

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 97000623

Property Name: College Green Historic District

County: Johnson State: Iowa

Iowa City MPS
Multiple Name

This property is determined eligible for listing in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Snda McClellan
Signature of the Keeper

July 9, 1997
Date of Action

=====
Amended Items in Nomination:

Section 10. Geographical Data: The UTM reference for the southeast inside corner of the district, which is listed on continuation sheet 10.25, is, hereby, corrected to read 622800E 4612700N.

Beth Foster of the Iowa State Historic Preservation Office was notified of this amendment on July 9, 1997.

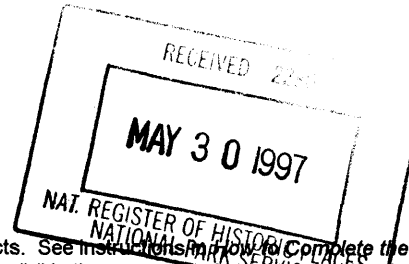
DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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

1. Name of Property

historic name COLLEGE GREEN HISTORIC DISTRICT

other names/site number _____

2. Location

street & number Structures facing College Green Park and streets located south and east of park [NA] not for publication

city or town Iowa City [NA] vicinity

state Iowa code IA county Johnson code 103 zip code 52240

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).

Patricia Churking 5-16-97
Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF 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 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): _____

Signature of the Keeper
Sandra McClelland

Date of Action
7/9/97

College Green Historic District
Name of Property

Johnson 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 the count.)

Contributing	Noncontributing	
37	9	buildings
1	0	sites
0	0	structures
0	0	objects
38	9	Total

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

Historic Resources of Iowa City, Iowa

Number of contributing resources previously listed in the National Register

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: institutional housing

DOMESTIC: multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: institutional housing

DOMESTIC: multiple dwelling

7. Description

Architectural Classification

(categories from instructions)

LATE VICTORIAN

LATE 19TH AND 20TH CENTURY REVIVALS

LATE 19TH CENTURY AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS

Materials

(Enter categories from instructions)

foundation stone

walls wood

brick

roof asphalt

other metal

Narrative Description

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

College Green Historic District
Name of Property

Johnson County, Iowa
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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.)

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

Criteria Considerations

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

Property is:

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

Narrative Statement of Significance

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

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 # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

Period of Significance

C. a. 1860 - 1930

Significant Dates

C. a. 1860

Significant Person

(Complete if Criterion B is marked above)

NA

Cultural Affiliation

NA

Architect/Builder

Unknown

Primary location of additional data:

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

Name of repository: _____

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**NATIONAL REGISTER OF HISTORIC PLACES
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College Green Historic District
Johnson County, Iowa

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DESCRIPTION

Introduction.

The College Green Historic District is a residential area in east Iowa City deriving its name from a square-block park known as College Green. It includes the residential neighborhood including houses which faces College Green and those structures in an area extending south and east of the green. The district enjoys a high degree of visual continuity through similar scale and massing (single family residential), age (1860's - 1930), and stylistic influences (Nineteenth Century Revival Styles and early Twentieth Century Styles). Intrusions in the form of later construction or variant building types are minimal and are relatively limited. The single church in the district is of a suitable scale and age so that it has been considered as a contributing structure. Alterations to original siding have been fairly frequent because of the considerable use of frame construction with wood siding which lends itself readily to replacement with manufactured siding such as asbestos or metal. The district retains its mature tree canopy.

The College Green Historic District is being nominated under the attached historic context entitled "Historic and Architectural Resources in College Hill, Iowa City, Iowa," a proposed amendment to the multiple property document "Historic Resources of Iowa City, Iowa" which was accepted by the National Park Service in 1994. The amendment is based on an intensive-level survey entitled, "Survey and Evaluation of College Hill Neighborhood," submitted to the Iowa City Historic Preservation Commission in 1994 by Tallgrass Historians. The district meets the registration requirements for significant development under that amendment.

General Characteristics

The College Green Historic District retains important defining elements, including the street layout and tree canopy and park, College Green. Despite the presence of the downtown area to the west, the district retains a quiet, peaceful atmosphere.

The neighborhood has alleys for access to garages and carriage houses. For this reason, most garages are not visible from the street. Garages were not included in the original survey as most are less than fifty years old. For this reason, the garages are not counted or included in this nomination. Two historic carriage houses are included. These are architecturally important and visible from the street.

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Unifying Architectural Features

No single architectural style dominates in the College Green Historic District. Rather, there is a rich blend of representatives of virtually all styles popular during the historic period. With this diversity almost three-quarters of the properties contribute to the architectural significance of the district. Although most of the properties are modest representatives of these styles, a few tend toward high-style expressions of the mature styles.

The use of frame construction for most of the houses also provides a certain consistency. Although most historic siding in the district is wood clapboard, there is also limited use of wood shingles. As is often the case with frame construction, there is a widespread usage of modern siding such as metal and vinyl, limited use of asbestos siding, and an example of paper brick. There are also a number of masonry structures which are of brick construction; the one exception is cut Indiana limestone.

The period of construction, the mid to late nineteenth century and the early decades of the present century, also is a unifying factor, affecting both the style and scale of the houses. The styles are uniformly those popular during the period. Similar lot setbacks and siting, along with the presence of a high canopy of mature deciduous and coniferous trees, further unify the district. The three Iowa City fire insurance maps illustrated on pages 15-17 reveal the development of the neighborhood over time as more and more structures fill the neighborhood. Some loss of structures is recorded as well.

General Condition

Frame construction and erection dates spanning 100 years or more have taken their toll in a relatively large number of alterations to surviving houses in the district. However, Most examples have been well maintained.

Of the 46 properties in the district, 37 structures and 1 site have been determined to be contributing to the district and nine are non-contributing. Thus, over three quarters of all properties contribute to the unified appearance of the district.

Site and Building List

The College Green district includes College Green, all of the houses which face College Green , the houses and church on College Street from its intersection with Dodge Street at its west end to

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its intersection with Governor Street at its east end, the houses facing Johnson Street from its intersection with College Street at its north end to its intersection with Burlington Street at its south end, and the houses facing Dodge Street from its intersection with College Street at its north end to its intersection with Burlington Street at its south end.

Dates of construction are based upon city directory street indices. Information regarding the dates, physical characteristics, degree of alteration, and early occupants is listed below. Properties noted as "non-contributing - alteration" or similar wording were considered as non-contributing. Criteria used to determine non-contribution of structures include construction dates after the historic period, loss of major features such as porches, significant additions which are visible from the street, and major alterations such as reconstruction of the rooflines.

College Green is a one-square block green space. This informally planned park consists of lawn and random trees. It has been recently renovated and improved with new sidewalks, lighting, plantings, playground equipment, and a gazebo. The renovation consciously considered the historic appearance of the park and strove to preserve it. Future archaeological research may reveal information regarding the Female Seminary begun during the 1850's on this site, but now removed. The name, "College Green," appears on several early maps, but by 1900 the park was known by the name "College Street Park." The Iowa City Historic Preservation Commission and the City of Iowa City chose to return to the original name for the park and to name this historic district after the park. (contributing site)

South Johnson Street

109 W. S. Thomas House; 1892; 2-story frame Queen Anne, small inset porch in northeast corner with fretwork railing and frieze (enlarged from original porch), angled corner first-floor projection on southwest corner, vinyl siding, 1/1 double hung windows, round-arched attic window in front (west) gable, large plate glass window in angled projection, gabled roof with single gable dormers on south and west sides, all covered with asphalt shingles; first occupants, William S. and Carrie May Close Thomas, hardware store owner; (contributing)

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- 113 Murphy House; 1903; 2-story frame Queen Anne, full front (west) veranda with paired columns on cut limestone piers, large polygonal two-story bay at center of front elevation, inset second-floor porch at southwest corner, narrow wood clapboard siding, 1/1 double hung windows, large plate glass windows on west elevation, Palladian window in front (west) gable end, hipped roof with gables, all covered with standing-seam terne metal, prominent modern one-story addition on south with flat roof; first occupant, William Murphy, lawyer; (non-contributing - addition)
- 212 Clapp House; 1890; 2-story frame Queen Anne, full veranda with paired columns on cut limestone piers on north and west sides, square tower at northeast corner with steep hipped roof, narrow wood clapboard siding with shingles in gable ends, 1/1 double hung windows with decorative surrounds, gabled roof and hipped tower roof all covered with asphalt shingles; first occupant, C.D.W. Clapp, (contributing)
- 215 House; ca. 1890; 2-story frame Queen Anne, full front (west) veranda with single columns, asbestos siding, 1/1 double hung windows, steel fire escape on north side, hipped roof with gables, all covered with asphalt shingles; first occupant, unknown; (contributing)
- 219 House; ca. 1890; 2-story frame Queen Ann, front (west) veranda with variety of columns, remodeled secondary porch at west end of south elevation, full two-story bay at center of south elevation, angled first-floor wall at southeast corner forming polygonal bay, asbestos siding, 1/1 double hung windows, large plate glass window in east bay, semi-circular attic window in front (east) gable end, hipped roof with gables and secondary gambrel roof, all covered with standing-seam terne metal, prominent modern one-story addition on south with flat roof; first occupant, unknown; (non-contributing - porch alterations)
- 220 House; 1893; 2-story frame Queen Anne, full veranda with paired columns on boxed piers on west and south sides, aluminum siding, 1/1 double hung windows, 1920's brick chimney at west end of south elevation, gabled roof covered with asphalt shingles; first occupant, unknown; (contributing)

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- 223 House; ca. 1890; 2-story frame Foursquare/Queen Anne, full front (east) veranda with single columns, large polygonal two-story bay at north elevation, first-floor oriel window at rear of north elevation, polygonal bay centered inside front porch, narrow manufactured clapboard siding, 1/1 double hung windows, hipped roof with dormers, all covered with standing-seam terne metal, first occupant, unknown; (contributing)
- 226 Gilbert House; 1868; 2-story brick Italianate, front porch with clustered Tuscan corner columns, polygonal one-story bay at center of south elevation, 2/2 double hung windows with segmental-arched heads, elliptical window in west elevation attic, gabled roof asphalt shingles, large ca. 1920 two-story sleeping porch addition with flat roof at east end of south elevation, steel fire escape ladder at northeast corner of front porch; first occupant, F.A.W. Gilbert, proprietor of Eagle Mill; (contributing)
- 227 House; ca. 1890; 2-story frame Queen Anne, small inset entry at northeast corner remodeled from original porch, large polygonal two-story bay at south elevation, narrow wood clapboard siding, 1/1 double hung windows, gabled roof covered with asphalt shingles, first occupant, unknown; (non-contributing - porch alterations)
- 229 House; ca. 1910; 2-story frame Queen Anne, full front (east) veranda with single posts, large polygonal (first-floor) and rectangular (second-floor) two-story bay at south elevation, polygonal bay inside front veranda at south end, narrow wood clapboard siding, 1/1 double hung windows, hipped roof with gables and front hipped dormer, all covered with asphalt shingles; first occupant, unknown; (contributing)

East Washington Street

- 630 Patterson House; ca. 1850, 1885, 1915; 2-story frame Italianate/Queen Anne, Italianate porch with posts on southeast corner, polygonal Italianate bay window at east end of south elevation, rectangular Queen Anne bay window at west end of south elevation, two-story polygonal Italianate bay window at north end of east elevation, one-story sun room addition (1915) with basement garage at west side, narrow wood siding, 1/1 double hung windows, large plate glass window in rectangular bay, diamond vent in south attic gable end, primary gable roof with secondary hip roof on east and tertiary flat roof over sun room, standing seam terne metal roofing; first occupant, Lemuel B. Patterson, lawyer; (contributing)

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South Dodge Street

- 106 Solln House; 1906; 2-story frame Queen Anne, veranda on east (front) and north sides with single Tuscan columns, narrow wood clapboard siding, decorative wood tympanum in east gable end, 1/1 double hung windows, large plate glass window inside porch on east wall, hipped roof with secondary gables all covered with asphalt shingles; first occupant, Charles Barter Solln, janitor at the State University of Iowa (University of Iowa) Dental Building; (contributing)
- 108 Stanosheck House; ca. 1865; 2-story frame Italianate with rear wing, full front (east) porch with single posts, polygonal one-story bay at center of south elevation, vinyl siding, 2/2 double hung windows (missing original shutters), gabled roof covered with asphalt shingles; first occupant, Albert Stanosheck, laborer; (contributing)
- 112 Ewing House; 1909; 2-story frame Foursquare, full front (east) veranda with single columns with low gable roof, polygonal one-story bay at east end of south elevation, narrow wood clapboard siding, 1/1 double hung windows with upper sash of second floor having diamond-pattern muntins, large plate glass windows on first floor of east elevation, Palladian window at stair landing in center of south elevation, flared hipped roof with matching single dormers, all covered with asphalt shingles; first occupants, George A., attorney; and Ella M. Ewing (contributing)
- 116 Sarah Bloom House; 1908; 2-story stucco Prairie Style, full front (east) two-story porch, main entrance centered in south side with decorative curved hood over entry, battered front corners of porch, multiple-light casement and double hung windows, broad hipped roof with deep eaves, all covered with asphalt shingles; first occupant, Sarah Bloom; (contributing)
- 215 Edmonds-Wilson House Garage; pre-1920; 1 1/2-story Craftsman, brick ground floor with horizontal banding, half-timber gable ends, paneled Street wood single garage door at south side of east elevation, 6/6 double hung windows with cut limestone sills, pair of 15-light sash above windows of east gable end, flared gable roof with large hipped dormer on south and north sides, all covered with standing-seam terne metal; first occupant, Wilson family, attorney; (contributing)

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- 220 Louise Gelhous House; 1912; 2-story frame Foursquare, full front (east) porch with broad piers at each corner supporting shallow elliptical arches, narrow wood clapboard siding, brick chimney on south elevation, 1/1 double hung windows, large plate glass window on at south end of east elevation, hipped main roof covered with asphalt shingles, flat porch roof covered with metal; first occupant, Louise Gelhous, dressmaker, (contributing)
- 223 Delta Zeta Sorority; 1930; 2 1/2-story limestone ashlar Tudor Revival, large sun room across south elevation with tall limestone chimney rising from the main south wall of the building, large polygonal two-story bays flanking central doorway of east (front) elevation, Tudor-arched doorway between bays with decorative cut limestone hood, small Tudor-arched window flanking doorway, multi-paned casement windows (those in the first floor the bays have transoms), half-timbered large dormers on east (with shed roof) and north (with pair of gable roofs with shed between), gabled roof and dormers all covered with asphalt shingles, large steel fire escape on rear (west) elevation; first occupant, sorority, (contributing)
- 230 Cyrus S. Ranck House; 1888; 2-story frame Queen Anne, high-style veranda on west and south side with decorative railing, posts, brackets, frieze and entry gable at north end, rectangular one-story bay at center of south elevation, polygonal one-story bay at east end of south elevation, decorative fretwork in gable ends, asbestos siding, wood shingles in gable ends, 1/1 double hung windows, gabled main roof covered with asphalt shingles, shed porch roof covered with standing-seam terne metal; first occupant, Cyrus S. Ranck, attorney; (contributing)

East College Street

- 528 Bacon-Murphy House; 1867; 2-story brick Italianate; modified Italianate porch across front (south) elevation of main block with modern wood handicapped ramp to east, conservatory nestled inside southeast corner of main block and lateral wing, modified Italianate back porch at north end of east elevation, 1/1 double hung windows, large 1890's plate glass window at west end of first-floor south elevation, 20th century French doors in original front door opening at east end of first-floor south elevation, gabled roof covered with asphalt shingles; first occupants, Charles P. and Emma O. Shockey Bacon, civil engineer; (contributing)

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- 529 James House; 1902; 2-story frame Queen Anne/Colonial Revival, front (north) porch three single columns, large polygonal two-story bay at center of east elevation, narrow wood clapboard siding, wood shingles in gable ends, 1/1 double hung windows, large plate glass window in center of first-floor of bay, elliptical window in north gable end, semi-circular window in east gable end, hipped roof with gables, all covered with standing-seam terne metal, steel fire ladder from north gable window to front porch roof; first occupant, William H. James, photographer; (contributing)
- 603 House; 1939; 2-story frame Colonial Revival, attached one-story double garage at rear east end, wood siding, 8/8 double hung windows, gabled roof with asphalt shingles; first occupant, unknown; (non-contributing - beyond period of significance)
- 613 Benda House; 1927; 2-story frame Craftsman, front (north) porch with deep bracketed eaves supporting a low gabled roof, one-story sun porch to west of front porch, boxed oriel window at center of south side, brick base with wide aluminum siding above, 8/1 double hung windows, gabled roof with deep eaves and simple brackets, covered with asphalt shingles, brick chimney at center of west end; first occupant, Louis J. Benda, Vice- President, Citizens Saving and Loan (contributing)
- 617 Clark House; ca. 1865; 2-story brick Italianate, 20th century porch with plain square posts on north elevation and north end of east side, south end of porch has been enclosed and glazed, 6/1 double hung windows in segmental arched openings, gabled roof with ornate brackets, covered with asphalt shingles; first occupant, Augustus Clark; (non-contributing - sandblasted)
- 623 Stewart House; 1901; 2-story frame Queen Anne, porch with single columns across front (north) elevation, narrow wood clapboard siding, 1/1 double hung windows, large plate glass window at east end of first-floor north elevation, modern diamond window in north gable end, gabled roof with flared eaves covered with asphalt shingles; first occupant, Mark Stewart, owner, Stewart and Son, Shoes; (contributing)
- 631 Edmonds-Wilson House; ca. 1865; 2-story frame Italianate, original front porch has been replaced with small stoop, polygonal two-story bays at center of east side elevation and center of rear (south) elevation, one-story rear porch at south end of east side has been screened, paper brick siding, 1/1 double hung windows, rectangular window with multiple small panes around center light (ca. 1890) in north gable end, gabled roof with 20th century dormers, all covered with standing-seam terne metal; first occupant, James B. Edmonds, attorney; (contributing)

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- 701 Younkin-Tucker House; 1863; 1 3/4-story painted (white) brick Gothic Revival, small Colonial Revival stoop and door surround on front doorway centered in front (west) elevation, large two-story polygonal bay (ca. 1890) at east end of side (north) elevation, 1/1 double hung windows, lancet windows centered in north and west gables, pair of Lutheran windows flanking west gable, gabled roof covered with asphalt shingles, modern one-story garage and breezeway addition, first occupant, Archibald C. Younkin; (contributing)
- 706 Shepard House; ca. 1867, 1906; 2-story frame Italianate/Colonial Revival, full front (south) veranda with paired columns, large polygonal second-floor bay at center of front elevation above porch and similar first-floor bay at east end of front elevation, narrow aluminum siding, 1/1 double hung windows, large plate glass window in first-floor bay, Palladian window in front (south) dormer, gabled roof with large front dormer, all covered with standing-seam terne metal, steel fire escape at north end of east elevation; first occupant; Ed Shepard, (contributing)
- 714 Max Meyer House; 1895; 2-story frame Queen Anne, large front (south) veranda with single, large rectangular second-floor bay at center of front elevation above veranda, two story angled projection at southeast corner, aluminum siding, 1/1 double hung windows, hipped roof with gables reconstructed after early 20th century fire, all covered with asphalt shingles; first occupant, Max Meyer, clothier; (non-contributing - roof alterations)
- 715 Musser House; 1890; 2 1/2-story frame Queen Anne, full front (north) and east side veranda with turned posts and elaborate railing and frieze with ornate curved pediment above entry near west end of front, similar rear porch, ornate northeast tower with open arcaded third-story porch, three prominent brick chimneys, narrow wood clapboard siding, 1/1 double hung windows, one leaded and beveled glass window, hipped roof jerkin-head gables and regular gables, all covered with asphalt shingles; first occupant, William Musser, lumber yard; (contributing)
- 715 Musser House Carriage House, 1890; 1 1/2-story frame Queen Anne, paired paneled sliding carriage doors at east end of front (north) elevation with single doorway and transom to the west, narrow wood clapboard siding, wood sunburst motif in upper gable ends, 1/1 double hung windows, hipped roof with gables, all covered with standing-seam terne metal; first occupant, William Musser, lumber yard; (contributing)

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- 721 Apartment House; 1984; 2-story frame, one and two-story porches at corners with horizontal board railings, unpainted wood clapboard siding, 1/1 double hung windows, low hipped roof covered with asphalt shingles; first occupants, unknown; (non-contributing - less than 50 years of age)
- 722 First Church of Christ, Scientist; 1930; 1-story tapestry brick Mission, inset entry portico with semi-circular brick arcade with limestone keystones centered on front (south) elevation, secondary doorway at grade to east of portico with small roof, multi-pane wood casement and multi-pane double hung windows, hipped roof with secondary gable roofs, all covered with red clay tiles, interior completed unaltered with auditorium-style seating; first occupant, First Church of Christ, Scientist; (contributing)
- 725 Clapp-Keller House; ca. 1865; 2-story frame Italianate, front porch now missing, aluminum siding, 2/2 double hung windows, paired semi-circular arched windows above semi-circular-arched front doorway in center of north elevation, very low hipped roof covered with asphalt shingles, prominent modern one-story addition on south with flat roof; first occupant, P. Agnes Clapp; (non-contributing - missing porch and addition)
- 728 House; 1917; 2-story frame Craftsman, front (south) veranda with low gable roof with simple brackets, prominent brick chimney at center of front elevation, rectangular oriel projection in center of west side, narrow wood clapboard siding, 5/1 double hung windows, end, gabled roof with simple brackets, shed dormer at west side, all covered with asphalt shingles, first occupant, unknown, (contributing)
- 730 Coultas House; 1917; 2-story frame Craftsman, small front (south) porch with bracketed pent roof modified to receive modern handicapped ramp from east, 2-story sun/sleeping porch at east end, narrow wood clapboard siding, 6/1 double hung windows, hipped roof with large front hipped dormer, all covered with asphalt shingles, brick chimney at east end of roof ridge; first occupant, Elmer E. Coultas; (contributing)
- 803 Read House; 1883; 2-story frame Queen Anne, full front (north) veranda with single turned posts and turned balusters and frieze with gable above east entry, large rectangular two-story bay at center of east side elevation, asbestos siding and wood shingles at top of front gable curving outward to form hood over gable window, 1/1 double hung windows, gabled roof covered with asphalt shingles, two prominent brick chimneys rising from the roof, old steel fire escape at east end of front porch roof; first occupant, Lieut. G. W. Read, professor at SUI; (contributing)

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- 806 Clark Apartment Building; 1976; 2-story brick with Mansard roof, sliding single-pane windows, roof covered with asphalt shingles; first owner, James A. and Loretta C. Clark, developers (non-contributing - less than 50 years of age)
- 811 Rohrbacher Sanitarium; 1927; 3-story brick neoclassical building, dark red brick with cut Indiana limestone accents and pedimented front (north) doorway, 1/1 double hung windows, flat roof with tar and gravel roofing, constructed in place of 1880's Queen Anne house using many salvaged interior elements from the original house, interior survives relatively unaltered; original owner, Dr. William M. Rohrbacher, physician; (contributing)
- 816 O'Leary House; 1915; 2-story frame Foursquare; full front (south) porch with large corner piers supporting broad elliptical arches, roof deck above porch with parapet wall, glazed rear porch, narrow wood clapboard siding, 1/1 double hung windows, two large plate glass windows on south elevation inside front porch, hipped roof with large hipped gables centered on east, west, and south sides, all covered with asphalt shingles, steel fire escape from south dormer to front porch roof deck, house is twin to its neighbor (824); first occupant, Joseph O'Leary, owner, O'Leary Auto Co.; (contributing)
- 824 Mearden House; 1915; 2-story frame Foursquare; full front (south) porch with large corner piers supporting broad elliptical arches, roof deck above porch with parapet wall, stucco walls, 1/1 double hung windows, two large plate glass windows on south elevation inside front porch, hipped roof with large hipped gables centered on east, west, and south sides, all covered with asphalt shingles, house is twin to its neighbor (816); first occupant, Albert Mearden, (contributing)
- 830 Kaufmann House; 1920; 1 1/2-story brick English Cottage Revival, full glazed sun porch across front (south) elevation), attached 1950's single- car garage at north end of east side, entry in southeast corner with brick stoop, half-timbering in gable ends, 6/1 double hung windows, gabled roof simulating thatched cottage roof using asphalt shingles, small eyebrow dormer at east side of south slope of roof, brick chimney centered in the roof; first occupant, Lou H. Kaufmann, Koza and Kaufmann Meat Co.; (contributing)

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- 831 Koontz House; 1901; 2-story frame Queen Anne, full front (north) veranda with single columns with Classical brackets, large polygonal bays at center of first-story east elevation and east end of second-story front (north) elevation, inset porch at south side of east bay, narrow wood clapboard siding, 1/1 double hung windows, large triple window in east elevation with scrolled broken pediment, similar pediment above front (north) dormer, hipped and gabled roof with hipped front gable and polygonal hipped west side dormer, all covered with asphalt shingles, steel fire escape ladder from front dormer to front porch roof; first occupant, George W. Koontz, bank president; (contributing)
- 903 House; 1928; 2-story brick Colonial Revival, full front (north) porch with three stout brick piers and flat roof, 6/1 double hung windows, gable roof on main (front) block covered with asphalt shingles, flat roofs on porch and rear wing, small brick chimneys at each end of main gable roof, single-car attached garage at rear (south); first occupant, unknown, (contributing)
- 906 Carson House; 1875; 3-story frame French Second Empire, full front (south) porch single square posts, central projecting pavilion with higher roof on front elevation, 2-story sun/sleeping porch addition on east elevation, one-story polygonal bay windows at east end of front (north) elevation inside front porch and on west side, two large rear (north) wings, wood clapboard siding, 1/1, 2/2, and 4/4 double hung windows with flat, semi-circular, and elliptical arched heads set in decorative wood frames, concave Mansard roof on main block with convex projecting Mansard pavilion both covered in decorative cut wood shingles, upper roof and flat roofs of porch and rear additions are flat, two large steel fire escapes; first occupant, Thomas C. Carson, merchant; (contributing - listed on National Register, 1982)

South Lucas Street

- 125 House; 1915; 2-story Craftsman, small brick porch with gabled roof supported on plain brackets at north end of front (east) elevation, small hipped roof on plain brackets at side entry in north elevation, large 2-story sun/sleeping porch at south elevation, large projecting rectangular bay south of main entry porch set beneath second-floor overhang, brick first story with narrow wood clapboard siding on second floor and gable ends, 6/1 double hung windows, gabled roof on main block and on sleeping porch, both covered with asphalt shingles, decorative wood purlins under deep eaves and under second-story overhang, skylight near peak of east side of roof, steel fire escape ladder from attic window of south elevation; first occupant, unknown; (contributing)

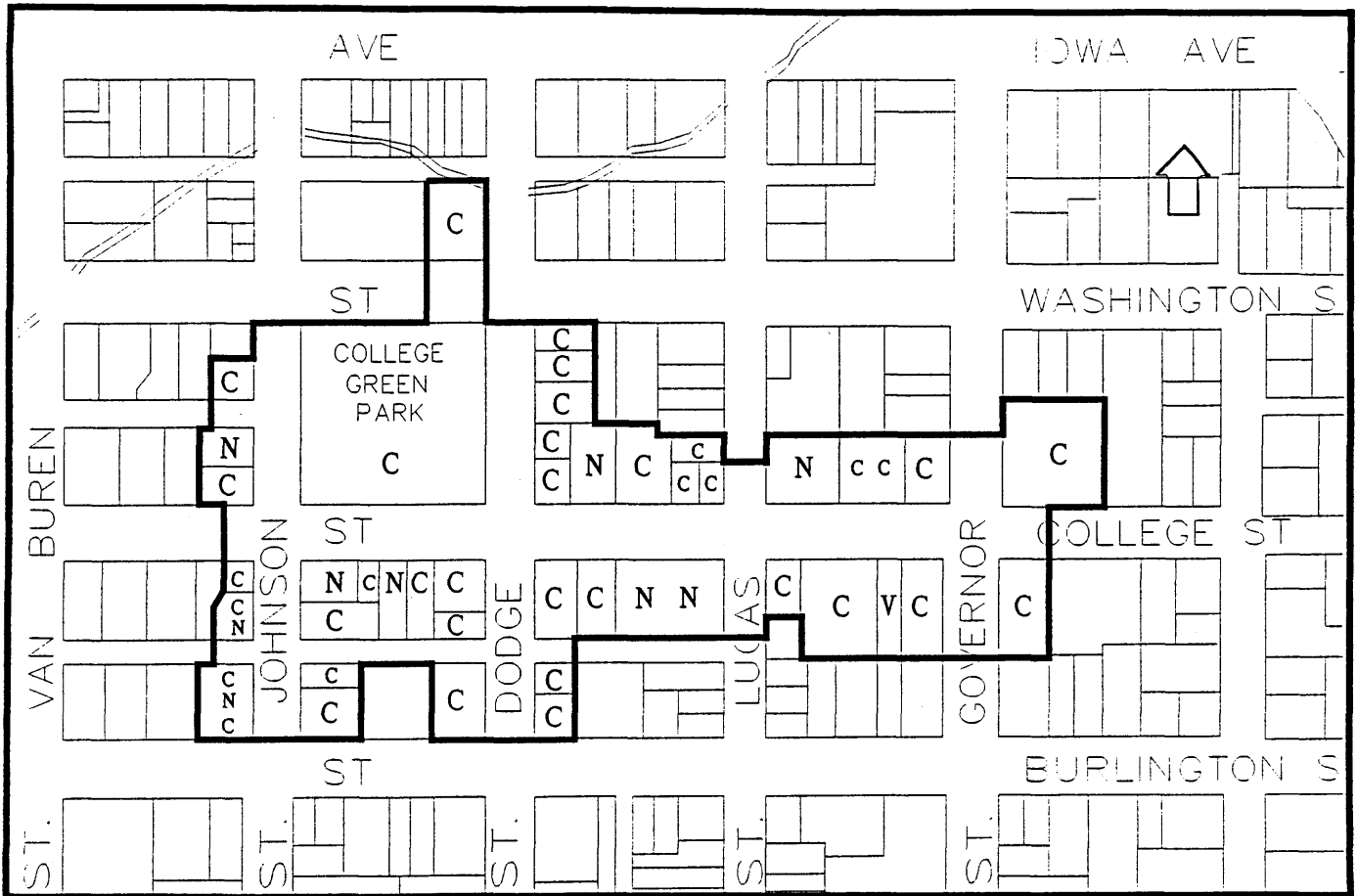
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MAP 1: College Hill Neighborhood with boundaries
of the College Green Historic District Indicated



C - Contributing
N - Non-Contributing
V - Vacant

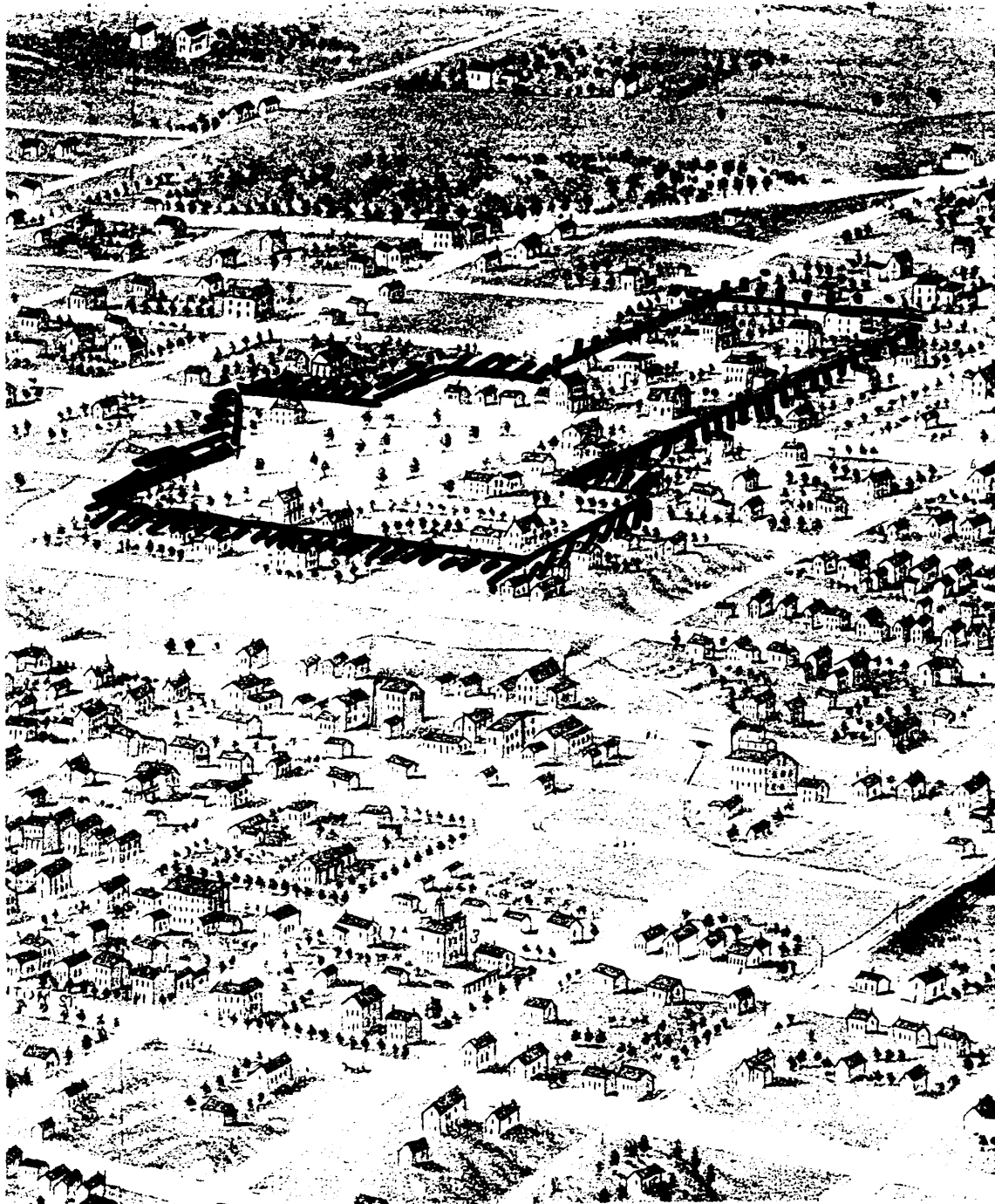
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**MAP 2: Iowa City, 1868 Bird's Eye View,
Detail of the College Hill Neighborhood**



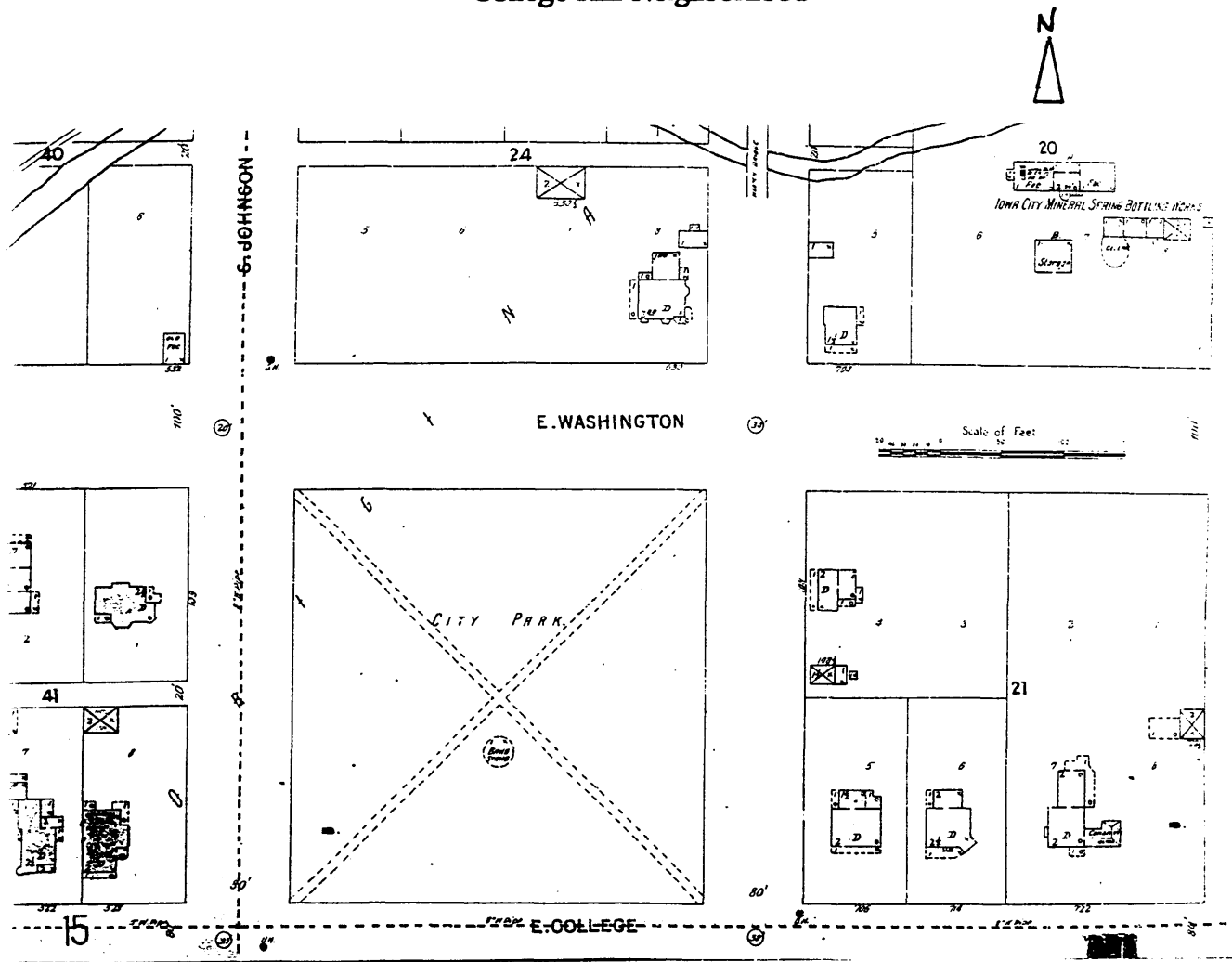
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MAP 3: Iowa City, Fire Insurance map, 1898,
College Hill Neighborhood



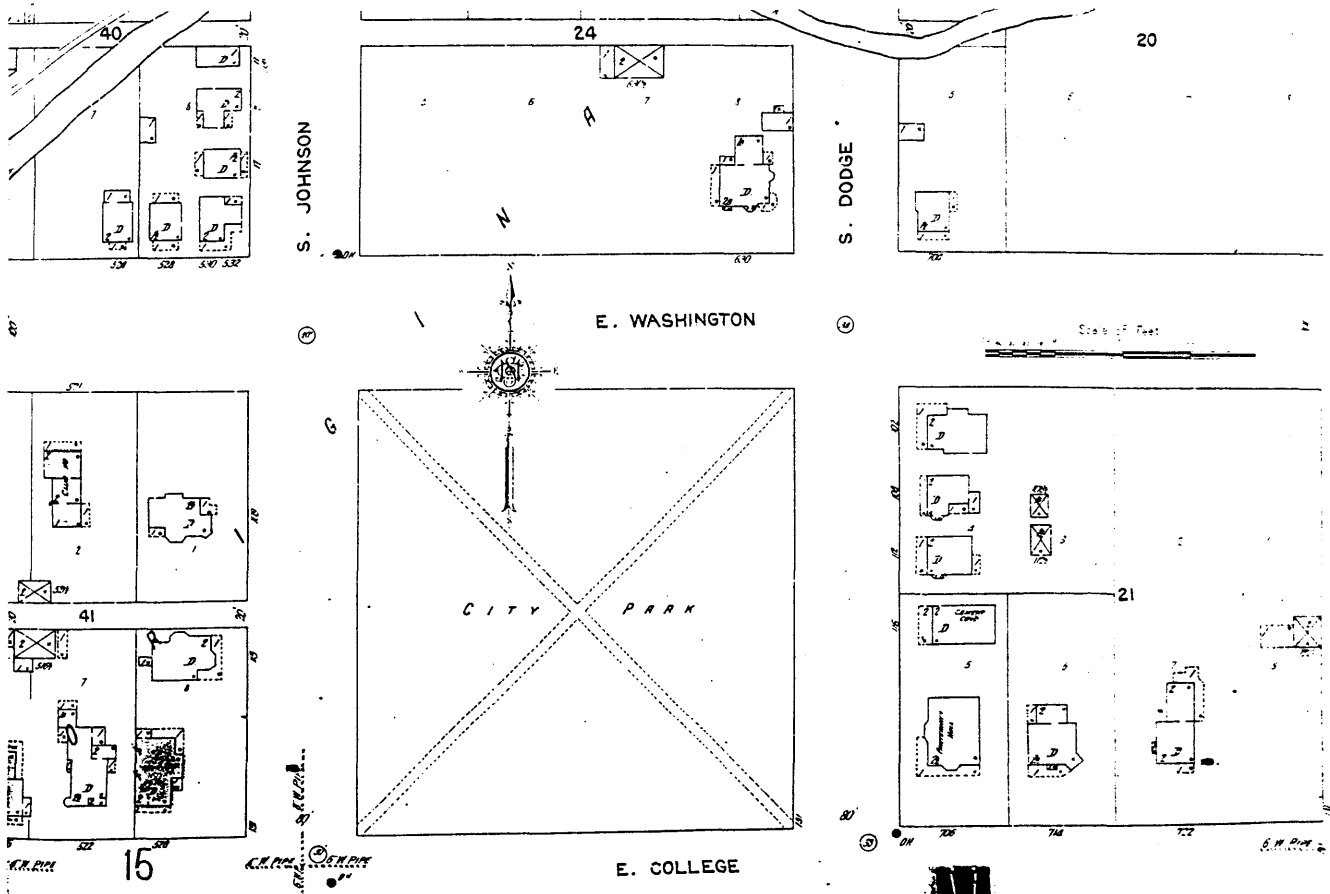
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**MAP 4: Iowa City, Fire Insurance map, 1912,
College Hill Neighborhood**



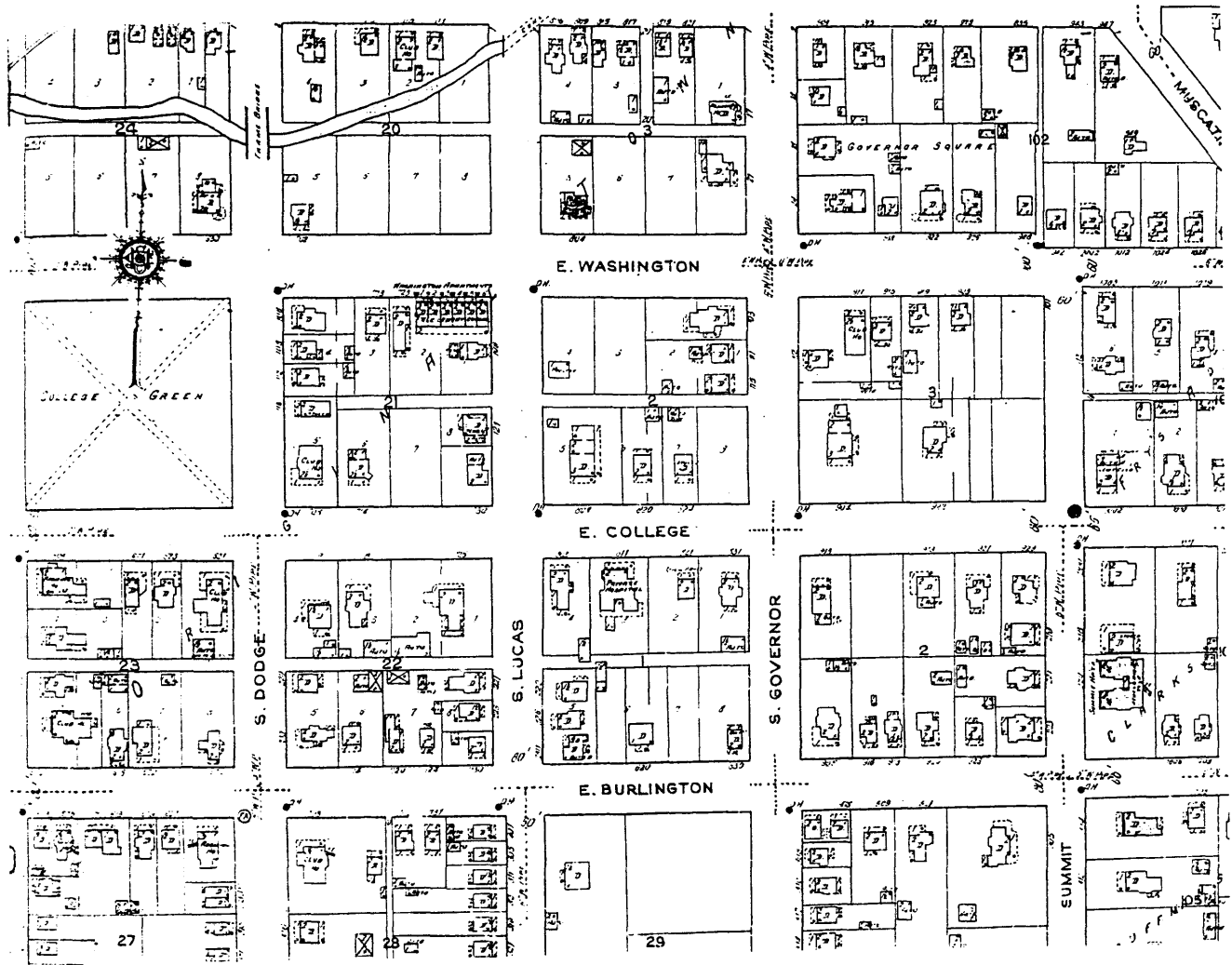
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MAP 5 Iowa City, Fire Insurance Map, 1920
College Hill Neighborhood



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SIGNIFICANCE

Summary Statement

The College Green Historic District is significant for its residential architecture which spans almost the entire history of Iowa City, and for its growth and development as a choice place to live in the history of Iowa City. Part of the original town as platted in 1839, the College Green area is close enough to downtown to allow its residents to walk downtown to work or shop while at the same time maintaining a quiet, suburban atmosphere. As the 1868 Bird's Eye View of Iowa City illustrates, this neighborhood was originally somewhat separated from the downtown by a meandering strip of undeveloped land following Ralston Creek giving the College Hill area its own identity. Even by 1868 there were quite a number of substantial houses south and east of College Green, some of which have survived.

There are four aspects of the district which characterize it and define its place in Iowa City today: First, this neighborhood has as its focal point College Green; second, fraternities and sororities are evident and have been a part of this neighborhood environment throughout most of the 20th century; third, the architecture is varied due to the long history of the neighborhood; and fourth, the neighborhood has been a popular "Place to Live. As a result it has experienced developmental pressures for many years. These are summarized in the following sections.

For a detailed account of the historic and architectural resources of the area please see pages 1-39 of Attachment B, an amendment to "Historic Resources of Iowa City, Iowa" Multiple Property Document). This amendment gives detailed information about the geography, demography and history of the neighborhood and summarizes architectural developments.

College Green

The park is an important focal point for the neighborhood and provides open spaces for recreational activities for those living in the tightly developed surrounding blocks.

College Green appears on the earliest plat map of Iowa City in 1839 (see p. 3. of Attachment 2), and it is called "College Green." In later years it was called College Street, or Hill, Park. The the original city fathers provided numerous open spaces for parks and markets. The park's location only three blocks from the South Market square indicates that College Green and South Market were to serve different purposes. The exact intentions of the city planners when designating College Green are not known, but the placement of the green space probably indicated that their

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hopes were for there to be a college along College Street. The 1854 Millar Map of Iowa City shows a female college in this square. It was apparently started, but soon abandoned. College Green appears on the 1899 Iowa City fire insurance map and called City Park. A band stand also appears on this map just south of the center point. Subsequent fire maps show no band stand.

College Green has remained open space over the years and has just been recently renovated by the City of Iowa City with the help of Project Green, a private, volunteer organization concerned with environmental and conservation and beautification projects. The green has been improved with new sidewalks, lighting, a gazebo, and new grading and plantings. The Gazebo recreates the original band stand, but stands east of the center of the park rather than on the original band stand location.

Fraternities and Sororities

The College Hill area is one of three major locations for University of Iowa fraternities and sororities, the others being along Dubuque and Clinton Street and on the west side of the River along North Riverside Drive and River Street. Two sororities are located in the district presently, Delta Zeta 223 S. Dodge Street and Alpha Phi., 906 E Washington Street. Delta Zeta has its own building constructed in 1930 specifically to house the sorority. Alpha Phi is located in the 1875 Carson House. This three-story frame French Second Empire house is on the National Register of Historic Places. Although only two buildings house fraternities or sororities now, many houses in the district served to house them in earlier years. Specific information about this can be found in the 1983 City of Iowa City Survey of the neighborhood by Jim Jacobsen. In addition, the broader neighborhood is home to many such institutions, some in former single family residences and some in buildings constructed specifically for them.

Architecture

There is a great variety of architectural styles stretching from the 1860s to 1930s. No fewer than eight houses survive from the 1860s, but the majority of houses were constructed between 1890 and 1920. The architectural styles represented in the district are examples of styles popular in America when they were constructed.¹ Even seemingly unique examples like the Prairie Styled

¹ Comparable examples can be found in McAlester, Virginia And Lee McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf, 1990; Riskind, Carole. A Field Guide to American Architecture. New York: New American Library, 1980; Stickly, Gustav. More Craftsman Homes. New York: Dover Publications, 1982, Originally published 1912; The Radford American Homes: 100 House Plans. Chicago: Radford Architectural Co., 1903; and Herbert Gottfried. American Vernacular Design, 1870-1940. Ames, Iowa: Iowa State University Press, 1985.

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Sarah Bloom House at 116 South Dodge and the English Cottage styled Kaufmann House at 830 E. College are examples of popular styles. The six photographs on the following pages illustrate the variety and richness of the architecture examples in the district. The style examples are as follows: 1) Second Empire, 2) Queen Anne, 3) Colonial Revival, 4) English Cottage, 5) Craftsman, and 6) Tudor Revival. For additional materials from local sources on the architecture of this historic district see Jan Nash, "Historic and Architectural Resources in College Hill, Iowa City, Iowa 1839-1944", an amendment to "Historic Resources of Iowa City, Iowa" Multiple Property Documentation Form pp. 26-36. This document also includes some illustrations of examples of the associated property types and architectural background.

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Style Example From District: 1) Second Empire



Style Example From District: 2) Queen Anne



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Style Example From District: 3) Colonial Revival



Style Example From District: 4) English Cottage



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Style Example From District: 5) Craftsman



Style Example From District: 6) Tudor Revival



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The College Green Neighborhood: A Place to Live.

The College Green Historic District has always been a popular residential neighborhood. The 1868 Birds Eye View of Iowa City illustrates that a number of houses were already in this neighborhood by 1868, see map 2, page 14. The neighborhood's popularity has been a bane as well as a blessing in terms of historic architecture. Ever-increasing numbers of residents have crowded into the neighborhood. Houses have been added as lots have been subdivided; houses have been enlarged and restructured, some several times, and some were adapted to serve as group homes for fraternities, sororities and other groups. In spite of this, there is a fine collection of historic houses in the neighborhood, and many of these remain single family residences.

BIBLIOGRAPHY AND SOURCES

A complete list of sources is provided in Jan Nash, "Historic and Architectural Resources in College Hill, Iowa City, Iowa 1839-1944", an amendment to "Historic Resources of Iowa City, Iowa" Multiple Property Documentation Form

GEOGRAPHICAL DATA

College Green Historic District UTM Coordinates: 17.8 Acres

Southwest corner	622580E	4612630N
Northwest lower corner	622580E	4612800N
Northwest lower inside corner	622650E	4612800N
Northwest middle corner	622650E	4612880N
Northwest upper inside corner	622700E	4612880N
Northwest upper corner	622700E	4612930N
Northeast upper corner	622750E	4612930N

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Northeast upper inside corner	622750E	4612880N
Northeast middle corner	622800E	4612880N
Northeast lower inside corner	622800E	4612800N
Northeast corner	623050E	4612800N
Southeast upper corner	623050E	4612700N
Southeast inside corner	622800E	44612700N
Southeast lower corner	622800E	4612630N
south side - lower interior east corner	622690E	4612630N
South side - upper interior east corner	622690E	4616600N
South side - upper interior west corner	622640E	4616600N
South side - lower interior west corner	622640E	4612630N

Verbal Boundary Description

The boundary line is indicated on the USGS map attached to this nomination.

Boundary Justification

The boundaries for the College Green Historic District are based on characteristics of buildings surrounding properties possessing similar characteristics and integrity.

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PROPERTY OWNERS:
Property Address

Owner and Mailing Address

528 E. COLLEGE ST

JAMES R REEMTSMA
4728 BELLE AVE
DAVENPORT IA 52807

529 E. COLLEGE

LAUREN A & CAROL O WOODS
612 W FRANKLIN ST
RICHMOND VA 23220

603 E. COLLEGE ST

ALICE S HOOTEN
603 COLLEGE ST
IOWA CITY IA 52240

613 E. COLLEGE ST

ROBERT P SR & BARBARA A KONDORAS
1100 SYLVAN DR
HADDON HEIGHTS NJ 08035

617 E. COLLEGE ST

CHARLES AUKEMA
617 E COLLEGE ST
IOWA CITY IA 52240

623 E. COLLEGE ST

HANS D & BARBARA WELCH BREDER
623 COLLEGE ST
IOWA CITY IA 52240

631 E. COLLEGE ST

WILLIAM NOWYSZ
102 S CLINTON ST #35
IOWA CITY IA 52240

701 E. COLLEGE ST

LORNA M NEGUS
701 COLLEGE ST
IOWA CITY IA 52240

706 E. COLLEGE ST

MICHAEL CILEK & JAMES KERR
5 ASHWOOD DR
IOWA CITY IA 52245

714 E. COLLEGE ST

RUTH SNIDER
720 BRADLEY ST
IOWA CITY IA 52240

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Property Address	Owner and Mailing Address
715 E. COLLEGE ST	JAMES A DIXON 715 COLLEGE ST IOWA CITY IA 52240
721 E. COLLEGE ST	MILDRED KELLER 721 COLLEGE ST IOWA CITY IA 52240
722 E. COLLEGE ST	FIRST CHURCH OF CHRIST SCIENTIST 722 COLLEGE ST IOWA CITY IA 5224
725 E. COLLEGE ST	MILDRED KELLER 721 COLLEGE ST IOWA CITY IA 52240
728 E. COLLEGE ST	CHRISTOPHER S HARRISON & EVELYN PREASS PO BOX 1815 IOWA CITY IA 52244
730 E. COLLEGE ST	DANETTE R LOUPEE 730 COLLEGE ST IOWA CITY IA 52240
803 E. COLLEGE ST	JEAN JOY KISTLER KENDALL 2585 BLUFFWOOD LANE IOWA CITY IA 52245
806 E. COLLEGE ST	JAMES A & LORETTA C CLARK 414 MARKET ST IOWA CITY IA 52240
811 E. COLLEGE ST	THOMAS L LAUGHNAN 502 BROWN ST IOWA CITY IA 52245
816 E. COLLEGE ST	DONA FAE PARK 816 COLLEGE ST IOWA CITY IA 52240

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Property Address	Owner and Mailing Address
819 E. COLLEGE ST (Parking Lot)	THOMAS L LAUGHNAN 502 BROWN ST IOWA CITY IA 52245
824 E. COLLEGE ST	DONA FAE PARK 816 COLLEGE ST IOWA CITY IA 52240
830 E. COLLEGE ST	MARY JANE GRISWOLD 830 COLLEGE ST IOWA CITY IA 52240
831 E. COLLEGE ST	HAYEK REAL ESTATE PARTNERSHIP C/O KEYSTONE PROPERTY MGMT 533 SOUTHGATE AVE IOWA CITY IA 52240
903 E. COLLEGE ST	SHELLY G BERG 903 COLLEGE ST IOWA CITY IA 52240
906 E. COLLEGE ST	ALPHA PHI HOUSE CORP OF IOWA CITY IOWA FRATERNITY BUSN SERVICE 159 IOWA MEMORIAL UNION IOWA CITY IA 52242
WASHINGTON ST 630 E WASHINGTON ST	FRANCIS L RIEHL 630 E WASHINGTON ST IOWA CITY IA 52240
LUCAS ST 125 S LUCAS	DANETTE LOUPEE & JOHN RALEY 730 COLLEGE ST IOWA CITY IA 52240
218 S LUCAS (Parking Lot along College St. only)	JOHN R RUMMELHART JR C/O LINCOLN REAL ESTATE 1218 HIGHLAND DR IOWA CITY IA 52240

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Property Address	Owner and Mailing Address
DODGE ST 106 S DODGE ST	ROSE BAUR C/O FRANK WAGNER 1025 WOODLAWN AVE IOWA CITY IA 52245
108 S DODGE ST	ELIZABETH NOBLE C/O FRANK WAGNER 1025 WOODLAWN AVE IOWA CITY IA 52245
112 S DODGE ST	JEFFREY LEE & LOIS KINCHELOE COX 112 S DODGE ST IOWA CITY IA 52240
116 S DODGE ST	ERIC L & HEIDI J BRODERSEN 116 S DODGE ST IOWA CITY IA 52240
215 S DODGE ST	WILLIAM NOWYSZ 102 S CLINTON ST #315 IOWA CITY IA 52240
220 S DODGE ST	URI ARMON 220 S DODGE ST IOWA CITY IA 52240
223 S DODGE ST	FRATERNITY BUSINESS SERVICE IOWA MEMORIAL UNION IOWA CITY IA 52242
230 S DODGE ST	VERNA GOODNER 230 S DODGE ST IOWA CITY IA 52240

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Property Address	Owner and Mailing Address
JOHNSON ST 109 S JOHNSON ST	PAMELA MICHAND 109 S JOHNSON ST IOWA CITY IA 52240
113 S JOHNSON ST	BYRON L JR & KATHLEEN M BURFORD 113 S JOHNSON ST IOWA CITY IA 52240
212 S JOHNSON ST	SECURITY INVESTMENT ASSOC INC RICK WEBSTER 924 SUNSET ST IOWA CITY IA 52246
215 S JOHNSON ST	GREGORY M SCHOTT 2958 DUBUQUE ST NE IOWA CITY IA 52240
217 & 219 S JOHNSON ST	GREGORY M SCHOTT 2958 DUBUQUE ST NE IOWA CITY IA 52240
220 S JOHNSON ST	PRET P DHILLON 2110 N DUBUQUE ST IOWA CITY IA 52245
223 S JOHNSON ST	THOMAS M & KAREN SUE MARTIN TRUSTEES 119 RIVER ST IOWA CITY IA 52246
226 S JOHNSON ST	WILLOWWIND SCHOOL 226 S JOHNSON ST IOWA CITY IA 52240
227 S JOHNSON ST	STEPHEN E LOVICK 107 S DUBUQUE ST IOWA CITY IA 52240
229 S JOHNSON ST	STEPHEN E LOVICK 107 S DUBUQUE ST IOWA CITY IA 52240

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Photograph Identification

The following information is common to all photographs, and a map follows which shows the location of the photographer for each photograph.

Photographer - David Arbogast

Date - February 15, 1996

Iowa City, Iowa

1. Looking Southeast
2. Looking Southeast
3. Looking South
4. Looking Northeast
5. Looking Southeast
6. Looking South
7. Looking West-southwest
8. Looking South
9. Looking East-southwest
10. Looking Southeast

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Map of Photograph Locations

