

1608

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 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 Fifth Street Bluff Historic District

other names/site number _____

2. Location

street & number 117-335 E. 5th, 119-132 W. 5th, 217 E. 6th,
207-401 N. Green, 307-410 N. Market, N/A not for publication

city or town Ottumwa N/A vicinity

state Iowa code IA county Wapello code 179 zip code 52501

3. State/Federal Agency Certification

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

Patricia Churkins 11-19-97
Signature of certifying official/Title Date

IOWA HISTORICAL SOCIETY OF IOWA
State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Edson B. Beall 1/7/98
Signature of the Keeper Date of Action

Name of Property

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	
40	24	buildings
0	0	sites
3	0	structures
0	0	objects
43	24	Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

Architectural & Historical Resources of Ottumwa, IA

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

RELIGION/Religious Facility

FUNERARY/Mortuary

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

DOMESTIC/Multiple Dwelling

RELIGION/Religious Facility

FUNERARY/Mortuary

COMMERCE/Business

COMMERCE/Professional

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Italianate

LATE VICTORIAN: Queen Anne

LATE 19th/20th CENTURY REVIVALS: Tudor

Materials

(Enter categories from instructions)

foundation STONE

walls WOOD

BRICK

roof ASPHALT

other STONE

STUCCO

Narrative Description

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

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.)

- XX 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.
XX 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.

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

INDUSTRY

Period of Significance

c. 1860-c. 1930

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Hammett, Edward

Tinsley, McBroom & Higgins

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

DESCRIPTION:

Architectural Classification (Continued):

LATE 19th/20th CENTURY REVIVALS: Classical
LATE 19th/EARLY 20th CENTURY AMERICAN: Bungalow/Craftsman

Narrative Description:

As you approach Ottumwa from the south or west you are presented with a view of a tree-covered bluff rising from the Des Moines River valley with church spires and roof tops peaking through. Many of the spires and roof tops belong to houses and churches in the 5th Street Bluff and Court Hill Historic Districts: 5th Street Bluff to the east of Court Street; and, the Court Hill District to the west. Both of these developed as the town grew up and away from the river during the second half of the 19th century.

The original settlement in the village of Ottumwa took place along the north bank of the Des Moines River (north being relative as the river runs through the community from the northwest to the southeast). "Downtown" was located along Main or (Front) Street, and much of the land between the street and the river was quite marshy. Although there had been a number of Native American villages in the area prior to the signing of the Treaty of 1842, these had been located on the bluffs, away from river and mosquitoes. The settlers built their log cabins near the river and the ferry crossing, with houses and commercial establishments intermingled. By the early 1850s Ottumwans were starting to build more permanent residences, and these were located farther from the river, first along Second Street, and then moving up the hill to Fourth, and finally, construction began "on the Bluff." In 1858 the Ottumwa Weekly Courier began noting many new residences springing up in the area.

July 28, 1858...C.G. Packard is engaged upon a cottage residence on the bluff.

August 19, 1858...The dwellings in progress are too numerous to mention. On Market Street, Mr. Jackson is putting up a two story dwelling...On top of the bluff, Mr. Campbell has a neat brick residence in a forward state.

Geographically the 5th Street Bluff Historic District encompasses all of the properties facing 5th Street between Washington and Jefferson, plus the houses on N. Green from 4th to 6th streets, and the houses on N. Market from 5th to just beyond 6th Street. It represents a prestigious residential neighborhood with representative houses from all decades between c.1860 and c.1930. The most popular styles in the district include Italianate, Queen Anne, and Tudor Revival. It includes 64 houses/buildings, and 3 structures (brick streets, stone retaining walls, and an iron fence). Of these 67 resources, 43 are considered to be key or contributing structures (64%).

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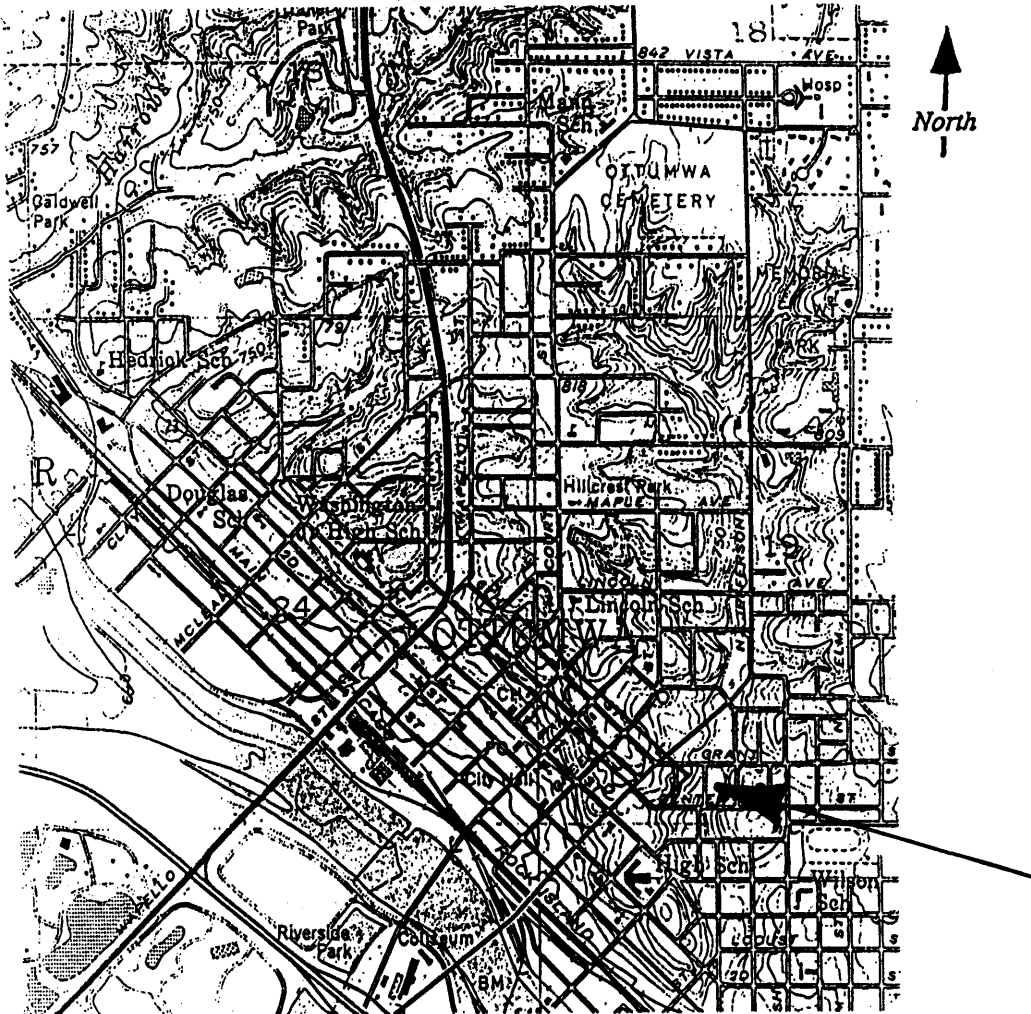
National Register of Historic Places Continuation Sheet

Section number 7 Page 2

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

DESCRIPTION (Continued):



U.S.G.S. Map of Ottumwa
Location of 5th Street Bluff Historic District indicated by arrow.

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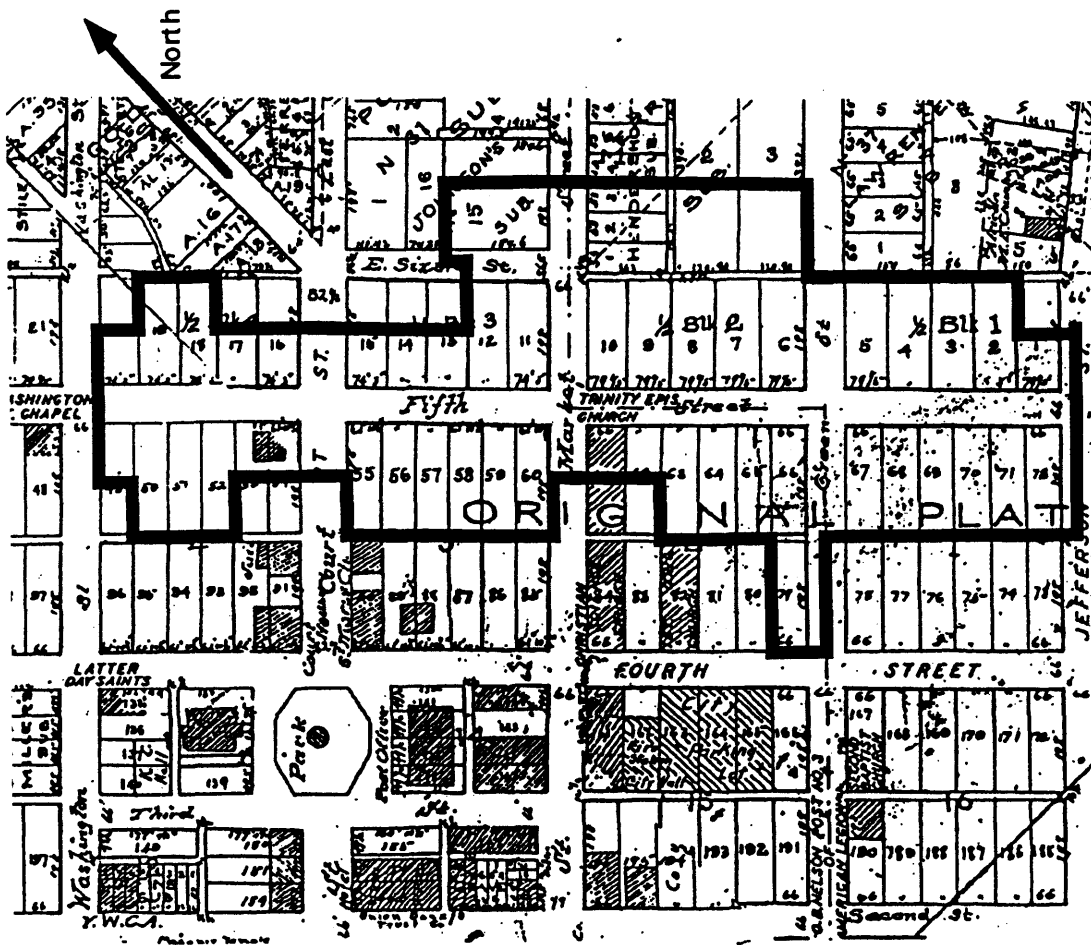
National Register of Historic Places Continuation Sheet

Section number 7 Page 3

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

DESCRIPTION (Continued):



Plat map showing historic district boundaries.
(Atlas of Ottumwa, Wapello County, Iowa, 1939.)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 4

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT WAPELLO COUNTY, IOWA

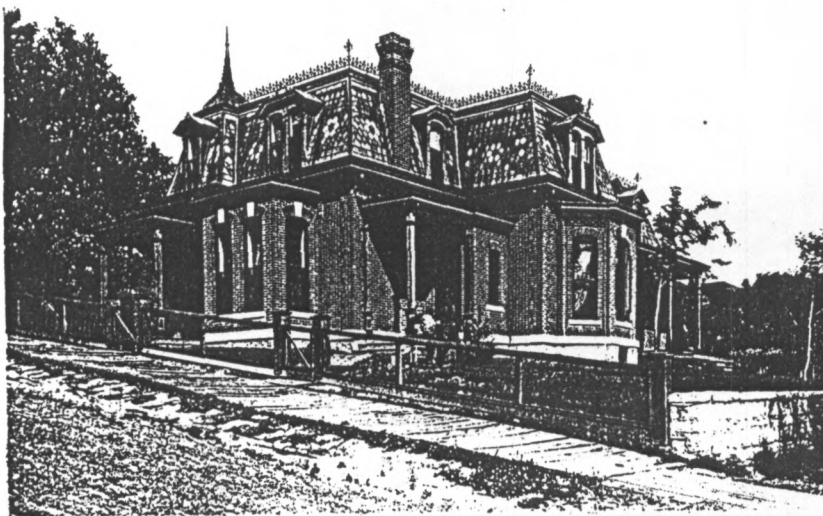
DESCRIPTION (Continued):

It appears that during the early period, Fourth Street, especially that part between Court and Jefferson, was high enough on the hillside to be considered "on the bluff," and several rather elegant residences were built there. Today, a single early example remains at the corner of Fourth and Green, and that serves as the entrance to the Fifth Street Bluff Historic District. (See maps on pages 7-3 and 7-4.)

This two story brick gable roof house (207 N. Green) is a good example of early (1860s) Italianate design with round arched windows and paired scroll brackets with pendants under the broad eaves. It is built into the side of the hill, being a full two stories on the Fourth Street side and only a single story along Green. Although this has been altered by the addition, and enclosing, of porches, it remains a good early example of its style and is considered a contributing structure.

The Green Street hill rises sharply upward, with brick paving in place for much of the block. The next two houses are considered non-contributing due to alterations. The first appears to date from c.1910-20 while the other might have constructed as early as 1870.

Across the street, on the north side of the alley at 222 N. Green is a fine small example of the Second Empire style. Known for years as the Congregational Parsonage, the single story brick with Mansard roof was built in 1883 from plans drawn by architect Edward Clark. It features a limestone foundation, watertable, and sills, with keystones above the segmental arched windows. The original slate roof was painted during the middle of this century, and has been covered with asphalt shingles within the past twelve years. Despite this change, and the recent removal of the small front porch, this residence is considered to be a key structure within the district.



Parsonage of the Congregational Church, (ALBERT L. SMALLEY, Pastor.)

(Photo from Ottumwa Illustrated 1889)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 5

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

DESCRIPTION (Continued):

At the top of the bluff, a look toward the river shows just how steep the bluff is in this area. One of the few "modern" resources in the district is located at the corner of 5th and Green. This single story brick ranch appears to have been built c.1950-60 and is considered non-contributing as it reflects a later style. Next door to it at 314 N. Green is a two story Craftsman which has been altered only by the application of wide siding. The siding does not make this non-contributing.

Across the street at 401 N. Green is a large two story house with subdued Queen Anne elements and a Neo-classical porch. Dating from c.1890-95 new siding was applied about 20 years ago, but is not considered intrusive. This house retains the only remaining carriage house in the district. Both are strong contributing structures.

The 300 block of 5th Street extends east from Green to Jefferson and includes some of the earliest houses in the district as well as a new apartment house. The house at the corner of 5th and Green (304 E. 5th) is a simple two story hip roof structure with hip dormers. Built into the hillside it features a basement opening at ground level in the rear. It has a symmetrical facade and a small porch with Neo-classical columns. While it is not architecturally outstanding it is a good contributing structure. Next door (310) is a one and one-half story cottage from the first decades of this century which is considered non-contributing.

The house at 316 E. 5th may be one of the earliest on the bluff. It is a two story gable roof I-house with a symmetrical five bay facade. Italianate brackets are found at the eaves. Research indicates a construction date of c.1857-60, with the single story wing to the west added a few years later. Until recently this house retained the original transom and side-lighted entry, and original windows. It is currently undergoing rehabilitation, and it is difficult to determine how this will impact its integrity.

The next two houses (322 & 328) are both Italianate in style and appear to date to the mid-1870s. The house at 322 retains the bay windows and brackets of the style, but has lost its porch, and a garage has been added to the side. The overall appearance of the house has not been drastically altered by these changes and it is considered contributing.

The house at 328 was built for a local lumber dealer and it exhibits a number of highly decorative Italianate details in the brackets, Gothic window in the front gable, sawn-wood cornice board, and covered entry porch. This house has been restored and re-painted and is considered a key structure in the district.

The east end of the district is anchored by the F.W. Simmons house at 334 E. 5th, the corner of 5th and Jefferson. This was designed by New York architect F.R. Comstock and was built in 1899 in the Colonial Revival style. It features Neo-classical columns on both of the small single story porches, large round arched windows on the first floor, cameo windows flanking a central second floor window, pedimented dormers, and a Palladian windows in the center gable. On the 5th Street end a massive brick chimney is located on the porch where an entry door should be. Although it has been painted all white for decades, the original color scheme was described as "Old Colonial Red, decorative details in ivory, roof shingles of moss green" This house is individually eligible and is considered a key structure.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 6

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

DESCRIPTION (Continued):



F.W. Simmons Residence, 334 E. 5th
(Photo from Ottumwa: Yesterday, Today, Tomorrow)

Across the street are two small gable roof cottages from the 1920s. Although these fit within the period of significance, like the house at 310 E. 5th, these represent a different type of dwelling. These are not the large prestigious residences that give the 5th Street district its sense of time and place. These are considered to be non-contributing.

Next door at 325 is an obviously non-contributing apartment building from the 1980s. This was built on an empty lot and did not replace any historic resources.

The two houses at 319 and 315 are representative of turn of the century simplified Queen Anne design. Each is of frame construction, two stories with pyramidal roof, and a front gable off-set to one side. Originally both had wrap-around porches, though the house at 319 now has only a small entry porch and pent roof across the facade. These are typical of their period and style and are considered to be contributing structures.

The house at 309 E. 5th is one of the most interesting in the district. Although today it features a stucco covered exterior scored to look like stone, a Neo-classical entry porch, jack-arched windows, and modillions at the cornice, originally this was a two story brick Italianate house from c.1865-70. The alterations appear to have been made c.1920. This house might have been considered individually eligible until the historic photograph was discovered. However, it is now considered to be a strong contributing structure.

The intersection of 5th and Green provides good examples of two of the most important visual elements in the historic district. The brick paving with limestone curbs was laid in 1895 and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 7

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT WAPELLO COUNTY, IOWA

DESCRIPTION (Continued):

makes a strong visual statement. This paving originally existed throughout the historic district, but has now been covered with asphalt or replaced by concrete in some areas. An ISTE A grant has been approved to repair the historic brick paving in the district. The limestone retaining walls are another highly visible component in the district, both along the front and side lawns of many of the houses. These were originally constructed to prohibit erosion of the hillside. Today these add to the flavor of the 5th Street Bluff district.

The original portion of the house on the corner of 5th and Green (232 E. 5th) was built between 1856 and 1858. This was a two story brick house, probably with a hip roof in a simplified Italianate style. In 1895 the property was purchased by H.L. Waterman and totally remodeled. A dining room was added to the west, and a massive staircase and library on the east. The roof was raised to create more attic space. This new roof was steeply pitched with Shingle style gable ends and dormer windows. The front wrap-around porch was given Neo-classical paired columns and balustrade, with an embossed pediment over the entry steps. Although this residence has lost its significance as a early structure due to the remodeling, it remains a significant property in the district and is considered to be a key structure.

The house next door at 222 was built in 1895 as the parsonage for the neighboring Episcopal church. The two and one-half story frame residence features a cross gable roof and a mock Palladian window in the front gable. Although the front porch has been altered by removal of the original Neo-classical columns and balustrade, restoration is planned for this summer. This is a good contributing structure in the district.



Episcopal Parsonage, 222 E. 5th
(Photo courtesy of owner)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 8

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT WAPELLO COUNTY, IOWA

DESCRIPTION (Continued):

Trinity Episcopal Church at the corner of 5th and Market was completed in 1895 from plans drawn by Davenport architect Edward Hammett. It is of rusticated limestone in the Gothic Revival style. Gothic arched windows and doors are used throughout, with stone buttresses located between the windows along the sides of the sanctuary. An apsidal end is located on the east, with a three story bell tower at the opposite end, rising above the corner entrance. Like many houses and buildings in the neighborhood, the church is built into the hillside, so the lower level actually opens at ground level in the rear. This is an excellent, basically unaltered, example of late 19th century Gothic Revival ecclesiastical design. It is considered individually eligible and is a key structure in the district.

A photograph looking up Market Street from Third provides an idea of the steepness of the hillside. The photo shows the First United Methodist Church in the right foreground, with Trinity Episcopal in the distance.

Each of the three houses on the north side of the 200 block of E. 5th was built to replace an 1860s residence on the same site. There have never been more than three houses on this block, and each enjoyed a spacious lawn. The first to have been constructed was the J.H. Merrill house at 227 E. 5th. This 1860 frame Italian Villa burned and was replaced by the present dwelling in 1913. This house was designed by Ottumwa architect George M. Kerns and is an eclectic blending of several styles including both Tudor and Craftsman. It is considered to be a key structure.



Original J.H. Merrill Italian Villa, 227 E. 5th
(Photo from Ottumwa: Yesterday, Today, Tomorrow)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 9

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT WAPELLO COUNTY, IOWA

DESCRIPTION (Continued):

The original house at 217 was built in 1863 for J.W. Edgerly. Following the death of his widow, his daughter and son-in-law (George Morrell) decided to built a new house on the site. The original house was demolished and replaced c.1925 by the present Tudor Revival residence. It features the steeply pitched gable and hip slate roof common to the style, with massive brick chimneys. The exterior walls are of distressed brick with stucco in a few select areas. Windows throughout are multi-pane steel casements. Note the arched entry with stone surround. Although it has not been documented, it is believed that this house was designed by Tinsley, McBroom & Higgins of Des Moines. This is definitely a key structure in the district.

The Tudor Revival house at 205 E. 5th is listed on the National Register as the Foster-Bell House. The original dwelling on this lot was built in 1862 for Judge H.B. Hendershott. In the early 1890s he sold the lots to T.D. Foster who tore down the Hendershott house and had a large frame and stone residence constructed in 1893. In 1923 Foster's daughter, Ellen Foster Bell, hired Kraetsch & Kraetsch of Des Moines to redesign the exterior into its present Tudor Revival configuration. It features a first floor of Sioux Falls red granite with half-timbering above. The roof is of muti-colored slate. In 1929 Tinsley, McBroom & Higgins made significant changes to the interior as well.

These three Tudor inspired houses are a dominant feature of the 5th Street Bluff neighborhood. Even the rear view of these houses is of interest. When seen from 6th Street it is evident that the garages were designed as companion structures to each house. The garage for 227 is detached and features a stucco and half-timbered exterior with gable roof and dormers. It is considered contributing. The garage for 217 is attached and has the same steeply pitched slate roof with dormer that is found on the rest of the house. A separate four car garage was built for 205, but it was located across the street at 217 E. 6th. This gable roof building with half-timbered exterior is now a single family dwelling and is considered a contributing structure.

The area of N. Market from 5th Street to just past 6th is included in this district. The west side of the 300 block contains a two story brick apartment building at 307-313. This appears to have been constructed between 1885-95 and features twin two story bay windows. The style can best be called Queen Anne with decorative corner brackets, shingling in the gable ends, slender posts and spindles on the two story rear porch, and an irregular roof line. There are two apartments on each floor. These were obviously upper class apartments. No information has been located concerning architect or builder. This is considered a key structure in the district.

The two story frame house next door at 315 has Neo-classical detailing and is very similar to the Hofmann house (also in the 5th Street Bluff district at 122 W. 5th) from about the same time. It is rectangular with a hip roof and dormer windows, and features classical columns on the porch. The only alteration is the application of modern siding. However, narrow, relatively no-intrusive, siding was used. This is a good contributing structure.

Across 6th Street at 401 N. Market is another of the key structures in the district. This is the George M. Foster house from c.1925-27. It was designed by Tinsley, McBroom & Higgins and

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 10

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT WAPELLO COUNTY, IOWA

DESCRIPTION (Continued):

is an outstanding example of Tudor Revival design. It features a brick lower level with half-timbering above. The steeply pitched roof is of multi-colored slate. The Tudor arched front entry has a stone surround, and the front porch features Tudor arches and stone capped brick buttresses. A matching three car garage is located at the rear of the lot. The retaining wall along the south side of the property is of brick rather than stone.

Three houses on the east side of the 400 block are included in the district. The first two (402 and 406) are both simplified versions of the Queen Anne style, and both have been altered by the application of modern wide siding. However, the basic design of the houses has not been changed and both are considered to be contributing structures.

The house at 410-412 N. Market from 1892 is a good example of Queen Anne design by local architect William Reece. It features the irregular roof line and wrap-around porch common to the style. The conical roof with finial over the second floor corner porch is another Queen Anne element. The only alteration appears to be the installation of a wrought iron railing between the porch posts, and the overall integrity of the house has been maintained at a high level. This house is considered contributing and is the north end of the district.

Returning to the corner of 5th and Market, 5th Street slopes downward toward Court. At 128 E. 5th is a two and one-half story Shingle style house that was designed by Omaha architects Fisher & Lawrie (with some assistance from Mendelson). This fine example of the somewhat rare style was built between 1892-97. It retains an unusually high level of integrity, with all original detailing in place. The rounded shingled corners of the second and third floors are especially nice elements. This remains in the family of the original owner. This house is individually eligible and is considered a key structure in the district.

There is only one other house on this south side of the 100 block. 124 E. 5th is a two story gable roof frame house from c. 1920-30 in the Colonial Revival style, with a matching garage to the west. This house is considered to be contributing.

The north side of this block is lined with stone retaining walls and contains three houses. The first is a fairly recent single story brick at 131 which was built on the foundation of an earlier Italianate style brick house and is considered non-contributing.

At 125 E. 5th is a two story hip roof house with a stucco-covered exterior. This appears to have originally been an Italianate design and may have been an early residence on the bluff. However, alterations make it non-contributing.

The house at 117 was built in two stages: around 1875 the left (west) half was built for George Haw. It is two stories high with bracketed cornice and curved framing above the windows. In the late 1890s the right (east) half was added, being the mirror image of the original. Both halves feature front gables with cameo windows, a hip dormer is centered between them in the hip roof. The front of the east second floor was originally a porch without the present windows. The broad porch with classical columns was added across the entire facade during the remodeling. Although the second floor porch has been enclosed, this remains a good contributing structure. Of interest here is the retaining wall. When the original stone wall showed signs of deterioration

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 11

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

DESCRIPTION (Continued):

several years ago, the owner decided to just remove it. Heavy rains then caused much of the front yard to slide into the street. The present reinforced concrete wall was quickly put in place.



George Haw Residence, 117 E. 5th
(Photo from Ottumwa: Yesterday, Today, Tomorrow)

The intersection of 5th and Court poses severe integrity problems. Jay Funeral Home (NRHP) is located on the corner at 220 N. Court. This is an outstanding example of Mediterranean Revival design from 1929 executed in brick with a tile roof. While it is individually significant, as a commercial structure it is considered non-contributing to the 5th Street Bluff district. A two story brick Second Empire house was located across 5th Street at 304 N. Court until 1994. At that time the brick residence and a large frame house next door north were demolished to make way for the new "Second Empire" office building and parking lot. This is non-contributing to the district. Across Court Street at 333 N. Court is a single story brick building from the 1960s. This (and the building immediately north) occupies the site of a large 1885 brick residence which was built for William Daggett. The residence was demolished for these office buildings.

The First Baptist Church from 1904 is located on the fourth corner of this intersection. This brick building with stone arched Gothic windows, large rose windows, corner entrance, and central spire was designed by Ottumwa architect George M. Kerns. A major addition along the 5th Street side and alterations to the spire negate individual eligibility, but this can be considered a contributing structure to the district. This is the second Baptist church on this site. The original one was constructed in 1862, contemporary with the early residences being built "on the bluff."

The 100 block of W. 5th is a study in contrasts. The brick paving with limestone curbing, and the stone retaining walls are contributing structures. However, the north side contains just two

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 12

CFN-259-1116

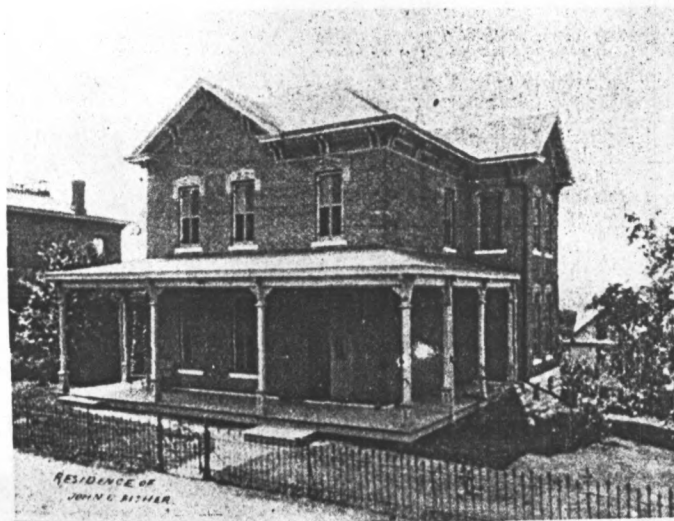
FIFTH STREET BLUFF HISTORIC DISTRICT WAPELLO COUNTY, IOWA

DESCRIPTION (Continued):

houses and a large metal building. The house at 119 falls within the period of significance, (dating c.1920) but does not display the size or sense of style exhibited by the contributing structures within the district. Both the house and adjacent building are considered no-contributing. The two story house at 131 W. 5th has a stucco exterior and rests on a foundation of rusticated concrete blocks. It appears to have been constructed between 1900 and 1910, but it displays none of the stylistic characteristics of other residences in the district. It too is non-contributing.

The south side of this block contains three key structures. The first is the Frank Hofmann house at 122 W. 5th. This two story frame house is similar to the one at 315 N. Market. It was built c.1905 and remained in the family until the 1970s. It is rectangular in shape with a hip roof, and strong Neo-classical details on the broad front porch, pedimented dormer, sand pilastered corners. This rests on a limestone foundation which is above ground at the rear of the house. No architect has been identified for this residence.

At 124 is an early two story brick Italianate style house with low pitched hip roof, broad eaves, and paired Italianate brackets. It features a single story bay to one side, segmental arched windows, and a bracketed covered entry porch. This appears to have been built c.1860-65 for H.A. Zangs and is one of the earliest Italianate style houses on the bluff. It is probably contemporary with the brick house at 207 N. Green. A lithograph from 1889 shows this with an iron fence along 5th Street.



John C. Fisher Residence, 132 W. 5th
(Photo from Descriptive Illustrated Review of Ottumwa, Iowa)

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 13

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

DESCRIPTION (Continued):

The John Fisher house at 132 W. 5th is an outstanding example of Italianate design from c.1870-75. It features a low pitched hip with gable roof, paired cornice brackets, and cast concrete hoodmolds. The front entrance features a double door rather than transom and side-lights. The attached two car garage is located to the side rear and is not intrusive. The iron fence along both the 5th and Washington Street elevations is original. The integrity level of this house is outstanding. This house marks the west boundary of the district.

The 5th Street Bluff Historic District is an area that should be viewed on foot. The brick streets with stone curbs, stone retaining walls, mature trees, and historic residences give it a strong sense of time and place. It is a neighborhood that retained its dignity and desirability through the years, with property owners deciding to build new houses in the popular Tudor Revival style on their lots in the 1920s rather than relocating to the automobile suburbs. This continues to be perceived as a "special place" by Ottumwans, an important part of their history.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 14

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

DESCRIPTION (Contiued):

LIST OF 5TH STREET BLUFF RESOURCES BY LEVEL OF SIGNIFICANCE
Key (K), Contributing (C), Non-Contributing (N)

Address	Building Type	K	C	N
5th Street Bluff	Brick paving		X	
5th Street Bluff	Retaining walls		X	
117 E. 5th	House		X	
124 E. 5th	House		X	
	Garage		X	
125 E. 5th	House			X
	Stucco Bldg		X	
128 E. 5th	House	X		
131 E. 5th	House			X
204 E. 5th	Trinity Episcopal Church	X		
205 E. 5th	House	NRHP		
217 E. 5th	House	X		
222 E. 5th	House		X	
227 E. 5th	House	X		
	Garage		X	
232 E. 5th	House	X		
304 E. 5th	House		X	
309 E. 5th	House		X	
310 E. 5th	House			X
315 E. 5th	House		X	
316 E. 5th	House		X?	
	Garage			X
319 E. 5th	House		X	
	Garage		X	
322 E. 5th	House		X	
	Garage			X
325 E. 5th	Apartment Bldg			X
328 E. 5th	House	X		
	Garage			X
331 E. 5th	House			X
334 E. 5th	House	X		
	Garage		X	
335 E. 5th	House			X

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 15

CFN-259-1116

**FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA**

DESCRIPTION (Continued):

Address	Building Type	K	C	N
119 W. 5th	House			X
	Metal Bldg			X
	Garage			X
122 W. 5th	House	X		
	Garage			X
124 W. 5th	House	X		
	Garage			X
	Storage			X
	Storage			X
131 W. 5th	House			X
132 W. 5th	House	X		
	Iron Fence	X		
217 E. 6th	House		X	
220 N. Court	Funeral Home			NRHP
231 N. Court	1st Baptist Church		X	
304 N. Court	Office Bldg			X
333 N. Court	Office Bldg			X
207 N. Green	House		X	
209 N. Green	House			X
211 N. Green	House			X
222 N. Green	House	X		
308 N. Green	House			X
314 N. Green	House		X	
401 N. Green	House		X	
	Carriage House		X	
307-313 N. Market	Apartment House	X		
315 N. Market	House		X	
401 N. Market	House	X		
	Garage	X		
402 N. Market	House		X	
	Garage			X
406 N. Market	House		X	
410-412 N. Market	House		X	
	Garage		X	

United States Department of the Interior
National Park Service

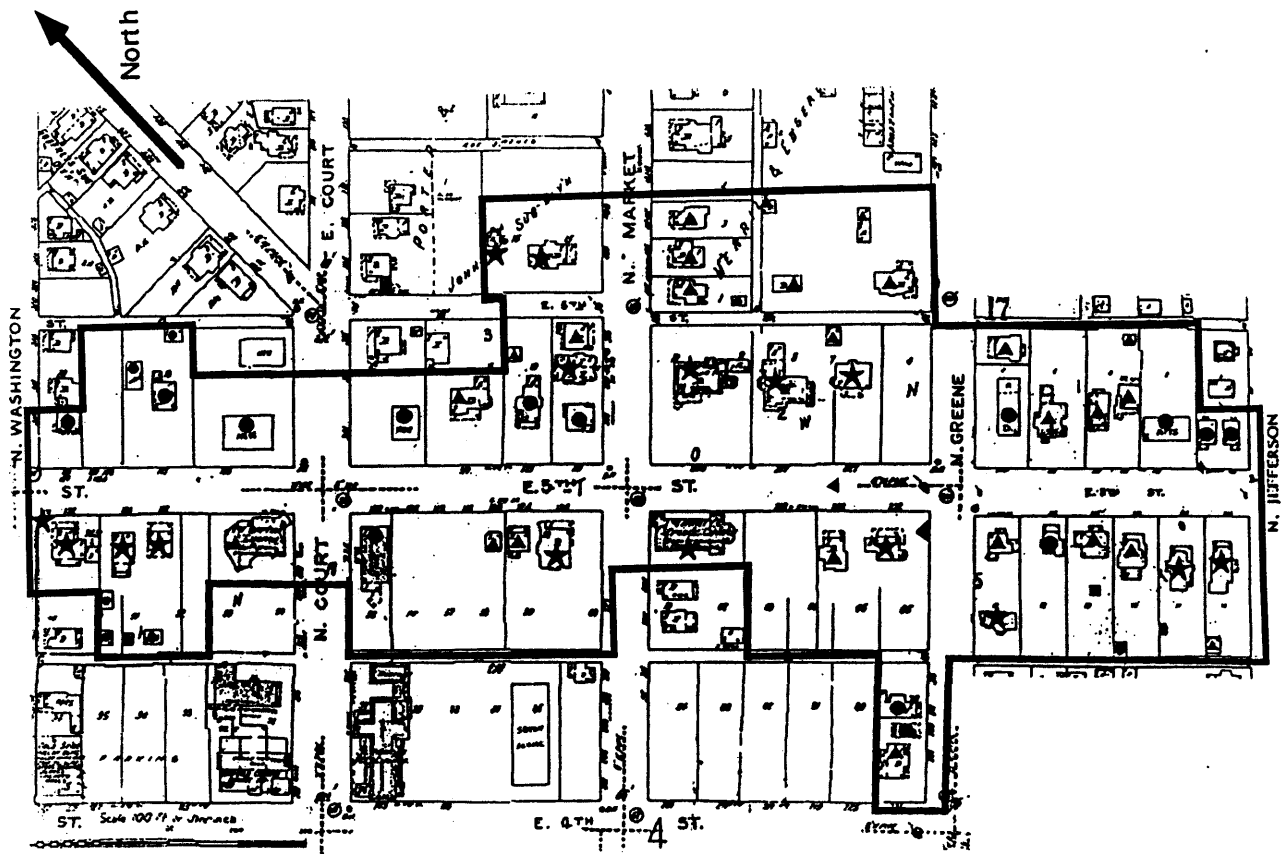
National Register of Historic Places Continuation Sheet

Section number 7 Page 16

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

DESCRIPTION (Continued):



1924 Sanborn Map (updated) showing level of significance.

- ★ Key
- ▲ Contributing
- Non-contributing

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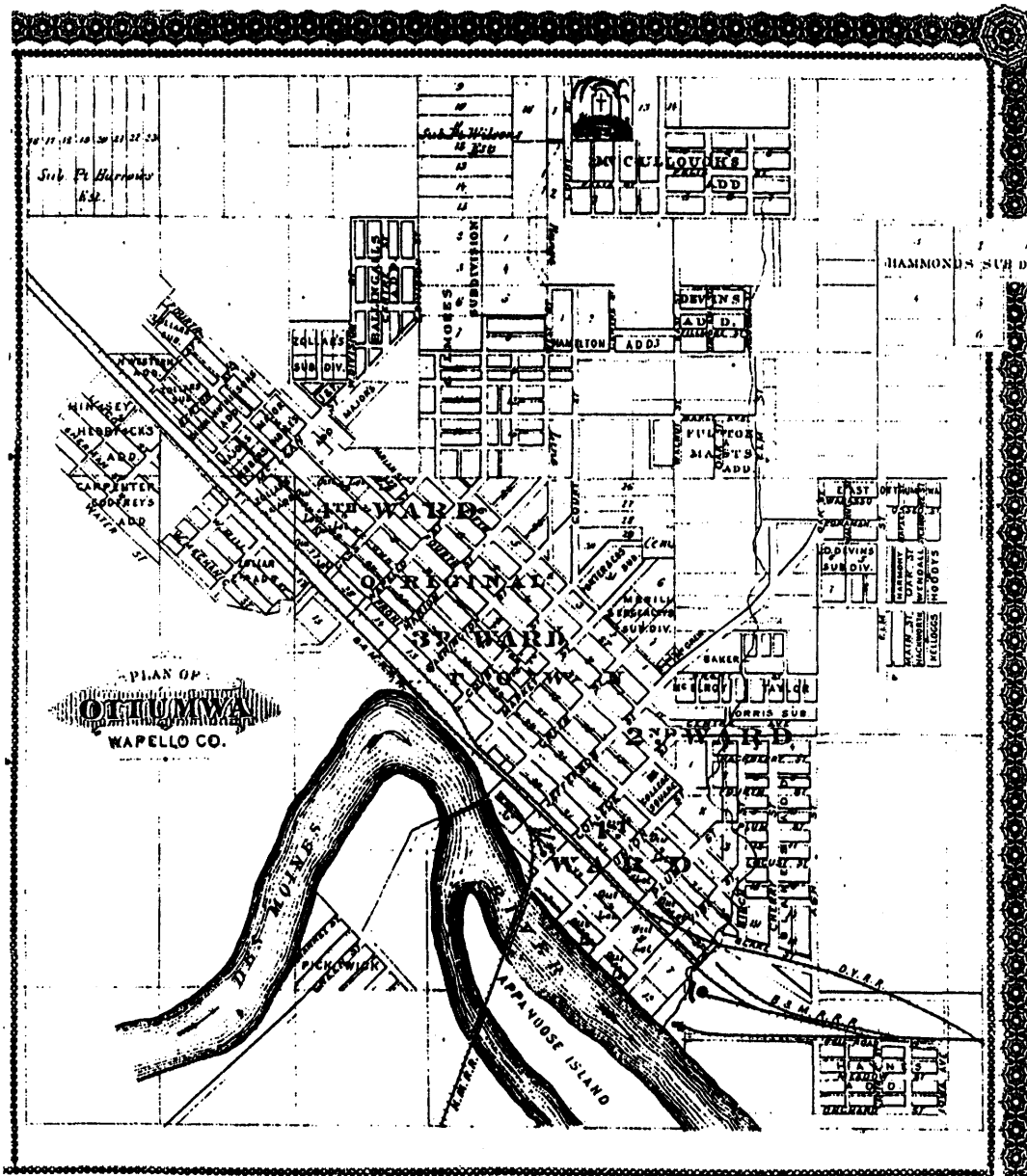
National Register of Historic Places Continuation Sheet

Section number 8 Page 17

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

SIGNIFICANCE:



Map from the 1875 Andreas Atlas.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 18

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT WAPELLO COUNTY, IOWA

SIGNIFICANCE (Continued):

The 5th Street Bluff Historic District addresses all three of the historic contexts developed in the 1995 Multiple Property Documentation Form: The Des Moines River & Its Role in the Settlement & Development of Ottumwa; Industry; and, Architecture. It is locally significant under Criterion C as it contains important examples of the popular architectural styles from the period of significance, as well as designs by 9 different architects/firms from the late 19th and early 20th century; and, under Criterion A as it illustrates the important role played by the Des Moines River in the physical development of the City of Ottumwa; and, because it served as the residential neighborhood of choice for many Ottumwa industrial and commercial leaders. The period of significance begins c.1860 with the first construction taking place "on the bluff," and ends c.1930 with the completion of major second generation construction.

The bluffs along the north side of the Des Moines River in Ottumwa are a major landscape feature, and have played a role in community development since the town was established in 1843. The map from the 1875 Andreas Atlas clearly shows the original plat with streets running parallel to the river. It was only as the city expanded away from the river in later years that streets were oriented to the cardinal points. The earliest settlement occurred on the flat along the river bank, a marshy area prone to flooding. Log cabins served as both housing and places of business during the early years. When brick became more readily available in the early 1850s, many decided to build more permanent dwellings. These were constructed farther and farther away from the river, but still on fairly level ground along Second Street. As the small town prospered, local business owners could afford more comfortable housing, and many began building "on the bluff," not only to be away from the river and its mosquitoes, but also for the view. (In most river towns a common point of view is "the higher the better" in terms of residential location. Davenport and Dubuque are good examples of fine residences being built high above the river valley.) Some of the streets leading up the bluff to these new houses were quite steep, with Washington, Market, and Green being good examples. Not only was it a challenge to grade streets on the hillside, building houses was also difficult. In an effort to reduce erosion problems, massive retaining walls of limestone were constructed along the streets and downhill sides of the properties. These stone walls became a very important visual element in the neighborhood.

While construction on the bluff began in the late 1850s, there were three major periods of construction in the neighborhood: the 1860s, the 1890s, and the 1920s. The decade of the 1890s was an especially busy period. In addition to residential construction, in 1894 the cornerstone was laid for the new Trinity Episcopal Church. This limestone building was to replace an 1860s brick church one block down the hill at the corner of Market and Fourth. Since many members of the congregation lived on the bluff, the selection of the 5th Street site for the new building was a logical one. The nearby parsonage was completed shortly thereafter. It was in 1895 that 5th Street was paved with brick, a sure sign that this was either a high traffic area or, a neighborhood of prominent citizens. The residential nature of the neighborhood negates the possibility of the first, while the names of the residents validates the second. The list of property owners through the years reads like a list of Who's Who in Ottumwa, including

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 19

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

SIGNIFICANCE (Continued):

Representatives of local industry:

G.C. Janney	Janney Mfg.
F.W. Simmons	American Mining Tools Co.
T.D. Foster	John Morrell & Co.
George Foster	John Morrell & Co.
George Morrell	John Morrell & Co.

Business men:

C.O. Taylor	Wholesale Druggist
J.W. Edgerly	Wholesale Druggist
J.H. Merrill	Wholesale Grocery
George Haw	Wholesale Hardware
S.L. McGavic	Lumber
Charles Sax	Men's Clothing
Joseph Lawrence	Florist & Greenhouses
H.A. Zangs	Wholesale Liquor
Frank Hofmann	Druggist

And, local political figures:

H.B. Hendershott	Judge
John C. Fisher	Post Master
H.L. Waterman	Mayor and State Legislator

These prominent Ottumwans evidently liked living "on the bluff" because, as their original homes either burned, or were ready to be replaced, the owners chose to either remodel or build new residences on the same lots, rather than relocating to a newer neighborhood in the city. Although this trend appears most obvious in the 'teens and twenties, it had been happening earlier. Charles Sax had his house at 218 E. 5th remodeled in the 1890s, and H.L. Waterman undertook a massive remodeling of the house at 232 E. 5th shortly after he purchased it in 1895. It has not been determined whether it was G.C. Janney or Edwin Manning who "modernized" Joseph Lawrence's Italianate style brick house at 309 E. 5th early in this century. By the time the original Merrill house burned in 1913, the area had already changed from a neighborhood of 1860s' and '70s Italianates, to one which displayed prominent, well kept residences in a variety of styles. In 1923 Ellen Foster Bell oversaw what had to be the most extensive exterior remodeling on the bluff when she decided on the Tudor Revival style for her family home. New residences by her brother George Foster and cousin George Morrell echoed her choice of style. The last empty lots were filled in the 1950s with the construction of the brick ranch style house at 308 N. Green, and in the 1980s with the brick apartment building at 325 E. 5th.

Architecturally the 5th Street Bluff area is important because it contains some of the best examples of specific styles in the city, and because it has the largest concentration of architect designed houses and buildings.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 20

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT WAPELLO COUNTY, IOWA

SIGNIFICANCE (Continued):

As noted earlier, many of the early houses were built on the flat along the river. As Ottumwa's business district has grown, these early resources were demolished for new construction. As late as the early 1950s, commercial development stopped short of Fourth Street which retained a number of fine Italianate, High Victorian Italianate, and Queen Anne residences. However, since that time office buildings, fast food restaurants, and highway relocation have obliterated much of Ottumwa's 19th century housing stock. The location of the 5th Street Bluff area has shielded it from such development and has allowed the preservation of some important residences.

The two story I-house at 316 E. 5th may be the best extant example of this house type in Ottumwa. Although the entire community has not received an intensive architectural/historical survey, it is known other examples of I-houses have been demolished. The potential loss of integrity of this resource is unfortunate.

The Italianate style is well represented in the district, with outstanding examples at 124 W. 5th, 132 W. 5th, and 328 E. 5th. These reflect changes in the style over a period of approximately 15 years. The house at 207 N. Green has experienced greater change, but illustrates another variation with the round arched windows and brackets with pendants. Fine examples of this style, and the companion Italian Villa, are shown in late 19th century publications about Ottumwa. The houses from this district are the best remaining examples in town.

As in most communities, there were never many examples of the Second Empire style, but two of the best were found here. Unfortunately the larger of the two, the W.A. Work house at 304 N. Court is no longer standing. However, the Congregational Parsonage at 222 N. Green is an outstanding small example, even with the new shingles on the roof. It exhibits the major characteristic of the style, the Mansard roof, with all of the other common elements: the bracketed cornice, arched windows with keystones, bay windows, and delicate entry porches. This house is worthy of preservation efforts.

The Queen Anne style was a very popular one in the 5th Street area, but no truly outstanding examples are found. In many cases, the houses received a rather subdued Queen Anne treatment, lacking the most flamboyant elements.

A rare mid-western example of the Shingle style exists at 128 E. 5th. This would be a prize residence in any location, and is something of a surprise in Ottumwa. It seems appropriate that this unusual house would be located on the bluff with a fine view of the river. The integrity of this house is outstanding.

There are several good examples of Colonial Revival design in Ottumwa, but the F.W. Simmons house at 334 E. 5th is the largest and most complete. It is also of interest because of the documentation on the house in national publications from the period of construction. It is not often that this amount of material exists for a specific property.

The most prominent style in the neighborhood visually has to be Tudor Revival. It is interesting that all of these houses were architect designed and that all but one (the house at 227 E. 5th) were owned by members of the Foster and Morrell families of the John Morrell & Co. meatpacking plant. These massive Tudors (sometimes referred to as Stockbroker Tudor) represent

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 8 Page 21

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT WAPELLO COUNTY, IOWA

SIGNIFICANCE (Continued):

three variations on the style: Foster-Bell at 205 E. 5th illustrates the combined use of stone with half-timbering; the George Foster house at 401 N. Market is a textbook example of the style with brick and half-timbering; and, the George Morrell house at 217 E. 5th illustrates the use of distressed brick and no half-timbering.

The nine different architects or architectural firms responsible for designing houses and/or buildings in the district cover a period from 1883 to 1929 and display a broad range of styles.

These architects include:

Edward Clark	1883	222 N. Green, 2nd Empire house
William Reece	1892	410-412 N. Market, Queen Anne house
Edward Hammett	1895	204 E. 5th, Trinity Episcopal Church
Fisher & Lawrie	c.1895	128 E. 5th, Shingle Style house
F.R. Comstock	1899	334 E. 5th, Colonial Revival house
George M. Kerns	1904	231 N. Court, 1st Baptist Church
	1913	227 E. 5th, Tudor/Craftsman house
Kraetsch & Kraetsch	1923	205 E. 5th, Tudor Revival house (remodeled)
Tinsley, McBroom & Higgins	c.1925-27	217 E. 5th, Tudor Revival house
	c.1925	401 N. Market, Tudor Revival house
Archie Eaton	1927-29	220 N. Court, Mediterranean Revival funeral home

The presence of so many architect designed properties in one rather small geographic area can be primarily attributed to the fact that the residents of this neighborhood were prosperous business and professional people who had the money and the taste to hire design professionals. This is another thing that sets the 5th Street Bluff Historic District apart from the rest of the community.

The first destruction of an historic residences occurred in the late 1950s when the large brick William Daggett residence at 333 N. Court was demolished for the construction of two brick office buildings. No further inroads were made into the historic area until 1994 when the two story W.A. Work Second Empire house at 304 N. Court was torn down to provide space for a new law office and parking lot. It is hoped that the designation as a historic district will alleviate future development pressures in this area.

The 5th Street Bluff Historic District illustrates the significance of the Des Moines in the original settlement of Ottumwa through its location on the bluff and it retains a high degree of overall integrity. The brick paving and stone retaining walls are the connecting elements which help create the sense of neighborhood. The area contains some of the best examples of specific architectural styles in the community. Even though only 64% of the total resources (43 of 67) are considered to be contributing structures in the district, an unusually high number of these (16) are key structures. The relatively high percentage of non-contributing structures is due primarily to garages, and a few small houses built at the end of the period of significance. The district meets the registration requirements and integrity considerations established in Section F of the Multiple Property Documentation Form for historic districts.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 22

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 23

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

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United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 24

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

GEOGRAPHIC DATA:

UTM References

	Zone	Easting	Northing
A	15	549600	4541080
B	15	549780	4541010
C	15	549960	4540880
D	15	550000	4540720
E	15	549920	4540640
F	15	549710	4540720
G	15	550510	4541010

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 25

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

GEOGRAPHIC DATA (Continued):

Verbal Boundary Description:

The area includes Lots 1 through 72, and Lot 79, Original Plat, City of Ottumwa, except for the north 2/3 of Lot 1, the north 1/3 of Lots 13, 14, & 15, the north 1/2 of Lots 16 & 17, the north 2/3 of Lot 20, the south 1/3 of Lot 50, the south 2/3 of Lots 53 & 54, and the south 2/3 of Lots 61 & 62. In addition, it includes Lots 15 & 16 of Johnson's Subdivision, Lots 1, 2, & 3 of Hendershott's Subdivision, and the south 1/3 of Lots 2 & 3 of Merrill & Edgerly's Subdivision.

Boundary Justification:

This is the geographic area historically referred to as "the Bluff."

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photo Page 26

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT WAPELLO COUNTY, IOWA

PHOTOGRAPHS:

These 46 photographs of the historic district were taken by Steve Welker and Molly Myers Naumann for the Ottumwa Historic Preservation Commission during 1996/1997. The negatives are located in the files of the State Historical Society of Iowa (SHSI), Community Programs Bureau, Des Moines, IA.

- #1 View looking NE across the Des Moines River toward the 5th Street bluff. Green Street is on the far right going straight up the hill.
- #2 Green Street hill between 4th and 5th streets with Italianate style brick house in foreground. Looking NE.
- #3 222 N. Green, the "Congregational Parsonage," looking E.
- #4 Brick paving at corner of Green and 5th streets, looking SW down Green toward the river.
- #5 Corner of Green and 5th, looking E.
- #6 401 N. Green, note brick paving and stone retaining wall. Looking N.
- #7 401 N. Green, carriage house looking NE.
- #8 300 block of E. 5th looking SE.
- #9 I-house at 316 E. 5th, looking SW.
- #10 328 and 322 E. 5th, looking W.
- #11 Italianate style house at 328 E. 5th, looking SW.
- #12 334 E. 5th, designed by F.R. Comstock, looking W.
- #13 300 block of E. 5th looking N from Jefferson (331 and 335 in foreground).
- #14 300 block E. 5th looking E (315 and 319 in center).
- #15 309 E. 5th, looking E.
- #16 Stone retaining wall at corner of 5th and Green (227 E. 5th), looking N.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photo Page 27

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT WAPELLO COUNTY, IOWA

PHOTOGRAPHS (Continued):

- #17 Stone retaining wall at 232 E. 5th (corner 5th and Green), looking W.
- #18 Detail of brick paving and limestone curb in front of 227 E. 5th.
- #19 232 E. 5th, portion of this brick residence was built in 1856, looking W.
- #20 222 and 232 E. 5th, looking S.
- #21 Trinity Episcopal Church (204 E. 5th), designed by Edward Hammett, looking S.
- #22 Market Street hill looking NE from 3rd Street, First Methodist at right, Trinity Episcopal in center background.
- #23 205, 217, and 227 E. 5th, looking N.
- #24 227 E. 5th, designed by George M. Kerns, looking NE.
- #25 217 E. 5th, designed by Tinsley, McBroom & Higgins, looking NE.
- #26 205 E. 5th (Foster-Bell Residence, NRHP), remodeled by Kraetsch & Kraetsch, looking E.
- #27 View of garages behind 227 and 217 E. 5th, looking W.
- #28 217 E. 6th, originally a four car garage for 205 E. 5th, now a dwelling, looking NE.
- #29 300 block of N. Market, looking N.
- #30 300 block of N. Market, looking W.
- #31 401 N. Market, designed by Tinsley, Mc Broom & Higgins, looking N.
- #32 Three houses on even side of 400 block of N. Market, looking E.
- #33 100 block of E. 5th looking NW from Market toward Court Street.
- #34 128 E. 5th, designed by Fisher, Lowrie & Mendelson, looking W.
- #35 124 E. 5th, looking SW.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photo Page 28

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT WAPELLO COUNTY, IOWA

PHOTOGRAPHS (Continued):

- #36 Odd side of 100 block of E. 5th, looking N, note retaining wall.
- #37 117 E. 5th, looking NE.
- #38 Intersection of 5th and Court, looking SE. Jay Funeral Home (NRHP) on right, new office building on left.
- #39 Intersection of 5th and Court, looking NNW. 1st Baptist Church on left, new office building on right.
- #40 1st Baptist Church, 231 N. Court, looking W.
- #41 Odd side of 100 block W. 5th, looking N, note stone retaining wall.
- #42 Even side of 100 block W. 5th, looking NE, note brick paving.
- #43 122 E. 5th, looking SW.
- #44 124 W. 5th, looking SW.
- #45 132 W. 5th, looking SW, note iron fence.
- #46 Streetscape showing 122, 124, and 132 W. 5th, looking SE.

United States Department of the Interior
National Park Service

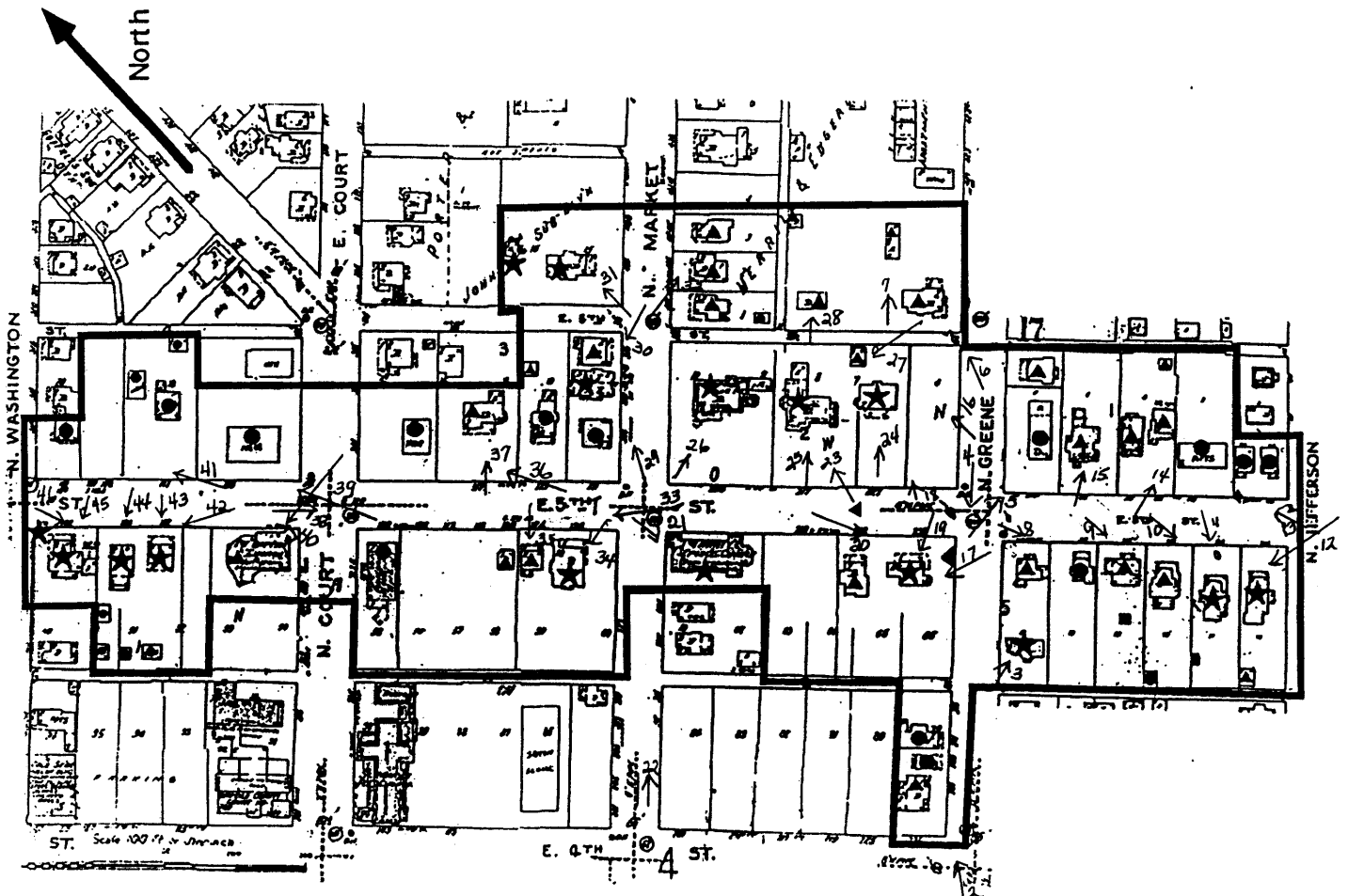
National Register of Historic Places Continuation Sheet

Section number Photo Page 29

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

PHOTOGRAPHS (Continued):



Map showing camera angles.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number Owners Page 30

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT
WAPELLO COUNTY, IOWA

LIST OF PROPERTY OWNERS

Robert/Marilyn Wells
222 N. Green
Ottumwa IA 52501

Maurice Stein
P.O. Box 513
(for 308 N. Green)
Ottumwa IA 52501

James/Anna Carr
314 N. Green
Ottumwa IA 52501

Mary Ann Reiter
401 N. Green
Ottumwa IA 52501

James/Cherie Langland
307 N. Market
(for 311 N. Market)
Ottumwa IA 52501

Dwaine Arnold
315 N. Market
Ottumwa IA 52501

Michael/Mary Shaeffer
401 N. Market
Ottumwa IA 52501

Jacob/Kathleen Bechtel
402 N. Market
Ottumwa IA 52501

David/Linda Ehrenhard
17665 74th St.
(for 406 N. Market)
Ottumwa IA 52501

Paul Truitt
318 N. Washington
(for 123 W. Fifth)
Ottumwa IA 52501

David/Kathryn Sample
132 W. Fifth
Ottumwa IA 52501

James Taylor
120 S. Court
(for 128 E. Fifth)
Ottumwa IA 52501

James/Cherie Langland
307 N. Market
(for 131 E. Fifth)
Ottumwa IA 52501

James Taylor
120 S. Court
(for lot on E. Fifth)
Ottumwa IA 52501

John/Noma Woudenberg
122 E. Fifth
Ottumwa IA 52501

Trinity Episcopal
204 E. Fifth
Ottumwa IA 52501

Walter/Darlene Heady
205 E. Fifth
Ottumwa IA 52501

American Home Finding
217 E. Fifth
Ottumwa IA 52501

Steve Welker.

222 E. Fifth
Ottumwa IA 52501

Otis/Betty Bowles
227 E. Fifth
Ottumwa IA 52501

Dale/Patricia Essick
232 E. Fifth
Ottumwa IA 52501

Robert/Barbara Blau
309 E. Fifth
Ottumwa IA 52501

Roger/Nancy Miller
310 E. Fifth
Ottumwa IA 52501

Charlene/Donald Hansen
315 E. Fifth
Ottumwa IA 52501

Harry Williams
316 E. Fifth
Ottumwa IA 52501

Richard Schlegel
6672 Camp Arrowhead Road
(for 316 E. Fifth)
Agency IA 52530

Jeri Schlegel
6672 Camp Arrowhead Road
(for 322 E. Fifth)
Agency IA 52530

Jeri Schlegel
6672 Camp Arrowhead Road
(for 328 E. Fifth)
Agency IA 52530

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Owners Page 31

CFN-259-1116

FIFTH STREET BLUFF HISTORIC DISTRICT WAPELLO COUNTY, IOWA

LIST OF PROPERTY OWNERS (Continued)

Sue Ketchum/ Jeannie Dew 815 E. Highland (for 325 E. Fifth) Ottumwa IA 52501	John Buretta 207 N. Green Ottumwa IA 52501	James/Julia Pearson 119 W. Fifth Ottumwa IA 52501
Jeremy/Michelle Skinner 331 E. Fifth Ottumwa IA 52501	Betty/Reg Wellman 208 E. Park (for 209 N. Green) Ottumwa IA 52501	Eliazar Aguilar 131 W. Fifth Ottumwa IA 52501
Gordon/Helen Traul 334 E. Fifth Ottumwa IA 52501	Rose Hannam 211 N. Green Ottumwa IA 52501	Rutledge Rentals P.O. Box 247 (For 117 E. Fifth) Ottumwa IA 52501
Gerald Seim 143 E. Court (for 335 E. Fifth) Ottumwa IA 52501	Robert Hannam 211 N. Green (for 215 N. Green) Ottumwa IA 52501	
John/Olga Woudenberg P.O. Box 1232 (for 124 W. Fifth) Ottumwa IA 52501	DOUG ROBERTSON ROBERTSON JAY FUNERAL HOME 220 N. COURT OTTUMWA, IA 52501	
James Taylor 120 S. Court (for 124 E. Fifth) Ottumwa IA 52501	1ST BAPTIST CHURCH 231 N. COURT OTTUMWA, IA 52501	
Earnest/Shirley McBeth 423 N. Market Ottumwa IA 52501	BOX & BOX 304 N. COURT OTTUMWA, IA 52501	
Mary Ann Reiter 401 N. Green (for 217 E. Sixth) Ottumwa IA 52501	GUST SOTEROPULOS MERRILL L. DAVIS 333 & 345 N. COURT OTTUMWA, IA 52501	