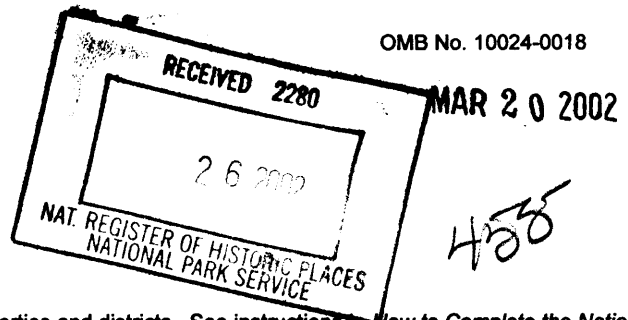


United States Department of the Interior  
National Park Service

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 100 Block of West Broadway Historic District

other names/site number \_\_\_\_\_

2. Location

street & number W. Broadway, First Street, and Fourth Street N/A  not for publication

city or town Council Bluffs N/A  vicinity

state Iowa code IA county Pottawattamie code 155 zip code 51503

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).

Rowell J. Soite March 21, 2002  
Signature of certifying official/Title Date

**STATE HISTORICAL SOCIETY OF IOWA**

State or Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

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

Wilson H. Beall 5/9/02  
Signature of the Keeper Date of Action

100 Block of West Broadway Historic District  
Name of Property

Pottawattmie County, Iowa  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

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

**Category of Property**  
(Check only one box)

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

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

Contributing	Noncontributing	
22	8	buildings
		sites
		structures
		objects
22	8	Total

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

**Number of contributing resources previously listed in the National Register**

N/A

0

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

COMMERCE/TRADE/business

/specialty store

/restaurant

/department store

**Current Functions**  
(Enter categories from instructions)

COMMERCE/TRADE/business

/specialty store

/restaurant

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

LATE VICTORIAN/Italianate

/Romanesque

LATE 19<sup>th</sup>/EARLY 20<sup>th</sup> CENTURY/Mission

**Materials**

(Enter categories from instructions)

foundation BRICK

walls BRICK

roof ASPHALT

other

**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.)

- 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 of age or achieved significance within the past 50 years.

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

COMMERCE

**Period of Significance**

mid-1850s – 1928

**Significant Dates**

mid-1850s

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

Unknown

**Primary location of additional data:**

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

Name of repository:

100 Block of West Broadway Historic District  
Name of Property

Pottawattamie County, Iowa  
County and State

## 10. Geographical Data

Acreage of Property 4 acres

### UTM References

(Place additional UTM references on a continuation sheet.)

1	[15]	[2611560]	[45711620]	2	[15]	[2611770]	[45711740]
	Zone	Easting	Northing	Zone	Easting	Northing	
3	[15]	[2611790]	[45711680]	4	[15]	[2611600]	[45711540]
							<input type="checkbox"/> See continuation sheet

### Verbal Boundary Description

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

### Boundary Justification

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

## 11. Form Prepared By

name/title Leah D. Rogers/Consultant

organization \_\_\_\_\_ date March 17, 2002

street & number 217 NW 5<sup>th</sup> Street telephone 319-895-8330

city or town Mt. Vernon state IA zip code 52314

### Additional Documentation

Submit the following items with the complete form:

### Continuation Sheets

#### Maps

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

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

#### Photographs

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

### Additional items

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

### Property Owner

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

name See continuation sheet

street & number \_\_\_\_\_ telephone \_\_\_\_\_

city or town \_\_\_\_\_ state \_\_\_\_\_ zip code \_\_\_\_\_

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

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



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet100 Block of West Broadway Historic District  
Pottawattamie County, IowaSection number 7 Page 1**Narrative Description**

The 100 Block of West Broadway Historic District is a linear district encompassing the historic commercial buildings on the north side of West Broadway between First and Fourth streets in the City of Council Bluffs, Iowa (Figure 1, Page 31). The district is specifically bounded on the south by the south side of West Broadway, First Street on the east, Fourth Street on the west, and the alley just north of West Broadway on the north. The south side of the block was not included in this district because of extensive building loss and poor overall integrity. The district includes a total of 30 buildings, 22 of which are contributing and 8 non-contributing to the district. The possible extant brick street underneath the asphalt pavement within this section of West Broadway may be a potentially contributing component to this Historic District but is not being considered contributing at this time. All of the buildings are commercial in function, although several are currently vacant.

The majority of the 30 buildings within the district were constructed between the mid-1850s to 1928, which is considered to be the period of significance for this district. There is one building within the district boundaries built after 1928 and is considered non-contributing as a result. The year 1928 was selected as the end date for the period of significance for this district because it was by 1928 that the 100 block of West Broadway had reached its peak in construction as reflected by the fire insurance map from that year (Figure 4, Page 34). The mid-1850s was selected as the beginning date for the period of significance because there are three extant buildings within the district that were initially constructed in the mid-1850s and reflect some of the earliest commercial development of this block. The majority of the buildings, however, were built after 1870, with a notable number added to the district in the early twentieth century (i.e., the 1900s-1920s) (Table 1, Page 30). Some of the buildings added in the early twentieth century replaced older buildings that had either burned down or were demolished, although some reflect the final up-building of vacant lots within the block.

The buildings within the district include one-, two-, and three-story buildings that are either one-store unit or two-store units wide, although there is one block building that had three-store units originally. Compared to other buildings once extant along Broadway in Council Bluffs, the 100 Block included some of the more modest buildings. Other blocks once exhibited multi-story buildings of much larger size and elaboration. However, most of those other buildings are now gone having been razed for strip malls and parking facilities. Of the entire stretch of Broadway within the central business district of Council Bluffs, the 100 Block is the only block to retain a significant number of its older commercial buildings.

Generally, the commercial buildings along the 100 Block are vernacular in architectural design. However, many exhibit stylistic details influenced by the Italianate, Romanesque Revival, Neoclassical, and Mission styles of architecture. None would be considered high-style examples. Italianate details include bracketed cornices and tall, narrow windows. Romanesque details include at least one example having arcaded, round-arched windows and surface textures expressed in pressed brick and terra-cotta. Neoclassical details include pediments and pilasters exhibiting Classical entablature and column details. Mission-style details include second-floor balcony grillwork and low-pitched entry hoods.

The extant properties within the 100 Block of West Broadway generally retain fair to good integrity despite the expected storefront updates through the years. Six properties are currently covered over with slipcovers or stucco applications that mask or hide original components. These six properties are non-contributing in their current state but are recommended for re-evaluation if their slipcovers are ever removed and original facade components revealed in the process.

Of the 30 total properties within the district boundaries, 22 are considered contributing to the historic district in their current state, with the remaining eight considered non-contributing (Table 1, Page 30). This represents 73% contributing versus 27% non-contributing buildings. Also included within the district boundary are the brick-paved streets that may be extant underneath the current asphalt pavement along West Broadway and the adjacent First and Fourth Street intersections (Figure 1, Page 31). However, until such time that the presence of the brick pavement is confirmed, this is not considered a contributing component to the current district. West Broadway widens to the east up to the intersection with First Street where it then narrows down as it extends east of that intersection. This odd configuration was part of the historic plat of this area and is maintained to the present day. The maximum width of West Broadway at this intersection is 120 feet compared to the 80 feet at the intersection with Fourth Street.

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

**National Register of Historic Places  
Continuation Sheet**

**100 Block of West Broadway Historic District  
Pottawattamie County, Iowa**

**Section number 7 Page 2**

**COUNTING SYSTEM FOR BUILDINGS IN DISTRICT**

The counting system utilized in the determination of building counts within the district is based on the original construction configuration of the buildings and blocks within the district. Therefore, if a block was originally built to house two separate store units, it counts as two buildings in the district even if the internal divisions were later removed or rearranged. As a result, 24 buildings/blocks within the district boundaries comprise a total count of 30 buildings for purposes of tabulating contributing versus non-contributing resources.

**BUILDING TYPOLOGY**

The building types defined for this district are based upon design, scale and materials, and are generally determined by their front facades. These types are drawn from previous typologies defined for the Oskaloosa City Square, the Albia Square and Central Commercial, and the Harlan Courthouse Square historic districts (Jacobsen 1986; Page and Naumann 1984; Rogers and Johnson 1993) and on the configuration and design of the current 100 Block of West Broadway cityscape. Street level storefronts have borne the brunt of the remodeling and updating alterations through the years and have been given only minimal consideration in the definition of the building typology. Building dates were determined through city directory listings, historic newspaper accounts, Sanborn fire insurance maps, dates inscribed on buildings, and historic photographs.

The buildings of this district share a common building material (brick) and a common massing and land use. The commercial building types also share a basic one to two story box-like form that is rectangular in plan with load-bearing masonry walls, brick veneer facades, and stone, pre-cast concrete, or terra cotta trim. Facades and sidewalls are rectangular, and the roofs are generally flat. On the street side, a continuous façade line is created by each building being set back the same distance from the street. The width and maximum depth of the buildings was largely prescribed by the plat of this block. What is unusual about the 100 block of West Broadway, compared to typical commercial district blocks, is the angle at mid-section in the 100 block that necessitated the angling of the lots at this point. As a result, the buildings at mid-section have oddly angled ground plans.

**Commercial Buildings: Type I**

Type I buildings are the earliest extant buildings in the district and were built from the 1850s through the 1870s. Buildings of this type are one to three stories in height, constructed primarily of brick, and exhibit Italianate styling in their architectural detailing. The most common expression of this styling is the use of bracketed cornices, decorative hoodmolds, tall, narrow windows, and brick corbelled patterns such as dentils below the cornice. Some examples have pressed metal cornices or bracketed cornice overhangs. Another typical characteristic of this type is a single storefront with three-rank fenestration, with the original storefront entry commonly centered and flanked by store windows with three windows across the second-floor façade.

**Type I buildings in the District include:**

- |                     |                            |
|---------------------|----------------------------|
| 100 W. Broadway     | non-contributing building  |
| 102 W. Broadway     | non-contributing building  |
| 104 W. Broadway     | non-contributing building  |
| 116 W. Broadway     | non-contributing building  |
| 132-134 W. Broadway | contributing buildings (2) |
| 136-140 W. Broadway | contributing buildings (3) |
| 144 W. Broadway     | contributing building      |
| 146-148 W. Broadway | contributing buildings (2) |

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

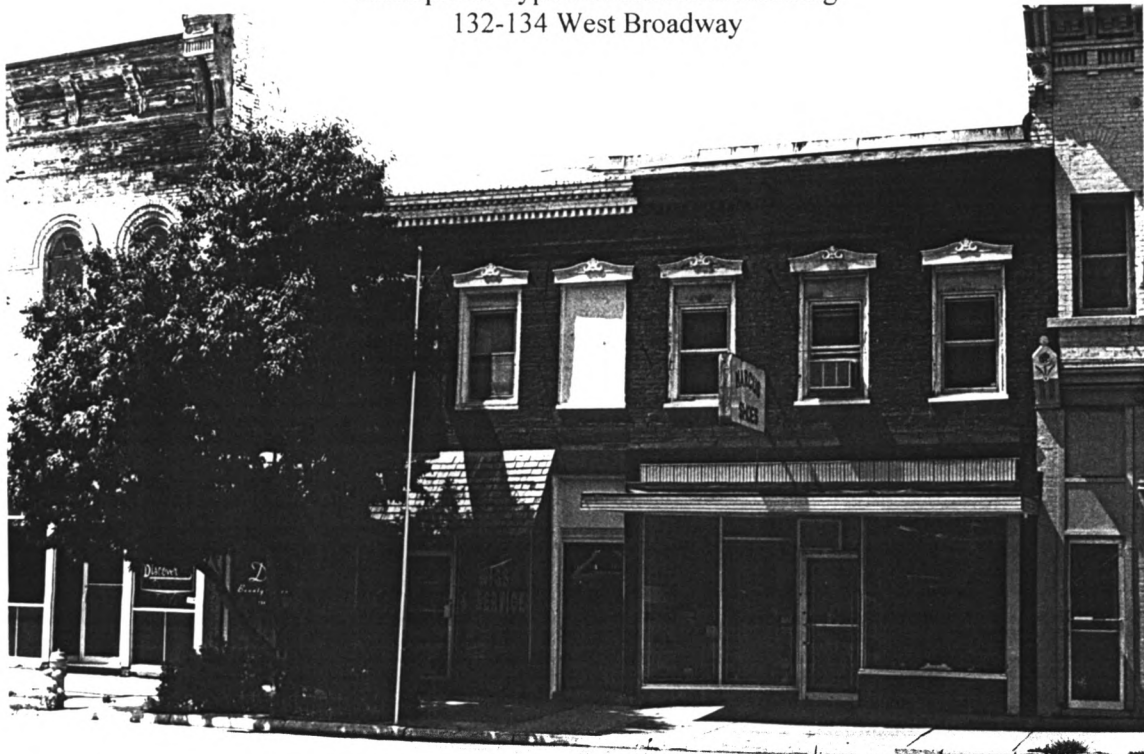
Section number 7 Page 3

100 Block of West Broadway Historic District  
Pottawattamie County, Iowa

Example of Type I Commercial Building  
136-140 West Broadway



Example of Type I Commercial Building  
132-134 West Broadway



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

# National Register of Historic Places Continuation Sheet

**100 Block of West Broadway Historic District  
Pottawattamie County, Iowa**

Section number 7 Page 4

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## Commercial Buildings: Type II

Type II buildings date from the 1890s and are characterized by two-story masonry buildings having a tripartite window division on the second floor façade or arcaded windows reflecting an influence from the Romanesque Revival style of architecture. Some appear to be transitional architecturally from earlier to later Victorian stylistic influences. Some exhibit a combination of the tripartite windows with pressed metal cornices reflecting more of an Italianate influence, with others more strongly reflecting the influence of the Romanesque Revival style of architecture in the use of differing textures of material (in this instance brick walls with terra-cotta trim) and arcaded windows.

### Type II Buildings in the District include:

128 W. Broadway	contributing building
130 W. Broadway	contributing building
142 W. Broadway	contributing building

## Commercial Buildings: Type III

Type III buildings date from c. 1900-1928 and are characterized by one to two-story brick buildings having either two- or three-rank fenestration and minimal stylistic detailing that is generally limited to simple brick corbel patterns and the use of decorative tile panels. Stylistic influences include Neoclassical, Mission, and Art Deco styles; however, there are no high-style examples within this district.

### Type III Buildings in the District include:

106 W. Broadway	contributing building
112 W. Broadway	contributing building
114 W. Broadway	contributing building
118 W. Broadway	contributing building
120 W. Broadway	contributing buildings (2)
150-152 W. Broadway	contributing buildings (2)
154 W. Broadway	contributing building
156 W. Broadway	contributing building
162 W. Broadway	contributing building

## Commercial Buildings: Modern Modifications/Modern Infill

This category includes those buildings that have been completely modified to the point that their original configuration and design are not readily discernible, or they are modern infill buildings constructed after the period of significance for this district.

### Modern Modifications/Infill in the District include:

108 W. Broadway	non-contributing building
110 W. Broadway	non-contributing building
160 W. Broadway	non-contributing building
164 W. Broadway	non-contributing building

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

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100 Block of West Broadway Historic District  
Pottawattamie County, Iowa

Example of Type II Commercial Building  
142 West Broadway



Example of Type II Commercial Building  
128 West Broadway





United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 6

100 Block of West Broadway Historic District  
Pottawattamie County, Iowa

Example of Type III Commercial Building  
120 West Broadway



Example of Type III Commercial Building  
150-152 West Broadway



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 7

100 Block of West Broadway Historic District  
Pottawattamie County, Iowa

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Example of Modern Modification/Infill Commercial Buildings  
108 West Broadway (right)/110 West Broadway (left)



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National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 8100 Block of West Broadway Historic District  
Pottawattamie County, Iowa

## INDIVIDUAL SITE DESCRIPTIONS

The following descriptions discuss each of the buildings in the 100 Block of West Broadway Commercial District where known by location, site number, address, historic name, date of construction, architect, contractor/builder, description, type designation, alterations, status as either contributing or non-contributing to the district, and historical background. Buildings are counted according to their original, internal main-floor configuration, so that a block that was built to house three store units would be counted as three buildings.

The intensive survey and evaluation of the 100 Block of West Broadway Historic Commercial District was initially conducted at the request of the Historic Broadway Restoration Committee by the City of Council Bluffs. The Committee had requested designation of the 100 Block of West Broadway as a Historic District in order to assist in the revitalization and rehabilitation of Historic Broadway from First Street to Fourth Street, an area that reflects "the rich heritage of the original business district of Kaneshville/Council Bluffs" (Historic Broadway Restoration Committee 2000). The City of Council Bluffs decided to pursue a full survey and evaluation in order to determine whether this area along West Broadway also qualified as a district eligible for listing in the National Register of Historic Places. The Determination of Eligibility was completed by Leah D. Rogers, Historic Preservation Consultant (Rogers 2000). The City of Council Bluffs and the Council Bluffs Historic Preservation Commission then decided to complete the listing of this district as part of a city-wide effort to complete the registration activities recommended by the 1981-1982 Historic Preservation Planning study undertaken by the Council Bluffs Historic Preservation Commission and conducted by Jennings, Gottfried, and Cheek Preservationists based in Ames, Iowa (Jennings, Gottfried and Cheek 1982a). In February 2002, the City designated the 100 Block of West Broadway as a Local Landmark.

Historical data on each building were compiled from research conducted by the Consultant and by local historians, and Richard Miller and other members of the Historic Broadway Restoration Committee. Additional research was conducted by Project Assistant, Katrina Krupicka. Repositories visited include the State Historical Society of Iowa library in Iowa City, the Community Programs Bureau of the State Historical Society of Iowa in Des Moines, and the Council Bluffs Public Library.

The structural integrity of each building was assessed through visual examinations of the exteriors, with some interior examinations. These assessments addressed building materials, surface and design treatment, fenestration, stylistic influence, building type, and alterations/modifications. In general, the integrity of this district can be categorized as somewhat marginal; however, the unusual amount of building loss and modern infill along the entirety of West Broadway makes the survival of this small section of the original commercial district in Council Bluffs all the more significant. It should be noted that this is a fragile district, with the loss of one of the major contributing buildings likely having an adverse effect on the status of the whole district.

100 W. Broadway (78-01257); non-contributing (one building)

*Historic Name:* Warner & Co. Outfitters/Zoller Grocery/Bartel-Miller Grocery

*Description:* Two-story, single-unit brick Type I building built in the mid-1850s. It was an Italianate-influenced facade originally but was remodeled extensively in the 1950s following a fire. It now has a stucco wall finish, which was refurbished in more recent years; two squat double-hung windows on front, with center window completely infilled and covered over. A shingled-roof awning was added around parapet. The stucco finish was first either painted a pale green or was tinted a pale green color. An interesting wrought iron staircase is extant on the north-side exterior giving exterior access to the second-floor apartments.

*History:* Built in the 1850s, this building first housed an outfitting business operating as Warner & Co. In the late nineteenth to early centuries it operated as the Jacob Zoller Grocery, the Clausen and Zoller Grocery, the Bartel-Miller Grocery Store, and the W.A. Stone Grocery. By the mid-twentieth century it housed an appliance store with apartments above. It currently houses the Council Bluffs Sewing Center and is associated with the adjacent buildings to the west.



United States Department of the Interior  
National Park Service

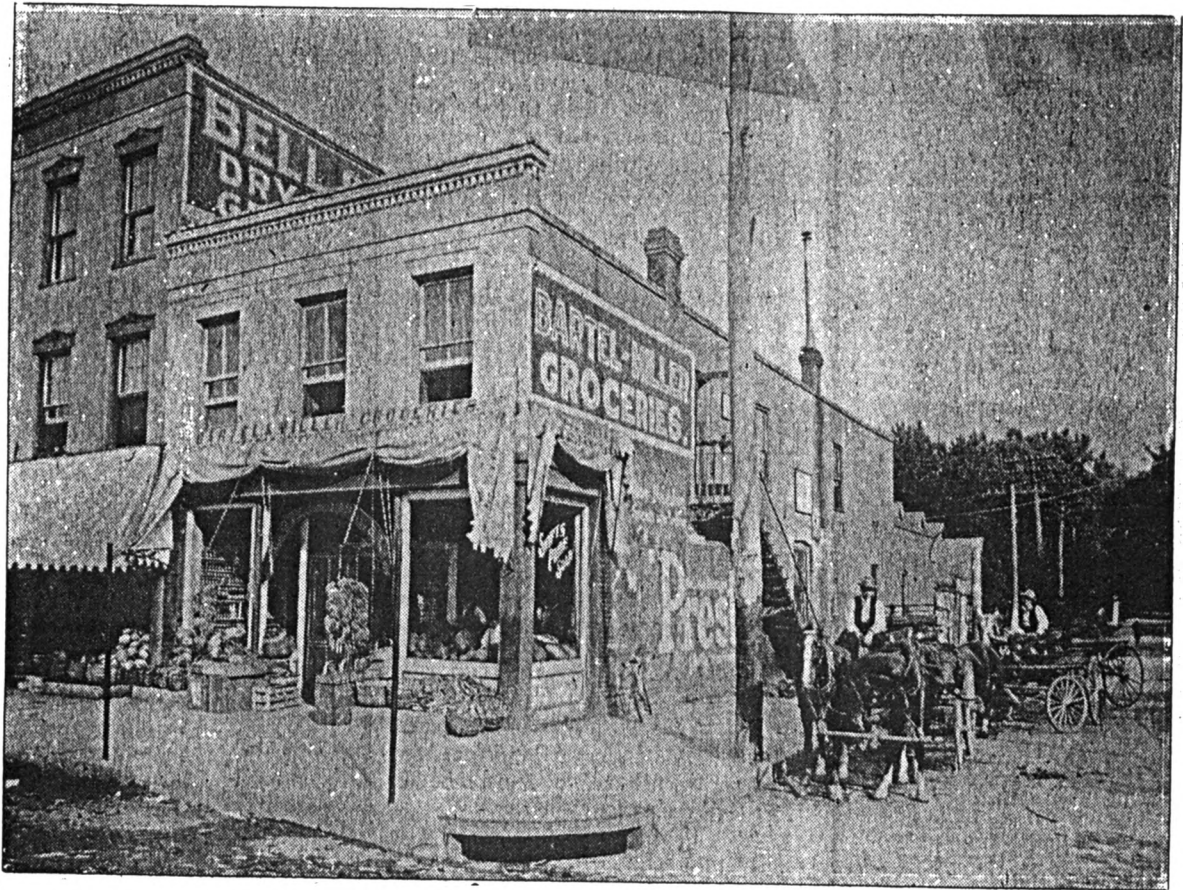
# National Register of Historic Places Continuation Sheet

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100 Block of West Broadway Historic District  
Pottawattamie County, Iowa

*Significance:* This extensively remodeled commercial building bears little resemblance to its original facade. Architecturally, it does not possess sufficient integrity to be considered eligible or contributing to the district along the 100 block of West Broadway under Criterion C. Historically, this was among the earliest commercial buildings along this block and in the original town of Council Bluffs (then known as Kanesville). It was associated with an outfitting business, which was related to an important historic context in Council Bluffs' early history. By the late nineteenth century and into the early twentieth century, this building housed a grocery store. In its present state, however, the building does not possess sufficient integrity to be considered individually eligible or contributing.

c.1900 Photograph of Bartel-Miller Grocery Store (100 W. Broadway)  
source: *Nonpareil* June 21, 1995



United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation Sheet100 Block of West Broadway Historic District  
Pottawattamie County, IowaSection number 7 Page 10102 W. Broadway (78-01258); non-contributing (one building)*Historic Name:* U.S. Land Office & Scarborough & Co./Bell & Son Grocery*Description:* Three-story brick Type I building with single-unit store is slightly stepped down in height from adjacent building at 104 W. Broadway. Has been altered in more recent years to be a unified facade with 104 W. Broadway. Originally, this building had corbelled brick details on parapet and shaped lintels over the second and third floor windows. The windows have been reduced and replaced with modern inserts. Originally the windows were shown as 6/6 double-hungs but were later replaced with 1/1 double-hungs by the early to mid-twentieth century. The storefront originally had a central entry flanked by multi-pane fixed windows. The storefront now has an entry to the right with a modern steel and glass door, with metal-framed large-pane windows to the left. A shingled awning extends out over the storefront on the first floor, with a more prominent shingled overhang on the parapet. Most of these modifications have been made to this building since 1982.*History:* Built in mid-1850s, this building originally housed the U.S. Land Office and A.W. Scarborough & Co. It was among the earliest buildings in the original town of Council Bluffs, then known as Kaneshville. The 1879 fire insurance map listed the building as a dry goods store. By 1893 it housed the Bell and Sons grocery store, which expanded into the adjacent 104 W. Broadway by 1895-96. By 1916, 102 W. Broadway was still listed as the Bell & Son Grocery, with 104 then listed as a bakery. By 1928, the grocery was being operated by W.E. Owens and was known as The Wigwam Grocery by 1930. This building, along with 100 and 104 W. Broadway have been referred to as the "Phoenix Block;" however, they appear to have been built as separate buildings and have, through the years, housed variously separate and united businesses.*Significance:* This building is among the oldest on the block. In 1982, Jennings, Gottfried and Cheek felt that it would be contributing to a potential historic district along West Broadway. However, since 1982, the building has been greatly altered with the reduction/replacement of the upper story windows and the application of the stucco slipcover. In its current state, this building does not retain sufficient integrity to be considered individually eligible or contributing.104 W. Broadway (78-00526); non-contributing (one building)*Historic Name:* Council Bluffs Bugle/Bell & Son Grocery*Description:* Three-story, single-unit Type I brick building has modern pebble-stucco front, reduced and replaced windows, and completely modernized storefront. A shingled awning was also added to cornice and over the storefront since 1982. Historic photos show an Italianate-influenced brick facade with corbelled cornice, and tall, narrow 6/6 double-hungs with shaped pressed metal hoods over each window similar in style to those still present on 132-134 W. Broadway. The original storefront had a central recessed entry and wood-framed windows. The ground floor had been altered to its present look by the 1950s, but the current stuccoed slipcover was added more recently.*History:* Built in the mid-1850s, this building originally housed the *Council Bluffs Bugle*. By 1879, it housed the Thomas Green & Son Pork Packing store. By 1893, it housed the C.C. Bennett Dry Goods store, and by 1895-96 it was part of the adjacent Bell & Son Grocery store. However, by 1916 it had become a separate business again, this time housing a bakery. It continued as a bakery into the mid- to late twentieth century. In 1928, G.E. Gabler was the bakery owner. It currently is part of the Council Bluffs Sewing Center, which extends into the two buildings to the east adjacent to this building (i.e., 100 and 102 W. Broadway; see above). Also referred to as the "Phoenix Block," this building was one of the earliest store buildings in the town of Council Bluffs, then known as Kaneshville.*Significance:* This building is among the oldest on the block. In 1982, Jennings, Gottfried and Cheek felt that it would be contributing to a potential historic district along West Broadway. However, since 1982, the building has been greatly altered with the reduction/replacement of the upper story windows and the application of the stucco slipcover. In its current state, this building does not retain sufficient integrity to be considered individually eligible or contributing.

United States Department of the Interior  
National Park Service

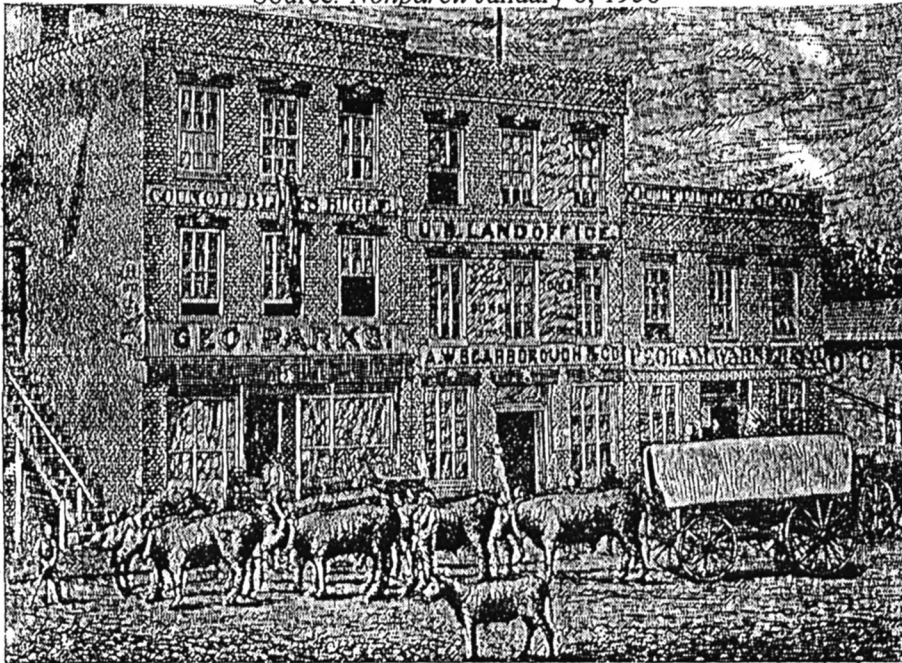
# National Register of Historic Places Continuation Sheet

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100 Block of West Broadway Historic District  
Pottawattamie County, Iowa

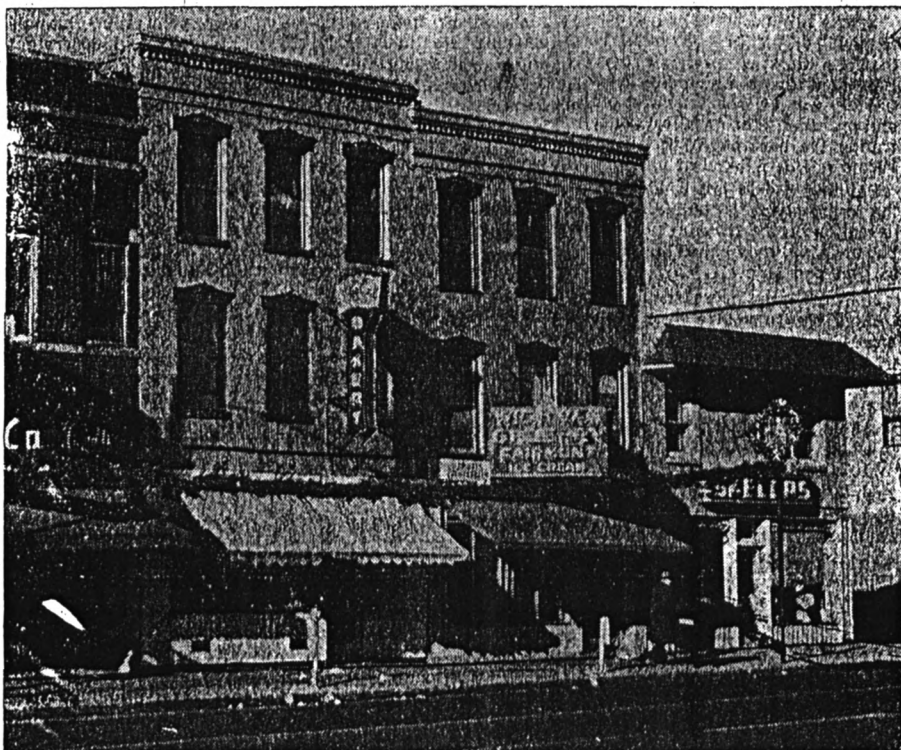
Early Illustration (top) of the Phoenix Block (100-104 W. Broadway) and a 1956 photograph of this block (bottom)

Source: *Nonpareil* January 8, 1956



*Nonpareil* JAN 8 1956

COUNCIL BLUFFS CHANGING SCENE—These brick buildings at First St. and Broadway, erected about 100 years ago, were the first of their type in Council Bluffs. This photo was reproduced from "Early Days At Council Bluffs" by Babbitt, a book at the Free Public Library. The book deals with Mormon history. The ox drawn prairie schooner is typical of the Mormon travel at that time.



Today, the same brick buildings have kept up with the times, with a series of renovations and remodeling. The most recent remodeling was that of the building at the extreme right, following a fire several years ago.—Nonpareil Photo.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

100 Block of West Broadway Historic District  
Pottawattamie County, Iowa

Section number 7 Page 12

106 W. Broadway (78-01259); contributing (one building)

*Historic Name:* Fairmont Pharmacy

*Description:* Two-story, single-unit Type III brick building has simple, stepped parapet with concrete coping. Second floor has three windows that are multi-pane over single-pane double hungs and are tied together by a soldier course lintel with stone or concrete accents and a stone or concrete lintel. First-floor storefront has been modernized but does retain an Art Deco tile detail on side pilaster to left of windows. A notable interior detail is the presence of the original pressed tin ceiling. The door on the right side of the front entry actually leads up to the second floor apartments of 104 W. Broadway.

*History:* Shown as a grocery store on the 1879 fire insurance map and a drug store on the 1896 and 1928 maps, this older building has an early-twentieth century storefront. This either reflects a remodeling of an older building, or that an older building was replaced in the early twentieth century. According to the 1893-1896 city directories, this building then housed the Fairmont Pharmacy, with Dr. Houghton as the druggist. By 1901-02, G.W. Fletcher's dry goods store was at this address. In 1916, the building was once again a drugstore, that of the Smith Brothers, and by 1928 the drugstore was known as the Bronson Drug Company.

*Significance:* The early twentieth century storefront retains good integrity on the second floor and is considered contributing to the district as a result even though the storefront likely represents a remodeling of an older building. The reason being that the remodeling was done within the period of significance for this district.

108 W. Broadway (78-01260); non-contributing (one building)

*Historic Name:* Harkett & Monfort Restaurant

*Description:* One-story older infill building has a stone veneer storefront, stepped parapet with concrete coping, modern windows, and a door with wood-shingled awnings.

*History:* According to the fire insurance maps, this building was constructed between 1896 and 1928. Examination of the city directories further refines this construction date range to between 1916-1928. A larger building was at this location on the 1879-1896 maps shown as a saloon in 1879 and a store in 1896. The current building, much smaller in overall ground plan, was represented on the 1928 map simply as a store. The street address was not listed in any of the city directories between 1896-1916. In 1928, the property was listed as the Harkett & Monfort Restaurant. The building currently functions as the Lutheran Brotherhood office.

*Significance:* Constructed in the early twentieth century, this building has been altered in more recent years with the application of a stone veneer facade and modern windows and doors. As an altered, essentially modern storefront, this building does not retain sufficient integrity to be considered contributing to the district. If the veneer is ever removed and original components are uncovered, then the building should be re-evaluated.

110 W. Broadway (78-01261); non-contributing (one building)

*Description:* One-story modern infill building has pebble-stucco storefront with modern windows and door.

*History:* According to the fire insurance maps and the city directories, this building was built after 1928 and is, therefore, considered modern infill within the historic district. An older building was on this lot in 1879, but it had been removed by the early twentieth century either through demolition or fire. The current building houses the Creative Edge.

*Significance:* This essentially modern building is non-contributing to the district because it was built after the period of significance.

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112 W. Broadway (78-01262); contributing (one building)

*Historic Name:* McClintock & Sawyer Barber Shop/Batesman Cigar Store

*Description:* One-story, single-unit Type III brick store building has simple corbelled parapet over a modern storefront. The pink-tinted mortar and the brick are the same as those used in the construction of 114 W. Broadway. Concave metal awning across storefront replaced a flat metal awning present in 1988. The use of dark-colored metal framing for the door and windows and the slight recess of the central entry lessen the impact of the modern entryway treatment.

*History:* According to the fire insurance maps, this building was constructed between 1896, when there was a smaller building on this lot, and 1928 when the current building was represented. The city directories further refine this construction date range to between 1902 and 1928. In 1916, the building housed the McClintock & Sawyer Barber Shop and the J. Batesman Cigar Store. In 1928, this building housed F.H. Morgan's drugstore and later the Clark Drug Store.

*Significance:* Overall, this early twentieth-century commercial building retains sufficient integrity to be considered contributing to the district even though the current windows and doors are modern.

114 W. Broadway (78-00527); contributing (one building)

*Historic Name:* Napravnik Boots and Shoe Store

*Description:* Two-story, single-unit brick Type III building has early twentieth-century facade treatment in its simple corbelled cornice and row of four squat, rectangular small-pane over larger pane windows. It also has the same tinted mortar and brick type as that used on the adjacent 112 W. Broadway. Storefront has an uncovered ribbon window with at least one of the panes being the original textured or pebbled glass. Storefront retains recessed central entry but door and windows are replacements. Portico-type awning covers front entry where there is a tile entry floor. Of note on the interior is the original pressed tin ceiling and the original elevator. Overall good integrity.

*History:* According to the fire insurance maps, this building was constructed between 1896-1928 despite an Assessor's estimate of 1889 for date of construction. This building was listed in the 1901-02 city directory as the Frank Napravnik Boots and Shoes Store; Napravnik being both a manufacturer and retailer of boots and shoes. By 1916, the building housed the J.P. Hartwell Shooting Gallery and, by 1928, housed the J.T. McCabe Hardware Company. It housed an auto supply store in the mid-twentieth century and currently houses a restaurant and bar.

*Significance:* The building was previously identified in 1988 as a contributing element to a potential historic district along West Broadway. The re-evaluation of this property in 2000 concluded that the building still retains good integrity and is contributing to the district along the 100 block of West Broadway as an early twentieth-century addition to this commercial block (Rogers 2000).

116 W. Broadway (78-00528); non-contributing (one building)

*Historic Name:* Country Store/Pippen Grocery

*Description:* Two-story, single-unit Type I brick store building has been covered with either a pebble stucco application or a slipcover with pebble stucco coating. Second-floor windows have been reduced with modern 6/6 windows inserted into openings. Storefront is also a modern alteration. Overall poor integrity. A circa 1970 photograph of this property shows the original 2/2 double-hung windows on the second floor and a metal shed-roof awning over the storefront. The facade had been stuccoed by the 1970s. The original pressed tin ceiling remains uncovered on the interior.

*History:* This building appears to be shown on the 1879-1928 fire insurance maps. It was labeled as the "Country Store" on the 1879 map and simply as a store on the 1896-1928 maps. The 1893 city directory listed this building as the Edward A. Pippen grocery store. There were no listings for this building in the 1896-96 and 1901-02 directories, with the building housing E.W. Peterson, machinist, and C.N. Warner, plumber in 1916. In 1928, the building housed W.W. Wennihan's barber shop. It currently houses a floral shop.



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*Significance:* In a previous evaluation of this property, this building was considered a contributing building to the potential historic district along West Broadway. However, since that time, the windows on the second floor have been reduced and the storefront further altered. As a result, this building is now considered non-contributing in its present condition because it lacks sufficient integrity. It has been too greatly altered in recent years, and some of the alterations appear difficult to reverse. If the stucco application is only a slip cover, and it can be removed, then the building should be re-evaluated.

118 W. Broadway (78-01263); contributing (one building)

*Historic Name:* Holst Painting/Home Café/Mr. K's Café

*Description:* Narrow one-story, single-unit Type III brick-veneered store has shaped parapet with concrete coping and simple concrete cornice and beltcourse accents. Storefront has been altered with modern door and windows with bubble-type or convex awning above. It appears that the older decorative tile kick-plate has been covered over or replaced with a stucco treatment. The ribbon window contains textured or pebbled glass—likely the original windows, with the storefront windows having brass frames.

*History:* According to the fire insurance maps, this building was constructed between 1896-1928, probably in the early 1900s-1910s. The address was not listed in the 1895-96 city directory but it did house the business of P.N. Holst, painter, in the 1901-02 directory strongly suggesting that this building was built between 1896 and 1901. It was listed as the Home Café in the 1916 directory and housed the restaurant of Fred Jensen in 1928. This building was known as Mr. K's Café into the mid-late twentieth century. It currently houses a photocopy/printing business (Repro King).

*Significance:* This simple building retains sufficient integrity to be contributing to the historic district along the 100 block of West Broadway as an early twentieth-century addition to this block built within the period of significance.

Photograph of 116 (right) and 118 (left) W. Broadway c.1970



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120 W. Broadway (78-00530); contributing (two buildings)

*Historic Name:* Green Grocery Store

*Description:* This is a two-story, two-unit Type III building. Early twentieth-century facade has light-colored brick veneer, simple corbelled brick pilasters and cornice treatment, and two sets of tripled windows that retain their original diamond-panes over single pane double-hung windows. Simple classical treatment to second floor. First floor storefront may be largely original and has large plate-glass windows with metal frames, a mosaic tile kickplate, cast iron columns, and a Luxfer purple glass ribbon window (visible on the interior). The recessed front entry also has a green and white tile floor that spells out "Green." A large bubble-type or convex awning covers entire storefront and is the only detractor from the historic storefront.

*History:* According to the fire insurance maps, this building was constructed between 1896 and 1928, likely in the 1900s-1910s. The city directories further refine that construction date range to between 1902-1916. It replaced smaller, older buildings that were either torn down or burned. This building originally housed the L.N. Green grocery store in 1916 and the William H. Esancy grocery store in 1928. By the mid-twentieth century, it housed the Winchester Grocery Store. It currently houses the True Wheel bicycle and fitness store.

*Significance:* The strength of the second floor integrity makes this building contributing to the district along the 100 block of West Broadway as an early twentieth-century addition to this block built within the period of significance.

128 W. Broadway (78-01264); contributing (one building)

*Historic Name:* Scanlon's Meat Market

*Description:* Two-story, single-unit brick Type II has pressed-metal bracketed cornice, the peaked part of which was removed after 1950. Second floor has centered, tri-partite window with pressed metal window hoods and stone accents. Center part of window is a cottage window, with header, flanked by two 1/1 double-hungs. Simpler metal cornice over storefront has metal beam with decorative buttons below. Storefront has been altered but has more appropriate plate-glass windows with lower brick kickplate than adjacent store at 130 West Broadway. Ribbon window may be intact under cover-up. Metal awning shelters storefront.

*History:* According to the fire insurance maps, this building was constructed between 1879 and 1896. The 1892 construction date of the Assessor's estimate may be the exact year of construction. The building was listed in the 1893 city directory as housing F.M. Scanlon's meat market. By 1895-96 it housed Charles Carlson's wholesale grocery store. The address was not listed in 1901-02. It housed the shoemaking business of Sollazzo Dominick by 1916 and Charles H. Warner's plumbing business by 1928. The building was labeled as vacant on the 1896 fire insurance map (which it must have been in 1901-02 as well) and was labeled simply as a store on the 1928 map. In 1950, this building housed the Sewing Machine Company.

*Significance:* This building has good integrity on the second floor and good potential for reversibility or lessening of impact on the first floor. Because of this, it is considered contributing to the district.

130 W. Broadway (78-01265); contributing (one building)

*Historic Name:* City Bakery

*Description:* Two-story, single-unit brick Type II building has elaborate pressed-metal cornice on top with simpler metal cornice above storefront. Second floor windows have been reduced with modern inserts, with the window over the stairwell partially bricked-in and a smaller window inserted. Second floor has a tri-partite window treatment, with decorative stone or pre-cast hoodmolds that are hard to see with current paint scheme on building. Other stone accents are also invisible with the brick painted white. Storefront has been altered in more recent years. Originally, it had a recessed central entry with doublewide doors. Now it has entry to left, with modern windows and doors. The entry floor is a red, white, and green tile pattern. The interior has the original pressed tin ceiling exposed.

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*History:* According to the fire insurance maps, this building was constructed between 1879 and 1896. This building replaced a one-story bakery shown on this lot in 1879. According to local accounts, this building was built by James Clark Nicoll, a Scottish immigrant, who operated the City Bakery here in the late nineteenth century. According to the city directories, there was a barber shop at 130 W. Broadway in 1893, with the City Bakery listed at this address in the 1895-96 directory. As such, it is suspected that this building was constructed between 1893 and 1895 even though the Assessor's records give an 1892 estimated date of construction. The building continued to house a bakery into the early to mid-twentieth century, with the bakery operated by E.M. Sage as the City Bakery and Confectionery in 1901-02, by F.H. Kubitshek in 1916, and by B.A. Metzger in 1928. The name of City Bakery was still being used in the late 1920s. In more recent years, this building has housed a restaurant/bar and an eye care store.

*Significance:* The reduction of the second floor windows and the alteration of the storefront have had an impact on the building. It is concluded, however, that the strength of the cornice and lintel details and the potential for some amount of reversibility makes this building contributing to the historic district.

Historic Photograph of 130 W. Broadway



132-134 W. Broadway (78-01266); contributing (two buildings)

*Historic Name:* Bradley Grocery/Beardley's Drugstore

*Description:* This is a two-story, two-unit brick Type I block that has a central staircase to the second floor. Facade is unified by brick corbelled cornice, which probably had a more elaborate cornice originally that was gone by an early date. Second-floor windows are rectangular with pressed-metal shaped hoodmolds imparting a more Classical look to this otherwise Italianate-inspired storefront. These hoodmolds are very similar to the ones that were present historically on the Phoenix Block (100-104 W. Broadway). The second floor windows have been reduced and have modern window inserts. The central staircase window is covered with plywood panel, and the central door is a modern replacement. The transom is covered with a wood panel. Both storefronts are late twentieth-century alterations, with one having a 1970s-era wood-shingled awning and the other a 1960s-era flat metal awning. The 132 unit still has the original pressed tin ceiling exposed on the interior.



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*History:* According to the fire insurance maps, this building was constructed by 1879. Therefore, the 1892 Assessor's estimate is too late for this building. The left store unit housed a drugstore in 1879, while the right unit was vacant. By 1896, the left unit was still a drugstore with only a "store" listed in the right unit. The 1928 map showed both units simply as stores. The city directories showed the grocery store of William H. Bradley at 132 W. Broadway, with Mrs. S.J. Noble, a dressmaker also in that building (on the second floor perhaps?) in 1893. That same year, the 134 unit housed A.M. Beardsley's drugstore. In the 1895-96 directory, John Oneill had a saloon at 134 W. Broadway, with nothing listed for the 132 unit. By 1901-02, Mrs. Noble's dressmaker business was listed at 132 W. Broadway, with the Green Bros. Grocery at the 134 address. By 1916, the Chernes & Co. Grocery was at 132, with Samuel Chernes living above the store. That same year, the 134 unit housed Olaf Bondo's men's furnishing store. By 1928, the Farmers Mercantile Company had a grocery store in the 132 unit, with the 134 unit then vacant. At present, Marcus Shoes is housed in the 132 unit, with D's Beauty Den at 134 W. Broadway.

*Significance:* Marginal integrity in current condition because the second-floor window reductions do detract. However, the building retains sufficient integrity to be considered contributing to the district largely on the strength of the brick corbelled cornice and the retention of the metal hoodmolds on the second floor.

136-140 W. Broadway (78-00529); contributing (three buildings)

*Historic Name:* Bradley's Academy

*Description:* Large two-story brick Type I block contains three store units and is built on the angled portion of the block making for an unusual ground plan. The whole is unified by an elaborate metal cornice that once had finials and a central triangular pediment that have since been removed. The second floor has nine round-arched windows across, three above each unit. Most of these windows retain their original sunburst-type transoms but the 1/1 double-hungs below are likely replacements of the original 2/2 windows (but are old replacements). All three storefronts have been altered but the central and left unit appears to be early twentieth-century modifications, with the extreme right unit a more modern alteration. However, the original cast iron columns are still present on the right unit and are just covered up by wood boards, some of which have come off of the façade exposing the columns. This unit also retains the older cast iron stoops at its entryways. These stoops were manufactured by the Ogden Iron Works of Council Bluffs. This building is in poor structural condition and in dire need of tuckpointing and brick repair. Of note on the interior are the original pressed tin ceilings, which are exposed on the center and the left unit interiors and the original hardwood floor in the 140 unit.

*History:* According to the fire insurance maps, this building was constructed by 1879 when the two left units were labeled as "Bradley's Academy" with a meeting hall on the second floor. The ground floor of these two units housed a grocery store on the left and was vacant on the right in 1879. The extreme right unit housed a cobbler and watch store in 1879, with a staircase to the second floor on the left side of this unit. By 1896, the left units housed a drugstore on the left and a saloon on the right, with the extreme right unit housing a meat market. By 1928, the units were labeled simply as stores. The city directories indicate that the 136 W. Broadway unit housed Merriam Farwell's dry goods in 1893, with a saloon listed at the 138 with a public hall on the second floor. The 140 W. Broadway unit housed Edwin D. Baker's Drugstore in 1893. The 1895-96 directory listed no businesses at the 136-138 addresses, with the Morgan and Company Drugstore at the 140 unit. By 1901-02, the hall above the 136½ address was being used by the Woodmen of the World, with no business listed on the first floor. M.T. Sullivan had a saloon in 1901-02 at 138 W. Broadway. There was no listing in 1901-02 for the 140 unit. By 1916, the 136 unit housed the Arion Hall on the second floor, with the Singer Sewing Machine Company on the first floor. That same year, the 138 unit was not listed but the 140 unit housed H.R. Brown's billiards hall. By 1928, F.R. Levin was listed as a cigar manufacturer at 136 W. Broadway, with Leo W. Olsen's billiards hall at 138, and the Harman Brothers Grocery at 140 W. Broadway. By 1930, the 140 unit had become the City Meat Market.

*Significance:* Loss of this large brick block would jeopardize the status of the entire district along the 100 Block of W. Broadway. In its present condition, the strength of the second-floor details overcomes the integrity problems of the storefront levels. As a result, this important block is considered contributing to the district.

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142 W. Broadway (78-01267); contributing (one building)

*Historic Name:* Vavra's Dry Goods

*Description:* Two-story, single-unit brick Type II building has a nearly original second floor with round-arched arcaded windows emphasized by decorative brickwork. Simple brick corbelled cornice has tile coping. Second floor windows have rounded transoms, one of which has decorative grid on interior that is possibly original. Historic photograph shows that lower portions of these windows were originally 1/1 double-hungs but are now single fixed-pane windows. Photo also shows a higher cornice that has since been removed. Other details of note include the simulated "terra-cotta" metal panel across the storefront and the cast iron columns flanking the storefront. Storefront is altered with vertical board siding but retains recessed central entry, open transom or ribbon windows and steel beam with rosettes. Overall good integrity.

*History:* The date of construction for this building is 1892 as indicated by a date panel on the front facade. According to the fire insurance maps, this building was vacant in 1896 but was labeled as a store on the 1928 map. It currently houses the "1892" bar and restaurant. Interestingly, the 1893 city directory had no listing for this address even though it was built in 1892. It may be that the actual completion date of this building's construction was delayed until later in 1893. In 1895-96, the building was listed as J.J. Vavra's Dry Goods store. By 1901-02, it housed Dell Morgan's drug store. There was no listing for this address in the 1916 directory. By 1928, the building housed the G.H. Friedman Grocery store.

*Significance:* This Richardsonian Romanesque-influenced design is reflected in the decorative brickwork and the arcaded second-floor windows. This comparatively well preserved building is considered contributing to the proposed historic district for the architectural contribution that this stylish design added to the district in the early 1890s.

144 W. Broadway (78-01268); contributing (one building)

*Historic Name:* Riaski Harness and Saddle Factory

*Description:* Two-story, single-unit Type I building has round-arched 1/1 windows on second floor with corbelled hoodmolds. Window panes have been replaced—originally had 4/4 divided lights. Cornice has brick corbelled panels but has had bracketed cornice overhang removed. First-floor storefront was modernized in mid-twentieth century with metal and glass doors and metal-framed windows but has since been restored to a more original wood-framed storefront with central entry. Storefront originally was more elaborate with wood or cast iron columns and a fanlight over double entry door. It retains the iron cross beam with rosettes.

*History:* Between 1873-c.1896, this building functioned as the Frank Riaski harness & saddle factory, with the second floor used as the Riaski home. According to the city directories, the building housed the H.A. Musselman wallpaper and room moulding suppliers store from c.1901-c.1916. The ground floor was listed as vacant in 1928, with the second floor occupied by J.B. Hupp. By the mid twentieth century, the building housed the Broadway Appliance Company. The building is once again vacant.

*Significance:* While altered by the loss of the cornice, and the mid-twentieth century removal of the first-floor storefront, the more recent construction of a more historic-looking front has greatly enhanced the overall integrity of this building. The building retains sufficient integrity to be contributing to the district.

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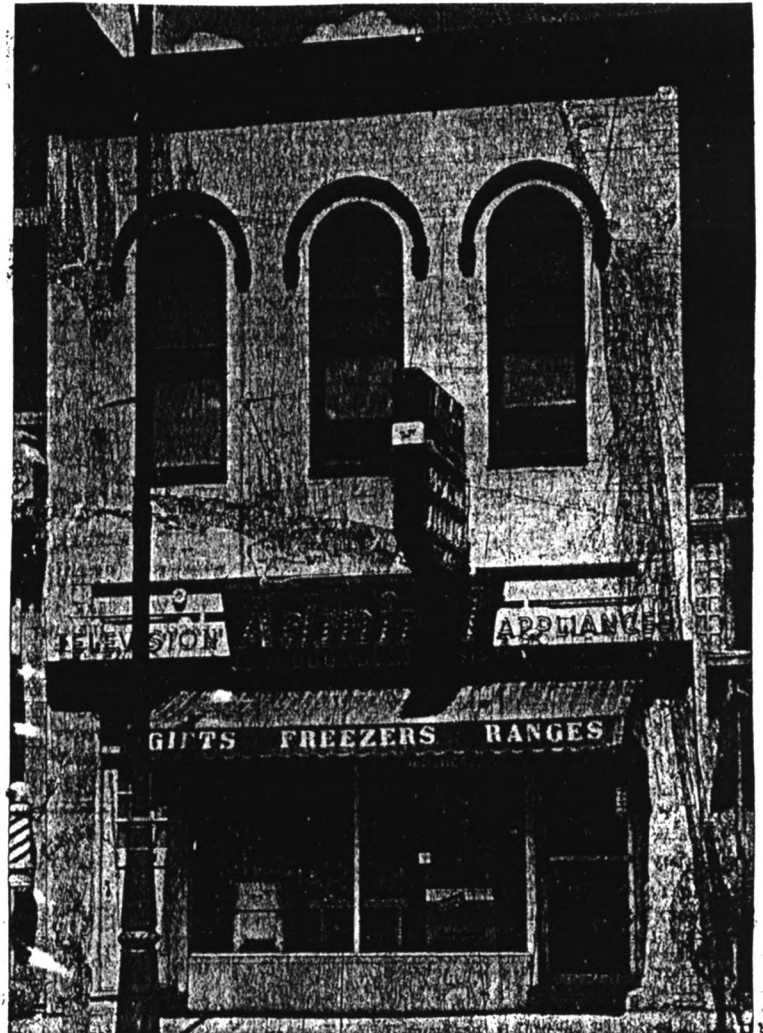
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Late 19<sup>th</sup> Century Historic Photograph of Riaski  
Harness and Saddle Factory (144 W. Broadway)



1956 Photograph of 144 W. Broadway  
(Source: *Nonpareil* July 24, 1956)



Today, some 75 years later, the same building, after a face lifting, houses the Broadway Appliance Co. The old print comes from Mrs. Lillian Riaski, 410 Crage St., granddaughter of the harness man. Nonpareil Photo. N.Y.N. July 24 1956

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*Description:* Two-story brick Type I block is two store units wide, with an off-center staircase to second floor. Off-center stairwell makes right-side store unit smaller in size than left-side unit. It was the left-side unit that was labeled as the "Mynster Building" on the 1896 fire insurance map and in the 1895-96 and 1916 city directories. Italianate-influenced storefront has elaborate metal cornice that emphasizes the Mynster Building entry and the second-floor stairwell entry. Details of note include round window on left side store unit under cornice, the tall narrow second floor windows with keystone and corner block stone inserts, and secondary metal cornice on first floor that once extended across entire facade. Alterations include complete modernization of left-side storefront (including cutting and removal of part of metal cornice) and modernization of right-side storefront, although here the cornice was left intact and the ribbon window may be intact under cover-up panel. Metal sign also hangs out from second floor facade. Also of note is the original wood-paneled door to the second-floor on the front façade and the stylized "M" on the pressed metal cornice over the circular window. It is likely that the "M" stands for Mynster.

*History:* Built in 1882 according to an inscription on one of the second-floor lintel pieces. The left unit of this building (148 W. Broadway) was known as the Mynster Building or the Mynster Block. A tailor shop was in the right unit in 1896. Both units were labeled simply as stores on the 1928 map. The 1893 city directory listed the Thomas Clark Fruit Wholesalers at 146 W. Broadway, with the Walters Bros. Harness and Saddle Makers in the 148 unit. The 1895-96 directory has no listing for the 146 address, while the 148 unit was listed simply as the Mynster Building. By 1901-02, the 146 unit was listed as the C.R. Campbell Cigar and Tobacco Store on the first floor, with the Union Hall listed on the second floor. There was no listing for the 148 unit in 1901-02. Interestingly, the 1916 city directory listed the 146 unit as the Mynster Block, with the Nehner Café on the first floor. The 148 unit then housed the O.C. Olson barber shop and billiards hall on the first floor, with S.S. Harvey living on the second floor. By 1928, the 146 unit housed the O.E. Neujoho Barber Shop on the first floor, with two ladies living on the second floor. That same year, the 148 unit housed the W.H. Marks Jewelry Store, with another lady living on the second floor. The left unit currently houses HobbyTown USA, while the right unit is vacant but housed the Kut Rite Styling beauty salon most recently. Prior to HobbyTown USA, the left unit was Brown Loans (c.1996).

*Significance:* The strength of the second floor overcomes some of the integrity problems of the first floor storefront making this historically important building contributing to the historic district along the 100 block of West Broadway.

150-152 W. Broadway (78-01270); contributing (two buildings)*Historic Name:* McMurray Dairy Products/McMurray Auctioneer

*Description:* Two-story, two-unit Type III building originally, this block is now a single, double-wide store on first floor. This brick building has the same type of speckled face brick as that on 156 W. Broadway. Second floor appears unaltered and has corbelled panels across cornice and two paired windows with cantilevered porch hoods and metal rail balconies that are original to construction. The windows are the original multi-pane over single-pane double-hungs with an interesting "side-light pattern" in-between the double-hungs. Storefront has been altered with a 1960s-era flat metal awning and a vertical board cover-up of the ribbon window. The right unit, however, has metal-framed plate-glass windows that appear original to the building construction. Also of note is the second-floor entry door that is the original wood-paneled door with brass hardware and the green and white tile patterned entry floor.

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*History:* According to the fire insurance maps, this building was constructed between 1896 and 1928 making the 1892 Assessor's estimate too early. Examination of the city directories refines that construction date range to between 1902 and 1916. As a Mission-style influenced design, an early twentieth century date of construction is supported. The building originally had two store units, with the left unit labeled as a drugstore in 1928 and the right unit simply labeled as a store. The 1916 city directory listed the 150 unit housing The McMurray Company dairy products company and N.J. McMurray, auctioneer. The 152 unit then housed D.G. Morgan's drugstore. By 1928, the 150 unit housed G.M. Bonesteel's army goods store, with the 152 unit housing McPherson Bros. Drugstore. By 1930, the 150 unit was vacant, while the 152 unit housed Price & Spangler Radios. The entire building currently houses the Lidgett Music store.

*Significance:* Comparatively well preserved Mission style-influenced building is considered contributing to the district along the 100 block of West Broadway as an early twentieth century addition to this block built during the district's period of significance.

154 W. Broadway (78-01271); contributing (one building)

*Historic Name:* Walters Harness Shop/Verpoorten & Co. Notions

*Description:* One-story, single-unit Type III building has no stylistic detail. Storefront has recessed entry to side with brick kickplate, metal-framed plate-glass windows, and modern metal and glass door. Convex cloth awning over storefront. Also of note is the gray and green tile patterned entry floor.

*History:* The Assessor's records give an estimated date of construction of 1910, which may be close to the actual date. It was built between 1896 and 1928 according to the fire insurance maps, with the City Directories suggesting a range of construction between 1902-1916. It was labeled simply as a store on the 1928 maps. The 1916 city directory lists the C.D. Walters Harness Shop at this address, while the 1928 directory lists Verpoorten & Co. Notions at this address. By the late twentieth century, the building housed the Jahn Radio Company, with it currently housing the Country Company, a gifts and craft store.

*Significance:* This early twentieth-century building has an essentially modern appearance; however, although the recessed store entry and plate-glass windows with brick kick plate presents something of a historical feel. While this small building at first appearance seems to represent modern infill, it appears to have been built within the period of significance and retains sufficient integrity to be considered contributing to the proposed district.

156 W. Broadway (78-01272); contributing (one building)

*Historic Name:* R.E. Price Hardware Store

*Description:* Two-story brick Type III building is a single-unit store but is a double-wide building. It has the same type of speckled face brick as 150-152 W. Broadway. Nice brick corbel details on cornice and window surrounds. Neoclassical stylistic influence in the pilasters flanking the second-floor windows. Second floor appears unaltered except for awnings added to windows (low impact—mainly visual). Storefront appears original and has a recessed store entry, brick kickplate, metal-framed plate-glass windows, and an older wood door with rectangular pane of glass. The ribbon window may be intact under the metal awning. Overall very good integrity.

*History:* According to the fire insurance maps, this building was constructed between 1896 and 1928 likely in the 1900s-1910s. It replaced the Ogden Livery, which was at this location until 1896. That building was either torn down or burned. This building was shown simply as a store on the 1928 map. The city directories further indicate that this building was constructed between 1902, when this address was not listed at all, and 1916 when the address was the location of the Corock (sp?) Monument Works. The 1928 directory listed this building as housing the R.E. Price Hardware Store, with Price living on the second floor above the store. The building currently houses the Service League Thrift Shop.

*Significance:* This building retains good integrity and is considered contributing to the district as an early-twentieth century addition to this block having been built within the district's period of significance.

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160 W. Broadway (78-01273); non-contributing (one building)

*Historic Name:* Gallagher Grocery/Frost Restaurant

*Description:* Two-story brick modern modification type (possible Type I originally) building is a single unit store. Entire facade is covered up with Permastone faux-stone application. Second-floor windows appear to be reduced. Storefront has recessed entry with Permastone-covered kickplate, metal-framed plate-glass windows, and modern glass and metal door.

*History:* The Assessor's records give an estimated date of construction of 1892 for this building; however, the fire insurance maps suggest that this may be an older building, perhaps even represented on the 1879 map. It was shown as a liquor store on the 1879 map but was simply listed as a store on the 1896 and 1928 maps. The 1893 city directory listed the occupant of this building as J.C. Lee, Railroad Contractor. By 1895-96, the building housed the grocery store of Matt Gallagher on the first floor and the dressmaking shop of Flora Keffer on the second floor. There was no listing for this address in the 1901-02 directory. By 1916, it housed the restaurant of Mrs. Nettie Frost, with the Frosts living on the second floor. Martin Jensen's billiards hall occupied the building in 1928, with the second floor listed as vacant. The building currently houses Brown's Fashions but housed a sports card store c.1996.

*Significance:* Because this building has been greatly altered, it is considered non-contributing to the district for lack of sufficient integrity. If the Permastone slipcover is ever removed, then the building should be re-evaluated if original details remain intact. A ribbon window may also be intact under the cover-up.

162 W. Broadway (78-00531); contributing (one building)

*Historic Name:* Standard Auto Tire Repair Company

*Description:* Two-story single-unit brick Type III building. Tan-colored brick veneer on facade. Corbelled brick panels decorate second floor. Only window on second floor is a centrally-placed segmental-arched tripartite window that may be a replacement. Storefront has been modernized, but ribbon window may be intact under slatted-wood cover-up. Of note on the storefront are the original iron columns and crossbeam that frame the storefront.

*History:* This building was shown as a feed store on the 1896 map and listed as a grocery store in the 1893 city directory, if the building represented is actually the extant building. The current facade appears to be an early twentieth century construction suggesting that the building replaced an older one at this location, or that the facade was substantially remodeled in the early twentieth century. The city directories suggest a building replacement, with the address not listed in the 1895-96 and 1901-02 directories. The 1916 directory listed the Standard Auto Tire Repair Co. at this address, with the 1928 directory listing the Jens Skipper Billiards Hall and A.W. Minor Barber Shop at this location. By 1930, Minor's barber shop had become John Currie's barber shop. The building currently houses O.P.'s Sports Tavern.

*Significance:* This building appears to be an early twentieth-century facade representing either a building constructed in the early twentieth century, or a substantial remodeling of an older building. The second floor retains good integrity. There is some potential for reversibility or lessening of the storefront alteration, but even without this, the building retains sufficient integrity to be considered contributing to the proposed historic district as an early twentieth-century addition to this block within the district's period of significance.

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164 W. Broadway (78-00532); non-contributing (one building)

*Historic Name:* Olsen Saloon/Nusbaum Saloon/Rosenfeld & Ungal Saloon

*Description:* Two-story single-unit brick modern modification type (possibly Type I originally) building is located on a corner lot. Single-unit store has been covered up with modern slipcover obscuring both front and side and covering over the original brick facade. The actual storefront has a recessed central entry but is a completely modern alteration, with metal-framed plate-glass windows, brick kickplate, and metal & glass door.

*History:* According to the Assessor's records, this building was constructed c.1892; however, it appears to be represented on the 1879 fire insurance map when this building housed a clothing store. By 1896 it housed a saloon and was listed simply as a store on the 1928 map. The city directories listed the John Olsen Saloon at this address in 1893, followed by the Fred Nusbaum Saloon c.1895-96, the Rosenfeld & Ungal Saloon c.1901-02, and the Youngerman Seed company from c.1916 through at least 1930. The building currently houses ReproKing, a copy shop. It was the Sophir Morris Paint Store c.1996 and an antiques store more recently.

*Significance:* It is difficult to assess the significance of this building in its present condition because the entire second floor is covered over. In its current condition, it is non-contributing to the district.



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Continuation SheetSection number 8 Page 24100 Block of West Broadway Historic District  
Pottawattamie County, Iowa**Statement of Significance**

The 100 Block of West Broadway Historic Commercial District is locally significant under Criterion C because of its retention of most of the historic buildings constructed between the mid-1850s to late 1920s, with the majority retaining fair to good historic integrity, and because this block represents the only surviving section along the entirety of Broadway to retain so many of its historic buildings. The District is also locally significant under Criterion A because it was the locus for the early commercial development of Kanesville at the intersection of Broadway and First streets, reflected in the survival of the Phoenix Block, albeit in an altered state, and because of the evolution of this area in the late nineteenth to early twentieth centuries into the service and commercial periphery of the central business district. The District represents a segment of the original central business district of Council Bluffs from the mid-1850s to the late 1920s, with the period of significance extending from the mid-1850s when the original buildings were constructed until 1928 when the district reached its peak in construction and commercial activity.

***Kanesville/Council Bluffs Commercial District Development***

In June 1846, a caravan of Mormon immigrants, on their way from Nauvoo, Illinois, to settle out west in what would become Salt Lake City, Utah, arrived in the Council Bluffs vicinity. It was determined to set up semi-permanent quarters in this locality to assist in the out-migration of others from Nauvoo and for the future migration of new Mormon converts. The bulk of the 1846 migration first settled on the west side of the Missouri River at Winter Quarters, six miles north of Omaha and three miles northeast of Florence, Nebraska. Mormon leader, Brigham Young left Winter Quarters in April 1847 to search for his followers' permanent home out west. This party decided upon the Great Salt Lake and returned in October of that year rejoining the others this time on the east bank of the Missouri River. They were soon joined by other Mormons who continued to arrive in the late 1840s-early 1850s following several trails established across southern Iowa. Many of these migrants were new converts to the Mormon faith and were joining the westward migration to settle permanently in their new home in Salt Lake City. During the late 1840s, the Mormons in Council Bluffs settled along east Broadway spreading out south and north of this main thoroughfare as their numbers grew with subsequent migrations. The Mormons established their main business area within a two-block radius of First Street and Broadway (Jennings, Gottfried and Cheek 1982b:10-12).

The focus of this early Mormon settlement in Council Bluffs, which they named "Kanesville" in honor of "Colonel Thomas L. Kane, who had defended the Mormon's right to practice their religion during the crises at Nauvoo," was in the valley of Indian Creek in the area also known early on as "Miller's Hollow" (Jennings, Gottfried and Cheek 1982b:12). This location was the core of the original town plat of Kanesville (Field and Reed 1907:70).

Here a village of log cabins speedily arose, numbering its population by the thousands and here a mammoth tabernacle was erected of logs, capable of accommodating one thousand worshippers. Orson Hyde, priest, editor, writer and lawyer, was installed as President of the quorum of the selected twelve, and here his people dwelt for many months, unmolested and undisturbed by the surgings and strifes of the outside world (Baskin and Company 1883:19)....

Over four years Kanesville and the entire county of Pottawattamie, with some of the territory of other counties, remained under the exclusive control of the Mormons (ibid.:20).

A post office was established at Kanesville in 1848, with Evan M. Green designated as the first postmaster. The first newspaper in town was founded in 1848 by Orson Hyde and was known as the *Frontier Guardian*. The paper advocated the Mormon religion and was published until 1852 (Baskin and Company 1883:21).

In 1849, the discovery of gold in California caused a great rush of prospective miners out to the gold fields. Kanesville served as an out-fitting station for these migrants, with "hundreds of teams and thousands of people assembled to lay in feed and provisions" for the trip (Baskin and Company 1883:21). For several years after this tide of emigration flowed through



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Kanesville. A ferry business was started to assist travelers in crossing the Missouri River with their provisions, with this commerce remaining a key component to the city's success until the river was finally bridged in the 1870s. Many of the miners returned from the gold fields, most often without their dreamed-of fortunes, to settle in western Iowa and in Kanesville. Some never left for the gold fields, choosing instead to remain in this city. As a result of this influx of non-Mormon pioneers, the population of Kanesville boomed and lawlessness became an increasing problem (ibid.).

In 1852 the order came from Salt Lake City that "all true believers" in the Mormon faith should "assemble around the great central temple in Utah" (Baskin and Company 1883:22). However, not all of the Mormons went on to Salt Lake City. Still others returned from Utah, disillusioned with the leadership of Brigham Young, to settle permanently in western Iowa (ibid.:19). As a result, there was, and always has been, a strong contingent of both the Latter Day Saints and members of the Reorganized Church of the Latter Day Saints in Council Bluffs and western Iowa. However, their predominance in the governing and population of Kanesville and Pottawattamie County had all but ceased by the early to mid 1850s (ibid.).

By 1850 Kanesville "boasted 19 stores consisting of 10 dry goods stores, groceries, saloons, bake shops, blacksmiths, a wagon maker, a silversmith, and several other similar services" (Jennings, Gottfried and Cheek 1982b:13). Among the mercantile stores were those of Stutsman and Donnell, Cornelius Voorhis, and Eddy, Jamison & Company all located along or near First Avenue (ibid.).

Since Kanesville acted as a way-station to Salt Lake, the Mormons continually left and traveled through the town from the late 1840s. However, the largest exodus occurred in 1852, the year of Orson Hyde's departure. The population dropped from roughly 7,000 to between 2,000 and 2,500. The migration diminished by 1854. The Mormons sold their lands and improvements to more permanent settlers (Jennings, Gottfried and Cheek 1982b:14).

In the wake of the Mormons' departure, the name of the Kanesville post office was officially changed to "Council Bluffs" in 1853, with the government land office opened in Council Bluffs in the spring of that same year to facilitate legal land sales in the region (Baskin and Company 1883:98, 104). The town of Council Bluffs was officially incorporated in 1853, with the first additions of Bayliss, Mynster, Jackson, and Stutsman, made to the town plat that same year. Other early additions were those of Grimes, Curtis, Hall, Mill, and Beers, with the additions often named after the pioneer entrepreneur who purchased the land and platted the addition.

Samuel S. Bayliss was among Council Bluffs' early and prominent settlers. He hailed from Fauquier County, Virginia, and became a major landholder in Council Bluffs soon after his arrival in early 1850s (Baskin and Company 1883:91; Field and Reed 1907:13). Bayliss built the Pacific House Hotel in 1853 on Broadway, an enterprise that figured prominently in the early commerce of the city. He passed away in Council Bluffs in 1874 (Baskin and Company 1883:91, 107).

Danish-born Christopher Overgaard Mynster arrived in Council Bluffs in the early 1850s on his way to the California gold fields (Holmes 1996). However, he remained instead in Council Bluffs and "opened an outfitting store in the building on Broadway and First Street" that later gained infamy as the Ocean Wave Saloon (Roefeld 2000). Mynster was also a major landholder in the Council Bluffs vicinity having purchased over \$4000 worth of land claims from departing Mormons including a tract that became known as Mynster Springs located in the north part of town in what later became Lakeview Park. Mynster died of cholera in 1852 leaving his real estate holdings to his widow, Maria Mynster.

Throughout the 1860s, Council Bluffs remained on the western edge of the frontier and served primarily as an outfitting station and stop along the trail for migrants heading farther west. As it grew, it evolved first into a regional trading center serving farmers and smaller outlying communities and then into a regional manufacturing center as the impact of the railroads began to take hold. The designation of Council Bluffs as the county seat in 1853 helped establish early on its role as a regional center. Most of the early businesses in Council Bluffs were geared towards this outfitting/trading center role, with industrial development lagging behind until the railroads arrived after the Civil War and began to spur new industries and new manufacturing concerns.

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As the city grew in the period between 1870-1900, it began to expand its original boundaries.

To the west, settlement stretched to Twelfth Street. While scattered houses occurred as far south as Twelfth Avenue, concentrated settlement ended at Seventh Avenue. On the east, buildings reached to the bluffs at Third Street and followed the ravines especially along Grace, First, and Second Streets to the southeast. From Grace, settlement adhered to Broadway east to North Broadway on the south side and east of Frank Street on the north. West of Frank Street, buildings spread as far north as Harmony, Washington, and Mill Streets. The business area followed Broadway from First west to Eighth Street and along Main from Washington to Willow (Jennings, Gottfried and Cheek 1982b:47).

By the early twentieth century, the city had reached its boundaries, with some expansion continuing as infill in a few neighborhoods. With the advent of the automobile, however, suburban plats began to appear more and more attractive as people could now more easily live on the city's periphery and drive back-and-forth to work in the urban core.

## *100 Block of West Broadway Historic Commercial District*

The 100 Block of West Broadway was at the epicenter of the city's early commercial development. In 1852, "the original town and business area centered at Broadway and First or Madison Avenue" as it was then called (Jennings, Gottfried and Cheek 1982b:34). It was within this two block area that "merchants located their immigrant outfitting stores" (ibid.:35).

Simon's view of the city in 1858 indicates considerable development west of Main Street and much more intensive building on Broadway between Main and Park. During the 1860s, the second business area at Main and Broadway continued to develop and the city pushed out toward the west (Jennings, Gottfried and Cheek 1982b:36).

Fires in 1853 and 1854 destroyed much of the two earliest business areas, with brick buildings soon constructed in their place. The Phoenix Block was among the first commercial brick block constructions at the corner of First Street and Broadway in the mid-1850s and still survives, albeit greatly altered, at 100-104 W. Broadway within the historic district.

By the early 1860s, Council Bluffs had ceased to be a frontier town. "Although it still outfitted many travelers heading west, there now remained in the city a larger, somewhat more stable core of citizens" (Jennings, Gottfried and Cheek 1982b:36). The arrival of the railroads after the Civil War signaled a new boom period in Council Bluffs' growth, one that would take the city to its commercial and manufacturing heights by the turn-of-the-last-century. By the 1880s, the central business district began "to shift from Broadway, centering on First Street, to Main Street from Washington south to Tenth Street" (Jennings, Gottfried and Cheek 1982b:48).

In the late 1860s, the 100 Block of West Broadway was anchored by the Broadway Methodist Episcopal church at the east end of the block; a position this church holds to the present day. The north side of West Broadway had been completely built up by 1868, with the south side showing patchier and less substantial construction. The 1879 fire insurance map showed some building loss on the north side by that time, with the south side still only sparsely developed (Figure 2, Page 32). The pattern continued through 1896 on both sides of the street (Figure 3, Page 33). By 1928, the north side of West Broadway had once again been nearly completely built up, with only one vacant lot, and had achieved its peak in building construction (Figure 4, Page 34). Most of the buildings present in 1928 are still standing today.

Within the 100 Block of West Broadway the earliest businesses were oriented towards servicing the traveling public and new immigrants to the region. Outfitters were among the first merchants, with the U.S. Land Office also occupying a space in the Phoenix Block near the intersection of First Street and Broadway. As the block developed, the businesses became more oriented towards servicing the needs of the city's resident population. These businesses included several grocery stores, dry goods and clothing stores, bakeries, drugstores, restaurants and cafes, barbershops, cigar stores, a hardware store, a machinist,

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a plumber, a painter, a meat market, dressmakers, saloons and billiards halls, a sewing machine company, harness and saddle factories, and a jewelry store. While the later development of the central business district in Council Bluffs shifted away from this block, this area remained a vital part of the city's commerce into the late twentieth century.

In the early twentieth century, West Broadway took on added significance when it became part of the first transcontinental highway in the United States—the Lincoln Highway. Associated with this new transportation development and with the rise in popularity of the automobile, the 100 Block of West Broadway added several new businesses to serve this new mode of transportation. On the north side of West Broadway, an auto tire repair business was constructed that replaced an older, now outdated livery barn. On the south side of the block, several auto showrooms and repair garages were constructed in the 1910s-1920s. Among these was the 1917 building of the Hughes-Irons Motor Company, agents for Ford automobiles.

The historical significance of the 100 Block of West Broadway Commercial District lies in its representation of the early commercial development at the intersection of Broadway and First streets in the survival of the Phoenix Block, albeit in an altered state, and of the evolution of this area in the late nineteenth to early twentieth centuries into the service and commercial periphery of the central business district.

The architectural significance of the 100 Block of West Broadway Commercial District lies in its retention of most of the historic buildings constructed between the mid-1850s to 1928, with the majority retaining fair to good historic integrity. This area takes on added significance because of the fact that this block represents the only surviving section along the entirety of Broadway to retain so many of its historic buildings. The remaining areas along Broadway have been impacted to varying degrees by building demolition, strip mall and parking garage construction, and by the paving of large areas for parking lots. Much of this new development has occurred within the past 10-20 years, with a notable number of the buildings that had been standing along Broadway at the time of the 1982 reconnaissance study by Jennings, Gottfried and Cheek (1982) now gone.

Currently, the property and business owners along the 100 block of West Broadway are hoping to restore and revitalize this area while preserving its historic buildings. This nomination is being forwarded to assist in these preservation efforts.

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Sanborn

1879 *Fire Insurance Map of Council Bluffs, Iowa*. Sanborn Map Company, New York.

1896 *Fire Insurance Map of Council Bluffs, Iowa*. Sanborn Map Company, New York.

1928 *Fire Insurance Map of Council Bluffs, Iowa*. Sanborn Map Company, New York.

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Historic photographs and newspaper articles, on file Council Bluffs Public Library

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**Geographical Data**

Verbal Boundary Description

The 100 Block of West Broadway Historic District is bounded on the south side by the south edge of West Broadway, on the east side by First Street, on the west by Fourth Street, and on the north by the alley at the rear of the lot line (see map entitled "Map of 100 Block of West Broadway Historic District," page 31).

Boundary Justification

This boundary encompasses all the area historically associated with the commercial development along the north side of the 100 block of West Broadway.

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Table 1. List of Buildings in the 100 Block of West Broadway Historic District

Inventory Number	Property Address	Year Built	Building Count	Contributing to District	Non-Contributing to District *
78-01257	100 W. Broadway	mid-1850s	1		X
78-01258	102 W. Broadway	mid-1850s	1		X*
78-00526	104 W. Broadway	mid-1850s	1		X*
78-01259	106 W. Broadway	1870s	1	X	
78-01260	108 W. Broadway	Bet. 1916-1928	1		X*
78-01261	110 W. Broadway	Post-1928	1		X
78-01262	112 W. Broadway	Bet. 1902-1928	1	X	
78-00527	114 W. Broadway	Bet. 1896-1928	1	X	
78-00528	116 W. Broadway	1870s	1		X*
78-01263	118 W. Broadway	Bet. 1896-1901	1	X	
78-00530	120 W. Broadway	Bet. 1902-1916	2	X	
78-01264	128 W. Broadway	1892	1	X	
78-01265	130 W. Broadway	c.1893-95	1	X	
78-01266	132-134 W. Broadway	1870s	2	X	
78-00529	136-140 W. Broadway	1870s	3	X	
78-01267	142 W. Broadway	1892	1	X	
78-01268	144 W. Broadway	1870s	1	X	
78-01269	146-148 W. Broadway	1882	2	X	
78-01270	150-152 W. Broadway	Bet. 1902-1916	2	X	
78-01271	154 W. Broadway	Bet. 1902-1916	1	X	
78-01272	156 W. Broadway	Bet. 1902-1916	1	X	
78-01273	160 W. Broadway	Bet. 1916-1928	1		X*
78-00531	162 W. Broadway	Bet. 1902-1916	1	X	
78-00532	164 W. Broadway	1870s	1		X*

\* = Should be re-evaluated if cover-up slipcover or siding is ever removed and original components uncovered in the process.

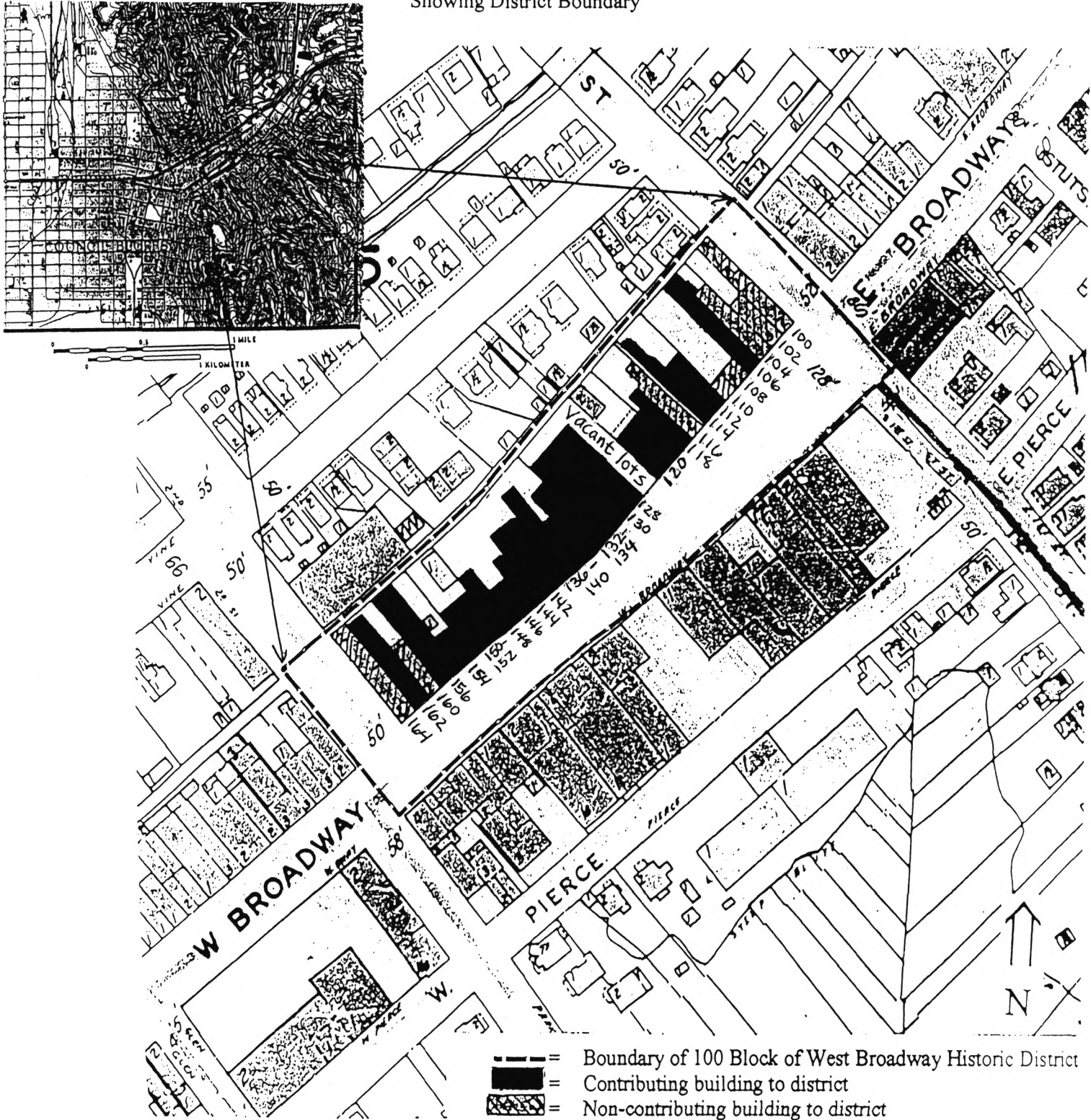
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Figure 1. Map of 100 Block of West Broadway Historic District  
Showing District Boundary

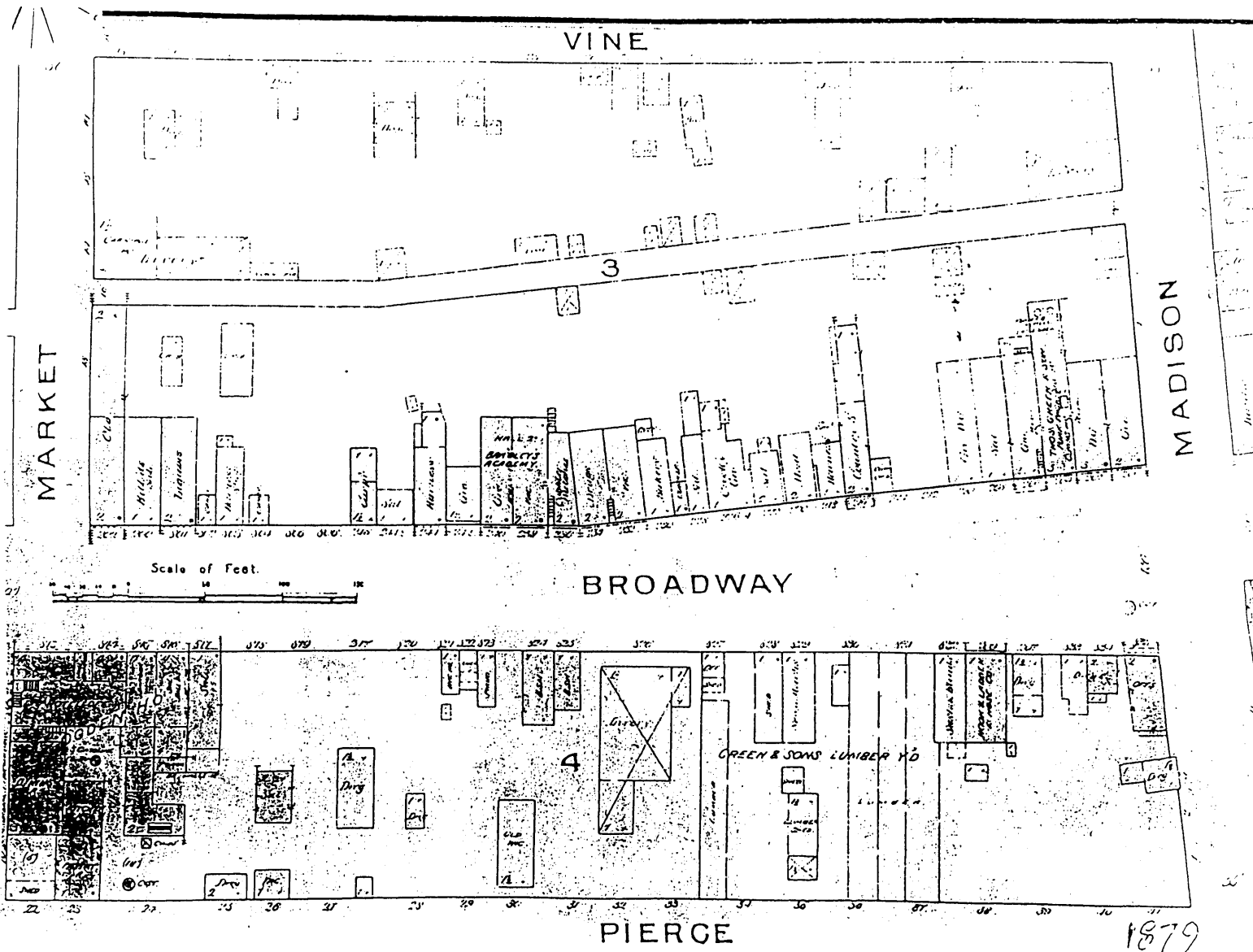


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Figure 2. 1879 Fire Insurance Map of District



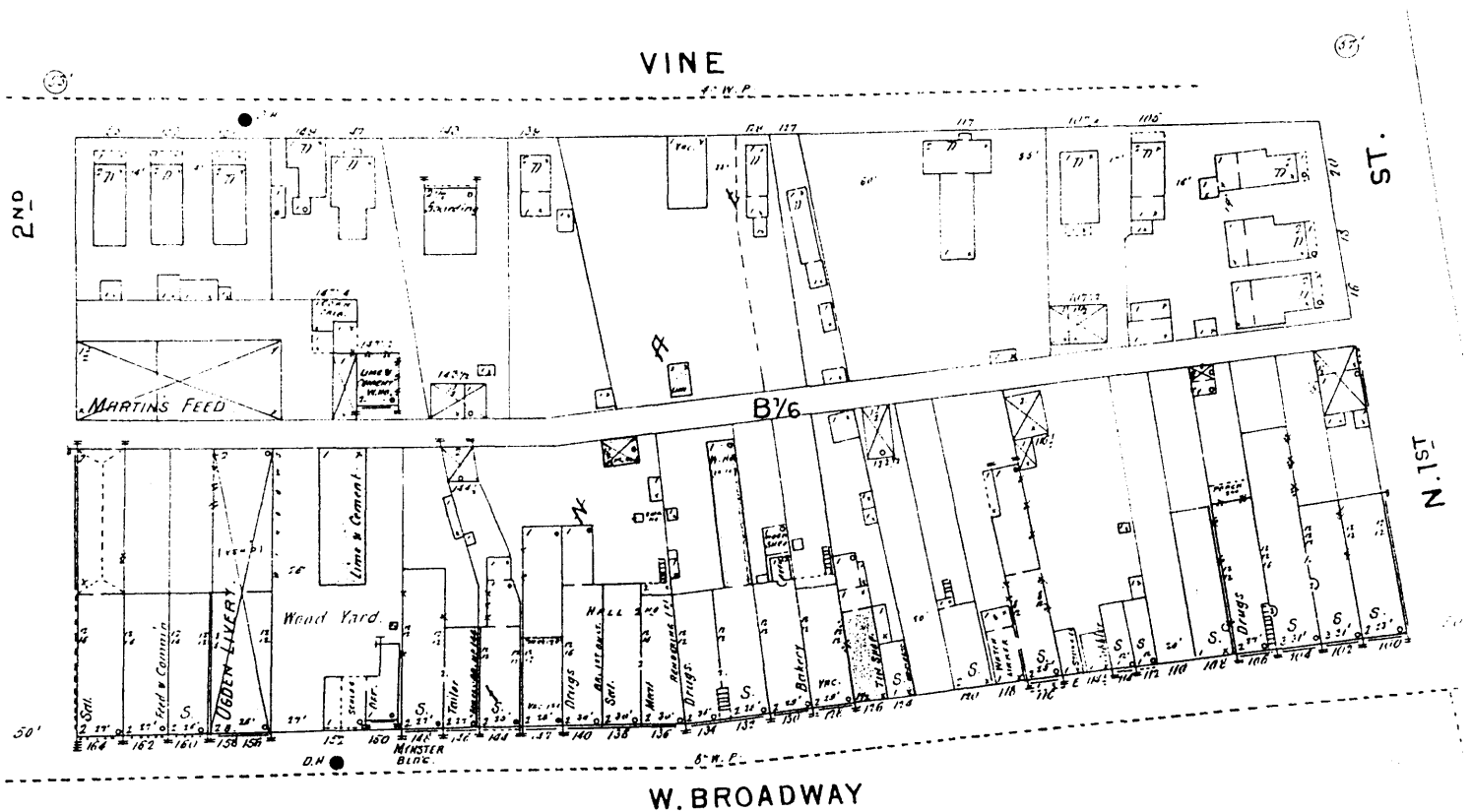


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Figure 3. 1896 Fire Insurance Map of District

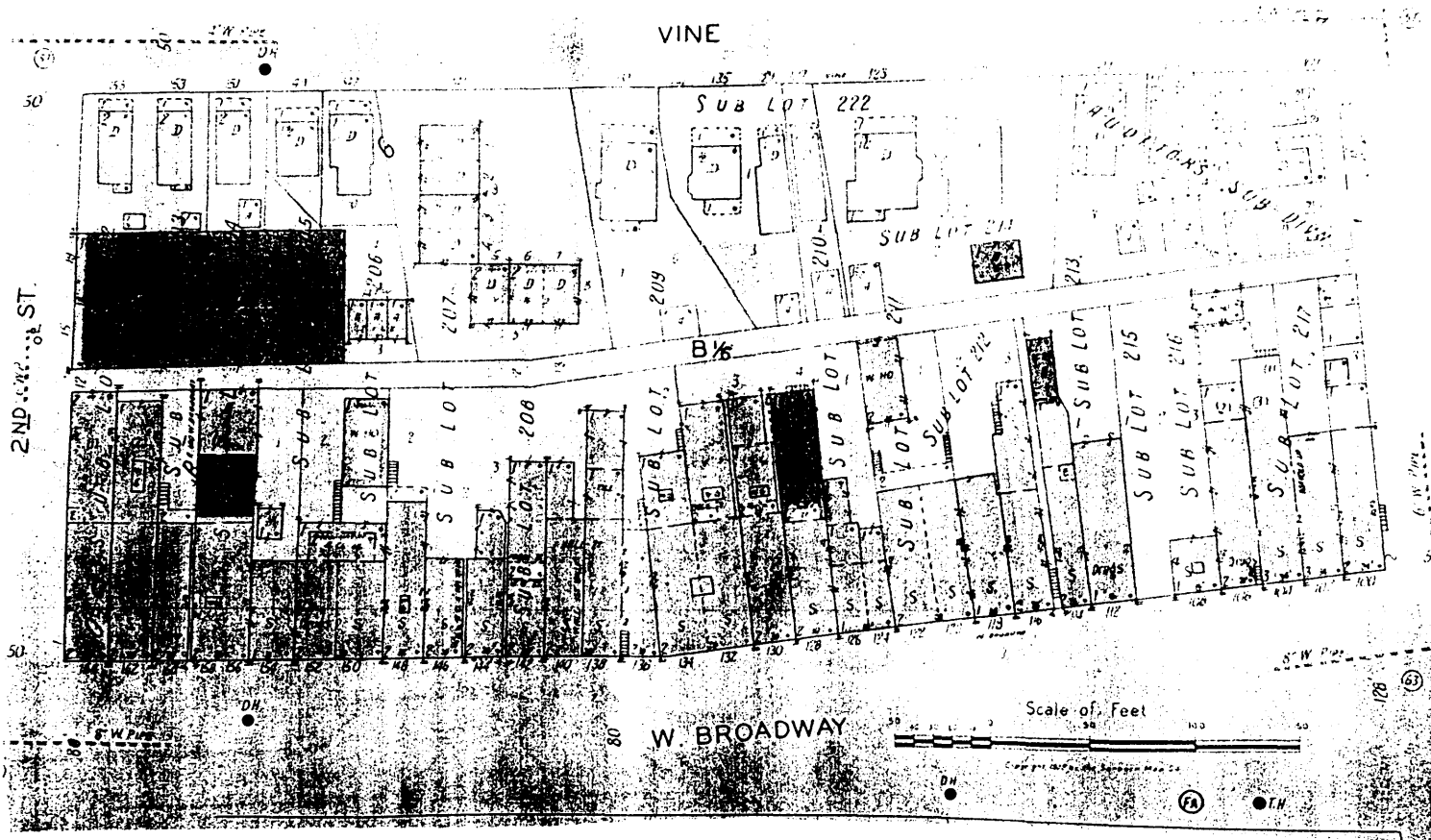


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Figure 4. 1928 Fire Insurance Map of District



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Figure 5. Circa 1900 Photograph of the 100 Block of West Broadway, View to the North  
Source: Historic Broadway Restoration Committee 2000



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Figure 6. Photograph of the 100 Block of West Broadway in 1950, View to the SSW  
Source: *Nonpareil* 1991



A view of Broadway from First Street in 1950.

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**Photographs:**

Name of Photographer: Leah D. Rogers  
Date of Photographs: November 18, 2001  
Location of Original Negative: City of Council Bluffs, Iowa

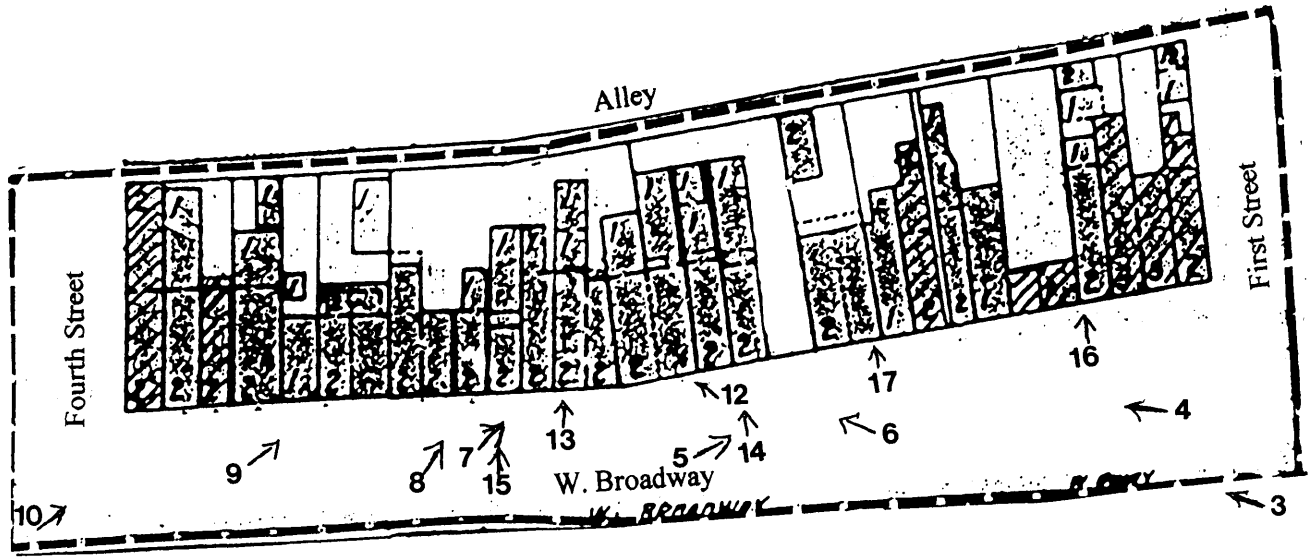
- #1 Phoenix Block (100-104 West Broadway, right to left), View to the West
- #2 General View of District, View to the SW from First Street
- #3 General View of District, View to the NW at 108-120 (right to left) West Broadway
- #4 General View of District, View to the WSW at 120-140 (right to left) West Broadway
- #5 General View of District, View to the North at 120-100 (left to right) West Broadway
- #6 128, 130, 132-134 (right to left) West Broadway, View to the NW
- #7 136-140 (right) and 142 (left) West Broadway, View to the North
- #8 142 (right) and 144 (left) West Broadway, View to the North
- #9 146-148 (right) and 150-152 (left) West Broadway, View to the North
- #10 154-164 (right to left) West Broadway, View to the North
- #11 General View of District, View to the NE at 164-136 (left to right) West Broadway from Fourth Street
- #12 Detail of Window Hoods and Brick Corbelling on 132 West Broadway, View to the WNW
- #13 Detail of the Second Floor Windows on 136-140 West Broadway, View to the NW
- #14 Detail of the Cornices and Second Floor Window Details on 128 (right) and 130 (left) West Broadway, View to the NW
- #15 Detail of the Second Floor Decorative Details on 142 West Broadway, View to the NW
- #16 Detail of the Art Deco Tile Pattern on 106 West Broadway, View to the NW
- #17 Detail of the Tile Entry Floor Spelling "Green" on 120 West Broadway, View to the WNW

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number Additional Documentation Page 38 **100 Block of West Broadway Historic District**  
**Pottawattamie County, Iowa**

Map Showing Views of Photographs



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Additional **100 Block of West Broadway Historic District**  
Section number Documentation Page 39 **Pottawattamie County, Iowa**

## List of Property Owners

Property Owners	Property Address	Owners' Mailing Address
Keith and Linda Skinner	100, 102, and 104 W. Broadway	102 W. Broadway St., Council Bluffs, IA 51503
Harold Dean & Barbara J. Anderson	106 W. Broadway	106 W. Broadway St., Council Bluffs, IA 51503
Roger A. & Barbara J. Johnson	108 W. Broadway	647 Simms Avenue, Council Bluffs, IA 51503
Nicole M. Moxley	110 W. Broadway	110 W. Broadway St., Council Bluffs, IA 51503
Beverly Joan Smith	112 W. Broadway	112 W. Broadway St., Council Bluffs, IA 51503
Harry W. & Darlene V. Whitney	114, 118 and 146 W. Broadway	306 Hyde, Council Bluffs, IA 51503
Douglas D. & Linda J. Primmer	116 W. Broadway	223 South Main Street, Council Bluffs, IA 51503
Douglas C. & Trudy A. Johnson	120 W. Broadway	120 W. Broadway St., Council Bluffs, IA 51503
City of Council Bluffs	122-126 W. Broadway (VACANT LOT)	209 Pearl Street, Council Bluffs, IA 51503
C – L Investments c/o Louise Anderson	128 W. Broadway	173 Bennett, Apt. #2150 Harmony Court, Council Bluffs, IA 51503
Southside Auto Supply, Inc.	130 W. Broadway	130 W. Broadway St., Council Bluffs, IA 51503
Jack G. Nielsen et. Al. c/o Elsie K. Johnson	132 W. Broadway	903 Bison Trace, Las Cruces, NM 88001
Jimmy – Pam Inc.	134 W. Broadway	134 W. Broadway St., Council Bluffs, IA 51503
Bill Betz	136-140 W. Broadway	909 Bayberry Drive, Bellevue, NE 68005
B A D D Inc.	142 W. Broadway	142 W. Broadway St., Council Bluffs, IA 51503
Greg S. Poore et al.	144 W. Broadway	144 W. Broadway St., Council Bluffs, IA 51503
Terry L. Skalberg	148 W. Broadway	18963 Evergreen Drive, Council Bluffs, IA 51503
Sean Matthew & Norma Jean Lidgett	150-152 W. Broadway	1322 28 <sup>th</sup> Avenue, Council Bluffs, IA 51501
Newday 2001 LLC	154 W. Broadway	17712 Sunnydale Rd., Council Bluffs, IA 51503
Ryan D. Kuper	156 W. Broadway	156 W. Broadway St., Council Bluffs, IA 51503
Terry F. & Sharon R. Stapleton c/o Marcus Shoes	160 W. Broadway	132 W. Broadway St., Council Bluffs, IA 51503
Franksen Family Trust c/o Bob Franksen	162 W. Broadway and 164 W. Broadway	95 Washington Road, Lake Forest, IL 60045