NPS Form 10-900 (Oct. 1990)

United States Department of the Interior National Park Service

1205



## National Register of Historic Places Registration Form

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

	27 East Adair Street	[N/A] not for publicat	ion
townS	hell Rock	[N/A] vicinity	
lowa	code <u>IA</u> county <u>Butler</u>	code <u>023</u> zip cod	e <u>50670</u>
Paul Paul	eet the National Register criteria. I recommend that this ly [] statewide [x] locally. ([] see continuation sheet f		
81	of certifying official/Title Date  TE HETORICAL SOCIETY OF IOWA  deral agency and bureau		
	on, the property [_] meets [_] does not meet the Nationa	al Register criteria // 1 See continuation sheet for ad	ditional
comments.		) <u>—</u>	
	Constitute attack (Print		
Signature o	f certifying official/Title Date		
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5. Classification				-3
Ownership of Property (Check as many boxes as apply) (Check only one box) (D	lumber of R	esources \	vithin Prope d resources in the	rty
[X] private [X] building(s)	Contributing	Noncontri	butina	le count.)
public-local [ ] district	_ 2		0	_ buildings
☐ public-State ☐ site ☐ public-Federal ☐ structure				sites
[ ] object				structures
				objects
	2		0	_ Total
Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)			er of contrib National Re	outing resources previously listed gister
N/A			N/A	
6. Function or Use Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)			
Domestic/Single Dwelling	Recreat	ion and Cultur	e/Museum	
	_			
	-			
	-			
	-			
	-			
7. Description Architectural Classification (Enter categories from instructions)		Mater (Enter o	ials ategories from i	nstructions)
Late 19th & Early 20th Century American Movements	s/Bungalow/0	Craftsman	foundation	Concrete
			walls	Wood/ Weatherboard
			roof other	Asphalt

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

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McBride Charles H. and Theresa H., Bungalow Butler County, Iowa

### 7. Narrative Description:

The Charles H. and Theresa H. McBride Bungalow is situated in a residential neighborhood on the east side of Shell Rock, Butler County, Iowa. Shell Rock is located at the east center of its county, and is 13 miles east of the county seat of Allison. The town is divided by the Shell Rock River, a tributary of the Cedar River. Butler County is located three tiers south of Iowa's northern border and is several counties east of the state's center point. Shell Rock's street grid aligns with the river rather than the compass and its cross streets run from the northwest to the southeast. The subject bungalow is located near the east end of Adair Street at the east edge of the town proper. The bungalow fronts to the southwest and is located on the northwest corner of Adair Street and Prairie Street.

#### Current and Previous Site Comparison:

The key point for consideration in this nomination is the fact that the bungalow and garage were moved in 2006. The relocation was necessary to preserve the two buildings and there was only one suitable open lot in the town to which the buildings could be moved.

The original setting was a larger deeper fairly level lot, though low lying site (Figures 1, 3, 14). The bungalow and garage were slightly elevated by a few feet in recognition of its seasonal vulnerability to flooding. The heightened siting likely utilized the barrow from the basement excavation. The garage frontedsoutheast (as did the bungalow) and occupied the southwest corner of the site. The garage front being wider than its offset double doors (set into the left-hand side of its frontage), it overlapped the bungalow that was located to the east. A gravel driveway provided access to the garage, running along the south side of the bungalow. A fairly broad green sward or drainage was behind or west of the residence. This drainage was usually dry but flooded when the river did. In fact, the floodwater would reach this area from behind, as the drainage filled with water. Washington Street curved to the southwest beginning at this residence. Other smaller frame residences were located north of this one on the same side of Washington Street, and across the street to the east/southeast. These structures were of a mixed range of type and age, but were typically small-scale residences.

The bungalow occupies a rectangular level corner lot. There is no well-established landscaping on the lot. A newly planted tree is located in the southeast corner of the lot. The bungalow fronts southwest and is approached by a lengthy accessibility ramp. Concrete sidewalks frame the lot. The former front concrete stoop is now stored behind the garage. The garage is located approximately ten feet behind the house and overlaps the bungalow to a slightly greater extent than it originally did (Figures 1, 3, 14). An elementary school is located immediately south of the bungalow. The street ends just east of the side street that borders the bungalow on the east.

The relocation changed the house site from one side of town to the other, from a southeast-fronting double lot setting to a south-fronting single lot placement, and from a floodplain siting to a flood-free location. The move necessitated resulted in the loss of much of the original concrete block foundation and concrete floors beneath the garage and bungalow. A bump-out on the back of the garage, required to fit a larger car into the garage, was too deteriorated to salvage and it was removed and the original garage rear wall was restored to its original profile and materials. The two buildings were moved with their existing roof surfaces, doors, windows, and exterior detailing and cladding intact. The only structural loss was the unexpected collapse of the hung chimney. The lost chimney was rebuilt above the roof level and its base is now supported from the attic floor level. The original basement window frames were replaced, but the same window sash were rehabilitated and put in place. The rear bungalow door was also replaced. The building interior with its several built-in components survives intact and was unaffected by the move.

The constraints of the new site forced the garage to be placed behind the bungalow to a greater degree. Originally the bungalow overlapped the garage (and the offset double garage doors allowed for this). The garage in its relocated setting still fronts the same direction as does the bungalow and it is still offset slightly to the west, but there is no room left alongside the

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west side of the house for an actual driveway link to the street to the south. Figure 14 maps the original spatial relationship of the two buildings and Figure 3 nicely illustrates the original overlap between the two buildings. While the current arrangement is not ideal, it was forced by circumstances beyond the control of those who preserved the buildings. The lot was not as wide as the original parcel and building setback requirements dictated the bungalow's location. It is a positive factor that the garage orientation was not reversed for practical purposes. There is direct alley access to the north. The current arrangement preserves the original unified design of the buildings. That replicated relationship is crucial to the historical integrity of the relocated buildings.

#### Bungalow Description:

This bungalow has a simple elongated gable front rectangular plan (measuring 24 feet in width by 36 feet in depth). It has a separate gable front porch and thus falls into the bungalow category of gable fronts having a separate and subordinated and separately roofed front porch in front of also having a gable front roof profile. A brick chimney is placed on the east side of the ridgeline towards the back of the plan (about two-thirds back). There is a single metal vent, located just behind (north) of the chimney that served the kitchen and bathroom plumbing needs.

While the residence is more bungalow than cottage, this design employs components of each type. Indeed, frequently attempting to distinguish the two types is to make a distinction without a difference. The difference lies in the "higher end" of the bungalow spectrum, where irregularity of plan and the dominance of Craftsman features are readily discerned. A good contemporary view on this matter is attributed to Swight L. Stoddard's 1921 comment, "About all the difference I could ever see between a cottage and a bungalow was \$500." The subject building is a good example of how the two types could co-exist within the same plan, and smaller, more architecturally conservative communities were all the more likely to straddle the two types by adding a few bungalow attributes to the traditional cottage form. A cottage, like a bungalow, is a single-story or storyand-a-half residence, usually has a similar footprint, most commonly assuming a rectangular form, and commonly has a similar roof treatment and a front porch. Floor plans are often nearly identical. Porches in a cottage are most often structurally separate, unless a hip roof is employed. In those instances the porch is recessed into the plan, as are many bungalow examples. The distinguishing characteristics between a cottage and a bungalow are best based on what the intent of the builder was. If an example uses even a few bungalow/Craftsman style features (knee braces, broad eaves, exposed and ornamented rafter tails, tapered columns, Craftsman style vertical light upper window sash, stucco, etc.) then it was likely at least influenced by the bungalow/Craftsman movement. Bungalows often include a broader range of built-in furnishings. In this example the cottage influence is represented by the overall massing and porch configuration, straight-cut porch columns, semi-circular porch arches, and the use of pocket doors and the blue porch ceiling. A light blue porch ceiling is associated with houses of the latter part of the 19th Century. From the bungalow influence are derived the broad roof overhang, the carved rafter tails, the Craftsman windows (3/1 or 4/1 double hung sash), the interior built-ins and tapered columns that separate the living room and dining room, and the brackets. The core bungalow essence is achieved with the built-in interior features (Jacobsen, 2000, pp. F177-79; 190-191; 203; The Carpenter, Vol. 41, No. 7 (July 1921), p. 54; Jacobsen, 2002, pp. 21, 49).

There are indications that hint that this was a custom-built bungalow, or minimally one that was a local copy of a published floor plan. While its floor plan most certainly was adapted from a plan book, the house was built without a bathroom. The brackets are not load bearing. Usually the angled cross brace in a knee brace design is mortised into the vertical member of the bracket. These brackets are crudely nailed into the vertical support in a simple butt joint. Consequently they simply stabilize the fascia boards at each end of the house and garage.

The remarkable aspect of this bungalow is that both garage and house had matching rusticated concrete block foundations and the two buildings shared very similar designs. Matching house/bungalow and garage designs are very unusual and this truism played a key role in the original identification of this bungalow as being architecturally significant. The original foundations of both buildings were raised up on three or four courses of exposed ashlar faced concrete block, set atop concrete footings in the case of the garage, and a complete block wall in the bungalow basement. While this is normal for a house, the

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garage was similarly elevated. The reason was due to the probability of flooding at the original site and this design component minimized any water damage to the frame components of both buildings. It is claimed and certainly appears to be a fact that the house proper (to or above the first floor level) was never flooded despite the great many Shell Rock floods. The original blocks were cleaned and reused to recreate the original appearance of the foundation. The concrete block rests on a poured concrete basement wall.

The bungalow façade has an off-centered (to the left) entrance and flanking windows. The east sidewall (originally north) has two double window sets that are broadly spaced along the front part of the plan, and a single window that is set behind the rear window set. These are shorter window openings, unlike the full sized ones that are on the façade. The placement along this sidewall is determined by the basement stairs that occupy the northeast (formerly northwest) corner of the plan). These windows also served bedrooms so smaller windows were appropriate. The west (formerly south) sidewall has a very shallow square-cut bay window, with double window set, placed where the dining room occupies the center left of the plan. A single full-length window lights the living room, towards the front of the plan. To the rear of the same sidewall a small (not original) window lights the kitchen area. The back wall of the bungalow has a rectangular window set (not original, of recent vintage) and there is a ground-level door at the northeast (originally northwest) corner, set opposite the basement stairs. Three rectangular basement windows, also Craftsman in style (three vertical lights) are evenly spaced in each sidewall.

The porch is open and quite deep. Its sidewalls are fully covered with weatherboard. The square-cut columns are similarly clad and are not tapered. The component of special interest in the porch is the use of a more traditional "Victorian" rounded arch form on all three sides of the upper porch. These arches curiously terminate on the bungalow's front wall with only a simple base and no apparent support. The bungalow components on the porch are limited to a decorative rafter tail design on the fascia board. There are no brackets on the porch proper. The original porch was reached by a three-step concrete stoop. An inclined ramp has now replaced that stoop.

This is a smaller bungalow plan and it is a two-bedroom model. There is no connecting interior hall, which is typical for a smaller and early bungalow example. A hall normally sets off the public and private spheres of a residential interior, but they tend to appear in later, ca. 1920s plans within larger plans. In this plan, there is a hall, dining room and kitchen laid out front to back on the west half of the plan, while two bedrooms are stacked along the right hand side of the plan. Informal closet passageways link the bedrooms, while two sets of paired sliding doors directly link the dining room and living room with the two bedrooms. The lack of a bathroom matter a mystery. One local theory propounds that the early house simply lacked one and that the lot did not have access to sewer or water services. The lack of a bathroom per se or even the plumbing hints for one support this theory. The early bungalow residence history, with a very ill head of the household who was commonly unable to leave his house argues against the no bathroom theory. In its later history, the pantry was transformed into a very inconvenient bathroom. There is just a single vent stack, located on the roof ridge just behind the chimney. In theory it would have served both kitchen and bathroom, if present (Jacobsen, 2000, pp. 219-225).

A very narrow pocket door also links the rear bedroom with the pantry/ bathroom at the back of the plan. A rectangular closet void separates the two bedrooms and a single door opens to a zigzag pass through. The two walls that form the closet on either side are full dimension in width so are therefore original. On the west end of the closet there is a hinged trap door that leads to the basement (it took a child to find this after the bungalow had been moved!). The other (rear) connective link has the pocket door, a very narrow example of such a door, and it opens to a raised area set above the basement stair below. The pantry was to the west of this point and more recently was transformed into a bathroom.

Built-ins include a glassed "sideboard" cabinet in the dining room, and twin side glass cabinets on the dining room side of the bookcase arch or colonnade (with tapered wood columns atop each of these) that separate the living room and dining room. Trim work consists of a broad simple baseboard, narrow ceiling molding, and simple butt-jointed window and door surrounds. Door bases have a supplemental thin plate mounted on top of the baseboard. The floors are laid with a very narrow (one inch to one and a quarter inch width) hardwood, probably maple. In the living room the perimeter flooring is laid in a

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concentric square pattern. The main core of the living room floor is simply laid in straight fashion, along a north/south axis. A rug would originally have covered this central part of the floor. The dining room and kitchen floors are laid with parquet wood flooring.

The hung chimney was the surprise casualty of the move. Lacking a continuous support, tt simply collapsed while the house was being moved. It jutted out in the northwest (present) corner of the rear bedroom. It was not replaced and an angled cabinet now occupies its former location. The attic was not available for inspection. It is reached by means of an overhead hatch set above the basement stair landing. The attic is open in plan and is heavily insulated with batt insulation. The basement is completely new. An inspection of the ceiling framing and sub flooring failed to divulge any historical changes, or any indication that this was a pattern or kit house.

### Garage Description:

The matching gable roof frame garage (measuring 16 feet in width and 18 feet in length,) is very well preserved. Its eaves projections, brackets, and siding match those of the bungalow proper. One obvious difference between the garage and bungalow is the use of corner boards on the garage while the bungalow lacks them. Like the bungalow, the garage was elevated on a rusticated concrete block foundation. Oversized paired window sets (Craftsman style with four vertical lights in each opening) are centered on each sidewall. Half-round metal gutters are fitted into the cuts in the rafter tails. The garage is simply framed inside with no ridgepole. There are four truss bents, in addition to the regular roof joists. Joists are spaced 24 inches on center. The garage doors are original and are substantially constructed with three layers of wood. The doors necessarily project to the ground level.

The construction date for the garage, absent any other documentation, is 1919, its construction being simultaneous with the bungalow proper. The garage is notable for the fact that it matches the bungalow in terms of its raised rusticated concrete block foundation, the eaves overhang, the fishtail rafter detailing and its exterior cladding. It differs from the bungalow in the use of corner boards, the absence of a wooden water table atop the foundation and a different form used in its brackets. The historical section will show that the original owners/builders most certainly had an automobile given their frequent travels to visit family.

### Alterations Since Original Construction:

The kitchen retains no original or even early interior features (cabinetry, fixtures, etc.). There is every indication that this space has been considerably changed since its original construction, but prior to recent efforts to save and relocate the bungalow. There was a west sidewall door at the northwest corner (present orientation) which is now gone. A partial vertical cut in the clapboard is the only evidence of its presence. The kitchen windows have been replaced, the west one shortened and the north one widened and shortened, as a two-window set. An important focal point in a kitchen is the location of the sink and its relationship with a window opening. The present sink is situated along the rear wall and there is a rectangular window of recent origin set above it. The window opening size and location could well be original but there is no documentation to this effect. The presence of a west door from the kitchen argues that this was the only feasible place for a sink and plumbing usually doesn't get readily relocated. The window alterations, even if they relocated and re-sized the original openings, are located at the rear of the house plan and are largely not obvious when viewed from the building front. Window changes in this part of a house are also fairly routine. All of the fully –dimensioned front and side windows survive in place.

The original concrete sidewalk approached the bungalow along the driveway to the southeast of the building and then turned 90 degrees to approach the bungalow front entry. At the present site there was no chance to lay a new sidewalk before the project leaders were informed that they had to construct an access ramp because the bungalow is to serve a public purpose. The original concrete stoop, which had been located, was removed because the ramp grade and elevation did not allow for it to simply be built over. The bungalow and garage were repainted.

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The relocation is the major alteration as noted previously and is analyzed in Section 8. The bungalow and garage were moved intact and retain their relative spatial relationship, with both buildings fronting in the same direction as before. The buildings' raised concrete block foundation was reconstructed using reused original block and the basement windows were retained, but gained new frames. Physical casualties included an already replaced rear entry door and the bump-out added to the back of the garage to accommodate a larger automobile. The retention of the two matching buildings, and the interior appointments of the bungalow, is sufficient to warrant a Criterion C historical association.

### Integrity Evaluation:

The bungalow, that is to say the superstructures of the two buildings and the rebult concrete block foundation walls, retain five of the seven aspects of historical integrity, having forfeited location and setting as a result of the relocation. Location is of course compromised and as such, only architectural significance can be considered in determining National Register eligibility. Setting is only compromised in part because the bungalow remains within a primarily residential neighborhood. It is lessened due to the reorientation of the house to the south, the smaller lot size, and the loss of a driveway/garage orientation that originally extended beyond the west sidewall. Now the garage is largely tucked directly behind the house and there is no space for a driveway. The garage does retain its original orientation (it could have been turned around for example so as to relate to the alley to the north) in relation to the bungalow. The addition of a school to the neighborhood mix, while not a conflict in a residential area, is a different land use change from the fairly isolated original setting. The two buildings were moved intact save for the loss of the brick chimney, and have lost none of their historic fabric. Materials replacement has been very minimal (one exterior door, chimney, loss of the garage bump out) and the buildings retain their exterior and interior materials and their exposed foundation concrete block. Workmanship, feeling and association are all well preserved. Workmanship is rooted in the surviving buildings and particularly in the interior built-in components. Feeling is retained in the preserved floor plan, the built-ins, and the survival of window, and door openings. Association, particularly between garage and bungalow, survives, as does the association of the residence overall with a residential setting. The front access ramp was locally mandated and is a reversible alteration.

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.)	Areas of Significance (Enter categories from instructions)
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.	
[X] 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.	Architecture  Period of Significance 1919
Property has yielded, or is likely to yield, information important in prehistory or history.	
Criteria Considerations (Mark "x" in all the boxes that apply.)	Significant Dates
Property is:	
A owned by a religious institution or used for religious purposes.	
[X] B removed from its original location,	Significant Person (Complete if Criterion B is marked above) N/A
C a birthplace or grave.	Cultural Affiliation
D a cemetery.	Cultural Atminutori
□ 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.	Architect/Builder Unknown Unknown
Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheet	-
9. Major Bibliographical References Bibliography (Cite the books, articles, and other sources used in preparing this form on 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	one or more continuation sheets.)  Primary location of additional data:  [x] State Historic Preservation Office  Other State agency Federal agency Local government University  [X] Other
cesignated a National Historic Landmark recorded by Historic American Buildings Survey recorded by Historic American Engineering Record #	Name of repository: Museum House, Shell Rock

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### Historical Significance:

This bungalow and its associated matching garage are recommended as being individually eligible for listing on the National Register of Historic Places under Criterion C, physical design or construction. The bungalow and its matching garage are well preserved and are excellent examples of their bungalow style house type. The buildings are collectively significant on the local level, and the period of significance is 1919, that being the date of construction for both buildings. Bungalows as a residential type/style are relatively uncommon in Shell Rock and this is the only example of its particular subtype, that being a rectangular plan with gable front roof and a separate gable roof front porch. Bungalows having matching garages are rare anywhere, particularly when both buildings have matching concrete block raised foundations. The original evaluation on the part of consultant David Anderson, in 2006 was a pretty basic one, specifically that the building "...embodies the distinctive characteristics of a type, period, or method of construction..." While the Craftsman style had a substantial presence in Shell Rock's domestic architecture, bungalows played a very small role. Still, this bungalow was one of a number of new buildings that represented a post-World War I local resurgence in municipal improvements. Such historical associations are lost with a Criterion C based nomination of a moved building, so the test for eligibility has to rest upon the physical building and its architectural merit, absent a Criterion B association (with the subject building being the sole surviving building that has that association).

Criterion Consideration B is one of seven categories of buildings, structures or objects, that usually are not National Register eligible for reasons of the class of property (cemeteries, religious properties), the age (reconstructions or those with historical associations that fall short of the 50-year cutoff, or relocation. The last category is covered by this criterion consideration. Buildings that have been moved have been taken out of their relevant and specific geographical context. The theoretical test that requires a reanimated historical figure to both find and recognize his or her associated building is not met because the historical element has been relocated. Short-term moves within the same site and usually made in response to the broader evolution of the site, have a lesser impact under this criterion consideration. The McBride bungalow was fully relocated and the differences between the original and new location have been enumerated. There is one Criterion A-B association that can overcome relocation, and that is when a building is the last surviving significant association with a historic person or event. That exception does not apply in this case. The significance test that must be met is a Criterion C-architectural association. Does the bungalow in its present location retain the ability to inform the public concerning the general and specific attributes of the bungalow type? Does the bungalow retain its ability to represent the broader residential architectural history of Shell Rock? The strength of this bungalow's architecture rests upon its overall integrity, its exterior bungalow/Craftsman style features, and its interior built-in components. The exterior stylistic attributes, in combination with the interior elements, make this bungalow more representative of a faithful and authentic type/style example. The other key attribute of this bungalow is the presence of a well-preserved matching garage. While garages are commonplace with all house types and styles, it is not common to have them match the architecture of their houses. The McBride bungalow is a good and well-preserved example of the gable front bungalow, one having a subordinated or separate front gable roof front porch. As such it represents what was a lesser bungalow sub-type in Shell Rock. Bungalows in smaller towns are less common than they are in larger communities due to various factors, the simple lack of growth during key time periods, or a more parochial or conservative architectural taste being two of those factors. While Shell Rock possesses a smaller range of bungalow examples, it can also be argued that these are all the more important given the small size of the town and that those bungalows that were built help exemplify the nationally dominant presence of the "popular house types" particularly following World War I. The McBride bungalow offers the best-preserved example of its type, inside and out, and it represents an important typological example of its sub-type within the local context of community post-World War I house building. Absent any evidence to the contrary, it is assumed that the garage and bungalow were designed and built simultaneously, in 1919.

The bungalow documentation completed by David C. Anderson was very complete on the descriptive side of the ledger, but attempted no historical documentation, settling for what proved to be a nearly correct estimated 1920 construction date. Anderson based his positive significance evaluation on the obvious bungalow characteristics and features and he particularly noted the matching garage and residence design. He also noted that the expected internal residence division between public and

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private spheres was lacking although there was the expected change in the quality and nature of use of trim and flooring between the public and private rooms. Clearly Mr. Anderson based his individual eligibility evaluation on the presence of the matching garage. He noted, "many examples [of the Craftsman style] survive, it is unusual to find a matching house and garage with both exhibiting this level of historic integrity." All of the components cited by David Anderson were retained in the bungalow relocation, so the physical integrity of the frame superstructures remains intact. The visible raised basement foundations of rusticated concrete block were salvaged and reused. The general relationship of the garage and bungalow were retained.

Ideally the new location would have avoided a corner location, retained the eastward orientation and a more faithful replication of the garage/bungalow relationship with a side driveway. But as the description of the moving of the bungalow makes clear, there were no other lots available, let alone a site that would have retained these attributes. Time was also a key factor. So the National Register eligibility of this residence is based on the fact that:

- ■This is the best preserved example of a gable front bungalow in Shell Rock.
- ■This is an excellent and unusual example of a combination garage/bungalow.
- This bungalow retains a range of original built-ins and fixtures and has a high state of historic integrity.
- ■The original appearance of the foundation of the relocated house and garage have been faithfully reconstructed using the original building materials.
- The handicapped access ramp, while intrusive, is a reversible feature and does not impact the bungalow itself. It is a requirement as part of having public events in and around the bungalow.

#### Architectural Contextual History:

The Craftsman style is very well represented in Shell Rock. Its onset dates to c.1910 and a large number of larger houses are to be found, primarily on the west side of town. The west side of Shell Rock was the primary town site. The business district was entirely on that side of the river and the Sanborn fire insurance maps only mapped that part of the town. The best examples are found at 214 West Washington-1913; 921 Water-1910; 525 Williams-1910; 506 N. Cherry-1918; 628 S. Cherry-1910; and 417 S. Walnut (1925 Sanborn fire insurance maps, 1910, 1935). The McBride bungalow is by far the bestpreserved example of a gable front bungalow in Shell Rock. There are several good examples of side gable bungalows but these are not comparable due to their larger size and more complex floor plans and building costs. Of the other Shell Rock bungalows, it would appear that, based on their current exterior appearance, the gable front example at 208 West Prospect Street, and the side gable examples at 126 West Adair Street, 213 West Prospect Street and 123 East Washington Street all retain sufficient historical integrity and are of sufficient architectural merit so as to warrant National Register of Historic Places eligibility based upon Criterion C-physical design and construction.

There was a decided preference for larger, side gable bungalows in Shell Rock, based upon surviving examples. The truly surprising finding of this informal survey is that there are very few gable front bungalow examples to be found in Shell Rock. There are but a handful of other gable front examples, and like the subject bungalow, all three are of the same gable front subset, that of a separately roofed front porch that is tucked onto the front of the plan. There are so few examples that their risk of being classed as architectural anomalies is a real one. Shell Rock is replete with smaller cottage examples but it would appear that those who chose the bungalow type favored larger and more complex subtypes, in this case the side gable form. James Jacobsen defined a broad range of bungalow subtypes, building on other midwestern bungalow surveys. Front gable subtypes numbered 11, while side gable ones had four versions, based upon dormer(s) and porch configurations. So there was a broad range of bungalow design options to choose from. There are also at least two examples of earlier houses in Shell Rock gaining bungalow ornamental elements (302 Water Street is a good example of this tendency, the original house being Italianate in style) (Jacobsen, 2000, pp. 181-204; 204-212).

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McBride, Charles H. and Theresa H., Bungalow Butler County, Iowa

This informal survey supports the fact that this bungalow/garage combination is a singularity in Shell Rock. It is worth pointing out that Shell Rock has not been comprehensively surveyed to identify its historic buildings, apart from flood related surveys. The proper comparative context is that of gable front bungalows with separate front porches. It also attests to the fact that in its removed location, the bungalow was moved to a completely different part of the town and one that contained few if any bungalows.

#### Shell Rock Booms:

The bungalow's construction coincides with what was for Shell Rock the first interlude of improvements that it had enjoyed for some time. Shell Rock is not a large community. In 1900 the town's population was 839 persons, and by 1910 this figure had declined to 741 residents. The 1920 census enumeration tallied 815 persons, so some growth was underway by the time the McBride bungalow was built. The town was busily curbing, gravelling, and grading Washington Street as of 1917-18, and extending water services. In 1918 the town gained a new telephone exchange. Local references note the construction of a handful of bungalows between 1917 and 1925. In October 1920 a "well known businessman" was quoted as saying that the town had been asleep for the past 50 years, but "it begins to look like it was waking up to its possibilities. It has made splendid progress this summer and the outlook is bright all around." The *News* observed in early March 1921 "Shell Rock is taking a boom. There are no available houses for rent in the city. There is an opportunity for capital to seek profitable investment here by building several dwellings for rental purposes. A month later the same source again advised that the town needed to experience a boom, advising "rental property in this city would pay a good return on the investment" (Shell Rock *News*, July 12, August 16, September 22, 1917; May 30, July 9, August 15, 1918; June 5, 25, September 13, 1919; October 14, 1920; March 3, April 21, 1921; Fourteenth Census, p. 216).

#### The McBride Family and the Construction of their Bungalow:

Charles H. McBride (1862-1928) was born in Iowa of parents both of whom were born in Ohio. As early as 1880, Charles, then aged 17, was living in Beaver Township, Butler County, Iowa with his sister Melvina (McBride) Williams, aged 29. He was working as a farm laborer. He married Theresa H. Welton (1869-1949) in 1887. She was the daughter of carpenter Isaac M. Welton (1843-1920), who was born in New York. The couple had five children, four of whom survived. Leslie C. McBride, was born in 1897 and was the only child of the McBrides to actually live in this bungalow. Henry L. McBride was born in 1901. Anna E. McBride was born in 1890. Bertha L. McBride was born in 1888. Their son Freddie L. McBride (1886-1901) died at the age of 15 years (1880 Federal Census, T9 R328, p. 289; T9 R329, p. 106: 1900 Federal Census, T623 R420, p. 27; 1910 Federal Census, T624 R394, p. 24; 1920 Federal Census, T625 R480, p. 165; Riverside Cemetery records).

Charles and Theresa McBride were farming in Beaver Township as of 1900 at which time their extended family included three of their children, Isaac Welton, the mother's father, and two siblings of Mrs. McBride, brother Ernest and sister Anna. The couple still farmed in the same township a decade later (1910), by which time their household numbered just four persons, including two of their children (1910 Federal Census, T624 R394, p. 24; 1920 Federal Census, T625 R480, p. 165; Waterloo Evening Courier, June 14, 1920).

Charles McBride purchased two lots along the south side of Washington Street in early September 1917, and announced his plans to erect a "modern residence" on that property during the coming season. He hoped to complete the excavation and foundation work before winter. Instead the couple over-wintered in Orlando, Florida, a temporary move that was made necessary because Charles McBride was afflicted with asthma. In the latter part of March 1918 it was announced that the couple had returned to Shell Rock and that the McBrides had rented the Reid residence, to be occupied "during the building of their new residence..." Initially the ill father stayed with son Charles in Shell Rock. By early May he was joined by his wife

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McBride, Charles H. and Theresa H., Bungalow Butler County, Iowa

and they announced that they would take up their independent residence in the town about May 1. The move was made well before that, in early April and the Reid house was near the purchased property, also on East Washington Street. McBride was confined to his home by his illness and periodic reports mentioned that he was finally out and about. In early September they relocated to the home of Mrs. Nettie Brogue, who was out of town while one of her sons was serving in the war. The local record then falls silent until it was announced on December 16, 1919, that the McBride's had just moved their household goods into their newly finished home "which is a most creditable addition to Shell Rock's residential district" (Shell Rock News, September 6, 1917; February 7, March 21, April 4, 11, May 9, July 18, September 5, 1918; December 18, 1919).

The McBride family resided in the bungalow for just 16 months. No explanation for their departure from it has been found. They remained in Shell Rock and by the latter part of 1927 were living in Ottumwa. Charles McBride died in 1928, and Theresa McBride died in 1949. Both are buried in Shell Rock and their children continued to live in and around the town. Clearly Shell Rock was their home community (Waterloo Evening Courier, September 24, 1924; June 5; August 15, 1925; July 28, 1926; August 27, October 26, 1927; Riverside Cemetery Burial Records).

### Post- McBride Family Bungalow History:

Mrs. Sarah Nesbit and her son Arthur, were the second owners of the bungalow in April 1921. The family had sold its farm, located ten miles north of Shell Rock in early November 1919 and had moved to Los Angeles. The family left Shell Rock by automobile and headed west to California to see whether its climate would be more beneficial for their son Arthur. Arthur had never fully recovered from an attack of the influenza in the latter part of 1918. The father, William Melvin Nesbit, died there on April 28, 1920 and his widow and son accompanied the body back to Parkersburg for burial. Returning westward, they came back to Shell Rock permanently in the latter part of March 1921, and bought the McBride bungalow in early April. They occupied the building on April 15. Initially upon reaching Shell Rock the pair had stayed with Sarah Nesbit's sisters, Mrs. James Shorter and Mrs. L. G. Dewey (Waterloo Evening Courier, May 5, 6, 1920; March 21, April 19, 1921; Shell Rock News, November 27, 1919; March 21, April 14, 21, 1921).

The first indication that the bungalow was being rented dates to the spring of 1927 when the D. L. McDowell family were announced as the tenants, due to occupy the home on March 1. Emory and Lydia Brockway were the tenants as of early 1933 when floods filled the basement and the basement windows were left open to take the pressure of the current off of the basement walls (Waterloo Evening Courier, February 8, 1927; Waterloo Evening Courier, June 8, October 2, 1933; "The History of the Museum House...").

Arthur Nesbit was unmarried and by 1930 was farming in West Point Township. He placed a mortgage on the bungalow that same year and a property judgment resulted in 1937. J. A. Whitaker purchased the bungalow on December 2, 1937 but he retained it just one year, selling it to Henry and Hulda (Kullman) Menzel, on December 16, 1938 ("The History of the Museum House...").

The bungalow and its environs were flooded at least 13 times between 1928 and the present day. The original bungalow site is actually elevated above the surrounding house lots and it appears to be well removed from the river proper. The flooding source actually always came from behind, via an angled dry gulch that ran southeast/northwest behind the bungalow and garage to the west ("The History of the Museum House..."; interview, Linda McCann, Sandy Soash, April 12, 2010).

### Relocating the McBride Bungalow:

The relocation and rehabilitation of the McBride Bungalow is a rather unusual and remarkable achievement. Shell Rock held its 150<sup>th</sup> anniversary during the fall of 2005. A town history titled More Water Under The Bridge: Reflections on

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McBride, Charles H. and Theresa H., Bungalow Butler County, Iowa

150 Years of Shell Rock History was published. It was the book committee that would finally re-mission itself to become a preservation group. There was no existing historic preservation group in Shell Rock at the time. The bungalow wasn't discussed in the town history and all were unaware that David Anderson had recommended it as a significant building set after the 2004 flood (interview, Linda McCann, Sandy Soash, April 12, 2010; "The History of the Museum House...").

The City of Shell Rock, in conjunction with Federal Emergency Management Administration funding was acquiring and demolishing a dozen flood-damaged houses along East Washington Street and the McBride bungalow was one of those. The new group quickly raised the necessary \$40,000 in funds and relocated the bungalow and garage prior to a very tight deadline of July 1, 2006. This was an impressive accomplishment given that the work started in March and there was no pre-existing organization in place (interview, Linda McCann, Sandy Soash, April 12, 2010; "The History of the Museum House...").

The initial problem encountered was that of identifying an adequate relocation site. One riverfront site was offered by the city but it was too steep and the bungalow had to fit in without the loss of any trees. Consequently the selected site was the only vacant one to be found in Shell Rock. The bungalow was lifted off its foundation on May 10 and briefly occupied a temporary elevated site to the north of the original site. The reused concrete blocks were coated on their exteriors with a sprayed on foam insulation. This had to be removed and garden shovels were used to remove the bulk of the foam, and wire brushes on electric hand drills removed the residue. The blocks had been painted white on their inside surfaces. The mortar had to be removed. The iron coal chute was similarly cleaned of its insulation coating. The cleaned blocks and chute were hauled to the new site on hay wagons. A new concrete footing, floor and sidewalls cast up to grade were poured. The blocks were then re-laid, with three exposed courses set above grade. This was the case for both the bungalow and garage. The two buildings were ready to be moved on June 23. On June 27, the bungalow was rolled westward onto its new foundation ("The History of the Museum House...").

A protective covenant was signed between the City of Shell Rock and the Shell Rock Development Corporation on July 30, 2006. That document identified the interior and exterior character-defining elements of the bungalow and garage and specified that they would be preserved during the course of the relocation and rehabilitation project. The redevelopment entity served as an umbrella not-for-profit for the group that preserved and moved the bungalow, and for that reason, it was the official party to the covenant agreement (Covenant, July 30, 2006, State Historical Society of Iowa).

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McBride, Charles H, and Theresa H, Bungalow Butler County, Iowa

### 9. Major Bibliographic References:

Anderson, David C. Historic Site Inventory Form, 318 East Washington, Shell Rock, Butler County, August 8, 2005

Historic Preservation Covenant, City of Shell Rock and the Shell Rock Development Corporation, July 30, 2006

Jacobsen, James E. Des Moines Growth And Development, 1900-1942: The Bungalow and Square House (multiple property documentation form). Des Moines: History Pays, 2000 (cited as Jacobsen, 2000)

\_\_\_\_\_, \_\_\_\_\_. Building A City of Homes: Des Moines, 1900-1924: A Study of Two House Types, The Bungalow and the Square House. Des Moines: History Pays! 2002 (cited as Jacobsen, 2002)

More Water Under The Bridge: Reflections on 150 Years of Shell Rock History. Shell Rock: Shell Rock Community Historical Society, 2005

Riverside Cemetery Burial Records, Shell Rock

Sanborn Map Company, Shell Rock, Butler County, fire insurance maps, 1910, 1935 (this map shows the present bungalow site as a vacant lot)

Svendsen, Marlys, and Justine Zimmer. Historical and Architectural Reconnaissance Survey for 2008 Flood Projects in Shell Rock, Butler County, HADB 12-009, February 18, 2009

U.S. Census, 1880, 1900, 1910, 1920 as cited

Interview:

Linda McCann, Sandy Soash, April 12, 2010

### Newspapers:

Shell Rock News, July 12, August 16, September 6, 22, 1917; February 7, March 21, April 4, 11, May 9, 30, July 9, 18, August 15, September 5, 1918; June 5, 25, September 13, November 27, December 18, 1919; October 14, 1920; March 3, April 21, 1921

Waterloo Evening Courier, May 5, 6, 1920; March 21, April 19, 1921; September 24, 1924; June 5; August 15, 1925; July 28, 1926; February 8, August 27, October 26, 1927; June 8, October 2, 1933

10. Geographical Data

Acreage of Property	
UTM References (Place additional UTM references on a continuation sheet.)	
3[]][]]]]]]]]]]]]]]]	Easting Northing
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 James E. Jacobsen	
organization History Pays! Historic Preservation Consulting Firm	date December 20, 2010
street & number _4411 Ingersoll Avenue	telephone <u>515-274-3625</u>
city or town state	IA zip code50312-2415
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 Shell Rock Community Historical Society	
street & number P. O. Box 67	telephone _319-885-4478
city or town Shell Rock star	te lowa zip code 50670

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.

OMB Approval No. 1024-0018

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Section number _	Geographical Data	Page16	McBride, Charles H. and Theresa H., Bungalow Butler County, Iowa
10. Geographical Data	<u>u</u>		
Verbal Boundary Desc	ription:		
Lot 6, Block 2	4, Original Town of Shell Rock		
Boundary Justification	1		
This is the lot and garage in 2006.	that was acquired by the Shell R	ock Community Hi	istorical Society for the placement of the bungalow
Мар			
		Refer to Figure 11	

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

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Section number Photographs Page 17

McBride, Charles H. and Theresa H., Bungalow Butler County, Iowa

### Photographs:

Name of Photographer: James E. Jacobsen Date of Photographs: April 12, 2010

Location of Original Negatives: Shell Rock Community Historical Society

Frame: Description of views:

- 1 house front, view northeast
- 2 house, view northwest
- 3 porch, view northeast
- 4 west side of house, view northeast
- 5 front of garage, view northeast
- 6 garage, view northwest
- 7 both buildings, view southeast
- 8 overview, looking southwest
- 9 same, view southwest
- 10 bungalow, view southwest
- 11 interior view, dining room to living room, view south
- 12 sliding doors between the front bedroom and the living room, view east
- 13 sliding door between the back bedroom and the dining room, view east
- 14 sliding door between the front and back bedrooms, view north
- 15 original light fixture, living room, view southwest
- 16 original light fixture, dining room, view southwest
- 17 floor and trim work detail, living room, view northeast
- 18 built-in cabinet in dining room, view northwest

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McBride, Charles H. and Theresa H., Bungalow Butler County, Iowa

### List of Figures:

- Figure 1: Former and approximate present location of the subject bungalow (Anderson, 2005, adapted by Jacobsen 2010)
- Figure 2: Approximate scaled floor plan (Jacobsen, April 2010)
- Figure 3: Original location, view west, note garage relationship (photo by Linda McCann, 2006)
- Figure 4: original site, view southwest (photo by Linda McCann, 2006)
- Figure 5: original site, view southwest (photo by Linda McCann, 2006)
- Figure 6: original site, porch, view northwest (photo by Linda McCann, 2006)
- Figure 7: Original site, house suspended alongside foundation, view southwest, overview (photo by Linda McCann, 2006)
- Figure 8: Original site, house turned and ready to move, view northwest (photo by Linda McCann, 2006)
- Figure 9: New bungalow lot, view north (photo by Linda McCann, 2006)
- Figure 10: Garage in place above new foundation, view southwest (photo by Linda McCann, 2006)
- Figure 11: Bungalow on new foundation, new site, view north (photo by Linda McCann, 2006)
- Figure 12: Garage and bungalow on new site, view southeast (photo by Linda McCann, 2006)
- Figure 13: Garage and bungalow on new site, view southwest (photo by Linda McCann, 2006)
- Figure 14: Original spatial relationship of the bungalow and its garage (Anderson, 2005, adapted by Jacobsen 2010)
- Figure 15: 123 West Washington, 1912 (left), 126 West Adair Street, 1916 (right) (Butler County Assessor)
- Figure 16: 213 West Prospect Street, 1919 (left), 123 East Washington Street, 1925 (right) (Butler County Assessor)
- Figure 17: 114 West Adair Street, 1925 (left), 208 West Prospect Street, 1926 (right) (Butler County Assessor)
- Figure 18: 411 S. Walnut Street, 1927 (left), 421 West Prospect Street (date given as 1877) (right) (Butler County Assessor)

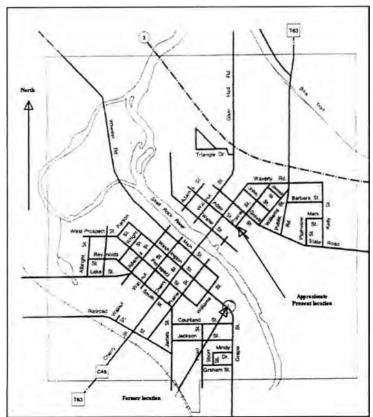


Figure 1: Former and approximate present location of the subject bungalow (Anderson, 2005, adapted by Jacobsen 2010)

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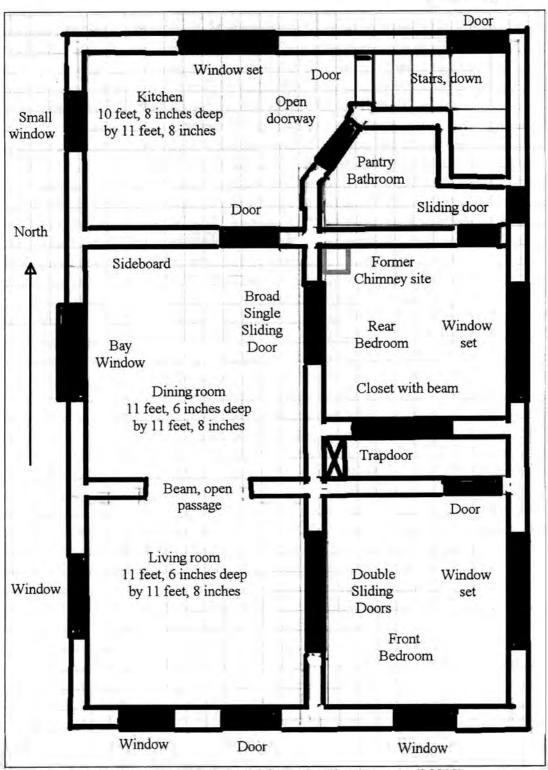


Figure 2: Approximate scaled floor plan (Jacobsen, April 2010)

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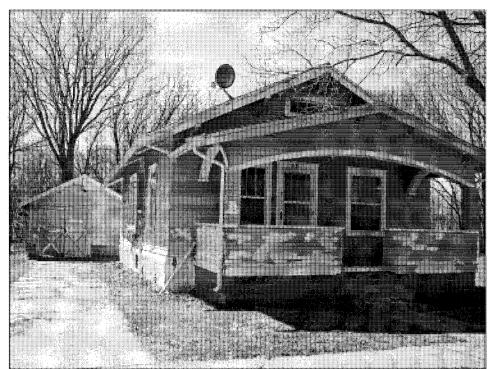


Figure 3: Original location, view west, note garage relationship (photo by Linda McCann, 2006)

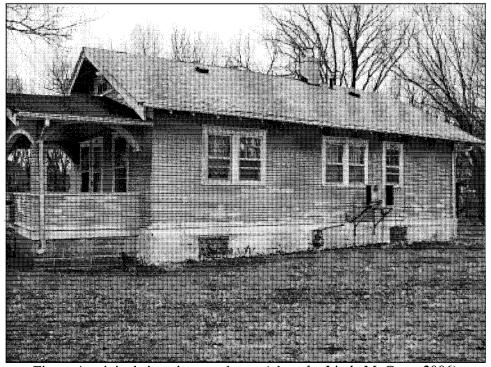


Figure 4: original site, view southwest (photo by Linda McCann, 2006)

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Figure 5: original site, view southwest (photo by Linda McCann, 2006)

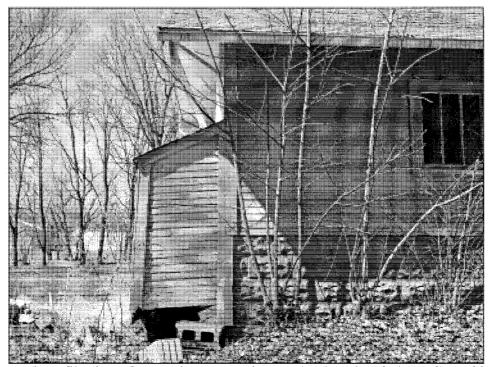


Figure 6, profile view of garage bump-out, view north (photo by Linda McCann, 2006)

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Figure 7: original site, porch, view northwest (photo by Linda McCann, 2006)



Figure 8: Original site, house suspended alongside foundation, view southwest, overview (photo by Linda McCann, 2006)

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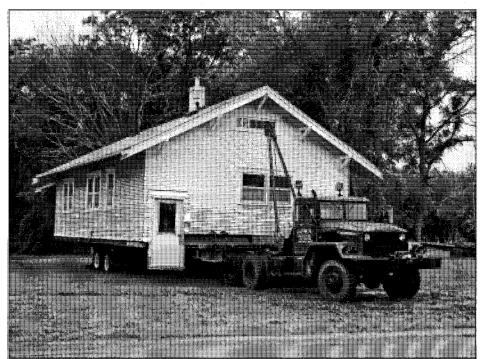


Figure 9: Original site, house turned and ready to move, view northwest (photo by Linda McCann, 2006)

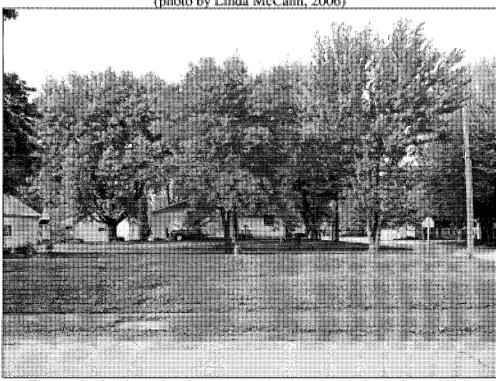


Figure 10: New bungalow lot, view north (photo by Linda McCann, 2006)

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Figure 11: Garage in place above new foundation, view southwest (photo by Linda McCann, 2006)

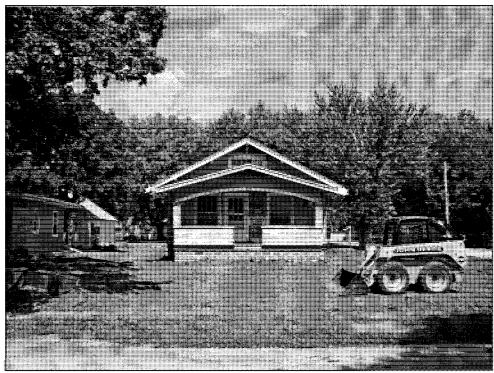


Figure 12: Bungalow on new foundation, new site, view north (photo by Linda McCann, 2006)

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Figure 13: Garage and bungalow on new site, view southeast (photo by Linda McCann, 2006)

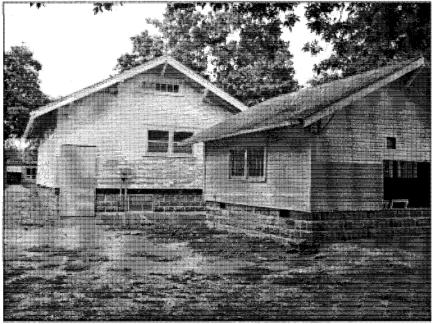


Figure 14: Garage and bungalow on new site, view southwest (photo by Linda McCann, 2006)

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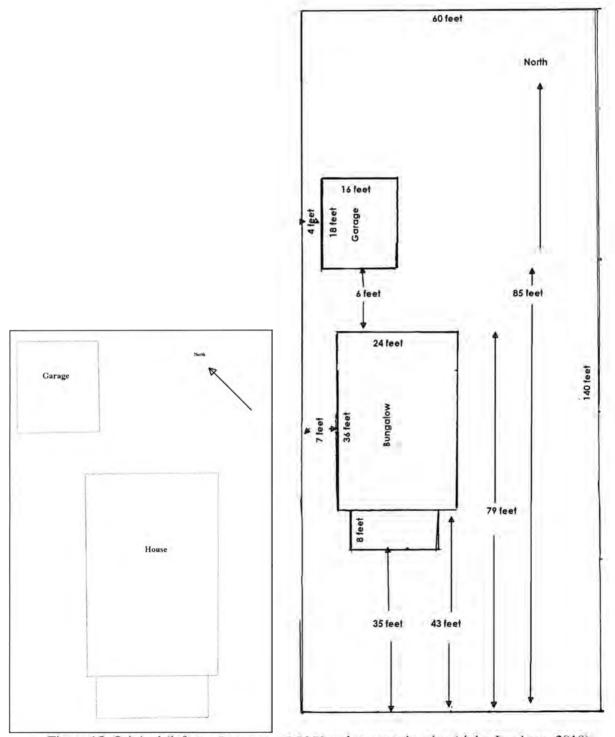


Figure 15: Original (left, Anderson, 2005) and current site plan (right, Jacobsen. 2010)

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### Local Architectural Context:



Figure 16: 123 West Washington, 1912 (left), 126 West Adair Street, 1916 (right) (Butler County Assessor)



Figure 17: 213 West Prospect Street, 1919 (left), 123 East Washington Street, 1925 (right) (Butler County Assessor)

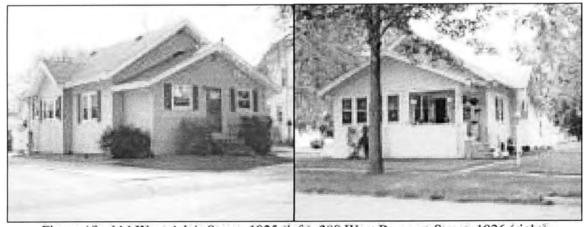


Figure 18: 114 West Adair Street, 1925 (left), 208 West Prospect Street, 1926 (right)
(Butler County Assessor)

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Figure 19: 411 S. Walnut Street, 1927 (left), 421 West Prospect Street (date given as 1877) (right) (Butler County Assessor)

## UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

### NATIONAL REGISTER OF HISTORIC PLACES EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION
PROPERTY McBride, Charles H. & Theresa H., Bungalow NAME:
MULTIPLE NAME:
STATE & COUNTY: IOWA, Butler
DATE RECEIVED: 12/23/10 DATE OF PENDING LIST: 1/20/11 DATE OF 16TH DAY: 2/04/11 DATE OF WEEKLY LIST: 1/20/11
REFERENCE NUMBER: 10001205
REASONS FOR REVIEW:
APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N
COMMENT WAIVER: N  ACCEPT RETURN REJECT 2-7. // DATE
ABSTRACT/SUMMARY COMMENTS:
Entered in The National Register of Historic Places
RECOM./CRITERIA
REVIEWERDISCIPLINE
TELEPHONE DATE
DOCUMENTATION see attached comments Y/N see attached SLR Y/N  If a nomination is returned to the nominating authority, the
nomination is no longer under consideration by the NPS.



Charles H. and Therosa H Mc Bride Bungalow, Shell Rock. Butlor County, Jowa

Photo #1



Charles H. and Therosa H McBrido Bungalow, Shell Rock. Butler County. Lowe

Photo # 2

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Charles H. and Therosa H Mc Bride Bungalow Shell Rock, Butlor County, Journ

Photo#3

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Charles H. and Therosa H Me Bride Bungalow Shell Rock. Buttor County

Photo #4

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Charles H. and Pherosa H. Mc Bride Bungalow Shall Rock. Buttor County, Jowa

Photo #5

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Charles H. and Theresalt. Mc Bride Bungalow Shell Rock, Butler Counts, Down

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Charles H. and Merosa H. Mr. Brillo Bungalow Shell Ruck. Buttor County. Dave

Photo #7

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Charles Hand The rosa H Mc Brido Bungalow Shell Rock, Butterlounts, Down

Photo#8

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Charlos H. and Theresa H Ne Bride Bungalow Sholl Rode, Buttor County, Jorna

Photo #9

\*24-4004 045 N N N-6 41 1242 04.20.10 AC-03 GR03 2073.47 100.0



Charlos H and Merosa H McBrido Burga low Sholl Rock, Butlor County, Ioua

Photo # 10

\*24-4004 045 N N N-6-01 1747 04.20.10 AC-02 GR03 2073.47 100.0 TCS <N□ - 3 >002 BN



McBride, Charles H. and Therese H., Bingalow, Shell Rock, Butler County, IA

Aholo #3 11

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Mc Bride, Charles H and Meroso H., Bungalow Shell Rock, Butler County, Down

Puto # 12

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Thell lock. Butler County, IOWA

Philot 13

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Mc Bride, Charles H. and Theresa H., Bungalow Chell Rock, Buttor Combs. IOWA

Photo # 14

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McBride, Charles H. and Morosa H., Bungalow Shell Rock, Butler Comby, towa

Photo # 15

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McBride, Charles H. and Theresa H., Bungalow Shell Rock, Butlor County. I with

Photo # 16

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Mc Bride, Charlos H. and Theresalt., Bungalow Shell Rock, Butler County, IOWA Photo #17

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McBride, Charles H and Merosa H, Bungalow Shell Rode, Butter County. Down

Photo #18

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