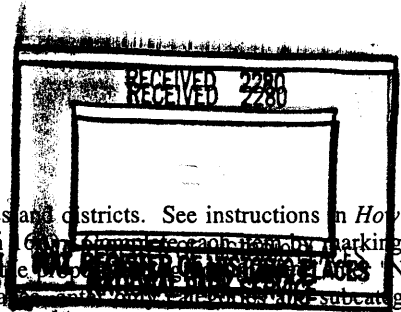


United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 68) for more information. Marking "x" on the appropriate line or by entering the information requested. If an item does not apply to the property, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, check the appropriate categories 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 KOELMAN, PHILIPUS J. AND CORNELIA, HOUSE
other names/site number Koelman House; P. J. Koelman House, D. C. Van Zante House

2. Location

street & number 1005 Broadway N/A not for publication
city or town Pella N/A vicinity
state Iowa code IA county Marion code 125 zip code 50219

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this (nomination request for determination of eligibility) meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (meets does not meet) the National Register criteria. I recommend that this property be considered significant (nationally statewide locally). (See continuation sheet for additional comments.)

Ronell J. Lake, Deputy SHPO, November 2, 2005
Signature of certifying official/Title STATE HISTORICAL SOCIETY OF IOWA Date

State or Federal agency and bureau

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

Signature of certifying official/Title _____ Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet
- determined not eligible for the National Register
- removed from the National Register.
- Other, (Explain) _____

Elsou Beall Signature of Keeper Date of Action 12/21/05

Philipus J. and Cornelia Koelman House
Name of Property

Marion County, Iowa
County and State

5. Classification

Ownership of Property
(Check as many lines as apply)

Category of Property
(Check only one line)

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

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

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

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

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

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

MID-19TH CENTURY

OTHER/I-House

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.)

Philipus J. and Cornelia Koelman House
Name of Property

Marion County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" on one or more lines for the criteria qualifying the property for National Register listing)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" on all the lines that apply)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

1877

Significant Dates

1877

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Koelman, Philipus J.

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

9. Major Bibliography References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository

Philipus J. and Cornelia Koelman House
Name of Property

Marion County, Iowa
County and State

10. Geographical Data

Acreage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1 | 15 | 5 | 068 | 20 | | 458 | 4 | 045 |

Zone Easting Northing

2 | | | | | | | | |

Zone Easting Northing

3 | | | | | | | | |

Zone Easting Northing

4 | | | | | | | | |

Zone Easting Northing

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title William C. Page, Public Historian

organization Wayne D. Stienstra date May 30, 2005

street & number 520 East Sheridan Avenue (Page) telephone 515-243-5740; FAX 515-243-7285

city or town Des Moines state Iowa zip code 50313-5017

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs - Representative **black and white photographs** of the property.

Additional items - (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Wayne D. Stienstra

street & number 1560 Main Street telephone 641-628-2973

city or town Pella state Iowa zip code 50219

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
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Page 1

CFN-259-1116

Philipus J. and Cornelia Koelman House, Marion County, Iowa.

SITE

The Philipus J. and Cornelia Koelman House is situated on Lot 5 in Block 5 of the original plat of Pella, Iowa. This parcel measures approximately 100' x 192'. The house faces to the east. Its site stands about 880 feet above sea level and is nearly level. A public alley runs north to south at the rear of the property.

In 1891, Philipus Koelman purchased Lot 3 and the east one-half of Lot 2 in Block 5 from F. W. Brinkhoff and his wife. (Marion County Auditor's Office, *Deed Record Book*) These parcels stand diagonally northwest from the Koelman House, separated from it by the public alley mentioned above. It is presently unknown what association, if any, these parcels formed with the Koelman House; but they are no longer tied to it, so they have been excluded from the boundaries of this nomination.

The Koelman property stands on the west side of Broadway two blocks north of the Public Square in Pella. Since the founding of Pella, Broadway has served as an artery, as its name implies. The gardens associated with the Domine Peter and Mariah Scholte House are situated across the street to the east of the Koelman House. As the historic center of Pella politics and society, the Scholte House and grounds reflected luster upon nearby residences, such as the Koelman House.

GENERAL DESCRIPTION

The Philipus J. and Cornelia Koelman House is a single-family dwelling of masonry and frame construction. The original house was begun in 1876 and completed in 1877. It features a 2-story, main block and a 1.5-story wing constructed of brick. The Koelman House was expanded early in the 20th century with a 2-story, frame addition on the northwest and a 1-story, frame addition on the west. A frame garage stands at the rear of the property. The Koelman House is classified as a Type 3 building according to a typology of early Pella brick residences developed for earlier National Register nominations in Pella (Page 2001) and discussed in Section 8 of this report.

ORIGINAL HOUSE

Main Block and Wing

The original Koelman House comprises a 2-story main block and a 1.5-story wing. (See Continuation Sheet 7-9.) The main block visually dominates the entire building. Its rectangular footprint measures 43 feet six inches by 19 feet 6 inches and possesses approximately 1,078 square feet on each of its two floors. The footprint of the wing measures 17 feet 6 inches by 13 feet 6 inches and possesses 357 square feet. The main block and the wing rest on stone foundations. A steeply pitched, side gable roof covers the main block. A steeply pitched, front gable roof covers the wing. The roof over the wing intersects the west slope of the main roof below its ridge. Asphalt shingles clad both roofs.

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Philipus J. and Cornelia Koelman House, Marion County, Iowa.

The east façade of the main block features five bays, centered by doorways on both the first and second floors. The first floor door is a circa 1905 replacement. The installation of this door included the removal of an original transom above it. The door on the second floor originally led to a balcony over a 1-story, frame front porch. A description of this nonextant porch follows below. The first floor door is flanked by sidelight windows with two panes each. The remaining bays on the first and second floors feature windows with 1/1 double-hung sash, stone lintels, and stone sills.

The south façade of the main block features two windows on the first floor, two windows on the second floor, and two arched windows in the gable end. The north elevation features one window on the first floor, one window on the second floor, and two arched windows in the gable end. All of these windows, except those in the gable ends, feature 1/1 double-hung sash.

An historic photograph of the house shows that its windows originally featured 2/2 double-hung sash. Sometime in the past, probably in the early 20th century when the house was remodeled, the vertical mullions were removed and big panes of glass installed. The sash remain original to the house. Louvered shutters flank the front façade fenestration of the building.

A frame, 1-story stoop porch originally stood on the front façade of the building and formed a balcony accessed by a door centered on the second floor. (See Continuation Sheet 7-7.) The balcony featured an unusual balustrade of short, saw-toothed design. This porch was later replaced with a sitting porch, which stretched across most of the façade. (See Continuation Sheet 7-8.) This sitting porch was removed about 2004. An accurate reconstruction of the front porch is possible because of historic documentation. The earlier porch rather than the later porch is the better model because of the building's period of significance.

The 1.5-story, brick wing is centered on the rear elevation of the building. It now serves as a dining room on the first floor with a window on the west and north elevations. The half-story serves as a storage room or a maid's room with two windows on the north. The first floor of this wing originally served as the kitchen for the house. When the present owner removed wallpaper from the dining room, he discovered that the walls had never had the last, smooth plaster coat but had been limed many times over the brown coat. The same was true in the southeast front room on the first floor.

Beam anchors are paired between the attic windows on the north and south elevations and also situated between the first and second floor windows on those same elevations. These beam anchors are attached to floor joists and help hold fast the brick walls. They also provide decorative notes to the building.

The Koelman House uses limestone for a variety of structural and decorative purposes. The foundation is of rough cut, rubble limestone laid in regular courses. A limestone water table surmounts the foundation and surrounds the main block. The water table is of polished ashlar with a beveled edge at the top to deflect water from the foundation. The main block also features polished limestone sills and lintels for its windows and front door. Limestone quoins edge the northeast and southeast corners of the main block. These quoins feature an ashlar finish with a tooled border. These quoins are presently painted white, although originally they featured a natural finish.

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Philipus J. and Cornelia Koelman House, Marion County, Iowa.

ADDITIONS

Several additions are situated at the rear of the main block and wing. The northwest addition, the rear addition, and several other improvements were built early in the 20th century.

Northwest Addition

Constructed circa 1905, the northwest addition is situated within the el formed by the brick main block and wing. It measures 9' x 14'. The northwest addition is of frame construction, clad with weatherboard, and covered with a shed roof with asphalt shingles, and is two stories in height. This addition serves as a bathroom on the first floor and a bathroom and closet on the second floor.

When this 2-story addition was constructed, it included a full basement for use as a coal bin. This room features canted brick walls abutting and supporting the original stone foundation of the main block. This basement has a concrete floor. A coal chute is located in the north wall of this basement.

A tall, brick chimney is situated on the west elevation of this addition. This chimney was constructed when the house was converted to steam heat.

Rear Addition

Constructed circa 1905, a 1-story, frame, rear addition is attached to the west elevation of the brick wing. It measures 23' x 15' 6". A very low-pitched, shed roof covers the rear addition. Asphalt shingles clad this roof. Parapets are situated on the north and south elevations of this addition and hide this roof from view at grade. A small, enclosed, entry porch is attached to the west end of the rear addition. This frame porch is covered with a shed roof. A flight of poured concrete steps accesses this porch from grade. This basement features a full basement.

Other Alterations

Other improvements to the Koelman House also took place in the early 20th century. They included the likely enclosing of a porch on the southwest corner of the main block and the construction of a frame, sleeping porch above it. Later, a small, 1-story, frame addition was constructed adjacent to this enclosed porch and the wing. In the 1980s or 1990s, two wood decks were constructed to the south of these improvements.

Interior

The floorplan of the Koelman House (see Continuation Sheet 7-10) features a commodious central hall flanked by one room on each side. An open staircase accesses the upper floor.

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Philipus J. and Cornelia Koelman House, Marion County, Iowa.

On the first floor, a living room flanks the hall on the south, another room, possibly a parlor originally, flanks the hall on the north. A dining room is situated in the wing and stands at the end of the central hall. The kitchen is located in the rear addition. The staircase to the basement is situated beneath the staircase to the second floor. A door with 2/2 window lights separates the basement stairs from the central hall.

The upstairs features a commodious hall with an open stairwell flanked by a north bedroom and a south bedroom. A storage room (or maid's bedroom) is situated in the wing on the west end of the hall. The south bedroom features an original closet in the northwest corner and a modern, built-in closet located next to it. A solarium (or sleeping porch) is located on the southwest corner of the south bedroom. It is now enclosed but might have originally been open. The north bedroom features a modern, built-in closet and a long, narrow closet described below. The ceiling of the storage room is canted to conform to the slope of the roof. All of these floors are of soft wood.

A bathroom is located on the first and second floors of the northwest addition. When this 2-story addition was built, a portion of the north bedroom was partitioned off to form a hall from the central hall to the new bathroom. At the same time, a wall was built between this bathroom and the north wall of the addition to provide a long, narrow closet, accessed by a door in the north bedroom.

Most of the original woodwork remains extant in the Koelman House, including doors, mopboard, and staircase, which is notable for its walnut railing and newel post. The floors are constructed of wood planks.

Basement

A full basement is located under the main block and wing. A staircase accesses the basement from the first floor hall. This staircase features narrow treads and requires less floor space than standard width treads, a building characteristic frequently encountered in the Netherlands and transplanted by the Dutch to Iowa. There is no internal, load-bearing wall in this basement. The floor joists run from the east wall of the foundation to the west wall of the foundation. Originally, the basement included two rooms—one room under the main block and one room under the wing. When the house was converted to steam heat, the basement floor under the wing was excavated deeper to provide more height for a boiler. A series of steps now leads down to this lower level from the main block basement. Later, a simple, 2x4 stud wall was built to divide the main block basement into two rooms. The basement floors of the main block are of brick construction. An outside entrance to the basement under the wing is located in its northwest corner. Poured concrete stairs lead up to grade, flanked by poured concrete retaining walls. Formerly, a window on the north wall of the main block's basement was used as a coal chute. This window is now blocked up.

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Philipus J. and Cornelia Koelman House, Marion County, Iowa.

INTEGRITY

The integrity of the main block and wing remains high, the only substantial changes being the removal of the original front porch and the conversion of the 2/2 double-hung windows to 1/1 configurations, both of which occurred in the early 20th century. The integrity of the interior spaces remains very high, with original soft wood floorboards, woodwork, staircase, and room configurations.

The integrity of the additions also remains high. Although these units are irregular in appearance, they should be preserved as historic documents. The use of parapets visually to shield shed roofs was a common practice in Pella. The construction of sleeping porches was also common during the early 20th century, as health professionals recommended sleeping in fresh air. These additions are blocked from street-view by the mass of the original house.

GARAGE

A detached, frame garage is situated west of the house near the west property line. Built in 1940, this 1-story, frame, single-bay structure possesses about 240 square feet. The garage is clad with shiplap siding and covered with a front gable roof clad with asphalt shingles. The garage features an overhead vehicular door on its east elevation, wide eaves, and 4/4 double-hung sash windows. The garage is accessed from Broadway by a concrete driveway.

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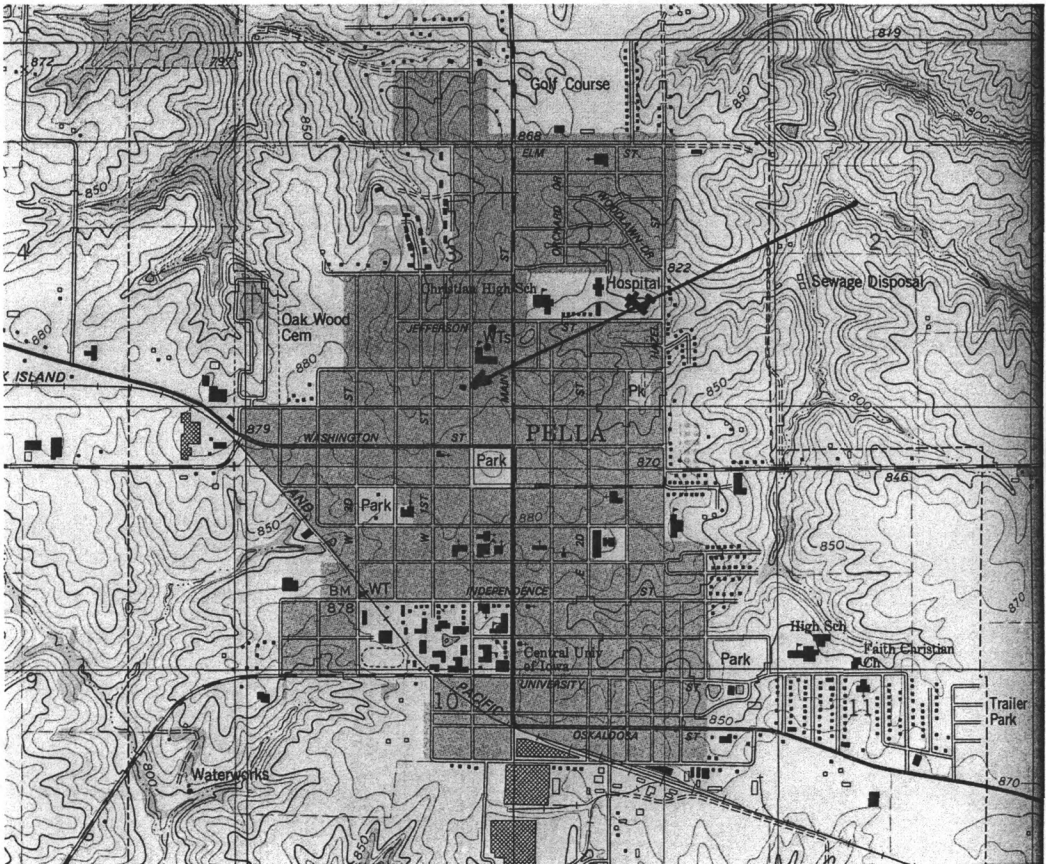
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Philipus J. and Cornelia Koelman House, Marion County, Iowa.

SITE MAP

ARROW LOCATES PROPERTY



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



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Philipus J. and Cornelia Koelman House, Marion County, Iowa.

KOELMAN HOUSE CIRCA 1905



The image pictures the building's original front porch, the unusual saw-tooth designed railing above it, and 2/2 double-hung sash. The stoop porch has settled, evidence that the photograph was taken some time after the house was built. A fence defines the property's dooryard. American Elm trees complete the landscaping. "Sanders Co." of St. Louis is given credit for the photo. The caption of this photo, "Residence of Mrs. P. J. Koelman," suggests that it was taken after P. J. Koelman's death in 1901.

Source: *Pellas Weekblad*, 3-Ring Notebook, Pella Public Library, Local History Room.

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Philipus J. and Cornelia Koelman House, Marion County, Iowa.

SITTING PORCH

2002



This photograph pictures the sitting porch (nonextant), which replaced the building's original stoop porch. The latter had badly settled and pulled away from the building. (See above.) The sitting porch was likely built when the house was remodeled circa 1905. The sitting porch was removed in 2001.

Source: Marion County Assessor's Office, 2002.

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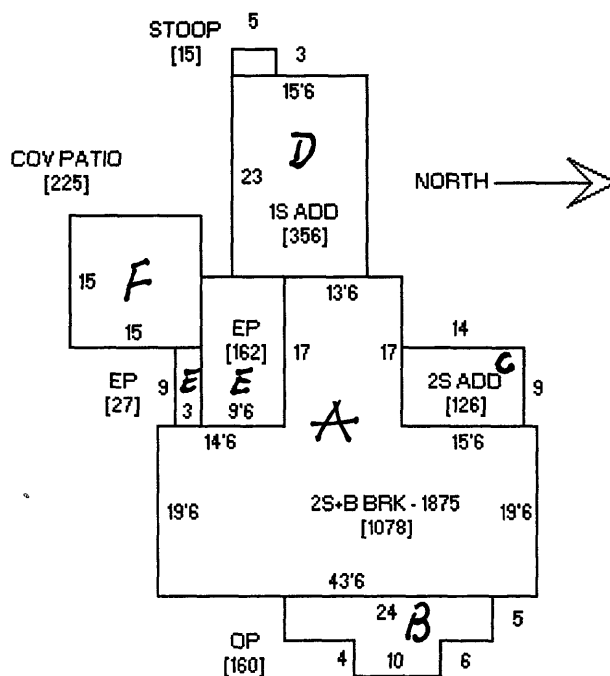
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Philipus J. and Cornelia Koelman House, Marion County, Iowa.

FOOTPRINT OF HOUSE

2002



This sketch shows the 2-story main block with its 1.5-story wing (A); nonextant front porch (B); 2-story northwest addition (C); rear wing (D); and enclosed porches (E). The covered patio (F) has been removed.

Source: Marion County Assessor's Office, 2002.

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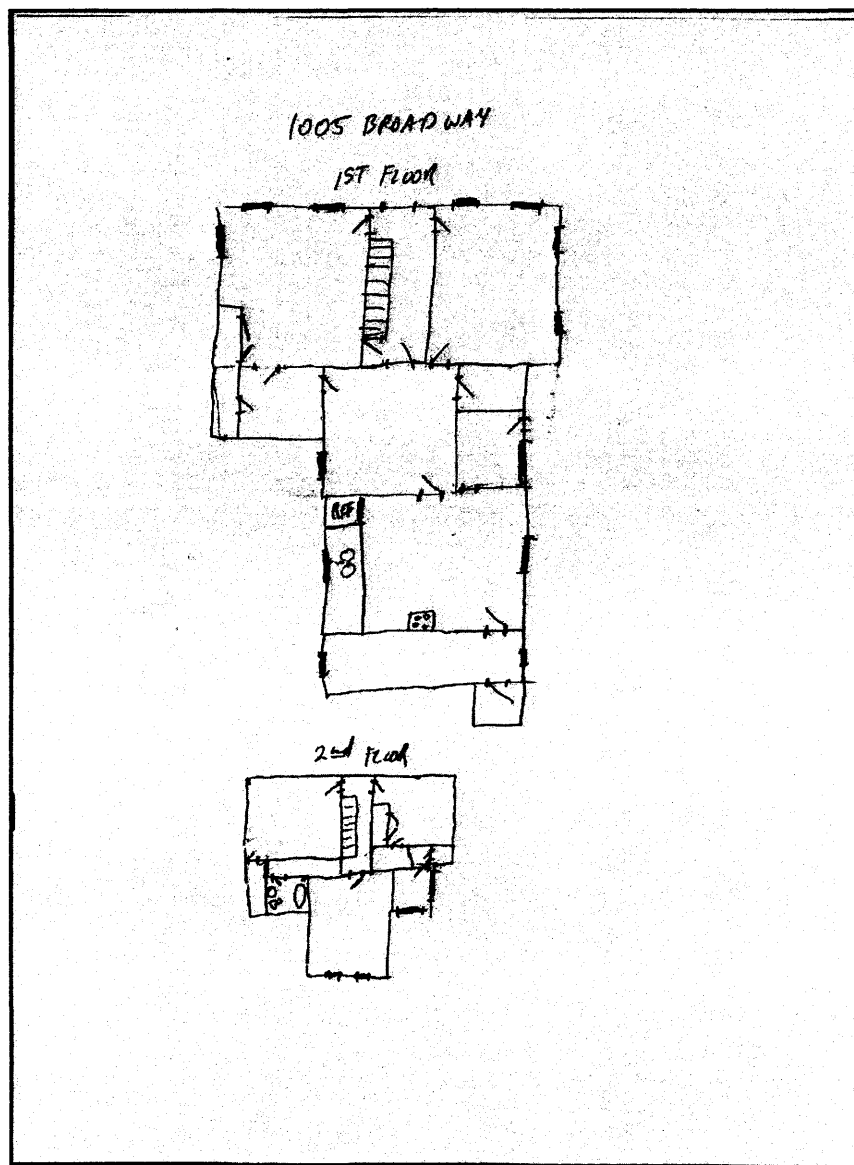
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Philipus J. and Cornelia Koelman House, Marion County, Iowa.

FIRST AND SECOND FLOOR PLANS



Source: Wayne D. Stienstra, 2005.

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Philipus J. and Cornelia Koelman House, Marion County, Iowa.

SUMMARY OF SIGNIFICANCE

Begun in 1876 and completed in 1877, the Philipus J. and Cornelia Koelman House is locally significant, under National Register Criterion C. The building calls attention to a turning point in Pella's residential architecture. On the one hand, the house exhibits Dutch construction techniques brought by Pella immigrants from their homeland. On the other, the house shows the emerging influence of mainline American architectural design, detectible in the building's I-house form and the Renaissance Revival styling on some of its architectural detailing. As such, the Koelman House shows a turning away from Dutch Neoclassicism, which had previously dominated Pella residences, and points to broader architectural ideas then emerging in the community. A showplace residence, when first constructed, the Koelman House today remains one of the few surviving brick dwellings built by Pella's first generation of settlers.

The period of significance, under Criterion C, is 1877, the time the building was constructed.

The property contains two resources for this nomination, the house, which is contributing and classified as a building, and the garage, which is noncontributing and classified as a building.

ARCHITECTURE

The Koelman House illustrates a transition between the first generation of residential architecture in Pella and the broader current of mainstream architecture in America. The house blends identifiable Dutch building techniques and stylistic influences together within the format of the I-house, a popular design within American vernacular architecture at the time.

Architectural Typology

This nomination continues the study of early brick residences in Pella by defining shape as a diagnostic tool to understand their architectural history. A typology of these residential shapes was included in the National Register nomination of the Dirk and Cornelia J. Vander Wilt Cottage (925 Broadway Street), Hendrik J. and Wilhelmina H. Van den Berg Cottage (1305 West Washington Street), and Porter-Rhynsburger House (514 Broadway).

At least six building shapes are associated with early brick residences in Pella.

1. Side-gabled Rectangle: 1-story.

The facade features five bays with a central doorway flanked by two windows on either side covered with a side-gabled roof. This is the simplest type of brick residence in Pella. A good, albeit nonextant, example stood into the 1900s on

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Philipus J. and Cornelia Koelman House, Marion County, Iowa.

the southwest corner of Main and Independence Streets. Variations of Type 1 include examples with rear wings.

2. Side-gabled Rectangle: 1-1/2 story.

The facade features five bays with a central doorway flanked by two windows on either side covered with a side-gabled roof. Variations of Type 2 include examples with rear wings. The Dirk and Cornelia J. Vander Wilt Cottage (NRHP, 925 Broadway Street) is representative of Type 2.

3. Side-gabled Rectangle: 2-story

Like Type 1 and Type 2 but with a full-height second floor. Variations exist. In rare examples, the main roof features a hip design. (The nonextant Christian Church of Pella Parsonage was an example.) Other variations of Type 3 include examples with a rear wing covered by a shed roof, a rear wing covered by an extension of the main roof, and a rear wing covered by a gable roof. The Koelman House and its twin sister, the H. Van Maaren House at 615 Main Street, are representative of the latter variation. Type 3 is the largest shape associated with early brick residences in Pella.

4. Gable-end Facade: Simple

These residences feature gable-ended facades three bays wide. The entry door is asymmetrically located, either on the left or right side of the facade. These houses usually are 1-1/2 stories. An outstanding example at 506 Franklin Street was razed in 1989. Another remains extant at 1103 West Washington Street.

5. Gable-end Facade: Compound

These residences feature gable-ended facades (like Type 4) plus a side wing of equal height to the main block. A gable roof covers the wing and ties into the roof of the main block at right angles. Type 5 residences are rare in Pella. The Porter-Rhynsburger House (NRHP, 514 Broadway) is one example.

6. Row House

A series of attached, Type 2 residences. Always rare as a residential type in Pella, their incidence of survival has further limited them. The B. H. and J. H.

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CFN-259-1116

Philipus J. and Cornelia Koelman House, Marion County, Iowa.

H. Van Spanckeren Row Houses (NRHP, 505 and 507 Franklin Street) remain the best surviving examples in the community.

It should be noted that an inclusive typology of Dutch-influenced architecture in Pella has yet to be developed.

I-house Design

Within this typology, the Koelman House is architecturally significant as a rare, surviving example of a Type 3 residence. The Type 3 shape was employed in Pella to construct showplace residences. The shape lent itself to an impressive façade and spacious floorplan.

The Type 3 shape corresponds in its essential features to the American I-house. Defined by 2-story height, side-gable roof, symmetrically conceived façade with central entrance, and floorplan two rooms wide and one room deep centered on a hall, the design of the I-house lent dignity to its façade and flexibility at the rear of the building for extended living quarters. (McAlester: 78)

The source of the I-house design of the Koelman House remains conjecture. Neither plans nor drawings for it have been discovered. Still, by the 1870s, the I-house had achieved widespread popularity in eastern Iowa and spread up the Des Moines River valley into central Iowa from the state's eastern seaboard. The John H. Shoemaker House in nearby Oskaloosa (NRHP, 116 2nd Avenue West) is a fine example of a brick I-house. It was built in 1852. The Daniel Nelson House (NRHP, R. R. #1, Oskaloosa) is another nearby example of a brick I-house. It was built in 1853. Philipus J. Koelman might easily have been familiar with either or both of these buildings.

Several brick I-houses remain extant in Pella. They include a house at 810 Washington Street (later converted to the Holland Theater and presently serving as an attorney's office) and the Van Maren House-Diamond Oil Co. Service Station at 615 Main Street. The latter was converted to a filling station in the late 1920s. Within this context, the Koelman House retains a higher degree of integrity than these other two buildings because it has remained a single-family dwelling throughout its existence. Adaptive reuse has altered the other two.

Building Techniques

The Koelman House illustrates several Dutch building techniques brought by the Pella settlers from the Netherlands and employed by them in the New World.

The employment of beam anchors is a diagnostic characteristic of Dutch architecture in Pella. (Page 1987, 1989a, 2001) Similar to tie rods, beam anchors provide support to a building's exterior walls and help prevent outward bulge. (Unlike tie rods, beam anchors do not extend to the full width of the

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Philipus J. and Cornelia Koelman House, Marion County, Iowa.

building.) Beam anchors consist of iron pins, extending horizontally through exterior brick walls and driven into ceiling beams. The iron pins have eyes extending through the exterior wall. These eyes are crimped onto vertical bars. The pins anchor together the ceiling beams and the walls, and the bars provide a purchase on the exterior. The Koelman House possesses a series of four beam anchors on its north façade and four beam anchors on its south façade. These beam anchors are situated at stress points, where window cavities weaken the walls.

The floor system of the Koelman House displays a typical Dutch building practices. Flooring is placed directly on top of the floor joists without an intervening subfloor.

Architectural Detail

The architectural detail of the Koelman House blends the Neoclassicism of traditional Pella Dutch styling with mainline American architectural influences then emerging in the community.

The limestone quoins at the corners of the front façade continue a popular Dutch motif in Pella. Employed earlier in the 1855-built Porter-Rhynsburger House (NRHP, 514 Broadway), quoins are used in the Koelman House to accent the symmetry of its façade, a characteristic of Dutch Neoclassicism, as practiced in the community. The gray color of the ashlar-finished quoins accents the building's red brick.

The arches over the paired attic windows in the main block show the influence of Renaissance Revival styling and helped introduce curved shapes into the vocabulary of Pella architecture. Hitherto, circle and semi-circles had been restricted to the decorative treatment of transoms above front doors. (Page 2003b) The use of the arch in the Koelman House broke away from the right-angled fenestration treatment hitherto practiced in Pella and moved in the direction of Victorian eclecticism.

Builder

It is likely that Philipus J. Koelman designed and built this house.

Koelman was an experienced carpenter. He spent the middle years of his life building his farm outside of Pella and valued the tools he used. According to this last will and testament:

I do hereby give and bequeath to the sons of my sister Johanna Wilhelmina the wife of Abraham Bogaards all my wearing apparel and my carpteneter's [*sic*] tools to be delivered to them after appraisalment. (Abstract of Title, Record #13)

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Many of the Pella Dutch were skilled at carpentry, and Philipus stood foursquare within this tradition, as indicated by his possession of these tools and his desire to have them appraised upon his death.

The Pella Dutch prided themselves on self-reliance, and Philipus J. Koelman was no exception. Nowhere is this more apparent than in the presence of two metal safes in his residence. (See below.) Rather than entrust the valuables stored in them to a local bank, Koelman provided his own security.

Given Koelman's sense of self-reliance, his work on upbuilding his farm, and his skill as a builder, it stands to reason that he could and probably did design his own home, as well as directing its construction. Koelman likely contributed to that work. He was in his forties at the time the house was constructed and physically able. Koelman may or may not have engaged in the masonry work himself.

Date of Construction

Several sources document the construction date of the Koelman House from 1876 to 1877.

In 1876, Philipus J. Koelman purchased the land on which the Koelman House stands from Cornelius and Adriana Bouman. In purchasing this lot, Koelman paid the Boumans \$275.00. (*Abstract of Title, Warranty Deed* dated May 1, 1876) Cornelius had died in 1875 (Pella Cemetery Records), and the sale of this lot evidently helped settle his estate. The price of the lot is indicative of an unimproved lot, so the house was built subsequent to this transaction.

According to a reliable 19th century local history:

In 1859 he [Koelman] again moved on his farm [outside Pella] where he resided until 1877, then returning to Pella. Has a handsome brick residence in the northwestern part of town. (*History of Marion County, Iowa*: 660)

This citation indicates that the 1005 Broadway residence was ready for occupancy in 1877—hence its construction between 1876 and 1877. It should be noted that the Marion County Assessor's Office dates the construction of the Koelman House to 1875, which is very nearly accurate, particularly for a building constructed so early.

The Koelman House has been recognized as a local landmark since its original construction. In 1982, this recognition was more formalized, when the building was included as one of a collection included in "Historic Pella—An Architectural Walking Tour," a program devised to highlight historic preservation in the community. (*History of Pella, Iowa, 1847-1987*: 141) By this time, however, the condition of the building had deteriorated from lack of maintenance, a fate Philipus had sought in his will to avoid.

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Conscious of the importance of the house to Pella's history, Wayne D. Stienstra, owner of Stienstra Construction in Pella and an avowed preservationist, purchased the building in 2003 with the intent to restore it. Stienstra's preservation projects in Pella have included the restoration of the Dirk and Cornelia J. Vander Wilt Cottage at 925 Broadway (NRHP) and the Hendrik J. and Wilhelmina H. Van den Berg Cottage at 1305 West Washington Street (NRHP).

Historic Name

The Philipus J. and Cornelia Koelman House is the appropriate historic name for this property. "Philipus" was the styling of Koelman's name at the time the building was constructed. Cornelia Koelman was Philip's wife at the time of this construction.

PHILIPUS J. KOELMAN

The Philipus J. and Cornelia Koelman House is of historical interest because of its associations with the social history in Pella. The management of the Koelman household, evidenced by several legal documents, illustrates the careful attention to domestic economy, which characterized Dutch life in the community. Mr. Koelman's skill as a farmer and stock raiser, his business acumen, and his hard work enabled him and his wife to retire from farming to a large and comfortable home in town, another social custom among the Pella Dutch. Although Mr. Koelman's business success exceeded that of most of his contemporaries, the pattern of his lifestyle is representative of many Pellans of his era.

The Koelman House calls attention to several aspects of Pella social history. Mr. Koelman's skill as a farmer and stock raiser, his business acumen, and his hard work enabled him and his wife to retire from farming and move to a home in Pella, a social custom at the time. The management of the Koelman household illustrates the attention to domestic economy, which characterized Dutch life in Pella. Koelman's prudence as a husband and father and in the disposition of his estate provides another glimpse at the ordered lifestyle of the Pella Dutch.

Background

Philipus J. Koelman (1829-1901) was a first generation immigrant to Iowa from the Netherlands. His skill as a farmer and stock raiser, his business acumen, and his hard work enabled him to become a model of the American self-made man.

Philipus emigrated to America along with his father P. A. Koelman (died 1870), his sister, and other Hollanders in the first colony of settlers to Pella in 1847. In the 1840s and 1850s, successive bands of Dutch immigrants settled in Marion County, Iowa, under the leadership of Domine Henry P. Scholte, their religious and political leader.

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According to one local history, Koelman was:

One of Marion county's most successful farmers. . . born in Utrecht, South Holland, February 1, 1829. In the spring of 1847 his father [P. A. Koelman (d. 1870)] and two children crossed the ocean and arrived at Pella in August of that year. P. J. helped Mr. Scholte to lay out the town and survey the land in the vicinity; he planted the first shade tree in the Garden Square and the grove on the Scholte place and with his father laid out the beautiful English gardens for Scholte, that in the early days, attracted wide attention. He married Miss Cornelia De Haan in 1852. She was a native of Heergansdam, Holland, and came to Pella in 1849. As a farmer and stock raiser Mr. Koelman was so successful that when he retired to his handsome home in Pella, he was the owner of five valuable farms. He was a consistent church member and served as Elder for a number of years. He died at his home on North Broadway street, March 31, 1901. (*Souvenir History of Pella, Iowa: 1928*)

Philipus and Cornelia lived a somewhat peripatetic life, as they moved from place to place to amass land and capital. For one year, the couple rented a farm. Then they moved to Pella, where they lived for about five years, during which time Philipus improved his farm in Section 16 of Lake Prairie Township. In 1859, the Koelmans moved to that farm and lived there until 1877. At that time, they relocated again to Pella to take up residence at the newly completed Koelman House, where they lived until their deaths—Philipus in 1901 and Cornelia at an undocumented date sometime previously. Their marriage was without issue. (*Abstract of Title, Marriage Contract*).

In 1895, Koelman married Pieterella Groenenboom, his second wife. At that time, Philipus was a widower, 66 years of age. Pieterella was 26, "a young woman without any property." (*Abstract of Title, Marriage Contract*). Shortly before this marriage, the two entered into a pre-nuptial agreement (legally known then as an "ante-nuptial agreement"). The terms of this agreement stipulated that Philip provide the necessities and support both marriage partners "in a manner suitable to his portion in society, his former habits and customs of house keeping and in accordance with his means." (*Abstract of Title, Marriage Contract*)

From this union, the Koelmans had two daughters, Wilhelmina Pieterella Koelman and Philipina Johanna Koelman. (The latter subsequently spelled her name "Phillipina.") The former was five years old at the time of Philipus's death, and the latter was one year old. Both were born when Philipus was in his 60s. Following Philipus's death in 1901, Pieterella, his second wife, married Geurt Van Haften. (*Ibid.*, Probate Record)

Koelman possessed an abiding interest in the history of his native land and his American foster home. This is evident in his service on committees that planned several important historic events in Pella's history. In 1872, Koelman was one of 24 members of the committee that arranged the observance and celebration of the 25th Anniversary of the establishment of the town. In 1887, the community celebrated again—"Pella's Great Feast held on the 31 st of Aug., 1887. In commemoration of its foundation in

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the year 1847." Koelman was among the dozen or so men who addressed that assembly. (*History of Pella, Iowa, 1847-1987*: 119) In 1897, Koelman presented an afternoon address to help celebrate Pella's half-century anniversary. Entitled "De Stroo Stad" (Strawtown), Koelman gave this address on September 2, 1897. (*Ibid.*: 120)

As with many other Dutch settlers in Pella, Koelman styled his name in various ways, including "Philipus," "Phillipus," and "P. J." Koelman. He subsequently anglicized his first name to "Philip," as evidenced by his last will and testament, signed in 1900.

Prudent Family Man

Philipus J. Koelman exemplified the prudent husband and father—the model of a Dutch-American *pater familias*.

Koelman's pre-nuptial agreement with his second wife, discussed above, shows careful planning for family business.

Koelman also sought to care for his family and their comfort after his death with the same care for them he had exercised in life. On May 12, 1900, some eleven months before his death, Philipus prepared his last will and testament. This five-page, typewritten document shows a careful regard for the disposition of property and provides an intimate glimpse of a prosperous Dutch household in Pella at the time. (See below.) The Koelman House figured large in this will, and Philipus sought to protect its future. In addition to certain sums of money, for example, Pieterella received:

the right to use and occupy as a home the premises we are now occupying as such, being a part of Block 5 in the city of Pella, Marion County, Iowa, according to the plat thereof recorded June 12, 1846, together with the grass lot on the West side of the alley in said block, during her natural life or any other premises we may be occupying as such at the time of my death, instead of what is above referred to, with the additional provisions, that during the time of her natural life the said premises, whatsoever the same may be, shall be kept in good order and repair as a home as the same now is and at the expense of my estate and also the taxes and public charges which shall be levied or assessed against the same shall be paid out of the assets of my estate. (*Abstract of Title, Last Will, Article 9*)

Philipus additionally stipulated the immediate payment upon his death of \$3,600.00 to Pieterella; a subsequent lump sum payment of \$3,000.00 to her; the annual payment of \$1,000.00 from his estate to Pieterella for her support and that of their two children (until the younger child reached adulthood); and \$500.00 annually in quarterly installments to Pieterella after the younger child reached adulthood. If Pieterella remarried, the annual payments were to cease. Philipus's sister received a lump sum of \$3,000.00, along with lump sums to other of Philipus's relatives.

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Koelman Household

A respect for domestic economy regulated the Koelman household. As Protestants within the Calvinist tradition, Pellans have always practiced thrift, exercised prudent management of property, and nurtured habits of orderly living.

Philipus J. Koelman's last will and testament provides an intimate glimpse into the domestic life of such a family during the late 19th century. In his will, Philipus bequeathed:

to my said wife [Pieternella Koelman] to be hers absolutely all the personal property in the house and in and about the premises we may be occupying as a hom[e] at the time of my death, including all furniture, unholstery [*sic*] beds and bedding, safes, cupboards, wardrobes, carpets, pictures and frames, looking glasses, stoves, cock and lamps all kitchen furniture, dishes, tin ware etc and all personal property in and about the stables, barns or yards, animate or inanimate, saving and excepting therefrom, however, all Articles mentioned in Article 4 hereof and my fire proof safe and contents and also all other valuable papers of any kind are not included in this bequest to my wife.: (*Ibid.*)

Koelman's will shows him to have been thorough and precise. The naming of upholstery among the first items in this list continued the historical valuation of such furnishings as among the most expensive within a household. The importance of textiles in Pella at the time is further underlined by Koelman's bequest elsewhere in his will of his wearing apparel, as discussed above. The presence of multiple safes, one fireproof, indicates Koelman's desire for independence from banks, as well, and a substantial quantity of cash, valuable papers, and, perhaps, jewelry or other personal property about the house.

The absence of domestic objects fashioned in silver suggests a comfortable, albeit not luxurious, household. Koelman's specific directive about the contents of his fire proof safe and other valuable papers (which surely included deeds to real estate and other financial instruments) pointed out that his wife was not the sole beneficiary of his estate.

Although the Koelman household enjoyed greater prosperity than many others in Pella, Mr. Koelman's careful management of his real and personal property conformed to social customs broadly practiced in the community at the time.

Later Family History

It appears that Pieternella, Philipus's widow, lived in the Koelman House following her marriage to Geurt Van Haaften and likely until her death in 1925. At that time, Wilhelmina and Phillipina Koelman, her daughters, each received one-half interest in the house. Wilhelmina, by then Mrs. Gary T.

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Vogelaar, conveyed by warranty deed that same year her interest in the property to Philipina, her sister, who had married Herman P. Lankelma in 1920. (Abstract of Title) Mr. and Mrs. Lankelma's primary residence was in Ohio, but they visited Pella during the summer. (Robert Klein informant interview) Mr. and Mrs. Vogelaar lived directly across the street from the Koelman House in a stylish Tudor Revival dwelling built about 1922.

Then, in 1942, the Lankelmas transferred the title to the Koelman House to J. G. Boat. (Abstract of Title) About 14 months later, Boat transferred the title to Dick C. and Corinne Lee Van Zante. (*Ibid.*) The title has since passed through various other owners.

REPRESENTATION IN OTHER CULTURAL RESOURCES SURVEYS

In 1978, the Central Iowa Regional Association of Governments (CIRALG) conducted cultural resources surveys in Pella. The survey identified the 1005 Broadway property as the D. C. Van Zante House, a mid-20th century owner of the property. The survey evaluated the house as having "fair" architectural significance on the national level. The building subsequently received a Determination of Eligibility (DOE) from the State Historical Society of Iowa.

Several National Register nominations have evaluated individual properties in Pella (see Section 9); but, in spite of Pella's historical significance as a premier ethnic settlement in Iowa, the community still lacks a comprehensive survey of its historic and architectural resources. Such a survey should be undertaken and include as many property types as possible.

In the meantime, Pella's early residential architecture is threatened. In this affluent community, the pressure to construct new residential and commercial property poses threats of demolition and redevelopment to the community's historic building stock.

POTENTIAL FOR HISTORICAL ARCHAEOLOGY

The site's potential for archaeological significance is, as yet, unevaluated. Historical archaeological investigations may uncover traces of previous construction on the site--such as privies or other nonextant outbuildings, for example. Such sites may remain intact, since later construction has not disturbed the site.

RECOMMENDATIONS FOR FURTHER RESEARCH AND REGISTRATION

As more is learned about early residential architecture in Pella, the typology developed for this nomination can be used to compare the Koelman House with other contemporary examples.

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Probate records at the Marion County Courthouse in Knoxville, Iowa, should be searched to locate an inventory of the Philipus J. Koelman Estate. It is likely that such a document was prepared and submitted to district court following his death in 1901. This inventory could yield important information about the Koelman household.

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- 1883 Area not mapped.
- 1888 Only selected buildings in neighborhood identified.
- 1895 Area not mapped for buildings.
- 1906 Area not mapped for buildings.
- 1911 Area not mapped for buildings.
- 1931 Pictures 1005 Broadway property with two, 1-story wings at southwest corner, 2-story wing at northwest corner, and 1-story front porch. A 1-story shed and 1-story automobile garage stand at the rear of the property. House at 1003 Broadway not pictured.

United States Geological Survey
1976 "Pella Quadrangle."

ORAL HISTORY

Stienstra, Wayne, with William C. Page, various times during the summer and fall of 2004.

Klein, Robert, with William C. Page, February 22, 2005, Pella, Iowa. Klein shared information about the Koelman family. Frances Klein, his wife, was the niece of Gary T. Vogelaar, the husband of Wilhelmina Koelman Vogelaar.

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VERBAL BOUNDARY DESCRIPTION

Lot 5, Block 5, in the City of Pella, Iowa.

BOUNDARY JUSTIFICATION

Contains all land associated historically with the resource.

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LIST OF PHOTOGRAPHS

1. Philipus J. and Cornelia Koelman House
1005 Broadway
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Looking southwest
William C. Page, Photographer
August 31, 2004
2. Philipus J. and Cornelia Koelman House
1005 Broadway
Pella, IA 50219
Looking northwest
William C. Page, Photographer
August 31, 2004
3. Philipus J. and Cornelia Koelman House
1005 Broadway
Pella, IA 50219
Looking northeast
William C. Page, Photographer
August 31, 2004
4. Philipus J. and Cornelia Koelman House
1005 Broadway
Pella, IA 50219
Looking southeast—beam anchors barely visible
William C. Page, Photographer
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5. Philipus J. and Cornelia Koelman House
1005 Broadway
Pella, IA 50219
Looking west--front entrance and screen door
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6. Philipus J. and Cornelia Koelman House-
1005 Broadway
Garage
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Looking southwest
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