹⁰⁷ *Oberlin Book of Bandstands*, 18.

¹⁰⁸ McCarley, Site #058 survey form.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 57 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Substantiation for the End of the Period of Significance

The construction of the First Christian Church in 1958 marks the end of the period of significance (1841–1958) for both Criterion A: Community Development and Criterion C: Architecture.

The completion of the First Christian Church, in 1958, marked the effective end of new construction within the district. While older houses were regularly replaced throughout the city's history — making way for larger homes, multifamily dwellings, and the latest popular architectural styles — this redevelopment had slowed substantially during the 1940s, and the neighborhood was effectively built out by 1950. Between 1950 and 1970, only three new houses were built: the 1951 minimal traditional Stimpson House at 521 Avenue E, Contributing; the 1952 C. E. Richards ranch home at 816 Avenue E, Contributing; and the 1965 Gertrude Cresap ranch home at 401 Avenue E, Non-Contributing. No new homes were built between 1959–1964. The most recent institutional buildings — the Dry Dock Student Center at 702 Avenue F (1957) and the Lee County Bank and Trust Building (1969) — are not architecturally noteworthy and, therefore, do not contribute to the district.

The First Christian Church also is locally significant as Fort Madison's only example of Modern religious architecture. The First Christian Church was designed by Burlington, Iowa, architect Edwin Alton Thornquist, who in 1952 had "aroused widespread interest" with his modern "functional design" for the Westminster Presbyterian Church in Burlington, which featured a two-story, rectangular, flat-roofed sanctuary with walls of concrete, glass, and redwood.¹⁰⁹ While the First Christian Church is more traditional in its massing, it nonetheless reflects the movement in the late 1950s and early 1960s toward more community-oriented church buildings that blended into the neighborhood,¹¹⁰ and so stands apart from the more traditionally styled religious architecture in Fort Madison.

¹⁰⁹ "Functional Design Featured in New Church," *Cedar Rapids Gazette*, Sunday, March 30, 1952, accessed online at NewspaperArchive.com, December 13, 2013; "Historical Page," First Presbyterian Church website, accessed online at <http://www.1stpresb.org/Historical/Westminister/westminister.html>, December 13, 2013.

¹¹⁰ Brenda Goodman, "A Return to Architectural Traditions," *New York Times*, September 22, 2007.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 58 Property name _____

County and State _____

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 59 Property name _____
County and State _____

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 60 Property name _____
County and State _____

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

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 61 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

10. Geographical Data

Verbal Boundary Description

Beginning at a point at the southwest corner of 1132 Avenue F at the intersection of 12th Street and the alley between Avenues F and G, proceed north along 12th Street to the northwest corner of 1133 Avenue F at the intersection of 12th Street and the alley between Avenues E and F. Then proceed east to the southwest corner of 1016 Avenue E, there turning north and proceeding along the western property line of the same property and across Avenue E to the southeast corner of 1013 Avenue E. Then proceed west to the southwest corner of 1111 Avenue E, turning north to the northwest corner of the same property. Then turn east and proceed to the northeast corner of 401 Avenue E at the intersection of 4th Street and the alley between Avenues D and E. Then proceed south to the northeast corner of Old Settlers Park and, there turning east, proceed to the northeast corner of 504 4th Street. Then turn south and proceed to the northeast corner of 514 4th Street, there turning east for 16' to the northeast corner of 518 4th Street. Then turn south and proceed to Avenue F. Then turn west and proceed to a point at the middle of the southern property line of 524 4th Street, directly across Avenue F from the northeast corner of 604 4th Street. Then turn south and proceed across Avenue F and along the eastern property line of 604 4th Street to its southeast corner, there turning west and proceeding to the same property's southwest corner at 4th Street. Then proceed west across 4th Street and continue directly west along the property line of 402 Avenue F to the point where that property line turns south, there turning south and continuing to the alley. Then turn west and proceed to the southwest corner of 628 Avenue F, turning north and proceeding along the western property line of that same property to the southeast corner of 602 7th Street. Then turn west and proceed to the southwest corner of 602 7th Street at 7th Street. Then turn south and proceed to the northwest corner of 7th Street and the alley between Avenues F and G. Then turn west and proceed to the southwest corner of 718 Avenue F, there turning north and proceeding to the northwest corner of the same property. Then turn west and proceed to the southwest corner of Avenue F and 8th Street, which is also the northeast corner of 804 Avenue F, there turning south and proceeding to the southeast corner of the same property. Then turn west and proceed along the southern property line of 804 Avenue F to the southwest corner of 812 Avenue F. Then turn south and proceed to the alley at the southeast corner of 814-816 Avenue F. Then turn west and proceed to the southwest corner of 834 Avenue F, there turning north along the western property line of the same property to the southeast corner of 836 Avenue F. Then turn west and proceed to the southwest corner of the same property at 9th Street, there turning north to the northwest corner of the same property. Then turn west and proceed across 9th Street to the northeast corner of 906 Avenue F, there turning south and proceeding along the eastern property line of the same property to its southeast corner. Then turn west and proceed to the point of origin.

The district includes, roughly, the properties on the north and south sides of and that face Avenue E between 4th Street and 10th Street, the properties on the north and south sides of and that face Avenue F between 4th Street and 12th Street, and the properties on the east side of and that face 4th Street between Avenues E and F.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 62 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

The district include lots in the Original Town site plat numbered N95' LOT 408, N95' W5' LOT 407, N105' LOT 409 (EX E10' S40'), 410, 411, 412-417, 417A, 418, 418A, 419-426, 427-433, N71' LOT 434, 436-439, N72.5' LOT 444, N72.5' E25' LOT 446, W1/2 OF LOT 446 & E1/2 OF LOT 447, 448-451, N48' LOT 452, 454-461, 462-470, 471-479, 498-506, 507-516, 517-526, 527-531, W1/2 OF LOT 532, 536-542, 543A, 543, 544, 544A, 545-551, 551A, 552, 552A, 553, 554-556, S70' W16' 557, 589-591, 592-601, 602, 602A, 603, 604, 604A, 605-607, 607A, 609-609, 610-618, 619, 620, 620A, 621-628, 629-633, 670-697, 701, E45' LOTS 702 & 703, W55' LOT 702, 703, 704-710, 711-716, 716A, 717, 717A, 718, 719-727, 727A, 728-736, 806-807, Old Settlers Park "Public Square," and Central Park "Public Square".

Boundary Justification

The Historic District boundary includes the collection of mostly residential buildings adjacent to the Commercial Historic District. The proposed northern, eastern, southern, and western boundaries of the Park-to-Park Residential Historic District delineate a visual and architectural shift between the district and the adjacent areas.

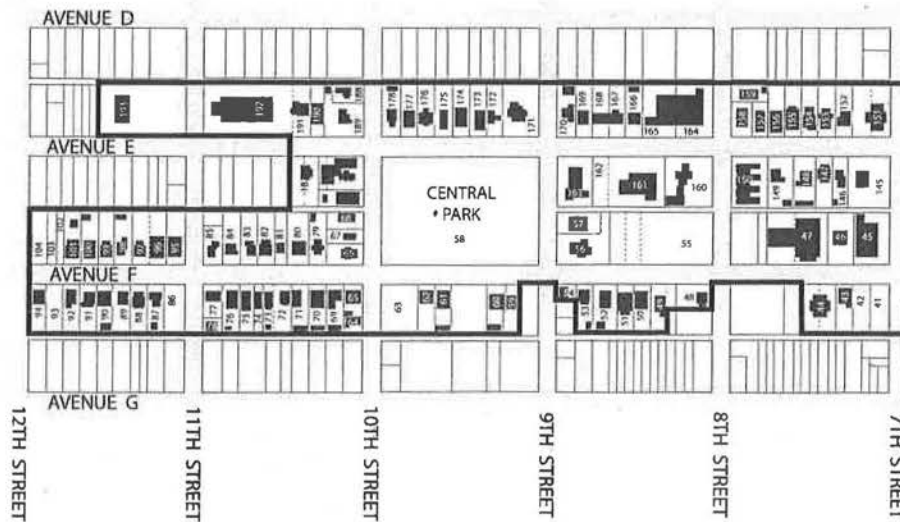
South of the Park-to-Park Residential Historic District is located the Fort Madison downtown commercial area, distinct from the Park-to-Park district through the function and design of its buildings. Although the Park-to-Park district does contain a few governmental and commercial buildings close to its southern border, the buildings on the south side of Avenue F — like those in the rest of the district — are primarily residential in design.

On the eastern side of the district, the residential area ends at 2nd Street, and the houses fronting 4th Street (which are included within the district's boundaries) differ visually from the rest of the houses between 4th and 2nd, which tend to be smaller, more modest, and more highly altered over time. Because of the extent of these alterations, many of the homes outside the district boundaries lack the integrity found throughout the rest of the district. The western and northern boundaries of the district similarly demarcate the division between older, larger, higher style homes (in the district) and smaller, modest, more recently built and more heavily altered dwellings.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Map Page 63 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa



Park-to-Park Residential Historic District

McDoux Preservation, March 2014

■ Contributing

□ Non-Contributing

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

**National Register of Historic Places
Continuation Sheet**

Section Photos **Page** 64 **Property name** Park-to-Park Residential Historic District
County and State Lee County, Iowa

Photos

Photographs taken by Lyle and Gwen Brown, City of Fort Madison Historic Preservation Commission, Fort Madison, Lee County, Iowa, various dates (see below). Digital photographs professionally printed on inkjet photographic paper by Aker Imaging, Houston, Texas.

1. First Christian Church, 608 10th Street, example of Modern church architecture, oblique view, facing southeast, November 12, 2011, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0001.
2. Bernard B. and Amelia Hesse House, 603 Avenue E, example of Queen Anne style (brick construction), oblique view, facing northwest, March 6, 2012, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0002.
3. Charles and Catherine Doerr House, 812 Avenue F, example of Second Empire style, oblique view, facing southeast, January 6, 2012, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0003.
4. William H. and Charlotte Atlee House, 903 Avenue E, example of Romanesque Revival style, oblique view, facing northwest, January 8, 2012, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0004.
5. Otway and Mary Jane Cutler Duplex, example of Queen Anne style as-built duplex, oblique view, facing northwest, January 8, 2012, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0005.
6. Samuel Atlee Rowhouses, oblique view, facing southeast, December 3, 2013, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0006.
7. Central Park, view from 10th Street and Avenue F, facing northeast, December 3, 2013, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0007.
8. View of reconstructed (non-contributing) Bandstand in Central Park, facing northeast, May 1, 2012, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0008.
9. Old Settlers Park, view from intersection of 4th Street and Avenue E, facing southwest, February 28, 2012, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0009.
10. Streetscape, corner of 5th Street and Avenue E, facing northeast, December 3, 2013, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0010.
11. Streetscape, corner of 5th Street and Avenue F, facing northwest, December 3, 2013, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0011.
12. Streetscape, corner of 6th Street and Avenue E, facing northwest, December 3, 2013, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0012.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photos **Page** 65 **Property name** Park-to-Park Residential Historic District
County and State Lee County, Iowa

13. Streetscape, corner of 6th Street and Avenue E, facing south, December 3, 2013, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0013.
14. Streetscape, corner of 8th Street and Avenue E, facing northeast, December 3, 2013, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0014.
15. Streetscape, corner of 9th Street and Avenue F, facing southeast, December 3, 2013, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0015.
16. Streetscape, corner of 9th Street and Avenue E, facing northwest, December 3, 2013, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0016.
17. Streetscape, corner of 10th Street and Avenue E, facing northeast, December 3, 2013, image number IA_LeeCounty_FortMadison_Park-to-ParkHistoricDistrict_0017.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photos Page 66 Property name Park-to-Park Residential Historic District

County and State Lee County, Iowa

Photo Key

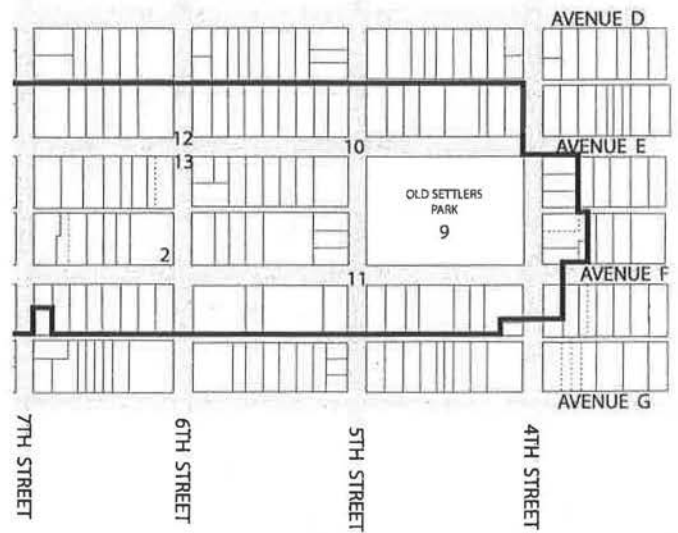
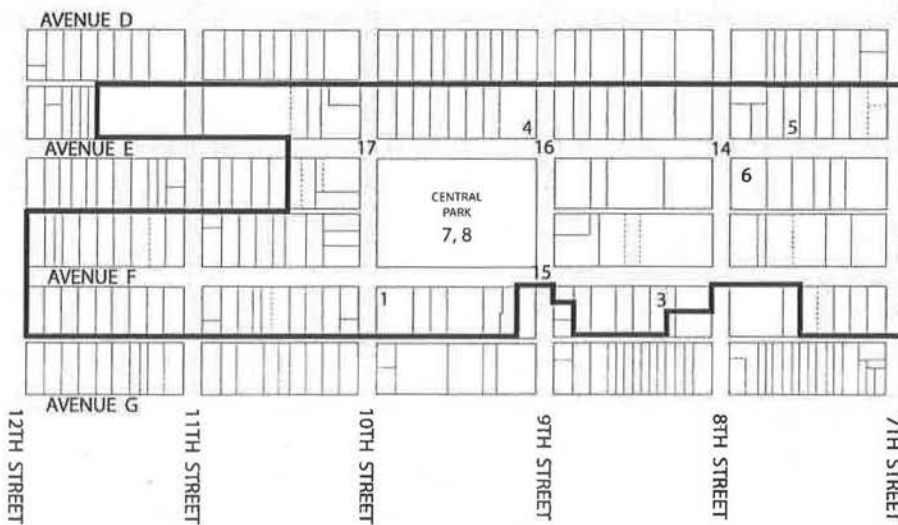


Photo Key



Park-to-Park Residential Historic District
McDoux Preservation, March 2014

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Figures Page 67 Property name Park-to-Park Residential Historic District
County and State Lee County, Iowa

Index of Figures

All photographs taken by Lyle and Gwen Brown, City of Fort Madison Historic Preservation Commission, Fort Madison, Lee County, Iowa, various dates (see below).

Figure 1. Map showing the boundaries of the Park-to-Park Residential Historic District, created by the author.

Figure 2. Original Town plat of Fort Madison, showing general location of district, from Andreas, pages 48–49; accessed online at <http://digital.lib.uiowa.edu/cdm/ref/collection/atlas/id/3916>, October 17, 2013.

Figure 3. Topography of Fort Madison, from the *Fort Madison Comprehensive Plan, 2013*, page 20.

Figure 4. Eastern half of birds-eye map of Fort Madison, from *Roberts, Illustrated Fort Madison 1896*, no page number.

Figure 5. Diedrich Apartments, 509 10th Street, Site #179, oblique view, facing northwest, January 8, 2012.

Figure 6. Samuel Atlee Rowhouses, 502–514 8th Street, Site #150, oblique view, facing southeast, January 8, 2012.

Figure 7. Hubbard Apartments, 1105–1107 Avenue F, Site #096, oblique view, facing northeast, February 15, 2012.

Figure 8. St. Mary's (Holy Family) Catholic Church, 1031 Avenue E, Site #192, oblique view, facing east, January 8, 2012.

Figure 9. St. Joseph's Church, 508 Avenue F, Site #019, front elevation, facing south, November 26, 2011.

Figure 10. Union Presbyterian Church, 719 Avenue F, Site #047, oblique view, facing northeast, November 19, 2011.

Figure 11. First Methodist Episcopal Church, 701 Avenue E, Site #151, oblique view, facing northwest, January 8, 2012.

Figure 12. First Christian Church, 608 10th Street, Site #063, oblique view, facing southeast, November 22, 2011.

Figure 13. St. John's Evangelical Church, 521 10th Street, Site # 181, oblique view, facing southwest, January 8, 2012.

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

**National Register of Historic Places
Continuation Sheet**

Section Figures **Page** 68 **Property name** Park-to-Park Residential Historic District
County and State Lee County, Iowa

Figure 14. St. Joseph's School, 509 Avenue F, Site #022, front elevation, facing northeast, March 8, 2012.

Figure 15. City Hall/Fire Station No. 1, 803 Avenue E, Site #164, oblique view, facing northwest, January 8, 2012.

Figure 16. Lee County Courthouse, 701 Avenue F, Site #045, oblique view, facing southwest, November 19, 2011.

Figure 17. Remaining section of the Old Lee County Jail, 711 Avenue F, Site #046, oblique view, facing northeast, November 19, 2011.

Figure 18. Carriage house at 422 Avenue F, Site # 011, oblique view, facing northwest, March 8, 2012.

Figure 19. Carriage house at 833 Avenue E, Site #170, oblique view, facing northeast, January 8, 2012.

Figure 20. Carriage house at 804 Avenue E, Site #160, oblique view, facing northeast, January 8, 2012.

Figure 21. Facing west down Avenue E from 7th Street, October 20, 2013.

Figure 22. Facing west on Avenue F from 8th Street, October 20, 2013.

Figure 23. View of the central section of the district from the bluff, as it appeared in 1896; from Roberts, *Illustrated Fort Madison 1896*, as reproduced in McCarley, 42.

Figure 24. View of the central section of the district from the bluff, facing south, October 20, 2013.

Figure 25. Bandstand in Old Settlers Park, facing northeast, February 28, 2012.

Figure 26. Bandstand in Central Park, facing northeast, May 1, 2012.

Figure 27. Replica Statue of Liberty in Central Park, facing northwest, May 1, 2012.

Figure 28. Ira and Sarah Bricker House, 435 Avenue E, Site #112, oblique view, facing northwest, January 20, 2012.

Figure 29. Amos Ladd House, 811 Avenue E, Site #165, oblique view, facing northeast, January 8, 2012,

Figure 30. Charles and Eliza Brewster House, 629 Avenue F, Site #040, oblique view, facing northeast, March 7, 2012.

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

**National Register of Historic Places
Continuation Sheet**

Section Figures **Page** 69 **Property name** Park-to-Park Residential Historic District
County and State Lee County, Iowa

Figure 31. Isaiah and Amelia Hale House, 402 Avenue F, Site #008 front elevation, facing south, March 30, 2012.

Figure 32. Samuel D. and Maria Morrison House, 604 4th Street, Site #002, oblique view, facing southeast, November 27, 2011.

Figure 33. House at 706 Avenue F, Site #042, oblique view, facing southeast, November 19, 2011.

Figure 34. F. M. and Louisa Hosselton House, 535 Avenue E, Site #130, oblique view, facing northwest, January 20, 2012.

Figure 35. Robert W. and Catherine O. Albright House, 915 Avenue E, Site #173, oblique view, facing northeast, January 8, 2012.

Figure 36. Duplex built for the families of brothers William Albright and James Albright, 716–718 Avenue F, Site #044, oblique view, facing southwest, November 19, 2011.

Figure 37. Peter M. and Anna Miller House, 430 Avenue F, Site #013, oblique view, facing southwest, March 8, 2012.

Figure 38. Dr. Joel and Martha Walker House, 833 Avenue F, Site #056, oblique view, facing northeast, November 22, 2011.

Figure 39. Chief Justice Joseph M. Beck House, 630 Avenue E, Site #138, oblique view, facing southwest, January 20, 2012.

Figure 40. Dr. Edward and Nancy Whinery House, 422 Avenue F, Site #011, oblique view, facing southwest, March 8, 2012.

Figure 41. Hope Episcopal Church (now St. Luke's Episcopal Church), 605 Avenue E, Site #139, oblique view, facing northwest, January 20, 2012.

Figure 42. View looking south on Market Street (now 8th Street) from 4th Street (now Avenue E) as it appeared in 1896; photo from Roberts, *Illustrated Fort Madison 1896*, as reproduced in McCarley, 43.

Figure 43. View looking south on 8th Street from Avenue E, October 20, 2013.

Figure 44. View looking west on 4th Street (now Avenue E) from Pine Street (now 7th Street) as it appeared in 1896; photo from Roberts, *Illustrated Fort Madison 1896*, as reproduced in McCarley, 43.

Figure 45. View looking west on Avenue E from 7th Street, October 20, 2013.

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

**National Register of Historic Places
Continuation Sheet**

Section Figures **Page** 70 **Property name** Park-to-Park Residential Historic District
County and State Lee County, Iowa

Figure 46. View through Old Settlers Park as it appeared in 1896; photo from Roberts, *Illustrated Fort Madison 1896*, as reproduced in McCarley, 44.

Figure 47. A similar view across Old Settler's Park, October 20, 2013.

Figure 48. John and Margaretta Tieken House, 534 Avenue E, Site #120, oblique view, facing southeast, January 20, 2012.

Figure 49. Conrad and Barbara Lesch House, 624 Avenue F, Site #032, oblique view, facing southwest, March 8, 2012.

Figure 50. Charles and Catherine Doerr House, 414 Avenue F, Site #049, oblique view, facing southeast, January 6, 2012.

Figure 51. Isaac and Lucy Atlee House, 1101 Avenue F, Site #095, oblique view, facing northwest, February 15, 2012.

Figure 52. Snyder House, 524 4th Street, Site #003, oblique view, facing northeast, November 26, 2011.

Figure 53. William B. Figgen House, 1115 Avenue F, Site #098, oblique view, facing northwest, February 15, 2012.

Figure 54. Cutler Duplex, 721–723 Avenue E, Site #155, as it appeared in 1896, from Roberts, *Fort Madison Illustrated 1896*, as reproduced in McCarley, 39.

Figure 55. Cutler Duplex, 721–723 Avenue E, Site #155, oblique view, facing northwest, January 8, 2012.

Figure 56. Leroy and Frances Bean House, 412 Avenue F, Site #009, oblique view, facing southeast, December 3, 2011.

Figure 57. Dr. Frank and Esther Richmond House, 505 7th Street, Site #145, oblique view, facing southwest, January 8, 2012.

Figure 58. Rollin and Harriet Hopkirk House, 415 10th Street, Site #188, oblique view, facing northwest, January 8, 2012.

Figure 59. Sanborn Fire Insurance Map, 1889, sheet 6. Accessed online through the State Library of Iowa Online Services website, <http://www.statelibraryofiowa.org/services/online-resources/resources/sanborn-login>.

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

**National Register of Historic Places
Continuation Sheet**

Section Figures **Page** 71 **Property name** Park-to-Park Residential Historic District
County and State Lee County, Iowa

Figure 60. Sanborn Fire Insurance Map, 1894, sheet 7. Accessed online through the State Library of Iowa Online Services website, <http://www.statelibraryofiowa.org/services/online-resources/resources/sanborn-login>.

Figure 61. Sanborn Fire Insurance Map, 1907, sheet 17. Accessed online through the State Library of Iowa Online Services website, <http://www.statelibraryofiowa.org/services/online-resources/resources/sanborn-login>.

Figure 62. Sanborn Fire Insurance Map, 1907, sheet 3. Accessed online through the State Library of Iowa Online Services website, <http://www.statelibraryofiowa.org/services/online-resources/resources/sanborn-login>.

Fort Madison, Lee County, Iowa: Park-to-Park Residential Historic District



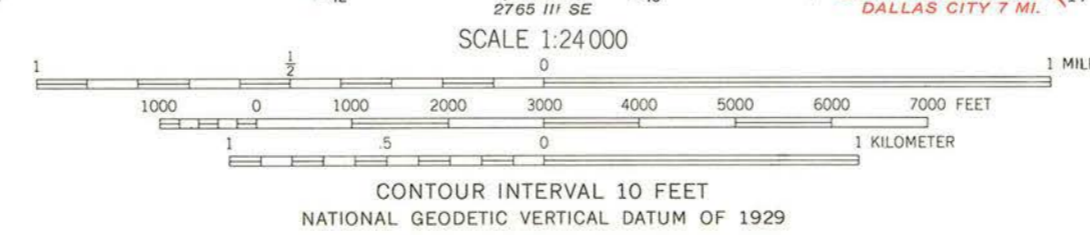
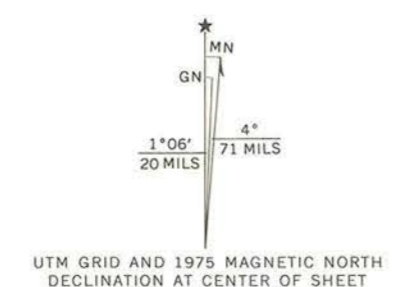
Google earth



7765 ILL. (WEST BURLINGTON)



Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial photographs taken 1962. Field checked 1964
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 area in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked
Revisions shown in purple compiled from aerial photographs taken 1975. This information not field checked
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
IOWA GEOLOGICAL SURVEY, IOWA CITY, IOWA 52240,
AND STATE GEOLOGICAL SURVEY, URBANA, ILLINOIS 61801
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

FORT MADISON, IOWA-ILL.
N4037.5—W9115.7/5
1964
PHOTOREVISED 1975
AMS 7765 III NE—SERIES V876







814

816



9th STREET
AVENUE E

MRT
↑



723

721













AVENUE F
5TH ST



St. Luke's
Episcopal
Church

SERVICES
Every Week
Sunday

AVENUE E
6TH ST









MRT

9th STREET
AVENUE E



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Park--to--Park Residential Historic District

MULTIPLE NAME:

STATE & COUNTY: IOWA, Lee

DATE RECEIVED: 11/07/14 DATE OF PENDING LIST: 12/05/14
DATE OF 16TH DAY: 12/22/14 DATE OF 45TH DAY: 12/24/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14001069

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 12/22/2014 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA

Accept A&C

REVIEWER

Patrick Annuis

DISCIPLINE

Historian

TELEPHONE

DATE

12/22/2014

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.

CLG NATIONAL REGISTER REVIEW

CLG Name Fort Madison Date of Public Meeting May 7, 2014

Property Name Park to Park Residential Historic District, 400-1100 blocks of Avenue F and 400-900 blocks of Avenue E, Fort Madison, Lee County

1. For Historic Preservation Commission:

- Recommendation of National Register eligibility
- Recommendation of National Register ineligibility

Signature Loren D. Andrews, Chairman FMHC Date 5/12/2014

Print Name LOREN D. ANDREWS

Title CHAIRMAN FORT MADISON HISTORIC PRESERVATION COMMISSION

Reason(s) for recommendation: THE COMMISSION HAS WORKED FOR FIVE YEARS TO DOCUMENT THIS IMPORTANT DISTRICT SO IT CAN BE LISTED. THUS WE FULLY SUPPORT ITS NOMINATION AND ARE PROUD OF THE HARD WORK THE COMMISSION MEMBERS AND VOLUNTEERS HAVE DONE TO COMPLETE THE NOMINATION PROCESS.

2. For Chief Elected Local Official:

- Recommendation of National Register eligibility
- Recommendation of National Register ineligibility

Signature Bradley H. Randolph Date 5/7/14

Print Name BRADLEY H. RANDOLPH

Title MAYOR CITY OF FT. MADISON

Reason(s) for recommendation:

The City of Ft. Madison fully supports the nomination of the Park-to-Park Historic District. It is the oldest and most architecturally important part of our community and worthy of national recognition.

3. Professional Evaluation:

- Recommendation of National Register eligibility
- Recommendation of National Register ineligibility

Signature Kath J. Christian Date 5/2/14

Print Name KATH J. CHRISTIAN

Title HISTORIAN, SHPO

Reason(s) for recommendation:

**IOWA DEPARTMENT OF
CULTURAL AFFAIRS**

MARY COWNIE, DIRECTOR
CHRIS KRAMER, DEPUTY DIRECTOR

TERRY E. BRANSTAD, GOVERNOR
KIM REYNOLDS, LT. GOVERNOR



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

October 30, 2014

Carol Shull, Interim Keeper
National Park Service
National Register of Historic Places
1201 Eye Street, N.W.-- 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

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

- Park-to-Park Residential Historic District, Fort Madison, Lee County, Iowa

Thank you for your consideration.

Sincerely,

Elizabeth Foster Hill
National Register



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:
H32(2280)

OCT 31 2014

Ms. Gwen Z. Brown
Mr. Lyle L. Brown
1008 Denmark Hilltop
Fort Madison, IA 52627-2748

Dear Ms. Brown and Mr. Brown:

The National Park Service has received your letter dated October 21, 2014, appealing the refusal of the State to submit the nomination for the Park-to-Park Residential Historic District in Fort Madison to the National Register of Historic Places. This appeal is pursuant to Federal regulations, 36 CFR Part 60.12.

In response to your appeal, Mr. Steve King, Iowa's Deputy State Historic Preservation Officer, has informed us that the Park-to-Park Residential Historic District nomination has met all procedural requirements and that the State will formally submit the district nomination to the National Register of Historic Places. This action by the State renders the nomination appeal moot. Upon receipt of the nomination the National Register will institute a forty-five day review period, during which time final action will be taken.

We appreciate your interest in the historic preservation programs of the National Park Service. If you have any questions, please contact Patrick Andrus of the National Register staff at (202) 354-2218.

Sincerely,

Carol D. Shull
Interim Keeper of the National Register
of Historic Places

cc: Mr. Steve King
Deputy State Historic Preservation Officer
State Historical Society of Iowa
Capitol Complex
East 6th and Locust Street
Des Moines, IA 50319



Andrus, Patrick <patrick_andrus@nps.gov>

Park to Park

1 message

Andrus, Patrick <patrick_andrus@nps.gov>
To: Beth Foster Hill <beth.foster@iowa.gov>

Fri, Dec 19, 2014 at 6:44 AM

Hi Beth: the USGS map sent in with the Park to Park Residential Historic District has nothing on it - no boundary, no utms, no name. Could you please provide us a map with the required information? This will not hold up our final review of the nomination.

Thanks,

Patrick

—
Patrick Andrus, Historian
National Register of Historic Places
National Park Service
(202) 354-2218
patrick_andrus@nps.gov