

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

MAR 11

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.

Name of Property

historic name Gilbert-Linn Street Historic District

other names/site number _____

2. Location

street & number Portions of 300-600 Blocks of N. Gilbert & N. Linn Streets N/A not for publication

city or town Iowa City N/A vicinity

state Iowa code IA county Johnson code 114¹⁰³ zip code 52242

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).

Signature of certifying official  Title _____ Date _____

STATE HISTORICAL SOCIETY OF IOWA
State or Federal agency and bureau

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

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.
 See continuation sheet.

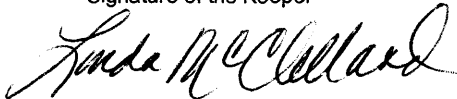
determined eligible for the National Register.
 See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:)

Signature of the Keeper



Date of Action

4/21/05

Gilbert-Linn Street Historic District
Name of Property

Johnson County, IA
County and State

5. Classification

Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district
<input checked="" type="checkbox"/> public-State	<input type="checkbox"/> site
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure
	<input type="checkbox"/> object

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

Contributing	Noncontributing	
94	26	buildings
		sites
		structures
		objects
94	26	Total

Name of related multiple property listing
Enter "N/A" if property is not part of a multiple property listing.)
Historic Resources of Iowa City, Iowa

Number of contributing resources previously listed in the National Register
2

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/Single Dwellings

DOMESTIC/Secondary Structures

DOMESTIC/Multiple Dwellings

COMMERCE/TRADE/Restaurant

Current Functions
(Enter categories from instructions)

DOMESTIC/Single Dwellings

DOMESTIC/Secondary Structures

DOMESTIC/Multiple Dwellings

COMMERCE/TRADE/Specialty Store

COMMERCE/TRADE/Restaurant

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

MID-19th CENTURY/Greek Revival

LATE 19th & 20th CENTURY REVIVALS/Colonial Revival

Materials
(Enter categories from instructions)

foundation STONE/Limestone

walls WOOD/Weatherboard

WOOD/Shingle

roof ASPHALT

other see continuation sheet

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
- COMMUNITY PLANNING AND
- DEVELOPMENT

Period of Significance

1860-1954

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Carpenter, O.H.

Sheets & Freyder

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreeage of Property 22 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	<u>[1] [5]</u>	<u>[6] [2] [2] [2] [7] [0]</u>	<u>[4] [6] [1] [1] [3] [9] [0] [0]</u>	2	<u>[1] [5]</u>	<u>[6] [2] [2] [4] [6] [0]</u>	<u>[4] [6] [1] [1] [3] [6] [7] [0]</u>
	Zone	Easting	Northing		Zone	Easting	Northing
3	<u>[1] [5]</u>	<u>[6] [2] [2] [4] [6] [0]</u>	<u>[4] [6] [1] [1] [3] [4] [2] [0]</u>	4	<u>[1] [5]</u>	<u>[6] [2] [2] [2] [6] [0]</u>	<u>[4] [6] [1] [1] [3] [4] [0] [0]</u>
						<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 Marlys A. Svendsen, Svendsen Tyler, Inc.

organization for Iowa City Historic Preservation Commission date September, 2004

street & number N3834 Deep Lake Road telephone 715/469-3300

city or town Sarona state WI zip code 54870

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 Various - see continuation sheets

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.

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NATIONAL REGISTER OF HISTORIC PLACES
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Section Number 7 Page 1

Gilbert-Linn Street Historic District
Name of Property

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7. **Description** (continued)

Architectural Classification: (continued)

LATE VICTORIAN/ITALIANATE

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman

OTHER

Materials: (continued)

foundation: CONCRETE

walls: BRICK

walls: STUCCO

roof: METAL

7. **Narrative Description:**

The Gilbert-Linn Street Historic District is an irregular shaped neighborhood that begins approximately four blocks north of the downtown and the East Campus of the University of Iowa (historically referred to as the State University of Iowa or SU in this nomination) and extends north approximately four blocks along N. Gilbert and N. Linn streets from E. Bloomington Street to Fairchild Street along the eastern edge and E. Ronalds Streets on the western edge. District boundaries along the west and east edges generally extend only one or two lots west of Linn Street and east of Gilbert Street, respectively, depending on the integrity of buildings and the presence of parking lots or vacant parcels. Properties facing the intersecting streets of E. Davenport Street, E. Fairchild Street, and E. Church Street are also included within the District. The District comprises a portion of the residential section of Iowa City known historically and today as the "North Side."

All of the Gilbert-Linn Street Historic District is contained within the Original Town Plat of Iowa City that was laid out in 1839 when the town was established as the territorial capital of Iowa Territory. Streets in the District were laid out with standard 80-foot widths with east-west alleys measuring 20 feet. Blocks measured 320 feet by 320 feet with eight large lots in each block containing 80 feet of street frontage and a depth of 150 feet. Development of the North Side residential blocks through the years saw numerous instances of subdividing of lots into smaller building parcels with a handful of full size lots retained intact for larger buildings. Unlike most of the North Side, the north-south routes of both Gilbert and Linn streets had the primary façades of buildings facing these streets rather than the intersecting east-west streets. Street paving within the District is a mix of brick and asphalt. N. Linn Street, E. Davenport Street, and E. Fairchild Street are paved in brick with 12-inch exposed limestone curbing along abutting blocks. The balance of the District has concrete curbing and asphalt paving. All streets in the District carry two-way traffic with parallel parking on alternating sides of the streets on a daily basis.

The terrain of the District is generally flat with a gradual upward slope from south to north of approximately 30 feet over five blocks with the highest point in the District near the intersection of Ronalds and Linn streets. Houses throughout the District

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are sited level with the street or on slight upgrades with no major retaining walls present. Setback of houses varies markedly throughout the District with older buildings generally set closer to the street. The neighborhood has a dense covering of deciduous trees. Their age suggests that considerable planting took place before World War II. Street plantings include maple, oak, ash, hackberry, American elm, and a few catalpas with conifers generally reserved for settings within private lots. Dutch elm disease decimated most of the elm trees by the 1970s. Today streets in the Gilbert-Linn Street Historic District are lined by a mixture of 60 to 80 year old trees measuring 40 to 75 feet in height.¹ There are no natural water features within the District and no city parks or playgrounds. The nearest municipal parks are City Park located adjacent to the Iowa River and N. Dubuque Street approximately a mile northwest of the District and Happy Hollow Park located a half-mile northeast of the District along Brown Street between Lucas and Governor streets.

The historic building stock in the Gilbert-Linn Street Historic District includes single-family dwellings that date from the 1860s through the 1930s and secondary structures erected from the late 19th century through the 1940s. Approximately 53 percent of the 86 buildings originally constructed as single-family dwellings, double-houses, or apartment houses (primary buildings) are significant individually or key contributing structures. Another 37 percent qualify as contributing structures within the District but are not individually significant. A total of 8 primary buildings or approximately 10 percent are noncontributing due to their date of construction or significant alterations. The District contains 36 secondary buildings originally constructed as garages, carriage houses, or barns. Of these, 50 percent are considered key or contributing and the other 50 percent have been determined noncontributing due to alterations or date of construction.

The dense residential blocks in the Gilbert-Linn Street Historic District contain a mix of small, moderate and large-scale houses constructed over a period of a nearly a century. Though the platting of lots favored construction of primary façades fronting on east-west streets, historic factors strengthened the importance of both Gilbert and Linn streets. During the early years the route of the Military Road along N. Gilbert Street drew houses to this corridor. In another case, the brick paving that took place along N. Linn Street at the turn of the 20th century drew development to this route. Paving of Linn Street was done as part of an effort to provide ready access between North Side churches and local cemeteries. Whatever the reasons, the paved street prompted houses built after the paving to face Linn Street. Corner lots tended to have designs with prominent façades facing both directions and because the east and west edges of the District extend several houses deep along intersecting streets, a number of houses face these streets as well. Building parcels located along Gilbert and Linn streets are generally quite shallow while those facing Bloomington, Davenport, Fairchild, and Church streets are deep except for corner lots where rear portions have been divided to provide housing sites facing onto Gilbert and Linn streets.

The District's one, two, and two-and-a-half-story-houses are constructed of brick, wood, and stucco with frame structures being the most popular. Both dressed and ashlar stone was used for trim elements of the neighborhood's earliest brick residences as well as foundations on most 19th century houses. Locally manufactured brick was used for several Italianate style houses while pressed brick was incorporated into foundations and decorative porch pedestals in later dwellings. Frame houses dating from the Civil War on included a range of narrow, medium and wide width clapboard styles, and both decorative and square-cut shingles.

The Gilbert-Linn Street Historic District exhibits a variety of late 19th and early 20th century architectural styles including good examples of Italianate, Queen Anne, Colonial Revival, Craftsman, and Prairie School style houses. For earlier houses in the District, it is common to see eclectic combinations of these styles as well as the carry-over influence of the Greek Revival style. Many of the houses are examples of vernacular house forms commonly found in Iowa City during that period. The vernacular forms that appear most frequently in the Gilbert-Linn Street Historic District include the Side-Gable – both one-story and two-story or I-house forms, the Front-Gable, the Gabled Front and Wing, the American Four-Square (most popular), and the Gambrel Cottage.

¹Email interview with Terry Robinson, Park & Recreation Department, City of Iowa City re: species and size of neighborhood trees December 2003.

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Greek Revival influenced houses, including several I-houses, in the District display symmetrical façades. Italianate Style houses most often appear in the Front-Gable form with prominent decorative brackets lining the eaves and ornamented window hoods and porches. More than 20 houses display design features from the Queen Anne Style. These houses have asymmetrical façades, decorative scroll-cut and turned trim, and varied shingle detailing used on the main body of the house as well as porches and gabled dormers. An important design element that was rarely built on Queen Anne Style houses in the Gilbert-Linn Street Historic District or has been lost through attrition is the tower or turret.

After the turn of the 20th century, many of the largest houses built in the District were built in the Colonial Revival Style incorporating classical design motifs into their façades, varied window forms, sweeping verandas, and in several cases, their carriage houses. By World War I, houses were being constructed that favored the more rectilinear design elements of the Craftsman and Prairie School styles. Paired, grouped, or banded windows appeared with vertical light configurations in the upper sash of double-hung windows in Craftsman Style houses while exposed rafter tails, purlins, and knee-brace brackets lined cornices and porch roofs. Isolated examples of the Prairie School Style also appear in the District. These houses contained hipped roofs with lower pitches, horizontal window groupings, and other design features intended to emphasize the horizontal look of the buildings.

The vernacular housing that appeared during the ten decades that the District was under development included modest one and one-and-a-half-story cottages based on both the Front-Gable and Side-Gable forms during the earliest years. A later generation built residences in the Two-Story Side-Gable or I-House form. This form continued to appear in the years leading up to the turn of the 20th century along with even larger Gabled Front and Wing houses. Both forms are scattered throughout the District. After 1900 the most common form used for vernacular housing in the District was the American Four-Square, which could be sized to fit virtually any size lot in the District. Nearly 30 Four-Squares were built by 1930, many with Craftsman or Colonial Revival detailing. At least one example of a Gambrel Cottage was also built after 1900. Some of the best examples of the residential architectural styles and vernacular house forms in the Gilbert-Linn Street Historic District are listed below.

Residential Architectural Styles

- *Italianate:* Gustave Strub House, 309 E. Church St. (Photo #1, ca. 1865)
- *Queen Anne:* Anna Saunders House, 217 E. Davenport St. (ca. 1895)
John & Alice Kessler House, 222 E. Davenport St. (ca. 1895)
Schmidt House, 225 E. Fairchild St. (Photo #2, 1895)
John Thomas McClintock House, 230 E. Fairchild St. (ca. 1895)
Harry & Goldie Miller House, 418 N. Gilbert St. (Photo #3, ca. 1896)
Mathilda Hotz House, 522 N. Linn St. (Photo #4, ca. 1895)
Mary McKinley House, 526 N. Linn St. (Photo #5, ca. 1895)
- *Colonial Revival:* Emma Harvat and Mary Stach House, 332 E. Davenport St. (NRHP, Photo #6, 1918)
Frank & Anna Larkin House, 416 N. Linn St. (Photo #7, 1905)
John & Barbara Koza House, 619 N. Linn St. (Photo #8, 1906)
- *Craftsman:* Joseph & Mary Brumm House, 225 E. Church St. (1923)
George & Pearl Falk House, 225 E. Davenport St. (Photo #9, 1918)
John & Ida Yokum House and Garage, 402 E. Davenport St. (Photo #10, 1925)
William and Mayme Fryhauf House, 419 N. Gilbert St. (Photo #11, 1914)
Eva Slezak House, 311 N. Linn St. (ca. 1915)
- *Prairie School:* Lavinia & Martin Bridenstine House, 404 E. Davenport Street (Photo #12, 1924)

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Vernacular House Forms

- *Front-Gable:* Frederick & Louisa Rothweilder House, 310 N. Gilbert St. (ca. 1875)
- *Side-Gable Roof One Story:* Unnamed house, 316 E. Church St., (Photo #13, ca. 1870)
Adam Ohnhaus House, 321-323 E. Davenport St. (1870)
- *Side-Gable Roof Two Story/I-House:* Maden House, 312 E. Fairchild St. (ca. 1912)
- *Gabled Front & Wing:* Edward & Edna Miller House, 311 N. Gilbert St., (1908)
- *American Four-Square:* [Note: most examples have Colonial Revival, Craftsman, or Prairie School attributes]
 - Henrietta & George Freyder House, 320 E. Davenport St. (1907)
 - G. Adolph & Dorothy Brenner House, 309 E. Fairchild St. (Photo #14, ca. 1908)
 - Edward Ebert House, 311 E. Fairchild St. (ca. 1898)
 - Louis F. Cerny House, 317 E. Fairchild St. (ca. 1908)
 - Albert Husa, Jr. House, 324 E. Fairchild St. (1916)
 - Joseph & Theresa Stach House, 325 N. Gilbert St. (1907)
 - Nancy Graham House, 413 N. Gilbert St. (Photo #15, 1919)
 - William & Emma McRoberts House, 313 N. Linn St. (ca. 1916)
 - Lemmuel Hunter House, 411 N. Linn St. (ca. 1906)
 - William & Julia Schneider House, 514 N. Linn St. (Photo #16, 1902)
- *Gambrel Cottage:* William & Susan Morrison House, 314 E. Fairchild St. (Photo #17, ca. 1908)

The condition of houses in the Gilbert-Linn Street Historic District ranges from fair to excellent. A substantial number of dwellings continue as single-family homes with subdivision into duplexes or apartments most common in the blocks closest to the University of Iowa East Campus. The most likely alteration to houses in the District is the addition of synthetic siding including asbestos shingle siding dating from the 1940s and aluminum siding or vinyl siding added beginning in the 1960s. An analysis completed by the staff of the Iowa City Historic Preservation Commission shows that approximately 36 percent of the primary buildings in the District have this alteration. Other changes include the removal, alteration, or enclosure of porches with screening or fixed walls, the modification or addition of entrances, the addition of fire escapes in multiple-family buildings, and the construction of rear wings and attached garages. Four single-family houses were constructed as infill buildings during the 1950s while a wave of North Side apartment building construction that took place from 1960 through the mid-1980s, saw three apartment buildings constructed in the District.

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8. Statement of Significance:

General:

The Gilbert-Linn Street Historic District is locally significant under Criteria A and C. Under Criterion A it derives significance under the category "Community Planning and Development." The Gilbert-Linn Street Historic District is associated with an important era of population growth and intense residential development in Iowa City's North Side at the end of the 19th century and the beginning of the 20th century. Much of this population growth was associated with the expansion of the State University of Iowa and its hospitals located several blocks south of the District. Other residential development paralleled expansion of the city's commercial district with some of the District's most elaborate residences erected by downtown business owners. Residential building stock in the District is related to two historic contexts previously developed in the "Historic Resources of Iowa City, Iowa MPS" – the "Railroad Era, 1856-1900" and "Town and Gown Era, 1900-1940."

Additional significance under Criterion A derives from the fact that the Gilbert-Linn Street Historic District represented a cross section of middle and upper income households with prominent business and professional leaders living next door or across the street from working class families. The N. Gilbert Street and N. Linn Street neighborhood also became one of the sections of the North Side to play host to socially mobile German and Bohemian-American families, groups that grew as a result of continued immigration from Germany and Bohemia as well as settlement patterns within Johnson County immediately before and after 1900.

Under Criterion C the Gilbert-Linn Street Historic District is significant as a representative collection of the residential architectural styles and vernacular house forms that appeared in Iowa City neighborhoods from the 1860s through the 1930s. The District also spotlights in a major way the work of one of Iowa City's most prolific and important residential architects, Orville H. Carpenter, with at least eight houses identified as his commissions in the District. Together the District's buildings tell the story of how national architectural styles and vernacular building forms were adapted through local building practices immediately before and after the turn of the 20th century.

Although a number of individual properties in the district are associated with important local business leaders and educators, no significance is asserted under Criterion B. No reconnaissance or intensive level archeological surveys were conducted for properties within the District. As a result, no significance is claimed under Criterion D.

One property within the District containing two contributing resources is already listed on the National Register of Historic Places (NRHP): the Emma Harvat and Mary Stach House (332 E. Davenport Street). Nearby NRHP properties include the Jacob Wentz House (219 N. Gilbert Street) and the Henry C. Nicking House (410 E. Market Street).

The period of significance for this locally significant historic district extends from 1860 to 1954. The first date marks the construction of the earliest contributing resource and the last date marks the 50-year cut-off for NRHP eligibility.

North Side Historical Survey Recommendations:

The Gilbert-Linn Street Historic District is one of four existing or proposed historic districts located in a section of Iowa City known as the "North Side." This area is located in the northern tiers of blocks in the Original Town Plat and contains approximately 50 city blocks. Historic preservation surveys of portions of the North Side were first completed in 1977 and again in 1981 by City of Iowa City planning interns. In 1982 nominations to the National Register of Historic Places (NRHP) for two contiguous North Side historic districts – one commercial properties and one residential properties – were prepared and submitted to the local historic preservation commission and the SHPO. Both districts were eventually approved at the state level but final submittal to the National Park Service was withheld pending adoption of a local historic preservation ordinance. The nominations were eventually redrafted in 1984 but due to contentious local debate at the time, they were

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not resubmitted to the SHPO. Following completion of a comprehensive historic preservation plan by the City of Iowa City in 1992, a more complete historical and architectural survey was begun in multiple phases in the North Side. Sections of the North Side were included in each of the following studies:

- Dubuque/Linn Street Corridor Survey by Molly Naumann (1996)
- Original Town Plat of Iowa City (Phase I) Survey by Jan Nash, Tallgrass Historians L.C. (1997)
- Original Town Plat of Iowa City (Phase II) Survey by Marlys Svendsen, Svendsen Tyler, Inc. (1999)
- Goosetown Neighborhood (Phase III) Survey by Marlys Svendsen, Svendsen Tyler, Inc. (2000)
- Iowa City Central Business District Survey by Marlys Svendsen, Svendsen Tyler, Inc. (2000)

Once these survey efforts were underway, two NRHP nominations were prepared using the multiple property documentation (MPD) and historic district format. To date, the Brown Street Historic District nomination and the Original Town Plat Phase II MPD have been listed on the NRHP. In 2000 a reexamination of the various North Side surveys was completed and recommendations for future NRHP nomination work were made by Marlys Svendsen to guide the efforts of the Iowa City Historic Preservation Commission and the City of Iowa City.

In addition to the already listed Brown Street Historic District (listed 1994), Svendsen recommended that nominations be considered for several other North Side areas that contained sufficient integrity, architectural significance, and/or historical associations that helped to represent this important Iowa City neighborhood. The North Side was developed over 16 decades beginning in the 1840s. Historic resources survive from throughout this period and are scattered over the entire geographic area. Several generations of development and redevelopment took place throughout all sections of the North Side in subsequent years. As a result, each of the potential North Side historic district areas has a similar period of historical significance extending from the late 1840s or early 1850s through ca. 1950. Architecturally speaking, all of the potential districts recommended contain good representative examples of the architectural styles and vernacular house forms that became popular during this period. For comparison purposes, each district is briefly described below:

- **Jefferson Street Historic District** – This four-block section of Jefferson Street contains an important collection of Iowa City churches, residences, and institutional buildings associated with the State University of Iowa Medical School and the University Hospital. The district's buildings are historically significant under the themes of education, religion, and community planning as well as architecturally significant for the good examples of late 19th and early 20th century institutional and residential building styles.
- **Gilbert-Linn Street Historic District** – This well-preserved group of large-scale, single-family residences extends along the north-south routes of two important North Side streets - the brick-paved course of Linn Street and the north-south route of the Old Military Road known today as North Gilbert Street. The district is architecturally significant for the representative collection of architectural styles and vernacular house forms dating from the 1860s to 1930s. The district also contains a good set of examples of the work of one of Iowa City's most important turn of the century architects, O.H. Carpenter. Historically, the district demonstrates the importance of development factors such as street paving and proximity to employment generators in stimulating residential growth in existing neighborhoods.
- **Brown Street Historic District and Ronalds Street Extension** – The original Brown Street Historic District was listed in the NRHP in 1994. It qualified for listing under Criteria and A and C for its association with Iowa City's neighborhood settlement patterns; the development of a major transportation corridor and its related sub-themes; its affiliation with the growth of the State University of Iowa in the decades immediately following 1900; and its collection of representative examples of architectural forms and styles from the period extending from the 1850s through the 1920s. The original district extended along seven blocks of Brown Street and several blocks of the adjoining private drive, Bella Vista Place. A proposed amendment to the Brown Street Historic District includes a four-block stretch of Ronalds Street that was not intensively surveyed until several years after the Brown Street

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Historic District was listed in the NRHP. The Ronalds Street extension contains similar building stock in terms of form, scale, material, and architectural style. Its historical development occurred during a similar period as the Brown Street Historic District and was prompted by similar factors. These facts make the Ronalds Street extension appropriate for amending to the existing Brown Street Historic District.

- **North Clinton Street Historic Street** – This potential district contains well-preserved, large scale residences associated with some of Iowa City's most prominent business and professional leaders from the late 19th and early 20th centuries. In addition the houses are well-executed and well-preserved examples of the architectural styles popular during this era. At the turn of the 21st century, the area adjoins the State University of Iowa Campus. After World War I, several of the houses served as examples of adaptive use as fraternity houses and rooming houses. A number of the occupants of residences in the district had strong links to the State University of Iowa as faculty members and administrators.

In addition to these four historic districts, Svendsen recommended two thematic nominations for resources under separate historic contexts. They include a well-preserved, but scattered, collection of University of Iowa fraternity houses and a group of resources connected to the historical development of the Bohemian-American community.

Based on the recommendations made in 2000, the Iowa City Historic Preservation Commission obtained a Certified Local Government grant in 2003 to nominate three of the identified North Side historic district areas to the NRHP. In addition to the Gilbert-Linn Street Historic District included in this nomination, they include the Jefferson Street Historic District and the amendment to the Brown Street Historic District that increases its boundary with the addition of the Ronalds Street section.

The Historical and Architectural Development of the N. Gilbert Street and N. Linn Street Neighborhood:²

Iowa City was laid out as the new capital city for Iowa Territory in the summer of 1839. Its location 50 miles west of the Mississippi River and its river city population centers anticipated the state's westward expansion. The Gilbert-Linn Street Historic District is located in the northwest corner of the Original Town Plat. This plat, which appears on the following page with the Gilbert-Linn Street Historic District outlined, included 100 blocks with eight lots per block, 31 out lot blocks, two public squares, three market squares, two public parks, and reserves set aside by the territorial legislators for churches and a school. Primary access into the capital city from the north was via Territorial Road along N. Gilbert Street. The first sections of the new city to be developed were near Capitol Square with the earliest commercial blocks located along Clinton and Washington streets. This area and the blocks to the east and south would become Iowa City's central business district.

Within twenty years of Iowa City's founding, a second commercial and industrial district began to appear several blocks north of the downtown along a stretch of Market Street between Linn and Gilbert streets. The commercial area that became known as the "North Side," eventually contained three breweries (one building extant), a hotel, grocery stores, meat markets, and a number of small retail establishments. In the years before and after the Civil War, a residential neighborhood grew up in the blocks surrounding the North Side commercial area. In the decades leading up to the turn of the 20th century, the area saw a second wave of development associated with general population increases in the Third Ward and growth directly associated with the expansion of the State University of Iowa. The residential blocks that extend along N. Linn and N. Gilbert streets and the intersecting routes of Davenport, Fairchild, and Church streets that have the most physical integrity at the turn of the 21st century form the Gilbert-Linn Street Historic District.

²Portions of this section are taken from "Historic Resources of Iowa City, Iowa MPS" listed in the NRHP in 1994 and an amendment to this MPS nomination, "Architectural and Historical Resources of Original Town Plat Neighborhood (Phase II), 1845 – 1945," listed in 2000. Additional material was taken from a second amendment to the MPS prepared in 1997 titled "Historic Folk Housing of Iowa City, Iowa, 1839 - ca. 1910" that has not been submitted to the National Register of Historic Places for listing. The first two documents were authored by Marlys Svendsen and the third by Jan Olive Nash.

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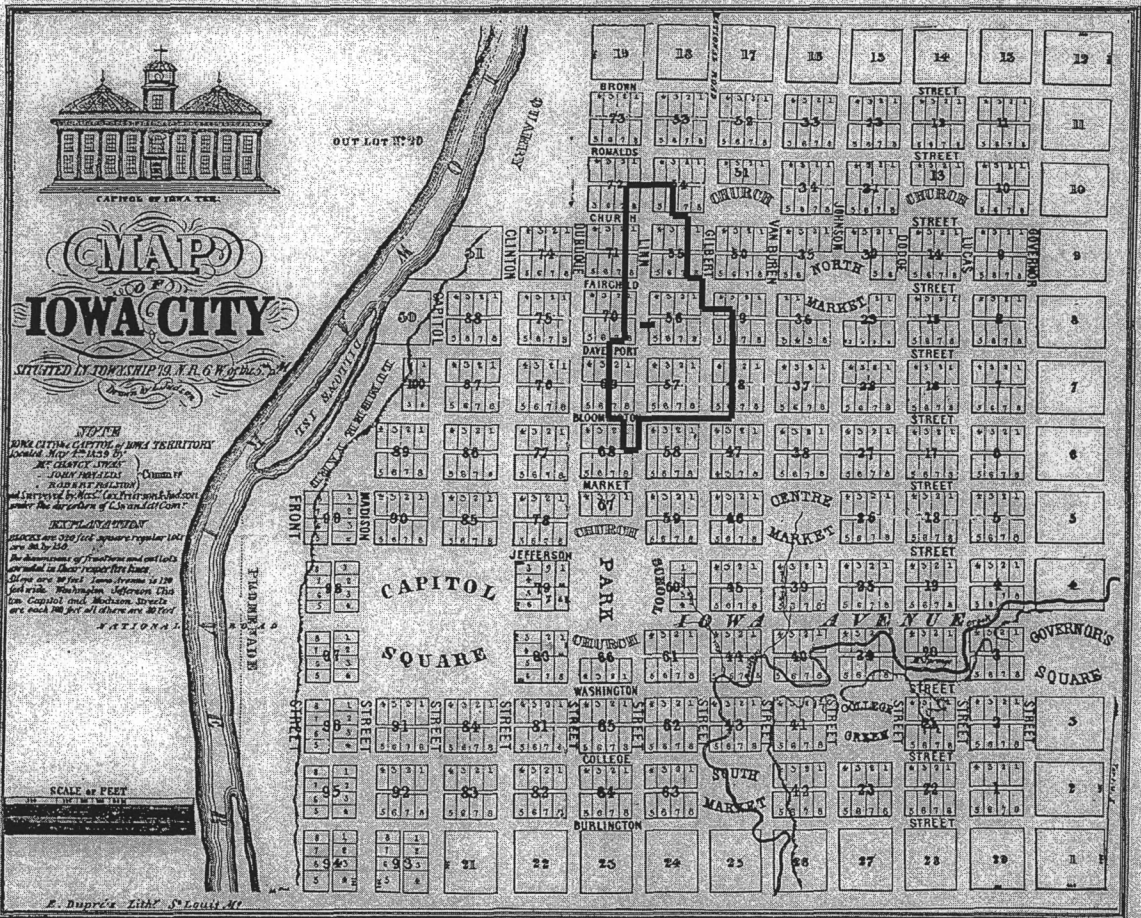
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1839 Map of Iowa City with Gilbert-Linn Street depicted
(from the State Historical Society of Iowa - Iowa City)



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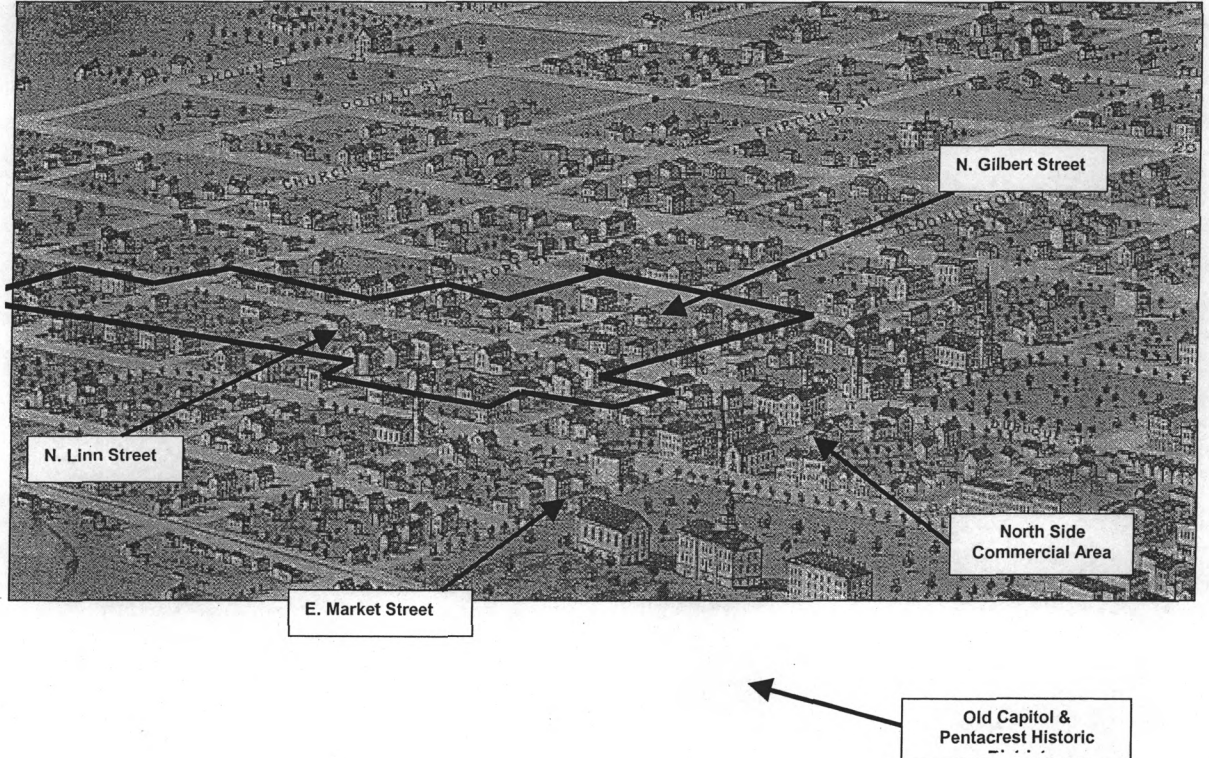
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One of the earliest views of the Gilbert-Linn Street Historic District is contained in the 1868 *Bird's Eye View of Iowa City* that appears below. A prominent landmark in this view is Old Capitol, the former territorial capitol located at the center of Capitol Square, what is today part of the University of Iowa and the Pentacrest Historic District (NRHP). The North Side commercial area shown here stretching along E. Market Street shows the collection of breweries and commercial enterprises that had become well established south of the Gilbert-Linn Street Historic District by the end of the Civil War. Other landmarks visible here include the spires of churches located along Jefferson Street. The bird's eye view depicts the blocks in the District containing one and two-story houses scattered among vacant lots with the blocks along Linn Street north of Davenport Street the most sparsely developed.

from Bird's Eye View of Iowa City, Johnson County, Iowa, 1868
(from the State Historical Society of Iowa – Iowa City)



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Population figures for Iowa City as a whole and the Third Ward, which included the Gilbert-Linn Street Historic District, demonstrate periods of growth and decline in the North Side. A population table summarizing state and federal census figures appears below. Prior to 1870 Iowa City's population was recorded as a single, citywide number. Population stood at 1,250 in 1850 when the first residents were building homes in the North Side and by 1860 there were scattered houses throughout the North Side. Citywide population on the eve of the Civil War had grown dramatically to 5,214. This quadrupling of population in one decade occurred despite the removal of the state capital to Des Moines. Positive factors outweighing this event were the establishment of the State University of Iowa in Iowa City and the arrival of the Mississippi and Missouri Railroad in the mid-1850s. Declines in population growth during the early 1860s reflected losses due to the dislocation caused by the Civil War and temporary immigration decreases.

By the mid-1860s census figures show that Iowa City's population was already beginning to recover. Growth resumed at a more moderate pace than the previous decade, reaching 5,914 by 1870. This was also the first census to record the geographic dispersal of Iowa City's population. It showed 2,295 people residing in the Third Ward, a section of the city that extended from N. Linn Street on the west to east of Reno Street on the east and from Washington Street on the south to Brown Street on the north. Five years later in 1875 the city's population rose to 6,371 while numbers in the Third Ward declined slightly to 2,026.

Population for Iowa City & Third Ward		
Year	Iowa City	Third Ward
1850	1,250	-
1854	2,570	-
1860	5,214	-
1863	4,417	-
1865	5,417	-
1867	6,418	-
1869	6,583	-
1870	5,914	2,295
1873	6,454	2,026
1875	6,371	2,026
1880	7,123	-
1885	6,748	1,842
1890	7,016	1,755
1895	7,526	1,475
1900	7,987	-
1905	8,497	-
1910	10,091	1,599
1915	12,033	1,914
1920	11,267	1,721
1930	15,340	-
1940	17,182	1,870
1950	27,212	2,101
1960	33,443	-
1970	46,850	-
1980	50,508	-
1990	59,735	-
2000	62,220	-

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A dozen houses survive from the 1860s and early 1870s in the Gilbert-Linn Street Historic District including five clustered along E. Church Street. Houses from these years range from small frame dwellings such as the simple one-story house at 316 E. Church Street (Photo #13, contributing) built in ca. 1870 and the slightly larger frame house built by Frank and Rose Schmidt next door at 318 E. Church Street (contributing) at about the same time to more substantial brick houses such as the Gustave Strub House built in ca. 1865 across the street at 309 E. Church Street (Photo #1, contributing). Occupants of the Church Street houses during these years included a pottery manufacturer, a stonecutter, several laborers, and a carriage painter. The contrast seen in size, material, and design reflected the diverse socioeconomic make-up of the neighborhood during this period.

The diversity seen here and elsewhere in the District during these years resulted in part from the presence of three operating breweries in the North Side. Before the Civil War the pioneer brewers who established operations along Market Street between Dubuque and Gilbert Streets recognized the transportation advantage offered by N. Linn and N. Gilbert streets. The Englert or City Brewery (nonextant) was established on the south side of E. Market Street in 1853. The Union Brewery (extant, NRHP) was built at the southwest corner of Market Street and N. Linn Streets in 1856. The Great Western Brewery, later known as the Dostal Brewery (nonextant), was built on the north side of Market Street between N. Linn Street and N. Gilbert Street opposite the City Brewery in 1857. These three breweries prospered in the years leading up to national prohibition in 1916 with early buildings periodically expanded, razed, burned, and rebuilt. Their Market Street location just south of the Gilbert-Linn Street Historic District gave employment to hundreds of North Side residents through the years.

Despite the close proximity of employment centers such as the breweries, population in the Third Ward declined during the 1880s and early 1890s, dropping to 1,475 by 1895. This drop contrasts with changes in the overall population in the city that showed increases in both 1885 and 1895 to 6,748 and 7,526 respectively. The decline in Third Ward population during the 1870s through the 1880s paralleled a drop in the number of houses surviving from the same years with only five dwellings surviving from the 1880s. This apparent declining trend in homebuilding (see page 13) reversed itself in the following decade.

During the 1890s the Third Ward remained the most "foreign" of any in Iowa City with 1,215 residents (82% of the Third Ward's total residents) claiming foreign-born parents in 1895. The foreign-born population largely consisted of a mix of German and Bohemian immigrants. The surnames of households in the Gilbert-Linn Street Historic District responsible for building new houses in the two decades prior to 1900 confirm the presence of first and second generation immigrant families – Strub, Schmidt, Ohnhaus, Rothweilder, Wydenkoff, Cerny, Haberstroh, Hervert, Zimmerli, Husa, Novak, Maresh, Kessler, Kurz, Hotz, and Hohenschuh. This pattern would continue well into the 20th century with German and Bohemian-American families continuing to build new homes and occupy existing homes in the District.

The resumption of homebuilding during the 1890s is reflected in the 20 houses dating from the decade that survive in the District today. Addresses for these houses are widely distributed throughout the neighborhood suggesting a general infill pattern for development of the neighborhood taking place. An examination of city directories indicates that merchant families were completing much of the building. Examples include:

- William Willis, superintendent of Iowa City Academy and School of Shorthand, built a house at 308 E. Church Street in ca. 1890.
- Frederick Zimmerli, a cigar manufacturer, built a house at 324 E. Church Street in ca. 1890.
- John Flannagan, a boot and shoe store owner, built a house at 223 E. Davenport Street in ca. 1895.
- William Maresh, co-owner of Maresh Brothers Hardware Store, built a house at 312 E. Davenport Street in 1893.
- W.G. Schmidt, co-owner, Dalscheid & Schmidt Machine Shop, built a house at 225 E. Fairchild Street in 1895
- Albert Husa, Sr., a merchant tailor with Husa & Sons, built a house at 326 E. Fairchild Street in ca. 1890.

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Other houses constructed during the decade were built by widows with large families, several retired Johnson County farmers, and physicians associated with the SUI Medical School. Matilda Hotz, a widow with four adult children boarding at home and either attending the University or working downtown, built a large house at 522 N. Linn Street in ca. 1895. Mary McKinley, another widow, built a house next door at 526 N. Linn Street for herself and her working daughter at about the same time.

At the dawn of the 20th century, the North Side comprised the city's principal residential neighborhood – a collection of houses described in a contemporary account as "well designed and constructed, ... [with] ample room, some of them being highly ornamental."³ The houses had accrued over a 50-year period representing virtually every architectural style and vernacular house form popular in Iowa. The next century would see the North Side continue to maintain its important role as a residential district while continuing to evolve in response to local population growth, changes in student population, shifts in housing patterns, and changes in real estate development practices.

In 1900 citywide population stood at 7,987, a modest increase from a decade earlier. The lack of available ward census figures for this decade prevents a comparison with earlier population figures for the neighborhood. By 1910 when ward population figures are available once again, they show 1,599 people residing in the Third Ward and 10,091 in the city as a whole. One explanation for the relatively low number of ward residents in census figures before and after 1900 might be a reduced number of households or size of households. Since the overall population of the city grew during this time period, a more likely explanation is that the type of occupants – resident students – were not being recorded in the figures. This factor could also explain fluctuations in ward population through the Depression years. In 1915 the ward's population rebounded to 1,914 while citywide figures totaled 12,033. The number of residents in the Third Ward continued to rise following World War I with 1,721 in 1920 and 1,870 in 1940. This is the last year that records are kept without including students at the State University of Iowa.

Citywide population figures continued to trend upward throughout this period with 11,267 in 1920, 15,340 in 1930, and 17,182 in 1940. The most likely factor related to the population increase was growth of enrollment at the State University of Iowa during this period. Even though students were not officially recorded in census figures, the increased number of University employees were. Another related group would be the family members of students, especially married students in the growing graduate school. In 1900 student enrollment stood at just under 1,500 and by the end of the 1920s had grown to more than 8,500. This period of University growth gave rise to parallel expansion in the central business district and nearby residential neighborhoods such as those in the North Side. It is more fully described in the historic contexts "Town and Gown Era (1899-1940)" and "University of Iowa (1855-1940)" in the "Historic Resources of Iowa City, Iowa" MPS.

Growth of the State University of Iowa spurred residential development of several sorts in the Gilbert-Linn Street Historic District. Student housing had traditionally been accommodated in rented rooms in private homes, rooming houses, boarding houses, sorority houses, and fraternity houses, all within a few blocks of the East Campus of the University. This pattern grew at an even faster pace as the North Side gradually played host to more resident students as enrollment experienced a nearly six-fold increase by 1930.

An even more significant change in housing in the District was the construction of new single-family dwellings on vacant lots or in place of earlier, smaller houses. Construction dates of surviving building stock show 47 houses erected between 1900 and 1930, an average of nearly seven houses per block. The most dramatic growth came in the years leading up to World War I when 80 percent of these houses were constructed, an average of just under three houses per year between 1900 and 1916.

³*Atlas of Johnson County, Iowa*, (Davenport, Iowa: Huebinger Survey and Map Publishing Co.), 1900.

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The table below shows the numbers of surviving primary buildings by decade based on dates researched during earlier surveys.

Building Erected by Decade	
Decade	Number of Houses
Pre-1860	0
1860-1869	4
1870-1879	6
1880-1889	4
1890-1899	18
1900-1909	23
1910-1919	17
1920-1929	7
1930-1939	1
1940-1949	0
1950-2000	6
TOTAL	86

An examination of Sanborn maps for the years 1899, 1906, 1912, 1920, and 1926 shows several housing development patterns during these years. The first involved the replacement of smaller one-story houses with larger two-story dwellings. Sanborn maps document this occurring on corner lots and mid-block lots. The second development pattern saw previously vacant lots subdivided and infilled with two or more new houses. In many cases construction of these houses was accompanied by the building of garages. In all cases, new houses were established with a more regular setback and the size of the houses became more uniform. A third pattern saw existing dwellings updated with the addition of rear additions and new larger front porches.

A fourth pattern documented in at least one case and likely seen in others involved the moving of buildings. This was a common practice documented in one neighborhood survey that involved portions of the Gilbert-Linn Street Historic District. It showed that approximately 10 percent of the housing stock was moved. House moves followed several common practices. Some house moves were done to create new building parcels. In these cases, houses might be moved short distances of less than 100 feet to allow a lot to be divided into two or more new building sites. An example in the District involved the Issac Fuiks House originally built in ca. 1880 on a full corner lot at 304 E. Davenport Street. In 1906 a rear section of the lot adjacent to the alley was sub-divided and a new house built facing N. Linn Street at 416 N. Linn. By 1912 the original parcel was further sub-divided and the Fuiks House was turned 90 degrees to face 412 N. Linn Street. Two additional houses were added facing E. Davenport Street (304 and 308 E. Davenport Street). As a result of these actions, a prominent corner lot that once held a spaciouly sited moderate sized house became a densely developed area with four closely spaced houses.

The overall impact of all of these housing development patterns was to establish the Gilbert-Linn Street Historic District as a dense urban residential neighborhood. This was done while the neighborhood grew in uniformity of building size and setback. A third important result was the strengthening of the importance of both of the north-south streets extending through the District. The four-block stretch of N. Linn Street, for example, had 12 houses present in 1899 and grew to 21 in 1926.

Private construction projects involving new homes, moved homes, remodeled houses, and new garages were mirrored by public improvement projects. The growing popularity of the automobile after the turn of the century brought complaints about the existing macadamized streets that became rivers of mud during wet weather. Difficult to negotiate

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by wagon, these routes were impassible for automobiles. As with street railways, however, Iowa City was slow to undertake street paving. Brick paving was not introduced in the downtown until 1895 and the commercial section of E. Market Street south of the District was not paved until 1904. Paving of Linn Street north to Brown Street was completed in 1907 in order to provide a more suitable route for funeral processions from North Side churches.⁴ Another major brick paving project in the District involved N. Gilbert Street as far north as Brown Street in 1912. Although brick paving did not give rise to the initial development of areas such as the Gilbert-Linn Street Historic District, it is likely that it enhanced the value and reputation of the residences along these particular streets.

The turn-of-the-century housing boom in the District continued to see members of the merchant class, lawyers, and physicians building spacious modern homes alongside railroad workers, carpenters, shop clerks, and other working class families. SUI faculty members built homes along the same blocks that SUI support staff rented or built homes. And at least a half-dozen Johnson County farmers traded their farms for retirement homes in the District within a few decades.

Information from biographical histories, city directories, obituaries, and other sources provides a sampling over time of the District's residents, their occupations or professions, and business affiliations. Students are generally not represented in these figures because they were not the heads of households and, therefore, were not listed in city directories. It should be noted that because this list generally represents the earliest resident associated with a property, it does not demonstrate the growing importance of major employers such as the State University of Iowa in later years.

East Church Street

- 225 E. Church St., Joseph Brum, dishwasher, SUI, 1923
- 228 E. Church St., Elisha Moore, merchant, ca. 1860
- 308 E. Church St., William Willis, superintendent of Iowa City public schools, ca. 1890
- 309 E. Church St., Gustave Strub, stonecutter, ca. 1865
- 317 E. Church St., George Kurz, plumber, ca. 1897
- 319-323 E. Church St., Sarah Edwards, librarian, Iowa City Public Library, 1920s
- 324 E. Church St., Frederick Zimmerli, cigar manufacturer, ca. 1890

East Davenport Street

- 214 E. Davenport St., George McVey, agent, U.S. Express Co., ca. 1903
- 220 E. Davenport St., James Kane, harnessmaker, Francis Kane, ca. 1865
- 222 E. Davenport St., John Kessler, physician & dermatology lecturer, SUI, ca. 1895
- 223 E. Davenport St., John Flannagan, boot & shoe store owner, ca. 1895
- 225 E. Davenport St., George Falk, cashier, Johnson Co. Savings Bank, ca. 1914
- 308 E. Davenport St., Clarence Wassam, professor of economy, SUI, ca. 1906
- 311 E. Davenport St., Emil Ruppert, mechanic, SUI, ca. 1920
- 312 E. Davenport St., William Maresh, co-owner, Maresh Brothers hardware, 1893
- 314 E. Davenport St., Frank Larkin, retired farmer, 1893
- 315 E. Davenport St., John Wydenkoff, laborer, 1880
- 320 E. Davenport St., George Freyder, carpenter, 1907
- 321-323 E. Davenport St., Adam Ohnhaus, pottery manufacturer, 1870
- 332 E. Davenport St., Emma Harvat, merchant & mayor; Mary Stach, owner, clothing store, 1918
- 402 E. Davenport St., John Yokum, signal foreman, Rock Island RR, 1925
- 404 E. Davenport St., Martin Bridenstine, watchman, SUI, 1924

⁴Irving Weber, *Irving Weber's Iowa City – Volume 6*. Iowa City, Iowa: Iowa City Lions Club, 1987, pp. 109 – 110.

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East Fairchild Street

- 225 E. Fairchild St., George W. Schmidt, owner, Iowa City Iron Works, 1900
230 E. Fairchild St., John Thomas McClintock, professor of physiology, SUI, ca. 1895
309 E. Fairchild St., G. Adolf Brenner, business manager, Iowa City Citizen Pub. Co., ca. 1908
311 E. Fairchild St., Edward Ebert, barber, ca. 1903
312 E. Fairchild St., Patrick Maden, driver, C.A. Murphy, ca. 1912
314 E. Fairchild St., William Morrison, proprietor, Crescent Pharmacy, ca. 1908
317 E. Fairchild St., Louis F. Cerny, co-owner, University Book Store, ca. 1908
320 E. Fairchild St., John Husa, tailor, Husa & Sons, ca. 1925
324 E. Fairchild St., Albert Husa, Jr., tailor, Husa & Sons, 1916
326 E. Fairchild St., Albert Husa, Sr., merchant tailor, Husa & Sons, ca. 1890
328 E. Fairchild St., Jessie Booge, widow; James Booge (son), asst. instructor of chemistry, SUI,
ca. 1910

North Gilbert Street

- 324 N. Gilbert St., Julius Haberstroh, carpenter, ca. 1881
325 N. Gilbert St., Joseph Stach, owner, Stach's Shoe Store, ca. 1908
331 N. Gilbert St., Zaccheus Seeman, bookbinder, ca. 1901
409 N. Gilbert St., Daniel Peters, real estate and county supervisor, 1920
413 N. Gilbert St., Nancy Graham, widow, 1919
419 N. Gilbert St., William Fryauf, barber, ca. 1914
420 N. Gilbert St., Charles Schmidt, barber, 1908
421 N. Gilbert St., George Fahey, & Mary, ca. 1916

North Linn Street

- 311 N. Linn St., Eva Slezak, widow, ca. 1915
313 N. Linn St., William McRoberts, retired farmer, ca. 1916
318 N. Linn St., George Servoss, mason, SUI, ca. 1916
319 N. Linn St., John Roessler, retired farmer, ca. 1910
322 N. Linn St., Emory Wescott, retired farmer, former postmaster, ca. 1910
323 N. Linn St., Oscar Stimmel, plumber, ca. 1914
326 N. Linn St., Jacob Kramer, collector, ca. 1910
411 N. Linn St., Lemmuel Hunter, retired farmer, ca. 1906
412 N. Linn St., Issac Fuiks, jeweler, ca. 1880
416 N. Linn St., Frank Larkin, retired farmer and campus man, SUI, 1905
506 N. Linn St., William Baldwin, lawyer, Baldwin & Baldwin, ca. 1900
507-513 N. Linn St., Edwin Joy, bookkeeper, ca. 1892
514 N. Linn St., William Schneider, co-owner, Schneider Brothers, furniture, 1902
522 N. Linn St., Matilda Hotz, widow with four adult children, ca. 1895
526 N. Linn St., Mary C. McKinley, widow, and daughter Mary K., music teacher, ca. 1895
527 N. Linn St., Henry Walker, attorney, city solicitor, ca. 1905
615 N. Linn St., Clark Roup, retired farm and justice of the peace, ca. 1925
619 N. Linn St., John Koza, owner, John Koza & Son Meatmarket, 1906
620 N. Linn St., Joseph Slavata, merchant tailor, ca. 1903
624 N. Linn St., Frank Messer, lawyer, Messer, Clearman & Olsen, ca. 1900
628 N. Linn St., Charles and Minnie Baker, lawyer and teacher, ca. 1908

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Architectural Background and Significance

Houses constructed in the Gilbert-Linn Street Historic District drew inspiration from architectural styles and vernacular building forms that swept the country from the Civil War through the early-20th century. As design trends had no hard and fast beginning and ending dates in this part of the Midwest, it was common to find two or more styles incorporated into the same house. Styles that influenced the designs of building in the District in either singular examples or in eclectic mixes include the Italianate, Queen Anne, Colonial Revival, Craftsman, and Prairie School.

As noted above, historical and architectural survey work completed in the Gilbert-Linn Street Historic District has identified fewer than two dozen houses constructed during the two decades during and following the Civil War. Early city directory listings showing the presence of a significant number of houses in the District during these years contradicts this pattern. It is clear that there was significant attrition of earlier houses due to other factors. This attrition is most likely a result of the wave of redevelopment in the neighborhood that took place after the turn of the 20th century resulting in the replacement of earlier small houses with newer ones. As a result, there are few Italianate Style houses surviving in the District. One of the better preserved examples discussed above is the Strub House built in ca. 1865 at 309 E. Church Street (contributing, Photo #1). This brick house has a Front-Gable form, bracket-lined eaves, and a side-hall plan. Its fine masonry work may be in part a result of the owner's skill as a stoneworker.

During the 1890s and subsequent decades, an abundance of late Queen Anne, Colonial Revival, and Craftsman style houses were built in a wide range of vernacular forms to replace earlier residences. Late Queen Anne Style dwellings built along N. Gilbert and N. Linn streets were frequently examples of the Cross-Gabled Roof, Front-Gable, Gabled-Front and Wing, or Hipped Roof with Lower Cross Gables forms. These forms had asymmetrical façades and various combinations of roof projections, wall dormers, and attic dormers. Houses in the District included several instances of towers, decorative millwork and spindlework, and fashionable verandas, balconies, and porches. Examples of the late Queen Anne Style typical of the Gilbert-Linn Street Historic District include the Schmidt House at 225 E. Fairchild St. (contributing, Photo #2) built in 1895, the Harry and Goldie Miller House at 418 N. Gilbert St. (contributing, Photo #3) built in ca. 1896, the Matilda Hotz House at 522 N. Linn St. (contributing, Photo #4) built in ca. 1895, and the Mary McKinley House at 526 N. Linn St. (contributing, Photo #5) also built in ca. 1895. Approximately 17 houses in the District exhibit Queen Anne Style designs and/or detailing.

After the turn of the 20th century, a new architectural style gradually displaced the Queen Anne Style. The Classical architectural vocabulary was reintroduced to academic halls on the campus of the State University of Iowa, in the new public library and post office buildings, and several banks and commercial blocks in downtown Iowa City in various examples of the Neo-Classical and Beaux Arts styles. A parallel movement saw Classical elements and design features incorporated into single-family houses in what came to be known as the Colonial Revival or Neo-Classical Style. Variations of the style were built over several decades in the Gilbert-Linn Street Historic District with several well-preserved examples surviving. Most have symmetrical façades, hipped roofs, prominent doorways with fanlights or pedimented frames, and porches or porticos trimmed in classical decoration. Other Colonial Revival examples within the District included embellished American Four-Square house forms with columned porches, multi-light window sash, modillions and dentils lining eaves and belt courses, and other classical ornamentation. Colonial Revival Style designs in the District include the Frank and Anna Larkin House at 416 N. Linn Street (contributing, Photo #7) built in 1905 and the John and Barbara Koza House at 619 N. Linn Street (contributing, Photo #8) built in 1906. The William and Susan Morrison House at 314 E. Fairchild Street (contributing, Photo #17) is an example of a variation of the Colonial Revival with a Gambrel Roof form, sometimes referred to as the Dutch Colonial Style.

One of the most important houses in the District in terms of both historical and architectural significance was built by Emma Harvat and Mary Stach at 332 E. Davenport Street (contributing, NRHP, Photo #6) in 1918. Harvat began her career in local business as a shop clerk in the late 1880s and eventually came to own a local book store, a ladies clothing store with

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her partner Mary Stach, and several businesses of her own in Missouri towns. Harvat and Stach retained Iowa City architect O.H. Carpenter in 1916 to design a residence for the two to share. By that time, the two were involved in numerous real estate investments together as well. In 1921 shortly after national women's suffrage was passed, Harvat was elected to the city council. She served as Iowa City's first woman mayor from 1924 to 1927. In this position she was also the first woman in the United States to serve as chief executive of a municipality with a population of over 10,000. Architecturally speaking, the Harvat House is an eclectic blend of elements of several architectural styles including the Colonial Revival, the Georgian Revival, and the Prairie School. It features a low-pitched hipped roof, a pair of hipped multi-light attic dormers, a wide symmetrical front facade, 15/1 double-hung sash, an eye-brow arched portico, and multi-light sidelights and transom surrounding the front entrance. It faced the newly brick paved Gilbert Street when it was completed.

The Craftsman Style was the next architectural style to appear in the District. This style grew out of the Arts and Crafts Movement in America and was strongly promoted by native Wisconsin architect and furniture designer Gustav Stickley in his magazine *The Craftsman* published between 1903 and 1916. The Craftsman Style was predisposed towards utilitarian forms and designs and experienced great popularity in the N. Gilbert and N. Linn street area. The Craftsman Style developed a multiplicity of forms adaptable to both prominent mid-block lots and smaller sub-divided lots fronting on side streets. More than a dozen Craftsman Style houses or houses with Craftsman detailing were built in the District during the years before and after World War I.

Craftsman Style houses in the District were built in various forms and sizes. Exterior cladding included narrow and wide clapboard siding and square-cut shingles, frequently alternating between floors on multi-story houses. Exposed rafter tails, purlins, and knee-brace brackets lined window bays, wide eaves, and porch roofs. Windows frequently appeared in pairs and groups of three with vertical light configurations in the upper sash of double-hung windows in most cases. Porches had either closed, clapboard clad balustrades or geometric patterns with battered columns for corner supports. The overall effect was strikingly different from the spindlework of the Queen Anne houses and classical ornamentation of the Colonial Revival residences of just a decade earlier.

A number of well-preserved examples of the Craftsman Style survive in the Gilbert-Linn Street Historic District spanning the period 1914 to 1925. A good example of a hipped roof Bungalow is the Eva Slezak House (contributing) at 311 N. Linn Street built in ca. 1915. It has a low-pitched hipped roof with exposed rafter tails and hipped wall dormers. It has an unusual two-story front porch with square columns and closed balustrade clad in narrow clapboard siding. Windows have the standard Craftsman Style 5/1 vertical upper light configuration.

The Craftsman Style house at 225 E. Davenport Street (contributing, Photo #9) is an example of the Front-Gable house form. It was built in 1918 for George Falk, a local banker, and his wife Pearl. Falk retained local architect O.H. Carpenter for at least one other house he built for rental purposes so it is possible that Carpenter also designed this residence. The Craftsman Style features of the Falk House include the overall organization of the front façade, the wide belt course between levels, the knee-brace brackets along the wide eaves, paired and grouped 9/1 double-hung windows, a bracketed window box, and a bracketed eyebrow-shaped entrance roof.

Craftsman Style house plans were among several house designs that were adapted to multiple locations in the North Side neighborhood. The William and Mayme Fryhauf House constructed in 1914 at 419 N. Gilbert St. (contributing, Photo #11) is an example of this practice. Identical houses were built in 1915 at 819 E. Market Street for Jennie Woltman and 402 N. Dodge Street for Charles Benda.⁵ Like the Falk House, the Fryhauf House and its mates featured a Front-Gable form. It has belt courses separating wide and narrow clapboard levels and a full-width front porch with battered columns typical of Craftsman Style houses. The distinguishing design element of this shared plan is the group of three 4/1 vertical light

⁵Marlys Svendsen, "Architectural and Historical Resources of Original Town Plat Neighborhood (Phase II), 1845 – 1945," (amendment to the "Historic Resources of Iowa City, Iowa MPS") prepared for the Iowa City Historic Preservation Commission, 1999; listed in the NRHP, 2000, pp. 43-44.

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double-hung windows on the second floor that is flanked by single fixed four-light sash. The belt course between the second level and the attic forms the header for the flanking windows.

The Craftsman Style also influenced, to a greater or lesser extent, many of the examples of another important vernacular house form found throughout the North Side – the American Four-Square. Many of the North Side's best preserved examples, 27 in all, are concentrated in the Gilbert-Linn Street Historic District. Built between ca. 1900 and ca. 1925, common characteristics of this form include a two-story, three-bay front facade; a hipped roof of various pitches; hipped or gable roof dormer(s) on one or more façades; porches across the entire front façade or off-set entrance porticos; asymmetrically placed entrance doors (common); cottage windows on the first floor (common); double-hung windows or groups of windows on upper floors and secondary façades with either 1/1, 4/1, 5/1 or 6/1 vertical light configurations; and belt courses separating first and second floors. Though Four-Squares are distributed throughout the District they are most concentrated along N. Linn Street (11), E. Fairchild Street (7), and N. Gilbert Street (6). A list of the most significant examples of this vernacular form is found on page 3.

The earliest Four-Squares in the District were more likely to incorporate Colonial Revival Style features such as classical ornamentation, porch columns, balustrades, entrance treatments, and window trim. The Craftsman Style began appearing in Four-Squares built closer to World War I. The style's influence was evident in the popular vertical light configuration in the upper sash of double-hung windows, the alternating siding types on first and second levels, and interior finishes that favored Arts and Crafts motifs.

Prior to 1900 it is likely that many homebuilders in the Gilbert-Linn Street Historic District began turning to pattern books and design catalogues for design inspiration. These would have been available from local lumber companies such as the William Musser Lumber Co., the Iowa Lumber Co. and its successor the Ditmars & Ayers Co., the Hawkeye Lumber Co., or from local planing mills such as J.M. Sheets and Co. In such cases a single house plan with variations in ornamentation or floor plan may have been used for multiple houses such as the example cited previously for the William and Mayme Fryhauf House at 419 N. Gilbert St. (contributing, Photo #11).

After the turn of the 20th century, residents may have turned to manufacturers of pre-cut or "kit houses" such as those offered by a number of Midwest manufacturers. Kit houses included materials for the entire house with numbered parts and instruction booklets as well as shingles, paint, and nails. Among the companies offering homes in the Midwest were three Bay City, Michigan manufacturers – the Aladdin Company began in 1906 and offered 450 models between 1910 and 1940; Lewis Homes/Liberty Homes; and Sterling Homes/International Mill and Timber.

Three Chicago firms included Sears Roebuck and Company, Montgomery Ward Company, and Harris Brothers. The best known of these was Sears, the nation's premier merchandiser at the turn of the 20th century. The company began offering house plans in 1895 and by 1908 had begun operations of a "Modern Homes" division that supplied building plans, materials, and kit houses that were shipped by rail around the United States. The first catalogue was limited to several dozen plans for medium size houses but by 1916 the first Sears kit houses with numbered parts were available. Incomplete records make the total output of kit homes difficult to estimate; however, it is likely that by World War II, Sears had sold more than 100,000 homes nationally.

Soon after Aladdin and Sears began manufacturing homes, an Iowa company joined their ranks. Located just 60 miles east of Iowa City in Davenport, the Gordon-Van Tine Company advertised nationally selling construction materials to builders beginning in 1906. By 1910 they offered house designs and were among the first companies in the country to offer fully pre-cut houses. The company's catalogues allowed the homebuyer to select from among dozens of floor plans, finishes, design features, and equipment choices. The Gordon-Van Tine Company likely knew of the brisk market for residential construction in Iowa City during this period.

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Among the most frequently featured designs in Gordon-Van Tine Company catalogues were examples of American-Four Square designs. These were also the most popular house form in the District. The company's 1923 catalogue included 18 separate plans in the Four-Square house form designed to capture the interest of homebuilders with such descriptive phrases as "An Impressive Colonial Home," "A Big 6 Room House at a Low Price," "A Big Square Home – Four Bed Rooms," "An Ever Popular Home of Fine Proportions," "Impressive Home – A Space and Money Saver," "A Substantial Seven Room House," and "A Square House with Big Comfortable Rooms."⁶ Many of the Four Square designs in the Gilbert-Linn Street Historic District resemble the 24-foot wide "Gordon-Van Tine Home No. 551" advertised as a "Substantial Two-Story Home,"⁷ The design appears on the following page.

Whether or not American Four-Squares in the Gilbert-Linn Street Historic District were built from Gordon-Van Tine Company plans, the Four-Square examples found in the District were typical of the designs sold by the company. These plans featured four rooms on the first floor usually including a large entrance hall with stairs to the second floor, a "cased opening" (one featuring pillars, shelving, or other trim) between the living room and dining room, and a spacious kitchen. The upper level contained a bathroom and either three or four bedrooms. Examples in the 1923 catalogue were sized for a range of budgets with the smallest examples containing less than 700 square feet per floor, moderate examples sized from 800 to 900 square feet, and one large house containing 1,100 square feet per floor.

A Gordon-Van Tine Company house that has been confirmed within the District is located at the corner of Gilbert Street at 402 E. Davenport Street. It was built in 1925 for John Yokum, a signal foreman for the Rock Island RR at the time, and his wife Ida. The "Gordon-Van Tine Plan No. 605" that appears on page 21 closely matches that of this prominent two-story frame house at the corner of Davenport and Gilbert streets. It was built in the Craftsman Style with a clipped gable roof and dormer plan. Double-hung 5/1 windows with vertical light upper sash are paired on the second floor and appear in bands on the first floor. The enclosed sun porch positioned beneath an extended slope of the main roof was part of the original plan. The garage located immediately adjacent to the house is similar to "Gordon-Van Tine Garage No. 106" also shown on page 21.⁸

Another variation on the Four-Square form resulted from the influence of the Prairie School Style. The Lavinia and Martin Bridenstine House at 404 E. Davenport Street (contributing, Photo #17) was constructed in 1924. Like several other North Side Four-Squares influenced by this style, the Bridenstine House has an extremely low-pitched hipped roof, broad eaves, banded window groupings, and a raised belt course that give the house a horizontal feeling typical of Prairie School buildings.

⁷117 *House Designs of the Twenties, Gordon-Van Tine Co.*, (New York: Dover Publications, Inc. and Philadelphia: The Athenaeum of Philadelphia), 1992. (reprint of *Gordon-Van Tine Homes*, originally published by the Gordon-Van Tine Co., Davenport, Iowa, 1923), pp. 37, 52, 66, 81, 82, 86, 87, and 99.

⁸*Ibid*, pp. 74 and 117.

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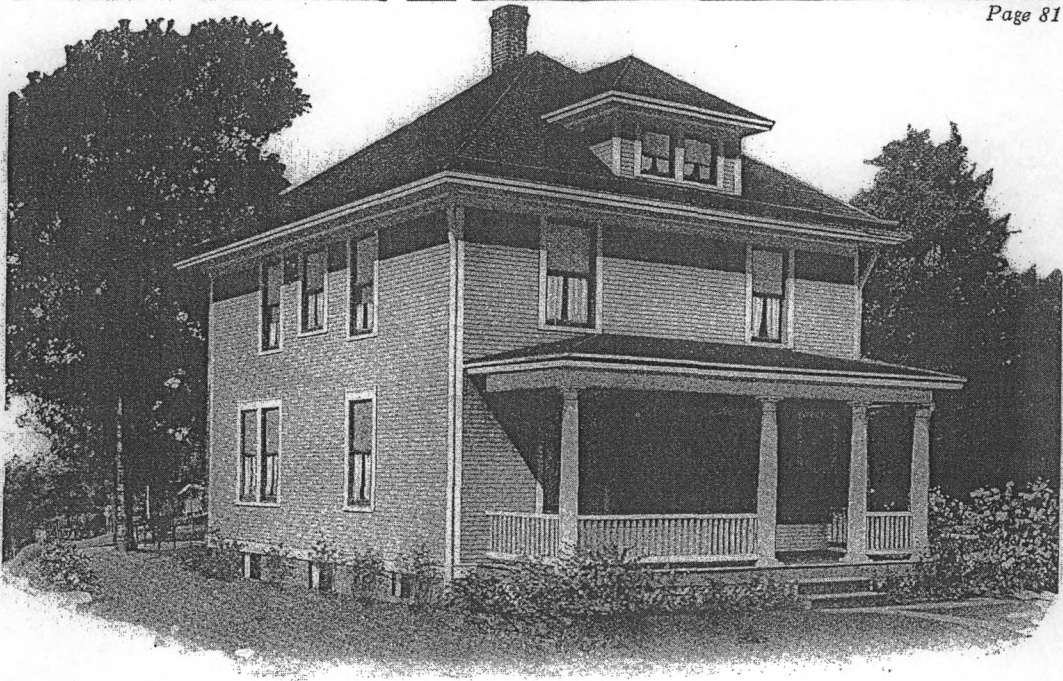
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Gordon-Van Tine Home No. 551⁹

Guaranteed Prices-No Extras 

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Gordon-Van Tine Home No. 551

Substantial Two-Story Home

The architectural story of the Gilbert-Linn Street Historic District would not be complete without a discussion of the architectural contributions of two Iowa City architectural and contracting firms – Sheets & Freyder and Orville H. Carpenter. The older of the two firms, Sheets & Freyder, was a long-standing Iowa City building firm that traced its roots to the carpentry shops of J.M. Sheets and partners Bernard Gesberg and August Hazelhorst in the mid-19th century. The men eventually merged operations as Sheets & Co. and became noted for their millwork production and contracting services. By 1897, the firm included partners J.M. Sheets and Frank X. Freyder and operated as Sheets & Freyder. Freyder listed himself as an architect in city directories beginning in 1909 through World War I. The firm completed construction and/or design contracts for a number of major commercial and institutional buildings including at least five Iowa City churches.

⁹*ibid*, p. 81.

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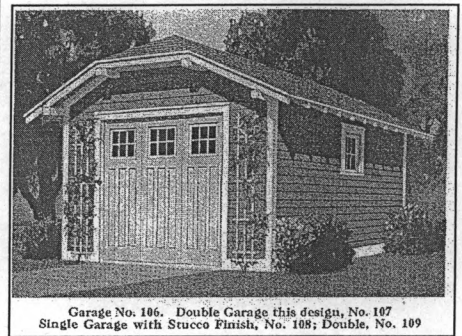
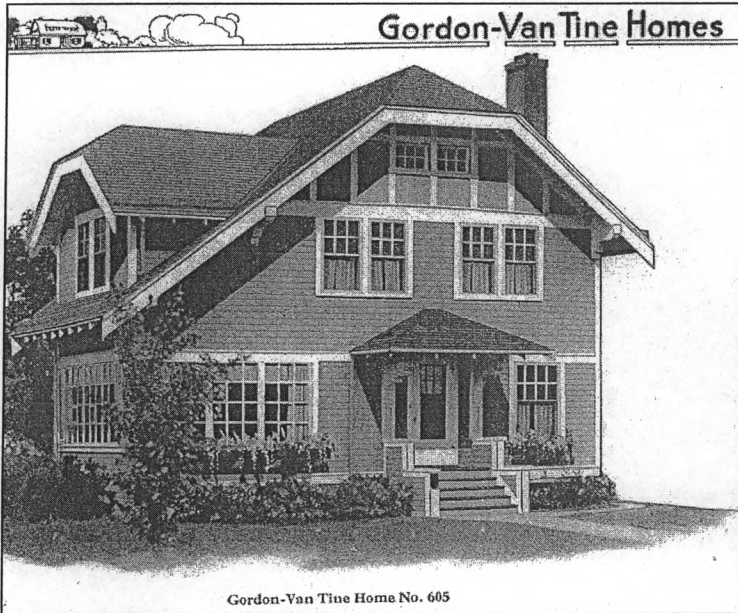
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Gordon-Van Tine Home No. 605 and Garage No. 106¹⁰



One house in the District has been clearly identified as the work of Sheets & Freyder with a second attributed to the firm. The Schmidt House at 225 E. Fairchild Street (contributing, Photo #2) was constructed in 1895 for W.G. Schmidt, partner in Dalscheid & Schmidt, a local machine shop. At the turn of the 20th century George W. Schmidt, owner of the Iowa City Ironworks, and his wife Augusta occupied it. The Schmidt House was featured in a published advertisement for Sheets & Freyder that appeared in 1898. The house is a good example of a late Queen Anne Style residence that was modified with the addition of an updated porch prior to 1912. The house has an asymmetrical plan with a steeply pitched hipped roof and highly decorated projecting wall gables, wings, and dormers. A mix of narrow and medium width clapboard and decorative shingles adds to the house's ornamental appeal. A major historic alteration occurred when the house's small but highly decorated porch was replaced with the present full-width porch in ca. 1910. It has a flat roof with broad arches supported by paneled half-columns at the outer corners. The columns rest on a continuous paneled balustrade with offset entrance stairs. Changes in the house design are documented in historic views of the house that appear on the following page.

¹⁰ *ibid*, pp. 74 and 117.

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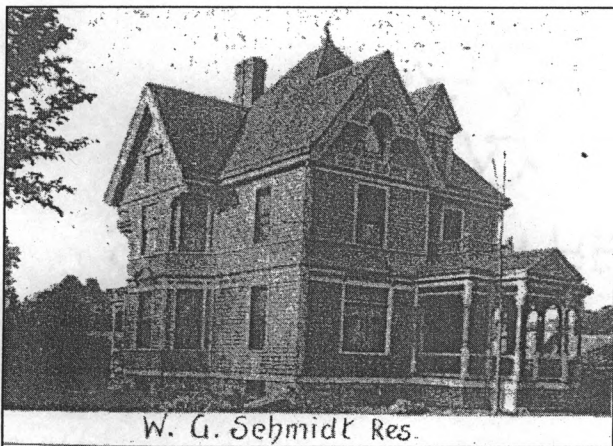
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Historic Views of Schmidt House, 225 E. Fairchild Street:
1898 (top) and 1912 (bottom)¹¹



The second house in the Gilbert-Linn Street Historic District associated with Sheets & Freyder is the Henrietta [Schmidt] and George Freyder House at 225 E. Davenport Street. Henrietta Schmidt acquired this property in 1892 when a smaller house was located on the lot. Sometime after Henrietta married George Freyder at the turn of the century, the two replaced the older house with the current dwelling. George, the son of Frank X. Freyder, worked as a carpenter in the family-owned business which operated under various styles: Sheets and Freyder (1899-1904) and Frank X. Freyder (1909 – 1928). Beginning in 1909, Frank X. Freyder also was listed in city directories as an architect so it is possible that his firm designed this house depending on when it was actually built. It is likely that George participated in some elements of the construction.

The second, more important architect to practice in the Gilbert-Linn Street Historic District was Orville H. Carpenter. Although at least three other buildings designed by Carpenter are already listed on the NRHP, most of what is known about his life and professional career has been uncovered only recently by historian and Iowa City Historic Preservation Commissioner Richard Carlson. Examinations of local newspapers and issues of *American Contractor* magazine for the years 1897-1908 and 1897-1930 respectively have identified at least eight residences designed by Carpenter in the District and one additional house attributed to him.¹² The buildings span the period 1897 to 1918 and their designs provide a showcase of Carpenter's work and demonstrate its transition in style during this period.

Orville H. Carpenter (1865-1938) was born and grew up in rural Camanche in Clinton County, Iowa about 70 miles east of Iowa City. He attended public schools and one or more business colleges before beginning a career doing survey work for a civil engineering company in western Iowa in 1885. During the next decade he traveled extensively, working for "some of the largest architectural firms in Buffalo, Philadelphia, Chicago, and other large cities."¹³ It is not known whether or not Carpenter

received any formal training in architecture or engineering. By 1895 he had returned to Clinton County where he was

¹¹Top photo: "Iowa City, Iowa," *The Commercial Magazine*, Vol. 1, No. 1, (January, 1898), p. 43; bottom photo: Charles Ray Aurner, *Leading Events in Johnson County, Iowa History*, Volumes 1 and 2 (Cedar Rapids: Western Historical Press, 1912, p. 220.

¹²Richard Carlson, Iowa City Historic Preservation Commissioner, Email interview re: study of Iowa City buildings as recorded in Iowa City newspapers, 1897– 1908, and study of O.H. Carpenter buildings, 1897 – 1930, November, 2003.

¹³Richard Carlson, Iowa City Historic Preservation Commissioner, "Orville H. Carpenter (1865-1938), Iowa City Architect," November 18, 2003 draft; "O.H. Carpenter," *Daily Iowa State Press* (Iowa City, Iowa), Special Edition, May 31, 1899, p. 6.

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apparently working as an engineer, architect, or both.

In late 1898 Carpenter moved to Iowa City to open an architectural practice. A published account of his work in *The Commercial Magazine* in 1898 featured photographs of five completed residences in Iowa City suggesting that his work had likely commenced in Iowa City sometime before he made the decision to relocate there. The dearth of professional architects in Iowa City at the time was a likely factor in drawing Carpenter to Iowa City. This was coupled with the fact that in Clinton County, several competent architects already had established practices and the local economy was experiencing a decline.

The Frank and Anna Larkin House at 416 N. Linn Street (contributing, Photo #11) is an example of Carpenter's ability to use the same basic design for various clients, in this case a late Queen Anne Style sub-type known as the "Free Classic." Typical of this style, the Larkin House is stripped of elaborate spindlework ornamentation but retains Classical elements, hence the name "Free Classic."¹⁴ Its similarity to other house designs by Carpenter outside of the District shows how the same basic plan could be adapted to provide a client with a unique house plan while at the same time replicating popular features. The house designed for Frank and Anna Larkin in 1905 has a steeply pitched hipped roof with large gable attic dormers and a full-width front porch. This overall design as well as special features such as the stair-stepped windows on the side façade are identical to those of the Hohenschuh House, which is located at 229 N. Gilbert Street outside of the District. Carpenter gave the Larkin House's large footprint even more space on the second floor by adding rectangular and canted oriels. The primary difference between the two house plans and others Carpenter designed based on this prototype was the feature that the client would most identify with – the front porch. The Larkin House's porch has turned balusters rather than the closed clapboard clad balustrade in the Hohenschuh House. Heavier full-height Ionic columns line the Larkins' pedimented porch. Other features that Carpenter would vary on his porch designs included placement of the entrance steps, inclusion or exclusion of a roof pediment, design and ornamentation of the pediment, balustrade components, column order and height, pedestal material or cladding, and assorted millwork details.

After the turn of the century Carpenter's designs in the District show that he developed a Four-Square house plan, which could be built with a narrower footprint to deal with the smaller mid-block lots frequently forced upon homebuilders in the North Side during this period. When a lot allowed, however, Carpenter's Four-Square plan could be widened. Like the Free Classic Queen Anne plan, the two-story Four-Square house plan featured a steeply pitched hipped or pyramidal roof. Tall attic dormers and canted bay windows or oriels were used to provide added interest in the cubical house mass. The plan did not have a front projection and dormers were centered and set back on the front roof slope rather than asymmetrically arranged along the roof edge as in the Free Classic house plan. Full width porches with various combinations of classical ornamentation continued to be used in the new plan as well. Examples of Carpenter's earliest Four-Square houses in the Gilbert-Linn Historic District include the Frank and Kate Strub House built in 1900 at 221 E. Fairchild Street (contributing) and the William and Julia Schneider House at 514 N. Linn Street (contributing, Photo #16) built in 1904. The Strub House has a width of just 26 feet with a bay projection on one side while the Schneider House sized for a slightly larger lot has a width of 28 feet and bay projections on both sides. Both houses have offset entrances and cottage windows. The more intact Schneider House retains its full-width porch with paired half-columns set on stone pedestals. Its tall gable attic dormer features a Palladian window grouping with a returning cornice that forms the window arches.

As the decade progressed Carpenter appears to have continued to take on both middle class and upwardly mobile clients. The John Heck House was constructed in 1906 at 319 E. Davenport Street (contributing). Unlike most of Carpenter's other designs, the Heck House had a two-story Side-Gable form with minimal classical ornamentation. Heck lost the house to foreclosure by 1911. Another house design attributed to Carpenter was completed in 1908 for Louis Cerny at 317 E. Fairchild Street (contributing). The house design was a blend of the Four-Square form with simplified Queen Anne detailing such as canted corners, projecting bays, and decorative shingles in the attic gables.

The modest treatment of the Cerny House can be contrasted with one of Carpenter's most accomplished designs in the

¹⁴Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A Knopf), 1992, pp. 264-286.

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District, the John and Barbara Koza House at 619 N. Linn Street (contributing, Photo #8), which was also constructed in 1908. Koza owned a well-established meat market at the time. The large house the family commissioned for a prominent lot along a newly brick paved-stretch of N. Linn Street made a statement of the family's economic prosperity as well as smart advertising for the business. When John and Barbara Koza, both Bohemian immigrants, moved from the flat above their meat market to this house it marked an important immigrant success story.

From an architectural perspective, the Koza House design demonstrates Carpenter's skill in manipulating the Four-Square plan to accommodate the client's demand for a very large house. The house has a 32 foot-wide front with a depth of 36 feet. The flat-roofed front porch that spans the full-width of the front has eaves that overhang the side walls. Its cut stone foundation in lieu of frame skirting gives the house a substantial appearance. Streamlined classical ornamentation on the porch includes heavy paneled columns clustered with slender curved columns for roof supports and a spindled balustrade. The main house's hipped roof has a lower pitch than Carpenter's earlier Four-Squares with wide eaves and low attic dormers on each side. The house's two-story carriage house reflects the house's design with its matching narrow clapboard siding, hipped roof, and hipped roof attic dormer.

In the years leading up to and following World War I, Carpenter continued to design North Side houses based on the popular Four-Square plan. Two houses in the Gilbert-Linn Street Historic District show subtle but important changes, however. The Albert Husa, Jr. House at 324 E. Fairchild Street (contributing) was built in 1916. The house was one of three Husa houses adjacent to one another occupied by Albert, Sr., son John, and son Albert, Jr. – all tailors. Located on a narrow mid-block lot, the house has a width of just 26 feet. Design treatments such as the low-pitched bell-cast hipped roof, wide eaves, low-pitched hipped roof attic dormers, and a full-width front porch with a flat roof that projects beyond the house's edges contribute to a more horizontal look for the house. This horizontal emphasis was associated with Prairie School Style buildings designed during this period and appeared on other American Four-Squares in the District that were based on pattern book plans or designed by Carpenter.

The same year that the Husa House was under construction, Carpenter prepared plans for another important residential commission in the Gilbert-Linn Street Historic District – the Emma Harvat and Mary Stach House at 332 E. Davenport Street (contributing, Photo #6, NRHP). Construction on the house was delayed for two years until 1918, perhaps due to war shortages. As noted above, Harvat and Stach bought and sold real estate and operated several local businesses together with Harvat gaining importance for her political activities. Like many other designs by Carpenter, this design is an eclectic blend of styles including the Colonial Revival, Georgian Revival, and Prairie School. This house has a center-hall plan rather than the side-hall Four-Square plans Carpenter was frequently designing during this period. It has a low-pitched hipped roof, wide projecting eaves, and a pair of hipped attic dormers with 15-light horizontal sash. A curved pediment supported by square columns resting on a high brick balustrade is centered on the front. The entrance has a Colonial Revival treatment with a single door flanked by multi-light sidelights and topped by a divided light fanlight. Fenestration includes 15/1 double-hung sash to either side of the center bay on both levels of the front façade, a bay window above the portico, and 9/1 sash on the other façades.

A chronological list of the O.H. Carpenter houses in the Gilbert-Linn Street Historic District appears below.

- Frank & Kate Strub House, 221 E. Fairchild Street (contributing) in 1900
- Frank & Anna Larkin House, 416 N. Linn Street (contributing, Photo #7) in 1905
- William & Julia Schneider House, 514 N. Linn Street (contributing, Photo #16) in 1904
- John Heck House, 319 E. Davenport Street (contributing) in 1906
- John & Barbara Koza House, 619 N. Linn Street (contributing, Photo #8) in 1908
- Louis F. Cerny House, 317 E. Fairchild Street – attributed (contributing) in 1908
- Albert Husa, Jr. House, 324 E. Fairchild Street (contributing) in 1916
- Emma Harvat & Mary Stach House, 332 E. Davenport Street (contributing, Photo #6, NRHP) in 1918

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Two other O.H. Carpenter residences near the Gilbert-Linn Street Historic District are individually listed on the NRHP – the Benjamin F. and Bertha (Horack) Shambaugh House built at 219 N. Clinton Street in 1902 and moved to 430 N. Clinton Street in 2002 and the Arthur Hillyer Ford House (NRHP) completed in 1908 at 228 Brown Street. The Shambaugh House is an example of the Free Classic Queen Anne form favored by Carpenter for his earlier designs while the Ford House is an example of the Mission Style. Three additional Carpenter houses have been identified in the proposed Jefferson Street Historic District.

O.H. Carpenter's architectural career included more than residences such as those documented in and around the Gilbert-Linn Street Historic District. Commercial and institutional projects completed in Iowa City included the CSPS Hall, a Bohemian fraternal hall at 524 Johnson Street (NRHP) built in 1900; the Phoenix Block (nonextant), a Romanesque Revival Style commercial block built in 1902 on Washington Street; the B.P.O.E Hall at 325 E. Washington Street in 1909; and several schools including the Kellogg School (nonextant) built at the south end of Woolf Avenue in 1916-1917. Carpenter's obituary in 1938 noted that he had designed "many large buildings throughout the state during his career, especially school houses" with more than a dozen schools, primarily consolidated schools in rural communities in Iowa, listed in advertisements in *The American Contractor* between 1908 and 1918.¹⁵ Carpenter's architectural practice continued through the 1920s and early 1930s though examples of his work became more rare, perhaps due to his age. In 1938 he died while continuing to reside in Iowa City.

Contributing and Noncontributing Resources:

The Gilbert-Linn Street Historic District contains a total of 130 resources including 96 contributing primary and secondary buildings. Of these contributing resources, 42 are key or individually significant (32 primary and 10 secondary). The balance of the District includes 8 noncontributing primary buildings, and 18 noncontributing secondary buildings. One property containing two resources (house and garage) is listed on the National Register of Historic Places in the District: the Emma Harvat and Mary Stach House at 332 E. Davenport Street (contributing, Photo #6) listed in 2000.

Integrity requirements used to determine contributing and noncontributing designation for both primary and secondary buildings in the Gilbert-Linn Street Historic District were developed using *National Register Bulletin 16A: How to Complete the National Register Registration Form*. Individual building evaluations were consistent with local standards further refined as a part of surveys and multiple property documentation forms completed in 1992-1994, 1997, and 1999-2000 listed below:

- "Historic Resources of Iowa City, Iowa MPS," prepared 1992, listed NRHP 1994
- Amendment to "Historic Resources of Iowa City, Iowa MPS" for "Architectural and Historical Resources of Original Town Plat Neighborhood (Phase II), 1845 – 1945," prepared 1999, listed NRHP 2000
- Amendment to "Historic Resources of Iowa City, Iowa MPS" for "Historic Folk Housing of Iowa City, Iowa," prepared for the Iowa City Historic Preservation Commission, 1997 (not submitted to the National Park Service)

By definition, historic districts are collections of buildings that when considered as a group rather than individually possess a sense of time and place. They may have a shared building type, style, form, or material. They have a common period of significance that may extend over a few years or decades. They consist of contiguous properties or multi-block areas with relatively few intrusions. Integrity for individual buildings as well as the setting as a whole should be high. The Gilbert-Linn Street Historic District meets these requirements.

Individual resources were then evaluated and ranked according to one of three designations: 1) key contributing, 2) contributing, or 3) noncontributing. Single or multi-family buildings (including rooming houses and apartment buildings)

¹⁵O.H. Carpenter Obituary, *Iowa City Press-Citizen*, March 10, 1938, p. 13. as cited in Richard Carlson's, "Orville H. Carpenter (1865-1938), Iowa City Architect," p. 3.

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designated as "key contributing," are substantially unaltered and retain their original appearance in shape, proportion, and roofline. Principal façades remain intact and largely unchanged. If synthetic siding has been installed it is considered acceptable if the width matches that of the original surfaces and few architectural features are compromised by its installation. Original or historically altered porches are intact, windows remain unchanged except for the installation of metal storm windows, and primary entrances remain consistent with the original design.

Single-family or multi-family buildings designated as "contributing" retain their original form and massing. Examples of acceptable alterations are as follows. Porches may be enclosed but the original columns remain visible or the enclosure is easily reversible with little or no damage to the massing and proportions of the original porch. More permanent porch enclosures that are more than 50 years old are also considered acceptable. The majority of window openings remain unchanged but, if altered, the sizes of window openings conforms to those of original openings. Any wings or additions made to a house are subordinate to the original structure and do not cover significant architectural detailing. Acceptable synthetic sidings on District buildings include asbestos shingles, asphalt brick, aluminum, and vinyl.

For secondary structures associated with residential buildings such as garages or barns, designation as "key contributing" requires the retention of original size, shape, proportion, and roofline. Original windows, siding, passage doors, and vehicle bay opening doors are also retained. Replacement of the vehicle bay door with a contemporary door disallows a secondary structure from being evaluated as having key status. "Contributing" secondary structures include garages and barns that are at least 50 years old but may have been altered through the addition of synthetic siding compatible to the original finish or replacement of garage doors. For contributing structures, the location of vehicle and passage doors as well as windows is consistent with the original building design.

Residential buildings, both primary and secondary, designated as "noncontributing" include all resources built outside of the period of significance – 1860 to 1954. Buildings altered to such a degree that the original structure is no longer readily identifiable should also be considered noncontributing regardless of age. Examples of significant changes include major changes in roofline, incompatible porch enclosures of a non-reversible nature, and major additions or modifications of primary façades inconsistent with the proportion, rhythm, materials, and finish of the balance of the building.

The final issue of building integrity involves moved buildings. National Register standards generally preclude moved buildings from being considered either key contributing or contributing. The assumption is that a move detracts from a building's significance by destroying its original setting and context. On the other hand, moves made during the period of significance are treated as historic alterations if the settings and context are similar to original locations. The moving of buildings in North Side neighborhoods in Iowa City in the decades prior to World War II has been documented as a common residential development practice. Building alterations considered acceptable for moved buildings include changes in foundation materials, changes in porches built after a move, some entrance modifications, and some changes in building orientation. Moves were considered detrimental if they resulted in the loss of significant architectural elements.

A complete list of buildings in the Gilbert-Linn Street Historic District appears on the following pages. Buildings are separated into primary (single-family house or multi-family building) and secondary (barn, carriage house, or garage). If the box is blank under the secondary building columns for a particular address, no garage, carriage house, or barn is currently present.

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Gilbert-Linn Street Historic District – Contributing and Noncontributing Resources

#	STREET	ORIGINAL/ LONG-TERM OWNER(S)	DATES	PRIMARY BLDG. STATUS			SECONDARY BLDG. STATUS		ARCH. STYLE-VERNACULAR FORM
				Contributing	Key	Noncontributing	Contributing	Noncontributing	
228-232	E. Bloomington St.	Unnamed Rental Double House	ca. 1870	C					No Style
225	E. Church St.	Brum, Joseph & Mary	1925		Key				Craftsman/Side-Gabled Two Story
228	E. Church St.	Moore, Elisha & Annette	ca. 1860	C					Italianate
308	E. Church St.	Willis, William	ca. 1890	C					Queen Anne
309	E. Church St.	Strub, Gustave	ca. 1865		Key				Italianate/ Front-Gabled Roof
314	E. Church St.	Michael, Joseph	ca. 1890	C				NC	Queen Anne
316	E. Church St.	Unnamed House	ca. 1870		Key		C, C		Side-Gabled Two Story
317	E. Church St.	Kurz, George & Anna	ca. 1897	C				NC	Queen Anne/Hipped Roof Two Story
318	E. Church St.	Schmidt, Frank & Rose	ca. 1870		Key			NC	Front-Gabled Roof Two Story
319-323	E. Church St.	Edwards, Sarah	ca. 1860	C					Side-Gabled Two Story
324	E. Church St.	Zimmerli, Frederick	ca. 1890	C			Key		Queen Anne/Gabled-Front and Wing
214	E. Davenport St.	McVey, George & Malinda	ca. 1903	C			Key		Am. Four-Square
217	E. Davenport St.	Saunders, Anna	ca. 1895		Key			NC	Queen Anne
220	E. Davenport St.	Kane, James & Elizabeth	ca. 1865	C					Italianate/Queen Anne
222	E. Davenport St.	Kessler, John & Alice	ca. 1895		Key				Queen Anne
223	E. Davenport St.	Flannagan, John & Honora	ca. 1890	C					Queen Anne
225	E. Davenport St.	Falk, George & Pearl	ca. 1914		Key				Craftsman/Front-Gabled Roof Two Story
304	E. Davenport St.	Unnamed house	ca. 1910			NC			Am. Four-Square
308	E. Davenport St.	Wassam, Clarence & Minnie	ca. 1906	C					Am. Four-Square
311	E. Davenport St.	Ruppert, Emil & Blanche	ca. 1920	C				NC	Craftsman/Bungalow
312	E. Davenport St.	Novak-Maresh House	1893	C					Queen Anne
314	E. Davenport St.	Larkin, Frank & Anna	1893	C				NC	Front-Gabled Roof
315	E. Davenport St.	John & Francis Wydenkoff House	1880	C				NC	Gabled-Front and Wing
319	E. Davenport St.	John Heck House	1902	C					Side-Gabled Two-Story
320	E. Davenport St.	Freyder, Henrietta & George	1907		Key		C		Am. Four-Square
321-323	E. Davenport St.	Ohnhaus, Adam	1870		Key			NC	Side-Gabled One Story

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				Contributing	Key	Noncontributing	Contributing	Noncontributing	
324	E. Davenport St.	Cerney-Brockman House	1880	C					Hipped Roof Two Story
332	E. Davenport St.	Harvat, Emma & Mary Stach	1918		Key NRHP		Key (same garage as at 409 N. Gilbert)		Colonial Revival/Georgian/Prairie
402	E. Davenport St.	Yokum, John & Ida	1925		Key		Key		Craftsman
404	E. Davenport St.	Bridenstine, Lavinia & Martin	1924		Key				Prairie/Am. Four-Square
221	E. Fairchild St.	Strub, Frank & Kate	1902	C			Key		Am. Four-Square
225	E. Fairchild St.	Schmidt, W.G./George W. & Augusta	1895		Key		Key		Queen Anne
230	E. Fairchild St.	McClintock, John Thomas	ca. 1895		Key				Queen Anne
301-303	E. Fairchild St.	Unnamed Double House	1986			NC			No Style
309	E. Fairchild St.	Brenner, G. Adolf & Dorothy	ca. 1908		Key		C		Colonial Revival/Am. Four-Square
311	E. Fairchild St.	Ebert, Edward & Rose	ca. 1903		Key		Key		Hipped Roof Two Story
312	E. Fairchild St.	Maden House	ca. 1912		Key			NC	Side-Gabled Two Story
314	E. Fairchild St.	Morrison, William & Susan	ca. 1908		Key			NC	Colonial Revival/Gambrel Roof
317	E. Fairchild St.	Cerny, Louis F.	ca. 1908		Key				Am. Four-Square
320	E. Fairchild St.	Husa, John	ca. 1925	C				NC	Craftsman/ Front-Gabled Roof
324	E. Fairchild St.	Husa, Albert Jr.	1916		Key		Key		Am. Four-Square
326	E. Fairchild St.	Husa, Albert, Sr., & Eleanor	ca. 1890	C			C		Side-Gabled Two Story/I-House
328	E. Fairchild St.	Booge, Jessie	ca. 1910	C					Am. Four-Square/ Queen Anne
318	N. Gilbert St.	Unnamed house	1958			NC		NC	Ranch
324	N. Gilbert St.	Haberstroh, Julius & Veronica	ca. 1881	C					Side-Gabled Two Story/ I-House
325	N. Gilbert St.	Stach, Joseph & Theresa	1907		Key				Am. Four-Square
330	N. Gilbert St.	Unnamed house	1953			NC			No Style
331	N. Gilbert St.	Seeman House	ca. 1901	C					Am. Four-Square
409	N. Gilbert St.	Peters, Daniel & Alice	1920	C					Am. Four-Square
413	N. Gilbert St.	Graham, Nancy	1919		Key		C		Am. Four-Square
414	N. Gilbert St.	Schneider, Mary	1939	C					Colonial Revival/ Hipped Roof Two Story
418	N. Gilbert St.	Miller, Harry & Goldie	ca. 1900		Key		C		Queen Anne
419	N. Gilbert St.	Fryauf, William & Mayme	ca. 1914		Key		Key		Craftsman/ Front-Gabled Roof

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				Contributing	Key	Noncontributing	Contributing	Noncontributing	
420	N. Gilbert St.	Schmidt, Charles & Lillie	1908	C					Am. Four-Square
421	N. Gilbert St.	Fahey, George & Mary	ca. 1916	C					Am. Four-Square
426	N. Gilbert St.	Schmidt rental house	ca. 1895	C					Gabled-Front & Wing One Story
429	N. Gilbert St.	Unnamed Apartment Building	ca. 1960			NC			No Style
430	N. Gilbert St.	Schmidt rental house	ca. 1898	C					Hipped Roof Two Story
311	N. Linn St.	Slezak, Eva	ca. 1915		Key				Craftsman
313	N. Linn St.	McRoberts, William & Emma	ca. 1916		Key		NC		Am. Four-Square
318	N. Linn St.	Servoss, George & Sadie	ca. 1916	C					Gabled Front and Wing
319	N. Linn St.	Roessler, John & Emma	ca. 1915	C					Am. Four-Square
322	N. Linn St.	Wescott, Emory & Eliza	ca. 1910	C			C		Gabled Front and Wing
323	N. Linn St.	Stimmel, Oscar & Edith	ca. 1914	C			NC (same garage as at 225 E. Davenport)		Am. Four-Square
326	N. Linn St.	Kramer, Jacob & Barbara	ca. 1910	C					Gabled-Front and Wing
328-330	N. Linn St.	Unnamed rental double-house	ca. 1900	C					Gabled-Front and Wings
403-405	N. Linn St.	Unnamed rental double-house	ca. 1910	C					Gabled-Front and Wings
411	N. Linn St.	Hunter, Lemmuel	ca. 1906		Key				Am. Four-Square/ Queen Anne
412	N. Linn St.	Unnamed house	ca. 1880 moved 1912	C					Side-Gabled Two Story/I-House
416	N. Linn St.	Larkin, Frank & Anna	1905		Key				Colonial Revival/Am. Four-Square
418-422	N. Linn St.	Unnamed rental double-house	ca. 1890	C					Side-Gabled Two Story
506	N. Linn St.	Baldwin, William & Ella	ca. 1900	C					Front-Gabled Roof
507-513	N. Linn St.	Joy, Edwin & Jane	ca. 1892 /ca. 1970			NC			Queen Anne/Ranch
514	N. Linn St.	Schneider, William & Julia	1902		Key				Classical Revival/ Am. Four-Square
521	N. Linn St.	Unnamed apartment building	ca. 1980			NC			No Style
522	N. Linn St.	Hotz, Matilda	ca. 1895		Key				Queen Anne
526	N. Linn St.	McKinley, Mary	ca. 1895		Key				Queen Anne
527	N. Linn St.	Walker, Henry & Signey	ca. 1900	C					Queen Anne

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				Contributing	Key	Noncontributing	Contributing	Noncontributing	
533	N. Linn St.	Boye, Julia	ca. 1870	C					Gabled-Front and Wing
612	N. Linn St.	Unnamed house	ca. 1955			NC		NC	Side Gabled One Story
615	N. Linn St.	Roup, Clark & Rachel	ca. 1925	C				NC	Am. Four-Square
619	N. Linn St.	Koza, John & Barbara	1906		Key		Key		Classical Revival/Am. Four-Square
620	N. Linn St.	Slavata, Joseph & Louisa	ca. 1903	C				NC	Am. Four-Square
624	N. Linn St.	Messer, Frank	ca. 1900	C				NC	Am. Four-Square
628	N. Linn St.	Baker, Charles & Minnie	ca. 1908	C					Am. Four-Square
629	N. Linn St.	Unnamed house	1870	C					Front-Gabled Roof

Summary

In summary, the Gilbert-Linn Street Historic District is locally significant under Criteria A and C. Under Criterion A it derives significance from its association with an important era of population growth and intense residential development in Iowa City's North Side residential area at the end of the 19th century and the beginning of the 20th century. Iowa Citizens built private residences for their growing families while small-scale developers constructed housing to meet the demand of a brisk rental market during these decades. The Gilbert-Linn Street Historic District's organic development followed this pattern of residential development.

Additional significance under Criterion A derives from the fact that the Gilbert-Linn Street Historic District represented a cross section of middle and upper income households with prominent business and professional leaders living next door to middle income and working class families. Individuals who resided in this neighborhood highlight several important themes in the city's history in the decades before and after the turn of the 20th century. Primary among these were the growing prosperity of Iowa City's German-American and Bohemian-American communities and the growth in importance of the State University of Iowa. The construction of new houses, the brisk rental of existing houses, and the infill construction pattern that produced an extremely dense residential district from ca. 1895 through ca. 1925 testify to the neighborhood's significance.

Under Criterion C the Gilbert-Linn Street Historic District is significant as a representative collection of the residential architectural styles and vernacular house forms that appeared in Iowa City neighborhoods from the 1860s through the 1930s. From modest Bohemian cottages to pattern book houses and elaborate multi-story mansions, the Gilbert-Linn Street Historic District reflected the architectural character and best local residential building practices of the period. The District derives added architectural significance because of the large number of well-preserved residences designed by Iowa City's most productive early 20th century architect, O.H. Carpenter, between 1900 and 1918.

The combination of visual qualities and historical associations gives the Gilbert-Linn Street Historic District its distinct identity and significance.

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10. Geographical Data

Verbal Boundary Description:

Within the City of Iowa City, Johnson County, Iowa:

Beginning at the northwest corner of Lot 1 in Block 72 of the Original Town Plat; thence south along the west side of said lot across the alley and continuing south along the west side of Lot 8 in Block 72; thence south across East Church Street to the west property lines of the buildings fronting on North Linn Street in Block 71; thence south across East Fairchild Street to the west property line of the house at 221 East Fairchild Street; thence south to the center line of the alley in Block 70; thence west along said line to west property line of the house at 214 East Davenport Street; thence south along the west property line of said property across East Davenport Street to the west property line of the house at 217 East Davenport Street; thence south along the west property line of said property to the center line of the alley in Block 69; thence east along the center line of the alley to the west property line of Lot 8 in Block 69; thence south along said line to the south property line of Lot 8; thence east along said line to the east property line of Lot 8; thence north along the east property line of Lot 8 to the center line of the alley in Block 69; thence east along the center line of the alley across North Linn Street continuing east along the center line of the alley in Block 57 across North Gilbert Street to the east property line of Lot 4 in Block 48; thence north across East Davenport Street along the east property line of Lot 5 in Block 49 to the center line of the alley; thence east along the center line of the alley to the east property line of the houses fronting on North Gilbert Street; thence north along said line to the south edge of East Fairchild Street thence west along said line to the west edge of North Gilbert Street; thence north along said line to the center line of the alley in Block 55; thence west along said line to the east property line of Lot 2 in Block 55; thence north along said line across East Church Street and continuing along the east property line of Lot 8 in Block 54 to the center line of the alley in Block 54; thence west along the center line of the alley to the east property line of the houses fronting on North Linn Street; thence north along said line to the south edge of East Ronalds Street; thence west along the south edge of East Ronalds Street across North Linn Street to the point of beginning.

Boundary Justification:

The boundary of the Gilbert-Linn Street Historic District has been drawn to include a multi-block residential area extending principally along N. Gilbert and N. Linn Streets containing residential buildings of similar scale and materials with a common period of development. The boundaries have been drawn to exclude blocks or portions of blocks that contain major intrusions such as apartment buildings and parking lots while including residences with a higher level of physical integrity. The north edge of the District is close to another North Side residential district, the Brown Street Historic District (NRHP) with buildings in between the two containing major alterations. The west and east edges of the Gilbert-Linn Street Historic District contain houses that have lost a substantial level of integrity and therefore are not part of the District. Along the south edge of the District, several large parking lots, a filling station, and a hospital emergency room parking area have been established as major intrusions.

Current planning in the areas surrounding the Gilbert-Linn Street Historic District may suggest future National Register nomination work. The nature of current land use and zoning in the blocks south of the southern boundary in the District is commercial rather than residential while the blocks to the west contain a mix of residences, apartment buildings, and fraternity houses associated with the University of Iowa. After more evaluation has been completed of the surviving buildings located along both the southern and western boundaries, it may be that a portion of this fraternity row and commercial area may qualify for designation as separate historic districts. Alternatives that will also be evaluated include amendment of eligible portions of these neighborhoods to the Gilbert-Linn Street Historic District or separate National Register nominations for individually significant buildings.

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Photograph Key for Gilbert-Linn Street Historic District: (See Photo Map, page 41)
Shelley McCafferty and Jessica Hlubek, photographers

1. Strub, Gustave, House, 309 E. Church Street, looking south
2. Schmidt House, 225 E. Fairchild Street, looking southwest
3. Miller, Harry & Goldie, House, 418 N. Gilbert Street, looking southeast
4. Hotz, Matilda, House, 522 N. Linn Street, looking east
5. McKinley, Mary, House, 526 N. Linn Street, looking southeast
6. Harvat, Emma and Mary Stach, House, 332 E. Davenport Street, looking west
7. Larkin, Frank & Anna, House, 416 N. Linn Street, looking southeast
8. Koza, John & Barbara, House, 619 N. Linn Street, looking west
9. Falk, George & Pearl, House, 225 E. Davenport Street, looking south
10. Yokum, John & Ida, House, 402 E. Davenport Street, looking northeast
11. Fryhauf, William and Mayme, House, 419 N. Gilbert Street, looking northwest
12. Bridenstine, Lavinia & Martin, House, 404 E. Davenport Street, looking north
13. Unnamed house, 316 E. Church Street, looking north
14. Brenner, G. Adolph & Dorothy, House, 309 E. Fairchild Street, looking south
15. Graham, Nancy, House, 413 N. Gilbert Street, looking west
16. Schneider, William & Julia, House, 514 N. Linn Street, looking east
17. Morrison, William & Susan, House, 314 E. Fairchild Street, looking north
18. South side of the 300 block of E. Fairchild Street, looking southeast
19. West side of the 400 block of N. Gilbert Street, looking southwest
20. Unnamed house, 304 E. Davenport Street, looking north
21. Unnamed apartment building, 429 N. Gilbert Street, looking southwest
22. Joy, Edwin & Jane, House, 507-513 N. Linn Street, looking west

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Property Owners within the Gilbert-Linn Street Historic District

#	STREET	TITLEHOLDER	TITLEHOLDER ADDRESS	CITY	STATE	ZIPCODE	CONTRACT BUYER(S)
228-232	E. Bloomington St.	Thomas M. & Joan M. Cook	2835 Friendship St.	Iowa City	IA	52245	
225	E. Church St.	James B. & Becky J. Buxton	1811 Muscatine Ave.	Iowa City	IA	52240	
228	E. Church St.	Jack Lageschulte	3 Marbury Ln.	Barrington	IL	60010	
308	E. Church St.	Camay Enterprises Company LTD	3725 Forest Gate Dr. NE	Iowa City	IA	52240	
309	E. Church St.	Peter J. Craig & Amy L. Scattergood	309 Church St.	Iowa City	IA	52245	
314	E. Church St.	The Delta Chi Fraternity Inc.	PO Box 1817	Iowa City	IA	52244	
316	E. Church St.	Judith S. & Franklin Miller	316 Church St.	Iowa City	IA	52245	
317	E. Church St.	Catherine A. Schneider	317 Church St.	Iowa City	IA	52245	
318	E. Church St.	Tina M. & Larry R. Woodsmall	318 Church St.	Iowa City	IA	52245	
319-323	E. Church St.	James A. & Loretta Clark	414 Market St.	Iowa City	IA	52245	
324	E. Church St.	Molly R. Ramer	211 Friendship St.	Iowa City	IA	52245	
214	E. Davenport St.	H & G	10 Heather Dr.	Iowa City	IA	52245	
217	E. Davenport St.	Joseph L. Dobrien c/o Keystone Prop. Mgmt.	533 Southgate Ave.	Iowa City	IA	52240	
220	E. Davenport St.	Hodge Construction Company	711 S. Gilbert St.	Iowa City	IA	52240	
222	E. Davenport St.	IC Rentals LC	741 Oakland Ave.	Iowa City	IA	52240	
223	E. Davenport St.	Donna M. Launspach	PO Box 1306	Iowa City	IA	52244	
225	E. Davenport St.	Jill R. Gaulding & Marc N. Light	225 Davenport St.	Iowa City	IA	52245	
304	E. Davenport St.	Peter J. Ammentorp & Michelle Lampe-Ammentorp	2709 163rd St. NE	Ridgefield	WA	98642	
308	E. Davenport St.	Ammentorp Properties LLC	2709 163rd St. NE	Ridgefield	WA	98642	
311	E. Davenport St.	Dwight A. Dobberstein & Nancy L. Parker	326 N. Linn St.	Iowa City	IA	52245	
312	E. Davenport St.	Katherine Johnson	203 W. 20th St. #4W	New York	NY	10011	
314	E. Davenport St.	Hubert L. & Leona H. Rummelhart	314 Davenport St.	Iowa City	IA	52245	
315	E. Davenport St.	Joel D. & Melissa C. Schintler	155 Columbia Dr.	Iowa City	IA	52245	
319	E. Davenport St.	Everill & Jean Ann Daters	320 Park Rd.	Iowa City	IA	52246	
320	E. Davenport St.	Walter J. Kopsa	130 Ashwood Dr.	Iowa City	IA	52240	
321-323	E. Davenport St.	Frank G. Person	321 Davenport St.	Iowa City	IA	52245	
324	E. Davenport St.	Walter J. & Jane A. Kopsa	130 Ashwood Dr.	Iowa City	IA	52240	
332	E. Davenport St.	Carol S. De Saint Victor	332 Davenport St.	Iowa City	IA	52245	
402	E. Davenport St.	Dale Arlo Yocom	402 Davenport St.	Iowa City	IA	52245	
404	E. Davenport St.	Lake & Lake LC	403 S. Johnson St.	Iowa City	IA	52240	
221	E. Fairchild St.	F. George & Wilma M. Blair	225 Fairchild St.	Iowa City	IA	52245	

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Gilbert-Linn Street Historic District
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#	STREET	TITLEHOLDER	TITLEHOLDER ADDRESS	CITY	STAT E	ZIPCODE	CONTRACT BUYER(S)
225	E. Fairchild St.	F. George & Wilma M. Blair	225 Fairchild St.	Iowa City	IA	52245	
230	E. Fairchild St.	James D. Pohl & Ryan L. Rooney	603 S. Dodge St.	Iowa City	IA	52240	
301-303	E. Fairchild St.	Greg J. Allen	2427 Hwy 6 NW	Tiffin	IA	52340	
309	E. Fairchild St.	Shirley A. Harrison	1713 S. Ave.	South Amana	IA	52334	
311	E. Fairchild St.	Susan K. Futrell & William J. Jennings	311 Fairchild St.	Iowa City	IA	52245	
312	E. Fairchild St.	Wilfred E. & Patricia A. Eckhardt	514 N. Linn St.	Iowa City	IA	52245	
314	E. Fairchild St.	Roy E. Reynolds & Marcy E. Rosenbaum	314 Fairchild St.	Iowa City	IA	52245	
317	E. Fairchild St.	Thomas E. & Julianne K. McNalley	317 Fairchild St.	Iowa City	IA	52245	
320	E. Fairchild St.	Miller and Hawkins	673 Westwinds Dr.	Iowa City	IA	52246	
324	E. Fairchild St.	Douglas B. Critser & Lisa C. Koizumi	328 Fairchild St.	Iowa City	IA	52245	
326	E. Fairchild St.	Harry Hinckley	886 Park Pl.	Iowa City	IA	52246	
328	E. Fairchild St.	Jeffrey L. & Beth M. Dill	720 Rosebud Ct.	Coralville	IA	52241	
318	N. Gilbert St.	William C. & Julia E. Leupold	3084 130th St.	Spirit Lake	IA	51360	
324	N. Gilbert St.	John R. & Erma M. Alberhasky	1150 Jefferson St.	Iowa City	IA	52245	
325	N. Gilbert St.	Eugene F. Fisher	3485 G. Richard Cir. SW	Iowa City	IA	52240	
330	N. Gilbert St.	Arthur W. & Renetta A. Webster	330 N. Gilbert St.	Iowa City	IA	52245	
331	N. Gilbert St.	Emergency Housing Project Inc.	331 N. Gilbert St.	Iowa City	IA	52245	
409	N. Gilbert St.	Spaight Services LLC c/o Thomas N. Spaight	1185 Forevergreen Rd.	Iowa City	IA	52240	
413	N. Gilbert St.	Jeffrey Porter & Claire Sponsler	413 N. Gilbert St.	Iowa City	IA	52245	
414	N. Gilbert St.	Frank M. Wilcox	7241 218th Way N.	Forest Lake	MN	55025	
418	N. Gilbert St.	Benjamin & Carolyn Barrientes	418 N. Gilbert St.	Iowa City	IA	52245	
419	N. Gilbert St.	Amelia R. Baum & Michael R. Singer	419 N. Gilbert St.	Iowa City	IA	52245	
420	N. Gilbert St.	Keystone Property Management	533 Southgate Ave.	Iowa City	IA	52240	
421	N. Gilbert St.	Melvin D. & Alice L. Roth	1340 12th Ave.	Coralville	IA	52241	
426	N. Gilbert St.	Waltraud Maierhofer	426 N. Gilbert St.	Iowa City	IA	52245	
429	N. Gilbert St.	Melvin D. & Alice L. Roth	1340 12th Ave.	Coralville	IA	52241	
430	N. Gilbert St.	Victoria A. Walton	430 N. Gilbert St.	Iowa City	IA	52245	
311	N. Linn St.	Iowa City Monthly Meeting of Friends	311 N. Linn St.	Iowa City	IA	52240	
313	N. Linn St.	Ammentorp Properties LLC	2709 163rd St. NE	Ridgefield	WA	98642	
318	N. Linn St.	Dwight A. Dobberstein & Nancy L. Parker	326 N. Linn St.	Iowa City	IA	52245	
319	N. Linn St.	Ammentorp Properties LLC	2709 163rd St. NE	Ridgefield	WA	68642	
322	N. Linn St.	Mary K. Palmberg	1718 Wilson St.	Iowa City	IA	52245	
323	N. Linn St.	Donald L. Stumbo & Janene Elayne Panfil	3082 Running Deer Rd. NE	Iowa City	IA	52240	

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#	STREET	TITLEHOLDER	TITLEHOLDER ADDRESS	CITY	STATE	ZIPCODE	CONTRACT BUYER(S)
326	N. Linn St.	Dwight A. Dobberstein & Nancy L. Parker	326 N. Linn St.	Iowa City	IA	52245	
328-330	N. Linn St.	Eugene F. Fisher	3485 G. Richard Cir. SW	Iowa City	IA	52240	
403-405	N. Linn St.	James B. & Becky J. Buxton	1811 Muscatine Ave.	Iowa City	IA	52240	
411	N. Linn St.	RMB Investments LLC	3286 Hwy 1 SW	Iowa City	IA	52240	
412	N. Linn St.	Arthur K. & Shari Sweeting	2026 130th St.	Riverside	IA	52327	
416	N. Linn St.	Sarah Buss & Henry L. Paulson	416 N. Linn St.	Iowa City	IA	52245	
418-422	N. Linn St.	H & G	10 Heather Dr.	Iowa City	IA	52245	
506	N. Linn St.	Wilfred E. & Patricia A. Eckhardt	514 N. Linn St.	Iowa City	IA	52245	
507-513	N. Linn St.	Michael Allen & Debra Kay Cooper	1415 Franklin Ave.	West Branch	IA	52358	
514	N. Linn St.	Wilfred E. & Patricia A. Eckhardt	514 N. Linn St.	Iowa City	IA	52245	
521	N. Linn St.	James A. & Loretta Clark	414 Market St.	Iowa City	IA	52245	
522	N. Linn St.	T. David Egenberger & Wendy Caye Moses	1102 College St.	Iowa City	IA	52240	
526	N. Linn St.	Timothy D. Toomey & Ruth A. Fuglsang-Toomey	526 N. Linn St.	Iowa City	IA	52245	
527	N. Linn St.	James A. & Loretta Clark	414 Market St.	Iowa City	IA	52245	
533	N. Linn St.	Gregory J. & Leann D. Hassman	1635 Larch Ave.	Washington	IA	52353	
612	N. Linn St.	Matthew D. Lepic	1849 Hollywood Ct.	Iowa City	IA	52240	
615	N. Linn St.	Thomas D. & Teresa P. Kane	420 Ronalds St.	Iowa City	IA	52245	
619	N. Linn St.	Clarence J. & Dorothy E. Haverkamp	619 N. Linn St.	Iowa City	IA	52245	
620	N. Linn St.	Thomas D. & Teresa P. Kane	420 Ronalds St.	Iowa City	IA	52245	
624	N. Linn St.	John A. & Kayla K. Cress	4506 Dryden Ct.	Iowa City	IA	52245	
628	N. Linn St.	Hawkeye Property Management c/o Bill Terry	3575 Hanks Dr. SE	Iowa City	IA	52240	
629	N. Linn St.	John S. Mann & Tama J. Baldwin	629 N. Linn St.	Iowa City	IA	52245	

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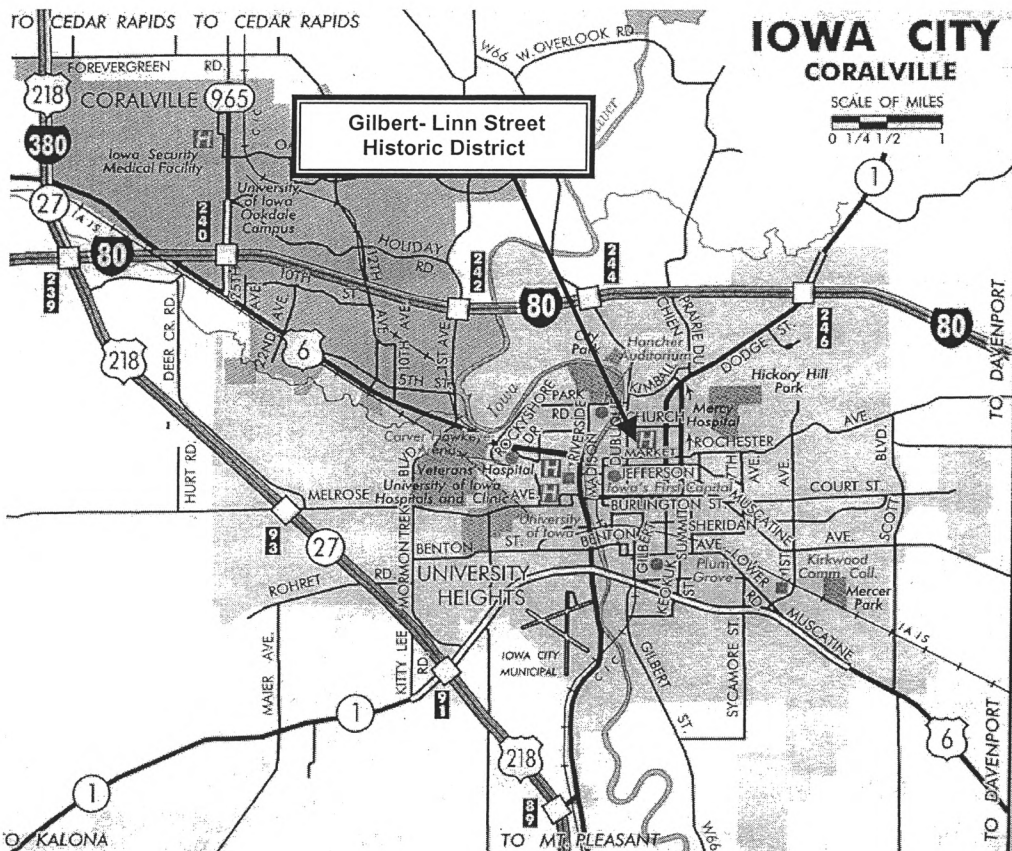
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Gilbert-Linn Street Historic District
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Map Showing Location of Gilbert-Linn Street Historic District
(Transportation Map, Iowa Department of Transportation, 2002)



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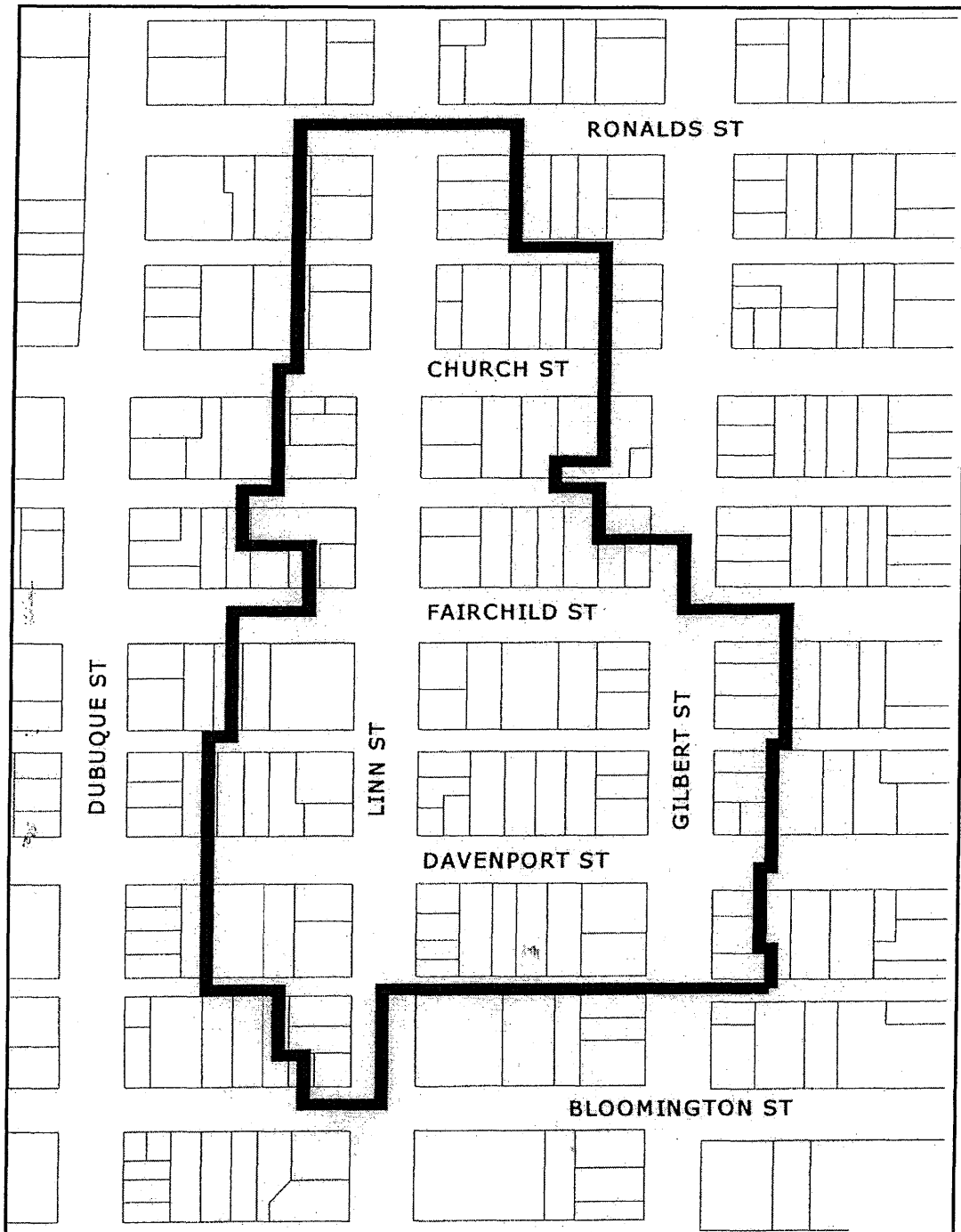
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Gilbert-Linn Street Historic District
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Sketch Map of Gilbert-Linn Street Historic District



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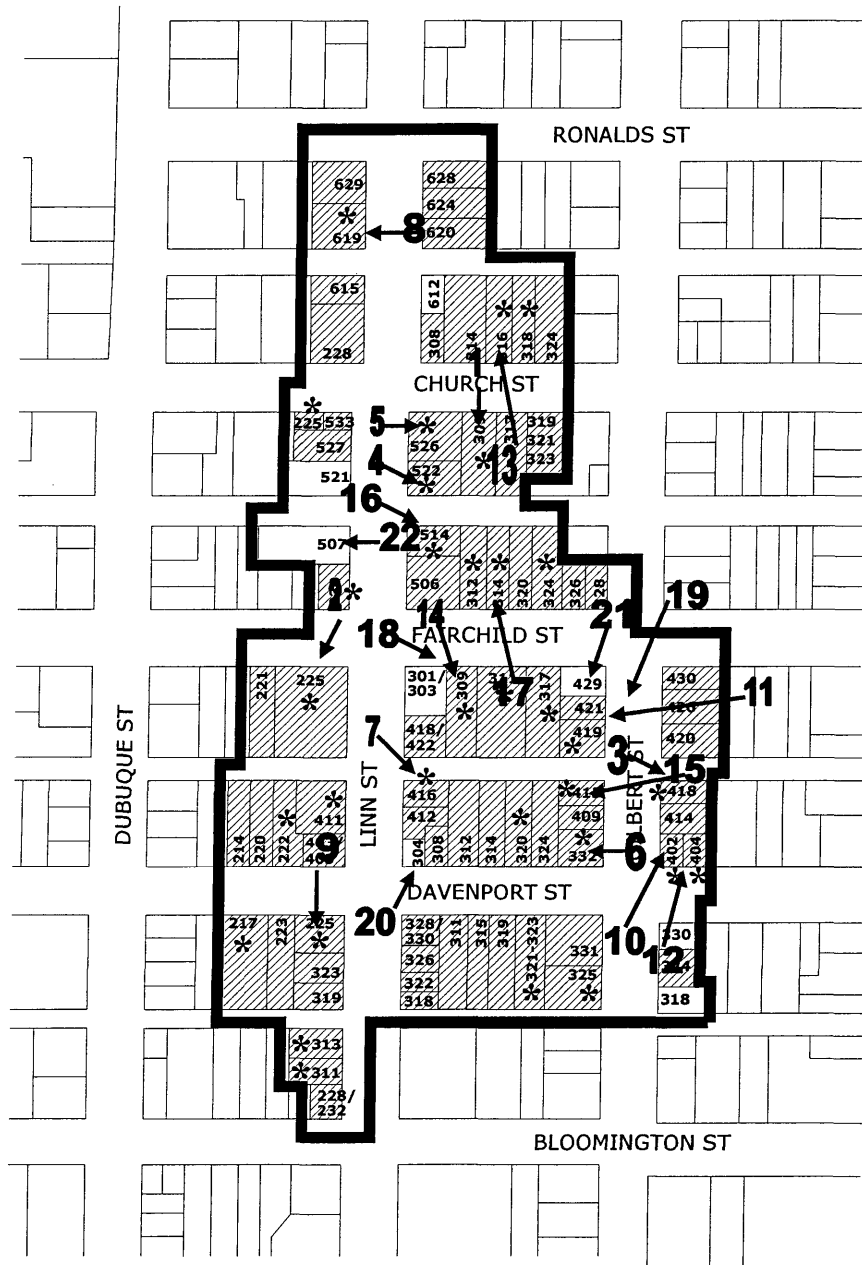
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
Gilbert-Linn Street Historic District
Name of Property _____

Johnson County, IA
County and State

Photo Map of Gilbert-Linn Street Historic District



Property Classification

-  Key property
-  Contributing property
-  Noncontributing property

