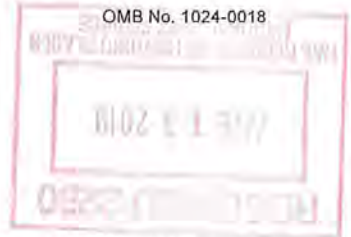


4429



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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

1. Name of Property

historic name Seaman, Roy C. and Lena (Johnson), House

other names/site number _____

Name of Multiple Property Listing N/A

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

2. Location

street & number 400 Magnetic Avenue not for publication

city or town Cherokee vicinity

state Iowa county Cherokee zip code 51012

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: ___ national ___ statewide x local

Applicable National Register Criteria: ___ A ___ B x C ___ D

Signature of certifying official/Title: Deputy State Historic Preservation Officer

8 AUG 2019

Date

State Historical Society of Iowa

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

Signature of the Keeper

9/27/19

Date of Action

Seaman, Roy C. and Lena (Johnson), House

Cherokee County, Iowa

Name of Property

County and State

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Category of Property

(Check only **one** box.)

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	2	buildings
0	0	site
0	0	structure
0	0	object
1	2	Total

Number of contributing resources previously listed in the National Register: N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS/Bungalow/Craftsman

Materials

(Enter categories from instructions.)

foundation: CONCRETE/block

walls: WOOD/weatherboard

roof: ASPHALT

other: _____

Seaman, Roy C. and Lena (Johnson), House

Cherokee County, Iowa

Name of Property

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Narrative Description

Summary Paragraph (Briefly describe the current, general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

The Roy C. and Lena (Johnson) Seaman House at 400 Magnetic Avenue in Cherokee, Iowa, is a one-and-one-half-story frame Craftsman-style bungalow, although broad dormer windows on the north and south sides make it effectively a two-story residence. Completed in about 1913, the house is located in a residential neighborhood situated northeast of Cherokee's central business district, at the northeast corner of Magnetic Avenue and N. Roosevelt Avenue. The neighborhood consists largely of one-story to two-story residences built between the late nineteenth and the mid-twentieth centuries, placed along tree-lined streets. Although the neighborhood is primarily residential, the house is located immediately south of Webster Elementary School. The Seaman House is an excellent example in Cherokee of the Craftsman bungalow style. Characteristic features of this style exhibited on the exterior of the Seaman House include a broad, moderately pitched, side-gabled roof that extends over a full-width front porch; decorative rafter tails; broad shed-roofed dormer windows; decorative stone veneers on the front porch and a prominent exterior chimney; and multi-light over single-light window sash. Craftsman-style features on the interior include a colonnade with built-in cabinets and squat battered square posts between the living room and dining room, faux timbers extending across the ceilings in both the living room and dining room; a decorative brick fireplace; and much original woodwork finished in varnish. Few features of the interior or exterior have been altered, so the house retains a high degree of period integrity. The small garage located northeast of the house (garage I) appears to be contemporary with the house, although it may not have been built or moved to its present location until the 1930s or later. The larger garage facing Magnetic Avenue on the east side of the house (garage II) was built in 2012 in a style designed to reflect the Craftsman style of the house. The Seaman House property contains three resources. The house is counted as a contributing resource, while garage I and garage II are counted as noncontributing resources.

Narrative Description (Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable.)

(Iowa SHPO Additional Instructions: After the main **Narrative Description**, discuss any physical alterations since the period of significance under the subheading **Alterations**, and the seven aspects of integrity as it applies to the resource in a **Statement of Integrity** with each aspect discussed in its own paragraph.)

The Roy C. and Lena (Johnson) Seaman House is located at 400 Magnetic Avenue in Cherokee, Cherokee County, Iowa (Figures 1–3). It is located in a residential neighborhood situated northeast of Cherokee's central business district, at the northeast corner of Magnetic Avenue and N. Roosevelt Avenue. This neighborhood is situated on a slight rise above the Little Sioux River floodplain to the east. The neighborhood consists largely of one-story to two-story residences built between the late nineteenth and the mid-twentieth centuries, placed along tree-lined streets. Although the neighborhood is primarily residential, the house is located immediately south of Webster Elementary School. The neighboring house to the east at 402 Magnetic Avenue is now used as a residence, but at the time the Seaman House was constructed in the 1910s it functioned as a cancer hospital/sanitarium for Dr. Roy C. Seaman.¹ A lawn extends between the house and the sidewalk on the south and west sides of the house. Much of the rest of the property to the east and north of the house is occupied by concrete driveways, although small strips of land covered with lawn or plantings line the fences on the north and east sides of the property, and a small section of lawn is located between garage I and garage II. Concrete driveways extend from Magnetic Avenue and Roosevelt Avenue to garage I near the northeast corner of the lot, but the two driveways do not meet in a way that allows a vehicle to circumnavigate the house, and garage I has no vehicular access from Magnetic Avenue.

¹ Although 402 Magnetic Avenue is not included as part of the present nomination, further research on that property may support its National Register eligibility in the area of Health/Medicine, either under Criterion A as an early cancer treatment facility or under Criterion B for its association with Dr. Seaman.

Seaman, Roy C. and Lena (Johnson), House

Cherokee County, Iowa

Name of Property

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House. This one-and-one-half-story frame Craftsman-style bungalow was completed in about 1913 (Figures 4–5). The Seaman House is an excellent example in Cherokee of the Craftsman bungalow style. According to assessor’s records, the house is 32' x 36', with a 9' x 32' front porch on the south and a 10' x 10' second-story sleeping porch on the east.² The house rests on a rock-faced concrete block foundation. Its walls are clad in narrow clapboard siding. Its broad, moderately pitched, side-gabled roof is covered in composition shingles. The roof extends over an open front porch on the facade (south side of the house). The roof is notable for its decorative jigsaw-cut rafter tails on both the main roof and on two broad shed-roofed dormers on the north and south slopes. The shed-roofed dormers extend much of the way across each side and effectively raise the house to two stories. In addition to the jigsaw-cut rafter tails, a Craftsman-style feature of the roof are the exposed rafter ends that project under the eaves and through the bargeboard in the east and west gables.

Although the house exhibits a variety of window types, the windows on all four sides of the house are generally single or paired double-hung sash windows with a multi-light upper sash and a single-light lower sash. The window sash appear to be original and constructed of wood. Nearly all of the door and window openings on the house have moldings consisting of plain vertical boards extending up each side of the opening, capped by a trapezoidal molding that creates a slight shouldered architrave effect.

The facade (south side) of the house features a recessed open porch. The porch floor is constructed of wood and the front steps are constructed of poured concrete, while the foundation, walls, railing, and roof-support piers of the porch are clad in decorative stones. The stones are rounded or have rounded edges, indicating they are river stones or fieldstones rather than quarried stones.³ They range in size from a few inches to perhaps two feet in their longest dimension. The stones represent a variety of colors: white, gray, cream, yellow, orange, and red. The sidewalls of the concrete steps that lead up to the front porch are also clad in the same type of rounded stones. The stones are larger and less decorative at the foundation level of the east side of the porch adjacent to the east driveway. Flat-arched lunette openings for drainage are located at floor level to the east and west of the front steps on the facade. The area between the stone piers and the porch roof is clad in the same type of narrow clapboards used elsewhere on the house. Although the porch is largely open, windows or storm sash seal the east and west ends of the porch.

The front entrance is located in the recessed wall plane of the house sheltered by the front porch. Fenestration on the facade includes a central door flanked by a picture window on the west and a row of three windows on the east. The window on the west has a single large light in the main window, and three large lights separated by vertical muntins in the storm window. The window on the east is a tripartite window with thick muntin bars and three separate storm sash. The tripartite window consists of a central single-light sash flanked on each side by a 2/1-light window, where the two-light upper sash is much smaller than the tall lower sash. Storm sash cover all three of these windows.

The east side of the house, which faces the east driveway, is dominated by a two-story structure with a square footprint. On the open first story is a carport that shelters an at-grade side entrance to the house. On the second story, located at the level of the interior staircase landing, is an enclosed sleeping porch. The porch is supported by two piers, one under the southeast corner and one under the northeast corner. The piers are composed of a masonry base faced in decorative rounded stones like those seen on the front porch under a squat battered post with a square footprint. The piers and the main house support a grid of decorative beams that in turn support the sleeping porch. The porch has a row of three 3/1-light windows on each of the three sides that do not face the house. At the corners of the porch are pilasters that have capitals with classically inspired molding and heavy architraves. The shed roof of the sleeping porch slopes away from the house and has decorative exposed rafter tails like those seen on the main house. In addition to this carport/sleeping porch wing, which extends from the center of this face of the house, the east side of the house has a variety of window types on the first and second stories. These include single, paired, or tripled windows, typically with multi-light upper sash and single-light lower sash. A coal chute is located in the foundation to the north of the carport

² Cherokee County, Iowa, Assessor, entry for 400 Magnetic Avenue, Cherokee; electronic document cherokee.iowaassessors.com/parcel.php?gid=173732, accessed November 10, 2018.

³ An Iowa Site Inventory Form for this property completed in 2017 identifies the stones as local fieldstones, but this could not be verified for the present nomination (Marlys Svendsen, Iowa Site Inventory Form for State Inventory No. 18-00327 [2017], p. 2). Jim Adamson and John Snapp of the Cherokee Historic Preservation Commission speculate that the stones may have come from the banks of a local river or a local gravel pit (e-mail of July 25, 2019, from John Snapp to Richard Carlson; copy on file, Office of the State Archaeologist, The University of Iowa, Iowa City). In any case, they most likely represent glacial deposits in the Cherokee area from a source farther north.

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wing. The door of this coal chute identifies it as No. 1, "The Best Fuel Chute," manufactured by Sterling Foundry Co. of Sterling, Illinois, and patented June 9, 1908.

The first floor of the rear (north face) of the house has an entry door on the east, a pair of short 3/1-light windows near the center, and a four-part windows on the east that includes two small nearly square windows flanked by a much taller window on each side. All four windows are composed of three lights: two small nearly square ones on top and a single light below. In contrast to most of the windows on the house, all four sash appear to be fixed. The north-facing dormer window on the second story has a row of three 3/1-light windows.

The broad west gable end of the house, like the other faces of the house, has an asymmetrical fenestration arrangement. This side is dominated by a stone-faced exterior chimney that extends from grade level through the eaves on the south part of the facade, between the gable ridge and the front porch. Most of the fenestration on this face is located to the north of the chimney. This includes, on the first story, a rectangular bumpout near the north end that has a shed roof and three windows of the same type as the taller sash found in the four-part window on the north side of the house. This bumpout is the location of a window seat in the dining room. To the south of the bumpout is a triplet of small three-light windows similar to the two middle windows in the four-part window on the north face. These are also likely to be fixed sash. Above these on the second floor are two 4/1-light windows that are not placed symmetrically relative to the gable ridge. The only fenestration between the chimney and the front porch is a single 3/1-light window on the first story.

The interior is notable for its retention of most or all of its original woodwork. This includes wood floors, lath and plaster walls and ceilings, doors, door and window frames, and many built-in features such as window seats by the front entrance and in the dining room; a colonnade with built-in cabinets and squat battered square posts between the living room and dining room; faux timbers extending across the ceilings in both the living room and dining room; a laundry chute on the second story; and several closets. Interior doors include paneled pocket doors at the entrance to the sitting room; a door with three tall beveled lights over a panel, located between the vestibule and front hall; a door with a single light above a single panel separating the sleeping porch from the stairwell; and several two-panel doors that provide access to bedrooms and closets on the second story. The original woodwork is typically finished in varnish rather than painted. Another period feature on the interior is a brick fireplace with decorative brickwork in the living room. This fireplace appears to be original, although its bricks have been painted.

The first-story interior is divided into a small foyer and central hallway that opens into a den or sitting room on the east and a larger living room on the west. The room on the east is separated from the hallway by double-leaf pocket doors. A colonnade separates the living room from the dining room on the north. Off of the dining room to the east is the kitchen, which can also be reached from the north end of the central hallway. The stairs up to the sleeping porch and second story are located on the east side of the north end of the hallway. These stairs have simple square wood newel posts, a plain board railing, and simple wood panels lining the section of the staircase below the landing. At the southeast corner of the kitchen, steps lead down to the grade-level side entrance on the east side of the house. Stairs to the basement extend from this side entrance below the main stairs to the second story.

The dog-leg staircase to the second story has a landing that provides access to the sleeping porch that projects from the east side of the house. The second story is divided into three bedrooms and one bathroom that extend from a central hall. According to the present owners, the large bathroom was formerly a small bathroom on the west and a child's nursery on the east before the partition wall separating the two rooms was removed. All three bedrooms have built-in closets at their outer corners (those near the southeast, southwest, and northwest corners of the house). The two bedrooms on the west also have a pair of built-in closets between the two rooms. A notable feature of the second story is a built-in laundry chute located near the floor level next to the bathroom entrance.

Garage I. This frame garage, located northeast of the house, faces N. Roosevelt Avenue rather than Magnetic Avenue. It sits on a poured concrete foundation and is clad in narrow clapboards. Its front-gabled roof is covered in composition shingles and has simple exposed rafter tails. Its main entrance, located on the west side, is a modern metal overhead drive door designed to imitate a double-leaf hinged door. An entry door and a window are located on the south side of the garage.

Garage I may be contemporary with the house, but this is not clear. Its style is similar to that of the house, and a 1912 newspaper article quoted below states that at the time R. C. Seaman was building his house, he was also "wrecking

Seaman, Roy C. and Lena (Johnson), House

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his barn and building a garage.”⁴ Sanborn fire insurance maps indicate that both the former barn and the new garage were located along the alley at what was then the east end of the Seaman property—and which is now 410 Magnetic Avenue—rather than on the property being nominated here. Moreover, Sanborn maps do not show any building in the location of the present garage I at any time between 1914 and 1947.⁵ It is first shown clearly on aerial photographs in 1949.⁶ It does not appear to be shown on a 1938 aerial photograph, but this photograph is sufficiently blurry that it is possible that the garage is shown but not clearly.⁷ It may be that garage I was built or moved to its present location between 1947 and 1949, but it is more likely that it is the original ca. 1913 garage on the site and that it was moved from the present site of 410 Magnetic Avenue, presumably at the time the present house at that location was built, reportedly in 1938.⁸ For this to be the case, however, the 1947 revision to the 1924 Sanborn map would have to be in error, since it does not show any building in the location of the present garage I. Because of the uncertainty surrounding the construction date and early history of garage I, and in particular because it cannot be definitively dated to the property’s period of significance in ca. 1913, it is counted here as a noncontributing resource. If further investigation demonstrates that garage I was built at the same time as the house, its contributing or noncontributing status should be re-evaluated.

Garage II. Garage II, located east of the house, faces Magnetic Avenue. According to county assessor’s records, it was built in 2012. It has a poured concrete foundation, metal imitation lap siding, and a side-gabled roof covered in composition shingles. The main drive door, which faces south, appears to be the same type of drive door seen on garage I: a modern metal overhead drive door designed to imitate a double-leaf hinged door. Other fenestration includes two 1/1-light windows on the west gable end and an entry door and window on the north side.

Alterations. Few significant changes appear to have been made to the exterior of this house since it was first built. The massing, roofline, fenestration pattern, and fenestration; the materials used in the foundation and siding; and decorative details including the exposed rafter tails, window surrounds, stone-veneered porch and chimney, and multi-light over single-light double-hung sash, all appear to be original. The only features of the exterior of the house shown in historical photographs that are no longer present on the house are small ornamental projections at the east and west ends of the gable ridge. These were probably removed during a subsequent re-roofing of the house. The original roofing material is not known, so the present composition shingles may also represent a change in material from the original. The present owners removed a chimney for a furnace flue that was formerly located in the middle of the house, but this chimney is not shown on historical images of the house, and it was probably introduced after the property’s period of significance.

Changes to the interior have been somewhat greater than on the exterior, but the interior nonetheless retains a high degree of period integrity. The greatest changes have been to the kitchen area in the northeast corner of the house by the conversion of a mudroom and pantry off of the kitchen to a half-bath and a low partition wall. Another significant interior change was the removal of a wall on the second story to create a single large bathroom out of what was formerly a small bathroom and a small nursery. Other than the installation of popcorn ceiling between the faux beams in the dining room, all of the interior finishes appear to be original.

Garage I may or may not be original to the property, as described above. Whether it was built in the 1910s and later moved to its present location, or built after 1947, the present drive door is a replacement for the original door. Other than possibly being moved and the replacement of the drive door, garage I does not appear to have been altered substantially from the time it was built.

⁴ *The Cherokee [Iowa] Times*, September 2, 1912, p. [3].

⁵ Sanborn Map Company, *Cherokee, Cherokee County, Iowa* (Sanborn Map Company, New York, New York, 1915), p. 1; Sanborn Map Company, *Cherokee, Cherokee County, Iowa* (Sanborn Map Company, New York, New York, 1924), p. 11; Sanborn Map Company, *Cherokee, Cherokee County, Iowa* (Sanborn Map Company, New York, New York, 1947), p. 11.

⁶ U. S. Department of Agriculture, aerial photographs, BJW-2F-129 and BJW-2F-130, Cherokee, Cherokee County, Iowa, 1949; photographs on file, Map Library, The University of Iowa, Iowa City.

⁷ U. S. Department of Agriculture, aerial photographs, BJW-3-21 through BJW-3-23, Cherokee, Cherokee County, Iowa, 1938; photographs on file, Map Library, The University of Iowa, Iowa City.

⁸ Cherokee County, Iowa, Assessor, entry for 410 Magnetic Avenue, electronic document cherokee.iowaassessors.com/parcel.php?gid=173734, accessed November 10, 2018.

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Integrity. This property retains a high degree of all seven aspects of integrity from the time it was completed in about 1913.

Its integrity of *location* is excellent, since it has not been moved since it was first built ca. 1913.

Its integrity of *design* is also excellent. As described above, its Craftsman-style bungalow design has remained almost completely unchanged on both the exterior and interior, aside from changes to the bathrooms and kitchen and a few minor exterior changes.

Its integrity of *setting* is also very good. It remains on a street corner in a residential neighborhood, immediately south of a public elementary school, and it has many older houses as neighbors. In particular, the former Seaman Cancer Infirmary—Dr. Seaman's place of business, and the reason that the Seamans built their house at this location—remains extant at 402 Magnetic Avenue. The integrity of setting has been compromised only slightly by the construction of later residences in the neighborhood, and the replacement of the historic school north of the house by a modern building.

Its integrity of *materials* remains very good. On the exterior, no original materials appear to have been replaced by different materials, with the possible exception of the composition shingles on the roof. Any changes that have been made to the exterior of this house in its 105-year history have been made in kind, so that it appears as it did in historical photographs. The integrity of materials on the interior is also very good. Aside from changes to the bathrooms and kitchen, and the introduction of popcorn spray on the dining room ceiling, all of the materials on the interior appear to be original.

Its integrity of *workmanship* is excellent. Numerous Craftsman-style details display their original workmanship, including the siding, window and door moldings, decorative rafter tails, and stone-veneered porch and chimney on the exterior, and the wood floors, door and window moldings, room-dividing colonnade, and numerous examples of built-in closets, cabinetry, and other features on the interior.

Its integrity of *feeling* is excellent. Because of the high degree of period integrity of the first five aspects of integrity mentioned above, the house retains the feeling of a ca. 1913 Craftsman-style bungalow. Finally, its integrity of *association* is excellent. Although the house is being nominated under Criterion C rather than under Criterion A or B, for which integrity of association is more relevant, the house remains essentially unchanged from the time it was occupied by Dr. Seaman and his family starting ca. 1913.

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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.)

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

Period of Significance

ca. 1913

Significant Dates

ca. 1913

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

Architect/Builder

unknown

Seaman, Roy C. and Lena (Johnson), House

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Statement of Significance

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Roy C. and Lena (Johnson) Seaman House is eligible under Criterion C in the area of Architecture as an excellent example in Cherokee, Iowa, of a Craftsman-style bungalow that retains a high degree of period integrity. Characteristic features of this style exhibited on the exterior of the Seaman House include a broad, moderately pitched, side-gabled roof that extends over a full-width front porch; decorative rafter tails; broad shed-roofed dormer windows; decorative stone veneers on the front porch and a prominent exterior chimney; and multi-light over single-light window sash. Craftsman-style features on the interior include a colonnade with built-in cabinets and squat battered square piers between the living room and dining room, faux timbers extending across the ceilings in both the living room and dining room; a decorative brick fireplace; and much original woodwork finished in varnish. Few features of the interior or exterior have been altered, so the house retains a high degree of period integrity. Its period of significance is ca. 1913, the estimated date the house was completed and ready for occupancy. Its significance is at the local level.

Narrative Statement of Significance

 (Provide at least one paragraph for each area of significance.)

(Iowa SHPO Additional Instructions: For properties not nominated under Criterion D, include a statement about whether any archaeological remains within or beyond the footprint of the property were assessed as part of this nomination under the subheading **Archaeological Assessment**.)

This house is eligible under Criterion C as an excellent example in Cherokee, Iowa, of a Craftsman-style bungalow that retains a high degree of period integrity. While many fine examples of Craftsman-style houses were built in Cherokee in the 1910s and 1920s, the Seaman house is notable for both its architectural elaboration and, in particular, for its extensive use of decorative fieldstone or river stone in its front porch and west-side chimney. A citywide windshield survey of Cherokee undertaken in 2019 by members of the Cherokee Historic Preservation Commission, in conjunction with a historic architectural reconnaissance survey of Cherokee completed in 2017, identified 61 Craftsman-style houses in the city. Most are smaller and architecturally less elaborate than the Seaman House, and only one displays any decorative stonework similar to that found on the Seaman House. This house, located at 419 Sumner Street, uses the decorative stone in only a single porch pier.⁹

This single-family home was built for Dr. Roy C. Seaman and his wife Lena (Johnson) Seaman, and was probably completed in 1913. Dr. Seaman operated a cancer infirmary in the adjacent property at 402 Magnetic Avenue (extant), where he had lived prior to commissioning the house of interest here. Work on the house was commenced in late August or early September 1912. As reported in a local newspaper on September 2, 1912, "R. C. Seaman is excavating for a new house on his residence and hospital property. He is also wrecking his barn and building a garage."¹⁰ Surprisingly, despite the size of the house, its architectural elaboration, the relative novelty of Craftsman bungalows in Cherokee in 1912, and the prominence of Dr. Seaman in the community, no other references to the construction of the house have been identified in local newspapers.¹¹ Although no date of completion has been identified, completion of the house likely took more than four months from the time of excavation, considering its size and its many exterior and interior architectural details. A construction date of ca. 1913 has therefore been adopted here.

⁹ E-mails of July 25 and July 31, 2019, from John Snapp to Richard Carlson; Marlys Svendsen, *Cherokee Historic and Architectural Reconnaissance Survey Report*, prepared for the City of Cherokee and the Cherokee Historic Preservation Commission by Svendsen Tyler, Inc., Sarona, Wisconsin, April 2017 (copy on file, State Historic Preservation Office, State Historical Society of Iowa, Des Moines), pp. 63–64, 95–96, 100–103, 117–118, 128, 130–131.

¹⁰ *The Cherokee [Iowa] Times*, September 2, 1912, p. [3]. Although Cherokee County Assessor's records date this house to 1908, it is not shown on the Sanborn fire insurance map dated June 1909; see Cherokee County, Iowa, Assessor, entry for 400 Magnetic Avenue, electronic document cherokee.iowaassessors.com/parcel.php?gid=173732, accessed November 10, 2018; Sanborn Map Company, *Cherokee, Cherokee County, Iowa* (The Sanborn Map Company, New York, New York, 1909), p. 1.

¹¹ A search was made for relevant terms in historical Cherokee newspapers available digitally through the Cherokee Public Library Community History Archives (<http://cherokee.advantage-preservation.com/>, accessed November 2018). It is possible that one or more newspaper references were left out of the search results because illegible words or typographical errors in the original newspapers resulted in faulty digitization. But no relevant results were found when searching 1912 and 1913 newspapers for the terms "Seaman," "new house," "new home," "new residence," "housewarming," and "house warming," so it appears most likely that the September 1912 reference was the only relevant one published in Cherokee newspapers that have been digitized. Newspapers in 1914 were also searched for "Seaman," but not for the other terms.

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The house was built in its present location because it was next door to the Seaman Cancer Infirmary, now a separate property at 402 Magnetic Avenue. Magnetic Avenue was named for the magnetic mineral springs at the east end of the avenue that had been developed as a health resort by the late nineteenth century.

Further research is recommended to determine whether the house may also be eligible under Criterion B for its association with Dr. Roy C. Seaman, a medical doctor who specialized in cancer treatment at his sanitarium, located in the adjacent house at 402 Magnetic Avenue. Since the sanitarium is the building most importantly associated with Dr. Seaman's professional career, the significance and integrity of that building would need to be evaluated before a Criterion B argument can be made for the Seaman House.

History of Cherokee.

The original City of Cherokee ("Old Cherokee") was platted in 1857, the same year that Cherokee County was separated from Woodbury County to the west. It was originally settled primarily by members of the Milford Emigration Society, who came to Iowa from Milford, Massachusetts. When the Iowa Falls and Sioux City Railroad was built just south of Old Cherokee in 1870, the town of New Cherokee—now known as Cherokee—was platted around the new depot. Cherokee was formally incorporated in 1873. As a result of the railroad depot, the new city attracted many new residents, who quickly built up the new city's commercial and residential areas, as well as some local industries, such as the Cherokee Brick and Tile Company. The population tripled from 438 in 1870 to 1,523 in 1880, and more than doubled again during the next decade, to 3,441 in 1890. Additional railroad branch lines and machine shops were built in Cherokee in the 1880s and 1890s, and in 1896, the city became a division point on the Illinois Central Railroad, the successor to the Iowa Falls and Sioux City Railroad. The city's infrastructure grew rapidly between 1889 and 1905 with the introduction of a waterworks, electrical company, gas works, and telephone service. In 1894, the State of Iowa selected Cherokee as the site for a new State of Iowa Mental Health Institute, which was constructed between 1897 and 1902. Between the State Mental Health Institute and the railroad, Cherokee's economy boomed, and its population continued to grow, reaching 5,824 by 1920 and 7,469 by 1940. While the Cherokee Mental Health Institute remains in Cherokee, the importance of the railroad faded after the 1940s. The city's population grew only slowly to its 1960 peak of 7,724, and it has declined since then, standing at 5,253 in 2010.¹² The city's population has been almost exclusively white for its entire history.

The Seaman Family in Cherokee and the Cherokee Cancer Infirmary.

In the 1890s, during the city's period of most rapid growth, Roy C. Seaman's father, Dr. Charles Ora Seaman, moved to Cherokee. Dr. C. O. Seaman (1848–1931) specialized in the treatment of cancer for more than 50 years, practicing in South Dakota and Iowa.¹³ In summer 1893, he established a sanitarium in connection with a hotel at a sulfur spring in Linwood, several miles southwest of Davenport, Iowa. The hotel and sanitarium burned on January 4, 1894.¹⁴ Dr. Seaman had relocated to Cherokee and established the Magnetic Mineral Springs Sanitarium by May 1895.¹⁵ His practice was originally located at a building in Magnetic Springs Park known as "The Fountain House." In 1902, he bought the property on which 400–410 Magnetic Avenue now stand, located several blocks west of his original infirmary.¹⁶ It is not clear whether the house at 402 Magnetic Avenue (extant), which Dr. C. O. Seaman used in subsequent years as a cancer infirmary, had been built by the time Dr. Seaman purchased the property in 1902. Most likely it had been built at least a decade or two earlier, based on its Italianate architectural style, which suggests a construction date in the 1870s or 1880s (see Figure 6).

¹² Svendsen, Iowa Site Inventory Form for State Inventory No. 18-00327, pp. 3–5.

¹³ Svendsen, Iowa Site Inventory Form for State Inventory No. 18-00327, p. 5.

¹⁴ "Linwood Burned," *The Morning Democrat* (Davenport, Iowa), January 6, 1894, p. [4].

¹⁵ "Mere Mentions" column, *Cherokee [Iowa] Democrat*, May 29, 1895, p. [5]. The location in Cherokee of a mineral spring with purported curative powers was likely one of the attractions that drew Dr. C. O. Seaman to Cherokee in the 1890s. The magnetic mineral spring was discovered in 1879, and the Fountain House resort was opened at that location in 1880; see Marlys Svendsen, *Cherokee Historic and Architectural Reconnaissance Survey Report*, pp. 18–21.

¹⁶ Svendsen, Iowa Site Inventory Form for State Inventory No. 18-00327, p. 5; Cherokee Cancer Sanitorium, *The Cherokee Cancer Sanitorium, Cherokee, Iowa* (Cherokee Cancer Sanitorium, Cherokee, Iowa, ca. 1935), available in the Cherokee Area Archives, Cherokee Public Library, Cherokee, Iowa.

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Dr. C. O. Seaman's son, Roy C. Seaman (1878–1933), had been in partnership with his father until 1902, but in that year the partnership was dissolved so that Roy could attend medical school at Drake University in Des Moines.¹⁷ After graduating from Bennett Medical College in Chicago in 1906, Dr. Roy C. Seaman returned to Cherokee and rejoined his father at the Cherokee Cancer Infirmary. As described by Marlys Svendsen, this infirmary:

had a capacity of 15–17 patients in 1905 and by 1914 was one of 23 cancer sanitariums in Iowa. Seaman's infirmary is an example of a Vernacular Gable-Front-and-Wing, two-story residential building and had several additions completed through the years. . . .

In poor health at the time [his son rejoined the firm in 1906], Dr. C. O. Seaman retired in 1907 and two years later in 1909 moved to Des Moines, leaving his son, Roy, in charge. A younger son, Deward A. Seaman, became Roy's assistant[,] eventually providing much of the patient nursing care.¹⁸

In addition to acquiring full interest in the cancer infirmary, Dr. Roy Seaman also bought the property on which the infirmary stood from his parents in 1909.¹⁹ At the time of the 1910 census, Roy C. Seaman and his family were living at 402 Magnetic Avenue, the address of the cancer infirmary. Roy Seaman had married Lena Johnson a decade earlier, and by 1910 they had two children, Ora and Charles.²⁰

Two years later, the family decided to build a residence separate from the infirmary. As described above, excavations for the new house were started in late August or September 1912, although the house was probably not completed and ready to occupy until 1913 (Figure 7). Given the scale of the house, its variety of built-in features, and the relative novelty of the Craftsman bungalow style in Iowa in the early 1910s, it is likely that the house was architect-designed rather than adapted from a mail order catalogue or lumber company design. No information on the architect was identified during the research for the present nomination, however. An early view of the house, showing both the residence and the cancer infirmary, is reproduced here as Figure 6.

One notable feature of the house is the use of decorative rounded stones in the front porch and west-side chimney. It appears to be the only building in Cherokee that makes significant use of this type of stone.²¹ The use of decorative stone—particularly stone in a more natural state such as rubble stone, fieldstone, or river stone, rather than quarried, ashlar, or tooled stone—reflects the emphasis in the Craftsman style on natural building materials. House plan catalogues of the mid-1910s occasionally depict Craftsman-style houses with porch piers or chimneys exhibiting similar rubble stone veneers, although stone was used much less commonly than wood or brick, even in Craftsman-style bungalows.²² One possibility investigated for the present nomination is that the unusual use of stone on the Seaman house may have been influenced by stone architecture in areas where the Seaman family had lived before moving to Cherokee. Little evidence to support this hypothesis was discovered, however. Roy Seaman was born in South Dakota and spent most his life there and in Iowa, while his father Charles was born in Illinois and was raised in Minnesota. None of the areas where they lived appears to have had any significant history of decorative stone architecture.²³

¹⁷ Svendsen, Iowa Site Inventory Form for State Inventory No. 18-00327, p. 6; "Notice of Dissolution of Partnership," *The Cherokee [Iowa] Weekly Times*, April 3, 1902, p. 1; "Personal Items" column, *The Cherokee [Iowa] Herald*, September 25, 1902, p. 1. It may be that Roy Seaman was motivated to attend medical school because the previous year, the City of Cherokee had fined Dr. C. O. Seaman and his son for practicing medicine without a license; see "The Town and County in Brief" column, *The Cherokee [Iowa] Weekly Times*, July 4, 1901, p. [5]; "District Court," *The Cherokee [Iowa] Weekly Times*, October 3, 1901, p. 1.

¹⁸ Svendsen, Iowa Site Inventory Form for State Inventory No. 18-00327, pp. 5–6.

¹⁹ Svendsen, Iowa Site Inventory Form for State Inventory No. 18-00327, p. 5.

²⁰ Ancestry, U. S. Federal Census Collection (electronic document, www.ancestry.com/; accessed July 29, 2019); Svendsen, Iowa Site Inventory Form for State Inventory No. 18-00327, p. 6.

²¹ Based on a survey of houses in Cherokee conducted in July 2019 by Cherokee Historic Preservation (HPC) Chair Jim Adamson and HPC Secretary John Snapp, the Seaman House appears to be the only house in the city that uses this type of stone in the porch and chimney. As noted above, one other house—a Craftsman-style house at 419 Sumner Street—employs a single stone-veneer pier under the only post in its cutaway entry porch, but no other examples of this type of stone finish are known to exist in Cherokee (e-mail of July 25, 2019, from John R. Snapp to Richard Carlson).

²² See, for example, *Harris Bros. Co., A Book of Plans, No. 64, 1914* (Chicago: Harris Bros Co., 1913), pp. 57, 75, 82, 86; The Aladdin Company, *Aladdin "Built in a Day" House Catalog, 1917*, unabridged republication of *Aladdin Homes "Built in a Day" Catalog No. 29, 1917*, published by The Aladdin Company, Bay City, Michigan (New York: Dover Publications, 1995), pp. 52, 63, 72. All of the houses in these catalogues that display rubble stone foundations, porch piers, walls, or chimneys are Craftsman-style bungalows.

²³ One has to go back another generation to find such a connection: Charles's father, Abner C. Seaman, grew up in the 1820s and 1830s in Madison

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The subsequent history of the house and the cancer infirmary has been summarized by Marlys Svendsen as follows:

Dr. R. C. Seaman continued his medical practice in Cherokee and at the Cherokee Cancer Sanitarium for 27 years dying in 1933. His wife Lena survived him continuing to reside at 400 Magnetic Ave[nue] until her death in August 1955. The house at 400 Magnetic Ave[nue] passed to Roy and Lena's son, Dr. Charles L. Seaman, and his wife Barbara in 1957 after Lena's death. Prior to that time, Charles and Barbara resided in the former sanitarium next door with all or part of the upper level kept for apartment use. Dr. Charles Seaman was the district surgeon for the Illinois Central RR [Railroad] while residing at 402 Magnetic Ave[nue] and had previously been the city health officer along with keeping a private medical practice in Cherokee.

The Cherokee Cancer Sanitarium [at 402 Magnetic Avenue] was sold in April 1934 by Dr. R. C. Seaman's estate to his brother, Deward Seaman, who served as the nurse at the facility and Dr. W. H. Howard. . . . No closure date for the Sanitarium has been identified but it was not listed in the 1939 Cherokee City Directory and Deward Seaman was employed as a nurse elsewhere.²⁴

The current owners have owned the house since 2014.²⁵

Archaeological Assessment.

No archaeological remains within or beyond the footprint of the property were assessed as part of this nomination.

Acknowledgements.

This nomination was funded in part by a Historical Resource Development Program (HRDP) grant administered by the State of Iowa.

and Oswego counties, New York, both of which have traditions of cobblestone architecture dating back to the time when Abner Seaman was a child. However, the patterned gray cobblestones used in buildings in the region of New York south of Lake Ontario are very different in both color and pattern from the colorful glacial deposit stones arranged in an essentially random pattern seen on the Seaman house and on other Craftsman-style bungalows of the period; see Ancestry; Nancy L. Todd and Saralinda Hooker, "Cobblestone Architecture of New York State," National Register of Historic Places Multiple Property Documentation Form, 1992 (electronic document, catalog.archives.gov/id/75315294; accessed July 30, 2019). Given the distance of this family connection, it is more likely that the use of decorative stone in the Seaman house was inspired primarily by its use in other Craftsman-style houses.

²⁴ Svendsen, Iowa Site Inventory Form for State Inventory No. 18-00327, p. 7.

²⁵ Cherokee County, Iowa, Assessor, entry for 400 Magnetic Avenue, electronic document cherokee.iowaassessors.com/parcel.php?gid=173732, accessed November 10, 2018.

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Name of Property

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Ancestry. United States Federal Census Collection. Electronic document, www.ancestry.com/; accessed November 12, 2018; July 29, 2019.

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Cherokee [Iowa] Democrat. "Mere Mentions" column. *The Cherokee Democrat*, May 29, 1895.

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———. Iowa Site Inventory Form for State Inventory No. 18-00327. 2017. Copy on file, State Historic Preservation Office, State Historical Society of Iowa, Des Moines.

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United States Department of Agriculture. Aerial Photographs, BJW-3-21 through BJW-3-23, Cherokee, Cherokee County, Iowa, 1938. Photographs on file, Map Library, The University of Iowa, Iowa City.

———. Aerial Photographs, BJW-2F-129 and BJW-2F-130, Cherokee, Cherokee County, Iowa, 1949. Available at the Map Library, University of Iowa Libraries, The University of Iowa, Iowa City.

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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 #
 recorded by Historic American Landscape Survey #

Primary location of additional data:

State Historic Preservation Office
 Other State Agency
 Federal Agency
 Local Government
 University
 Other

Name of repository: Office of the State Archaeologist at the University of Iowa; City of Cherokee City
Clerk's Office

Historic Resources Survey Number (if assigned): _____

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10. Geographical Data

Acreage of Property less than one

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1	<u>42.753236 N</u> Latitude	<u>95.544401 W</u> Longitude	3	_____ Latitude	_____ Longitude
2	_____ Latitude	_____ Longitude	4	_____ Latitude	_____ Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The nominated property comprises the west 87 ft of the south half of Lot 1 of Out Lot 75, in the plat of Old Cherokee.

Boundary Justification (Explain why the boundaries were selected.)

The nominated property includes all of the land that has been associated historically with the house at 400 Magnetic Avenue since 1934, when the land that contains the former cancer sanitarium at 402 Magnetic Avenue and another house at 410 Magnetic Avenue began to be sold separately from the 400 Magnetic Avenue house parcel.

11. Form Prepared By

name/title Richard J. Carlson/Architectural Historian date November 12, 2018
organization Office of the State Archaeologist telephone (319) 384-0732
street & number 700 Clinton Street Building email richard-j-carlson@uiowa.edu
city or town Iowa City state IA zip code 52242-1030

Additional Documentation

Submit the following items with the completed form:

- **GIS Location Map (Google Earth or BING)**
- **Local Location Map**
- **Site Plan**
- **Floor Plans (As Applicable)**
- **Photo Location Map** (Key all photographs to this map and insert immediately after the photo log and before the list of figures).

Seaman, Roy C. and Lena (Johnson), House

Cherokee County, Iowa

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Photographs:

Submit clear and descriptive photographs under separate cover. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and does not need to be labeled on every photograph.

Photo Log

Name of Property: Seaman, Roy C. and Lena (Johnson), House

City or Vicinity: Cherokee

County: Cherokee **State:** Iowa

Photographer: Richard J. Carlson

Date Photographed: September 12 and 13, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

IA_CherokeeCounty_SeamanHouse_0001

General view, north side of Magnetic Avenue from corner of N. Roosevelt Avenue, facing northeast. Photograph taken September 13, 2018.

IA_CherokeeCounty_SeamanHouse_0002

Front (south) side, camera facing north. Photograph taken September 13, 2018.

IA_CherokeeCounty_SeamanHouse_0003

South side of carport/sleeping porch, camera facing north. Garage II shown on right. Photograph taken September 13, 2018.

IA_CherokeeCounty_SeamanHouse_0004

Front (south) side (left) and east side (right), camera facing northwest. Garage II shown at right. Photograph taken September 13, 2018.

IA_CherokeeCounty_SeamanHouse_0005

North side of carport/sleeping porch and east side of house, camera facing south. Garage II shown on left. Photograph taken September 12, 2018.

IA_CherokeeCounty_SeamanHouse_0006

Rear (north) side (left) and west side (right), camera facing southeast. Photograph taken September 13, 2018.

IA_CherokeeCounty_SeamanHouse_0007

West side (left) and front (south) side (right), camera facing northeast. Photograph taken September 13, 2018.

IA_CherokeeCounty_SeamanHouse_0008

Interior, first story, view from living room, camera facing east. Photograph taken September 12, 2018.

IA_CherokeeCounty_SeamanHouse_0009

Interior, first story, view from dining room to living room, showing colonnade and fireplace, camera facing south-southwest. Photograph taken September 12, 2018.

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IA_CherokeeCounty_SeamanHouse_0010

Interior, first story, kitchen, camera facing northeast. Photograph taken September 12, 2018.

IA_CherokeeCounty_SeamanHouse_0011

Interior, staircase from landing between first and second stories, camera facing west. Photograph taken September 12, 2018.

IA_CherokeeCounty_SeamanHouse_0012

Interior, second story, central hall with doors to three bedrooms and a built-in linen closet, camera facing southwest. Photograph taken September 12, 2018.

IA_CherokeeCounty_SeamanHouse_0013

Interior, second story, northwest bedroom, camera facing west. Photograph taken September 12, 2018.

IA_CherokeeCounty_SeamanHouse_0014

Garage I, camera facing east-northeast. Photograph taken September 12, 2018.

IA_CherokeeCounty_SeamanHouse_0015

Garage II, camera facing northeast. Photograph taken September 13, 2018.

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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Name of Property

County and State

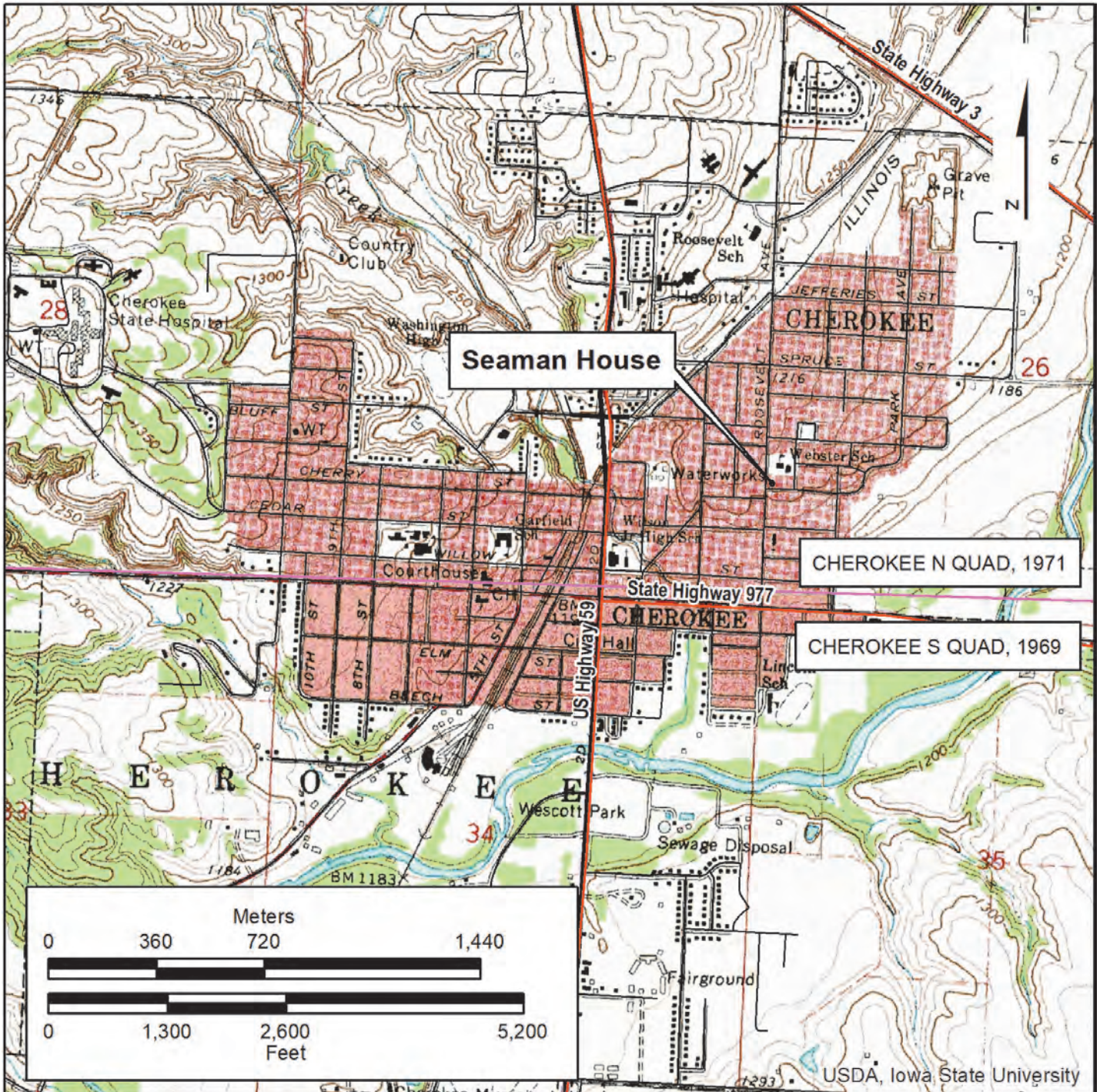


Figure 1. Cherokee, Cherokee County, Iowa. Small-scale view showing location of the Roy C. and Lena (Johnson) Seaman House, 400 Magnetic Avenue. Source: U.S.G.S. Cherokee North (1971) and Cherokee South (1969), 7.5 Series Quadrangle Map (ISUGISSRF 2018).

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Figure 2. Location of Roy C. and Lena (Johnson) Seaman House, 400 Magnetic Avenue. Medium-scale view showing relation of house to surrounding neighborhood. Base aerial photograph: 2017 aerial photograph (ISUGISSRF).

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Figure 3. Location of Roy C. and Lena (Johnson) Seaman House, 400 Magnetic Avenue. Large-scale view. Dashed line shows the boundary of the nominated property. Base aerial photograph: 2017 aerial photograph (ISUGISSRF).

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Figure 4. Key to photos 1–7 and 14–15 of the Roy C. and Lena (Johnson) Seaman House, 400 Magnetic Avenue. Base aerial photograph: 2017 aerial photograph (ISUGISSRF).

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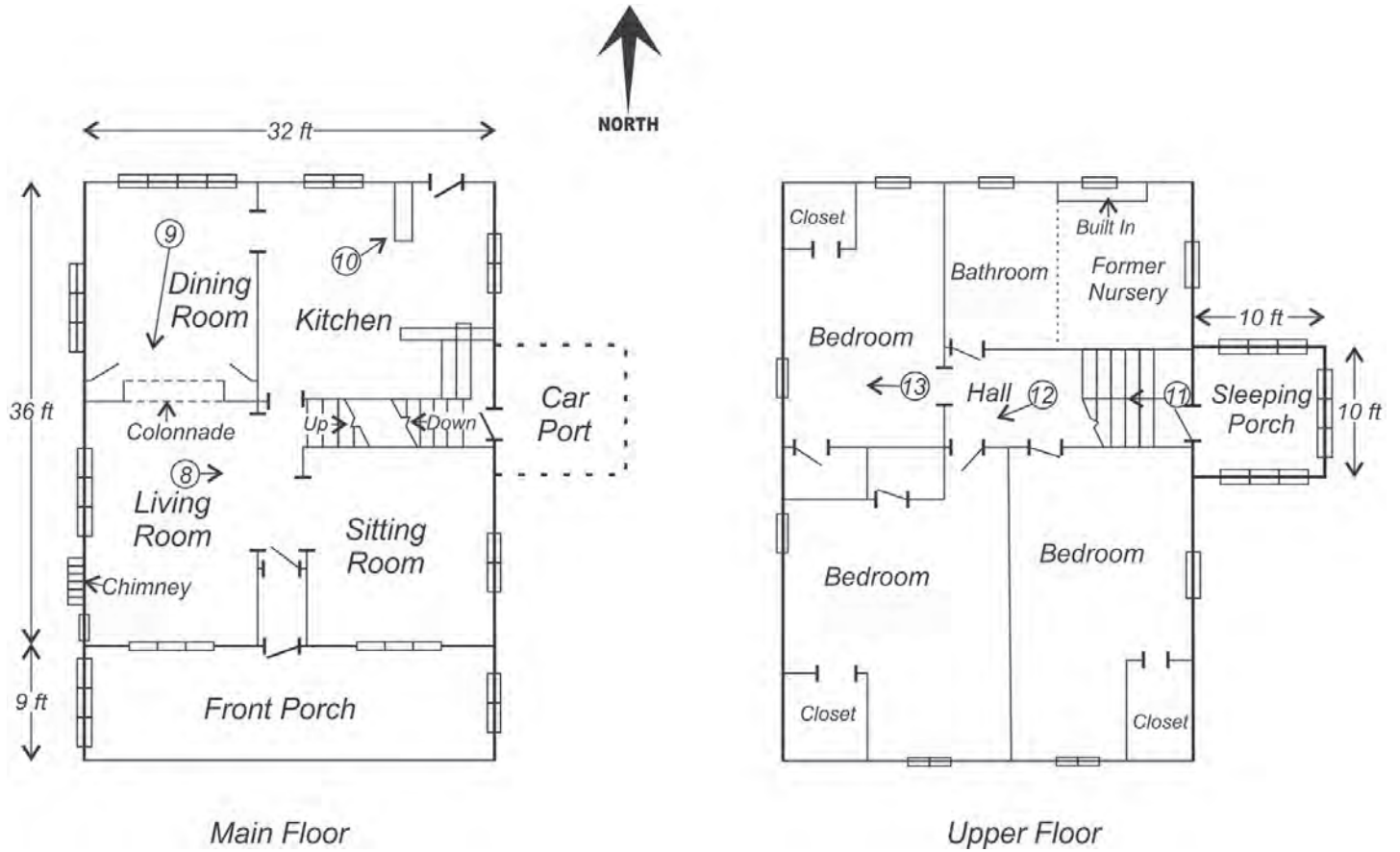


Figure 5. Key to photos 8–13 of the Roy C. and Lena (Johnson) Seaman House, 400 Magnetic Avenue. Scale approximate. Floor plans prepared by Maria Schroeder from information gathered by Richard Carlson.

Seaman, Roy C. and Lena (Johnson), House

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Figure 6. Historical view of the Roy C. and Lena (Johnson) Seaman House, 400 Magnetic Avenue (left), and the Cherokee Sanitarium (also known as the Cherokee Cancer Infirmary), 402 Magnetic Avenue (right). This photograph was probably taken within a few years after the house was completed ca. 1913. The same photograph was used in at least three different post cards on file at the Cherokee Area Archives, but this image is the clearest of the three and it appears not to have been retouched significantly. In the other two, for example, the utility pole shown near the left edge of the photograph has been removed from the image. Source: Cherokee Area Archives, Cherokee Public Library, Cherokee, Iowa.

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Figure 7. Historical view of the Roy C. and Lena (Johnson) Seaman House, 400 Magnetic Avenue, under construction, facing northwest. This view most likely dates to fall 1912, but possibly to spring or summer 1913. Excavation for the house began around the end of August 1912, and both the foliage and clothing shown in this photograph suggest that the photograph was not taken in winter. Source: Cherokee Area Archives, Cherokee Public Library, Cherokee, Iowa.



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WAGNETT AVE













The Jerry's

















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 8/13/2019 Date of Pending List: 9/13/2019 Date of 16th Day: 9/30/2019 Date of 45th Day: 9/27/2019 Date of Weekly List: 9/30/2019

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 9/27/2019 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Control Unit Discipline _____

Telephone _____ Date _____

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

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

IOWA DEPARTMENT OF CULTURAL AFFAIRS

IOWA COUNCIL PRODUCE STATE OF IOWA

August 8, 2019

Joy Beasley, Keeper of the National Register of Historic Places
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

Dear Ms Beasley:

The following National Register nomination(s) from Iowa are enclosed for your review and listing if acceptable. For the **Clinton Street and Railroad Depot Historic District**, 7 of 10 owners have objected and so this nomination is being passed forward for a determination of eligibility rather than listing as described in § 60.6 (n). All objections and a copy of a letter in support of the objections (received by Iowa SHPO on June 11, 2019) are also enclosed. We received no objections for the other four enclosed nominations.

Clinton Street and Railroad Depot Historic District

The Clinton Street and Railroad Depot Historic District is eligible for listing in the National Register of Historic Places under Criterion A as the only surviving concentration of historic buildings that represents the history and development of one of Iowa City's oldest neighborhoods, the Near Southside neighborhood. This neighborhood is important in Iowa City's history both for the historical and architectural importance of its working class and middle class housing stock and because it is the only neighborhood in Iowa City that illustrates the importance of rail travel in Iowa City's past. Three of the buildings in the nominated historic district are associated specifically with the construction of the Chicago, Rock Island & Pacific Railroad passenger depot in the neighborhood in 1898, and the name of the historic district was selected to reflect that historic connection. The district is also eligible under Criterion C for the architectural importance of its contributing buildings, built between 1879 and 1915, several of which are individually eligible for listing. The nominated district represents the last remaining vestige of the 1870s –1910s redevelopment of the Near Southside neighborhood as a middle class residential area. The district's period of significance begins in 1879, the date of construction of the oldest contributing building in the district, and ends in 1948, the year in which the last contributing building was moved into the district.

Hotel Rea

The Hotel Rea is eligible for listing on the National Register of Historic Places under Criterion C. The property is locally significant as a well-preserved example of a 19th century, small town hotel. The Hotel Rea is also eligible under Criterion A. The property is locally significant in association with the history of Corydon commerce. The Period of Significance is 1898 through ca.1931, which marks the building's history from its construction in 1898 through the period in which alterations to the original plan separated

the hotel function from the adjacent bank building, tied the interior function of the east storefront (207 State Street) to the hotel building, and incorporated the addition on the west with the hotel function. Specifically, the period of significance includes the construction of a wall on the first and second stories that created a physical separation of the first-floor retail space (207) from the bank building and disconnected the hotel rooms located on the 2nd floor of the bank building from the hotel proper. The period also includes construction and integration of the addition on the west. In short, by ca.1931 the Hotel Rea had evolved in composition and arrangement representative of the building today. The period from 1898-ca.1931 also best represents the "small town hotel" model for which the resource derives significance under Criterion A. Significant dates are 1898, the year the hotel was placed in service; and ca.1931, the year the hotel achieved autonomy from the bank building.

Gillette, Guy M. and Rose (Freeman), House

The Guy M. Gillette and Rose (Freeman) House is eligible under Criterion B in the area of Politics/Government as the home in Cherokee of United States Senator Guy M. Gillette and his family during the majority of the time he served in the Senate. His family occupied a different house from 1932, when Gillette was first elected to the U. S. House of Representatives, until 1940, when he was in the middle of his first full term as Senator. The family occupied the house being nominated here from 1940 until 1966, when the former Senator moved to a hospital as the result of a stroke. Senator Gillette served in the Senate twice during this period, once from 1936 until 1944, when he lost a re-election bid, and again from 1948 until another loss in 1954. The house being nominated here was the Senator's only house in Cherokee during his most productive time in the Senate, when he or subcommittees he chaired investigated ways of producing synthetic rubber during World War II, helped draft the United Nations charter, and pushed the Roosevelt Administration to create the War Refugee Board. It was also his home in Cherokee during the period from 1945 to 1948 when he was president of the American League for a Free Palestine, which helped further American support for a Jewish state in Palestine after World War II. Finally, during the entire period he occupied the house, Senator Gillette was active not only in national politics, but also in local and statewide politics and community service. The house served as his base of operations for all of these statewide and local activities. Senator Gillette was routinely described as Cherokee's most famous citizen between the 1930s and 1970s. The house's period of significance under Criterion B extends from 1940, when the Gillette family first moved into this house, to 1966, when Guy Gillette suffered a stroke and left the house. The present nomination supports the significance of the house at the local level, but further research on Senator Gillette's statewide importance in Iowa politics may support eligibility at the state level as well.

Seaman, Roy C. and Lena (Johnson), House

The Roy C. and Lena (Johnson) Seaman House is eligible under Criterion C in the area of Architecture as an excellent example in Cherokee, Iowa, of a Craftsman-style bungalow that retains a high degree of period integrity. Characteristic features of this style exhibited on the exterior of the Seaman House include a broad, moderately pitched, side-gabled roof that extends over a full-width front porch; decorative rafter tails; broad shed-roofed dormer windows; decorative stone veneers on the front porch and a prominent exterior chimney; and multi-light over single-light window sash. Craftsman-style features on the interior include a colonnade with built-in cabinets and squat battered square piers between the living room and dining room, faux timbers extending across the ceilings in both the living room and dining room; a decorative brick fireplace; and much original woodwork finished in varnish. Few features of the interior or exterior have been altered, so the house retains a high degree of period integrity. Its period of significance is ca. 1913, the estimated date the house was completed and ready for occupancy. Its significance is at the local level.

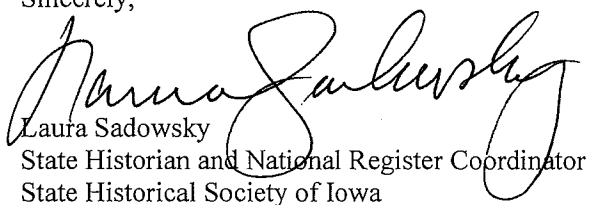
Boughton, Lemuel and Mary (Vaughn), House

The Lemuel C. and Mary (Vaughn) Boughton House is eligible under Criterion C in the area of Architecture as an excellent example in Cherokee, Iowa, of a Queen Anne-style residence that retains a high degree of period integrity. Characteristic features of this style exhibited on the exterior of the house include a central pyramidal-roofed section with projecting gabled bay windows; imbricated shingles used as wall and gable decorations; decorative turned and jigsaw-cut details under the eaves in the cutaway bay windows; cottage windows on the bays; and apparently the smooth-faced concrete block foundation. Queen Anne-style features on the interior include the decorative staircase railing and newel

post; door surrounds with fluted jambs and bull's-eye corner blocks; paneled doors; robust molded baseboards; and transoms over the second-story bedroom doors. Few features of the exterior have been altered since the front porch was completed around 1910, and the interior also retains many original features, so the house retains a high degree of period integrity. Its period of significance under Criterion C extends from 1891, when the house was completed with its original porches, to ca. 1910, the approximate date when the current front porch replaced the two smaller original porches. Its significance is at the local level.

Thank you for your consideration.

Sincerely,


Laura Sadowsky
State Historian and National Register Coordinator
State Historical Society of Iowa

Enclosures.