

United States Department of the Interior  
National Park Service

NOV 12 2003

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" on the appropriate line or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name OLD TOWN HISTORIC DISTRICT  
other names/site number \_\_\_\_\_

2. Location

street & number Between Duff & Clark Avenues and 7<sup>th</sup> and 9<sup>th</sup> Streets N/A not for publication  
city or town Ames N/A vicinity  
state Iowa code IA county Story code 169 zip code 50010

3. State/Federal Agency Certification

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

Rowell J. Folke November 12, 2003  
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)

Edson B. Beall  
Signature of Keeper

Date of Action  
1.2.04



Old Town Historic District  
Name of Property

Story County, Iowa  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" on one or more lines 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" on all the lines that apply)

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

COMMUNITY PLANNING AND DEVELOPMENT  
TRANSPORTATION  
EDUCATION  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE

**Period of Significance**

1874 – 1941

**Significant Dates**

1874  
1885  
1938

**Significant Person**

(Complete if Criterion B is marked above)

**Cultural Affiliation**

N/A

**Architect/Builder**

Duntz, Charles A.  
Hansen, Hans J.

**Narrative Statement of Significance** - (Explain the significance of the property on one or more continuation sheets)

**9. Major Bibliography 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):**

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

**Primary location of additional data:**

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

Name of repository

Old Town Historic District  
Name of Property

Story County, Iowa  
County and State

### 10. Geographical Data

Acreage of Property 47 acres

#### UTM References

(Place additional UTM references on a continuation sheet.)

1 | 15 | 4 48 | 200 | 465 3 200 |

Zone Easting Northing

2 | 15 | 4 48 | 600 | 465 3 200 |

Zone Easting Northing

3 | 15 | 4 48 | 600 | 465 2 800 |

Zone Easting Northing

4 | 15 | 4 48 | 800 | 465 2 800 |

#### 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 William C. Page, Public Historian; Joanne R. Page, Project Associate

organization City of Ames, Iowa date May 30, 2003

street & number 520 East Sheridan Avenue (Page) telephone 515-243-5740; FAX 515-243-7285

city or town Des Moines state Iowa zip code 50313-5017

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

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

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

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

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

### Property Owner

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

name See Continuation Sheet

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

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

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

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

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Old Town Historic District, Story County, Iowa.

LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY REVIVALS/Tudor Revival  
LATE 19<sup>TH</sup> & EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/Prairie

**GENERAL DESCRIPTION**

Ames, Iowa, is a community with a population of about 50,000. It is situated in Central Iowa within a rich agricultural region of the nation and, as the home of Iowa State University, provides a setting for about 26,000 on- and off-campus students (Spring 2003), many of whom claim Ames as their legal residence. Although Ames is not the seat of Story County government, it is by far the largest incorporated area in that county.

The Old Town Historic District is centrally located within Ames. The district is rectangular in shape and almost exclusively residential in character. Its boundaries include the north side of 7<sup>th</sup> Street on the south, the east side of Duff Avenue on the east, the north side of 9<sup>th</sup> Street on the north, and the west side of Clark Avenue on the west. A series of north-south and east-west streets articulate this rectangular area for vehicular traffic. A series of north-south alleys, located between Duff and Kellogg, Kellogg and Burnett, and Burnett and Clark adds further vehicular articulation. All of these corridors are laid out to the cardinal points of the compass, except 9<sup>th</sup> Street, which is skewed slightly from the northwest to the southeast to compensate for the earth's curvature within the U.S. government's land survey system.

The topography of the Old Town Historic District appears mostly level today, but this appearance belies the fact that the town's settlers originally encountered many swales, low spots, and marshy areas. Plagued by poor drainage, Ames soon became known locally as "Frog Town." (See MPD, Chapter II.)

The Old Town Historic District stands directly north of a corridor of civic, religious, and social institutions, which edges downtown Ames on the north. This civic corridor runs between Duff Avenue on the east and Clark Avenue on the west and includes the U.S. Post Office, Ames High School-City Hall, Ames Public Library, First United Methodist Church, First Christian Church, United Church of Christ Congregation, Ascension Lutheran Church, and Elks Club Lodge Number 1626. The Bandshell Park Historic District (NRHP) stands immediately adjacent to this civic corridor and could be included as part of it.

Downtown Ames stands immediately south of this civic corridor. Main Street forms the backbone of this commercial district, with businesses spilling over onto side streets, 5<sup>th</sup> Street, and, more recently, 6<sup>th</sup> Street.

The Old Town Historic District contains a limited variety of land use, property types, and functions. Buildings used for residential purposes far outnumber any other kind of use. One property was built as a church. Most buildings are of wood-frame construction. Resources generally date from the 1880s through the middle of the 20<sup>th</sup> century. Most buildings show the influence of residential

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architectural styling popular in the Midwest during the period. Although most resources are one or two stories in height, some three-story buildings are also present, primarily the multiple-family complexes.

By 1941, virtually all the town lots in Old Town had been filled. Today, the neighborhood presents a picture of well-ordered, residential comfort, visually tied together by spacious parking areas between streets and private property; street trees, uniform façade setbacks; extensive use of wood siding, and compatible scale, massing, and height of the district's houses. The repetition of all these elements throughout the historic district lends rhythm and harmony to it.

Intrusions in the district include a series of modern multiple-family dwellings constructed beyond the National Register's 50-year cut-off date, and a number of historic buildings, whose integrity has been compromised irreversibly by the removal of important elements of their fabric or by alterations, which could be reversed. Resources in the latter case have the potential for becoming contributing resources within the historic district if such alterations are reversed. A number of historic, single-family dwellings have been converted to multiple-family use, but these conversions have impacted the district's integrity to a lesser extent than the other changes mentioned.

### **SPATIAL ARTICULATION**

An American grid plan of streets and alleys articulates the Old Town Historic District for vehicular traffic and pedestrian use. While the configuration of these corridors has remained the same to the present day, the relative significance of streets has shifted somewhat as historic forces have changed patterns of traffic and land use. (See Section 8.)

Duff Avenue historically served as the north-south highway route through Ames to points north in Story County and beyond. In the 1930s, a highway underpass was constructed at Grand Avenue to obviate the disruption of vehicular traffic caused by frequent railroad traffic. This improvement quickly propelled Grand Avenue into a heavily traveled route for both local and overland vehicles.

Showplace residences in the neighborhood tended to cluster along Douglas Avenue and Duff Avenue, yet even along these corridors of wealth and architectural pretension, a certain spirit of egalitarianism is evident, as more modest dwellings stand check-to-jowl with their neighbors as peers.

### **BUILDINGS**

Wood predominates in the Old Town Historic District as the exterior wall cladding material of choice.

Some of the earliest buildings in the historic district are constructed of brick, but most are of wood frame. Buildings from the late 1880s to circa 1918 are uniformly constructed of wood frame and comprise many of the resources in the district.

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Brick is generally absent from dwellings in the historic district constructed between circa 1890 and circa 1910. Then, brick returns to the scene, but now as a secondary building material for porches, approach steps and bulkheads, or chimneys. Concrete block and stone are also present to a limited extent.

Most of the buildings within the historic district possess either one, one and one-half, or two stories. This general uniformity of height provides a feeling of homogeneity to the district.

The resources in the Old Town Historic District are influenced by many of the contemporary architectural styles popular in the United States. Although these influences are clearly discernable—particularly in such architectural elements as massing, roof plan, and porch configuration—these influences are in general restrained in detailing.

Stylistic influences in the Old Town Historic District include many of those popular in the United States during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. (See Section 8.) The inventory of resources at the end of this section notes which buildings exhibit these architectural influences. The reader will note that relatively few Period Revival examples are present and that the ranch house is absent altogether. The Old Town Historic District was already mostly filled with improvements by the time these styles came into local currency.

The Old Town Historic District possesses a variety of architectural forms. They include one site, single-family dwellings, automobile garages, apartment buildings, one condominium, and one church. The single-family dwellings predominate by far.

#### SITE

There is one site within the Old Town Historic District. It consists of the corridor system of streets, alleys, and pedestrian walks, which articulate the neighborhood; the over-story canopy of street trees, which edges and arches over them; the yards and plantings of private residential properties; and the uniform setback of houses from the streets. These elements together form a designed historic landscape.

All of the streets in the historic district are hard-surfaced and many of the alleys are as well. As an arterial road, Duff Avenue is the widest street in the neighborhood and bears the heaviest volume of traffic.

Although some properties within the historic district possess curb-cut driveways, most properties obtain their vehicular access by the alleys. The noticeable lack of curb cuts and driveways contributes to a feeling of visual unity along the streetscape. One front yard blends into the next front yard to form an expansive corridor of green-space along each city block. The historic district's uniform building setback reinforces this sense of well-ordered design;

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while the variety of styles, shapes, and materials of the buildings themselves avoids any appearance of rigidity.

**SINGLE-FAMILY DWELLING**

Most of the resources in the Old Town Historic District are single-family dwellings. Most are constructed of wood frame, although a few are constructed of brick.

A variety of roof designs lend visual interest to the streetscape. The showplace Victorian residences, like the houses at 704 and 712 Duff Avenue, tend towards complicated roof configurations with a multitude of intersecting gables and other embellishments like pent roofs to add picturesque effect. Front gable roofs are popular in the historic district and tend to cross stylistic lines. Some of the Victorian houses—703 Duff Avenue and 703 Kellogg Avenue, for example—feature a steeply pitched front gable roof as a highly visible element. Many of the Craftsman-influenced dwellings feature front gable roofs, regardless of their size. The architecturally ambitious Munn House at 726 Duff Avenue features such a roof, as well as the modest example at 307 8<sup>th</sup> Street. Hip roofs in the historic district are also in evidence. They were particularly popular for 19<sup>th</sup> century Italianate-influenced dwellings, such as the frame example at 700 Douglas Avenue and a brick example, the Lucas House-Beta Phi House, at 829 Douglas Avenue. Such typical examples employ a hip and deck configuration. The hip roof reappears in the historic district in the early 20<sup>th</sup> century in a series of American Four Square houses and a few Prairie Style-influenced dwellings, like the example at 718 Duff Avenue, but now the deck has disappeared. With the American Four Square examples the slope of the roof remains steep, while in the Prairie examples, it becomes exceeding shallow. Finally, some examples of Craftsman styling feature complex roof designs, such as two near-twin examples of airplane bungalows at 820 Duff Avenue and 112 9<sup>th</sup> Street. By way of contrast, Colonial and Neo-Colonial Revival houses in the historic district tend to prefer simpler roof designs, with the side gable roof most popular.

Front porches are common to these single-family dwellings. With the Craftsman-influenced homes, the front porch typically extends across the entire primary façade of the building as a one-story element. With elaborate Victorian dwellings, wrap-around porches are not uncommon and some second story porches inset under the main roof are also evident, such as the Curtiss House at 712 Duff Avenue and the Alpha Tau Omega House-Kappa Delta House at 803 Burnett Avenue. The size of the front porch diminishes or disappears altogether with Neo-Colonial and Tudor Revival designs. The house at 704 Burnett Avenue, a transitional example between Colonial Revival and Neo-Colonial Revival, exemplifies this trend. It features only a stoop porch. Later Neo-Colonial examples, such as the house at 509 9<sup>th</sup> Street, dispense with a front porch altogether. The design of the Tudor Revival example at 319 8<sup>th</sup> Street—which, for all its modest size, features a richness of architectural detail—also lacks a front porch.

A sense of uniformity pervades the historic district. All the dwellings are under three-stories in height. Their façades are uniformly set back from the public right-of-way almost without



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exception. These features lend a harmonious rhythm to the streetscape. Although there are a number of large and a number of small single-family dwellings in the district, no one house or cluster of houses can be said to dominate the neighborhood.

The exceptions to this description mostly cluster along Duff Avenue. The properties there generally possess a somewhat larger footprint than those properties to the west. Here again, however, wood frame predominates as the building material of preference, and this characteristic, along a similar landscape architectural layout, relates the Duff Avenue properties to those in the rest of the historic district.

#### AUTOMOBILE GARAGE

The Old Town Historic District possesses a number of detached automobile garages, associated with single-family dwellings and usually situated on the same building lot. These automobile garages contribute to the densely settled feeling of the neighborhood. An inventory of them is included at the end of this section.

These garages are generally located at the rear of the single-family dwellings and accessed by the public alleys. The garages are generally of the same form but feature different architectural details. Most all of them are of wood frame construction, although two masonry examples—one at 712 Clark Avenue and the other at 817 Kellogg Avenue—are also present. They are both constructed of hollow tile.

Most of the garages feature gable roofs; but some possess shed roofs, and two feature flat roofs. Older garages tend to have steeply-pitched roofs. This pitch moderates in later examples. Many garages remain extant from the pre-World War II era, so that the historic district's alleys contribute to the visual flavor of the area.

Attached garages are unusual in the neighborhood. The example at 411 9<sup>th</sup> Street is part of the building's original design, while examples at 709-711 Clark Avenue and 703 Duff Avenue are later improvements.

The basement garage is notably absent in the Old Town Historic District and elsewhere in Ames. This type of garage features a driveway that leads from the public right-of-way to the basement of a dwelling. Garages like this are frequently found in hilly communities like Des Moines, where grades between dwellings and public rights-of-way can be steep. They typically date from the 1910s and 1920s and often reflect the influence of Craftsman styling. The level topography of Ames discouraged the construction of this type of garage.

The automobile garages generally retain the integrity of their design. Their dates of construction vary. Those built within the historic district's period of significance are counted as contributing if they retain their integrity. Those built beyond the historic district's period of significance are counted as noncontributing.

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Property owners are encouraged to use and maintain their historic garages. The building materials, size, and architectural design of these structures are often associated with those of the dwelling, and add a further dimension to the property's sense of time and place.

#### APARTMENT BUILDING

There are eight apartment buildings within the Old Town Historic District, all constructed since the 1960s. These apartment buildings tend to resemble big boxes covered with low-pitched or flat roofs. These buildings project a heavy look to their surroundings because of their size and massing. Their fenestration is usually uniformly placed along each of their façades, and this regularity adds a note of regimentation to the design. Most of these buildings are two or three stories in height, although the example at 720 Kellogg Avenue (built in 1967) possesses five stories. Some of these apartment buildings are faced with brick veneer. Others feature nontraditional cladding materials like vinyl siding. The façade setbacks of these apartment buildings conform to other buildings in the historic district, and this helps diminish their visual intrusiveness. The overall feeling of the Old Town Neighborhood is somewhat akin to the Sherman Hill Historic District in Des Moines with its mix of Victorian single-family dwellings and its collection of post World War II multiple-dwellings.

The apartment building at 705 Clark Avenue illustrates how sympathetic design solutions can result in architectural compatibility. Constructed in 1997, this building breaks with the "big box" look, which had come to characterize apartment buildings in the Old Town neighborhood. The Clark Avenue property features a moderately-steeply pitched main roof with intersecting gables. The footprint of this building breaks with a strictly rectangular layout and features wall projections extending from the main block. The building's fenestration features a variety of designs, including single windows, paired windows, and a Palladian-influenced window in front gable of the primary façade's. Finally, a full-width front porch and railing extend across this primary façade. All of these architectural elements and features break up the massing of this big building, so that it blends into its surrounding neighborhood and avoids the monolithic feelings, which characterizes some of the other apartment buildings in the district. The 704 Clark Avenue property was constructed following the implementation of design review within the Old Town Historic District and illustrates how compliance with those municipal regulations contributes to the architectural harmony of the neighborhood.

#### CONDOMINIUM

There is one condominium building within the Old Town Historic District. Constructed in 1980, it features a 2-story height, clapboard-like cladding, and a setback in conformance with other dwellings in the vicinity. Although evaluated as noncontributing to the historic district, its visual intrusiveness is not great.

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**CHURCH**

One church is located within the Old Town Historic District. Its designer clearly sought to blend this church's architecture into the surrounding neighborhood. The building's frame construction, height, and multi-pitched roof system render it architecturally compatible within its residential setting. The massing of this building also contributes to this compatibility. Rather than designed as one, large rectangular, a series of smaller rectangles, each covered with a gable roof, shapes the design and breaks up the feeling of heavy mass.

**LANDSCAPE**

The Old Town Historic District features six street corridors embellished with a variety of street trees, which form "green tunnels" through the neighborhood. These corridors include Duff Avenue, Douglas Avenue, Kellogg Avenue, Burnett Avenue, Clark Avenue, and 9<sup>th</sup> Street. The varieties of these trees planted along these corridors include maples, hackberries, ash, and oaks. These varieties grow naturally in a vase-shaped form. The intent of this selection was to ensure that the mature trees would form an over-story canopy above the streets to provide shade and beauty to their surroundings. These street trees vary in height. Only a few exceed 100'. Few also stand less than 30'.

The age of these streets trees varies, but almost all are at least semi-mature. Most are regularly spaced and in straight rows within the parking area between the vehicular right-of-way and the public pedestrian walk. Two rows of mature Maples, which stand along the east side of Duff Avenue, are outstanding examples. One row is situated within the parking and one row runs parallel to it with a pedestrian walk situated in between. The streets trees provide an over-arching canopy both to the walk and to the street.

Although many street trees in the Old Town Historic District post-date World War II, the viewer receives the same impression intended for these street trees for more than a century in Ames. (See cover document: Chapter VIII.) During the 1960s, Dutch Elm disease devastated the American Elm, so ubiquitously popular in the United States. This blight took a severe toll in Ames. Many of the city's street trees were American Elms, and the magnificent green tunnels along Grand Avenue and other Ames streets vanished overnight. Urban reforestation commenced immediately. Today, the scars of the devastation have healed as these new trees have matured. The City of Ames regularly maintains these street trees, and their condition is excellent. While many cities and towns in Iowa can boast neighborhoods with street trees, the quantity and condition of them in the Old Town Historic District is exceptional.

Private landscaping in the Old Town Historic District adds to these public improvements. The standard city lot in the Old Town Historic District measures 60' x 180'. This size allows ample opportunity for property owners to frame their homes with plant material. Showplace residences in the neighborhood have seized this opportunity. Prof. J. L. Budd, a botanist of national reputation and a resident of the historic district, provided an early and important stimulus for other residents of the neighborhood to emulate by the improvement of his home grounds. The Budd House at 804 Kellogg

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Avenue (NRHP) featured numerous plantings. A mature Catalpa tree remains extant on the grounds to the present day, likely planted by Budd.

Henry Ness, a nursery inspector for the State of Iowa during the first half of the 20<sup>th</sup> century, lived at 821 Kellogg Avenue. His landscape design is representative of standard planting material from the interwar years, liken chosen for its disease resistance and available from a state nursery. The Ness property emphasizes masses of material rather than individual specimens, such as at the Budd property.

Although now nonextant, the Kendrick W. and Lydia Gates Brown House at 1011 Douglas Avenue featured a remarkable private garden. The Browns owned a full city block of land. The showplace, brick residence was built in 1879 and its extensive grounds were improved with landscaping over the next quarter century. Kendrick was an avid gardener, and his son shared this passion. According to Farwell T. Brown, Kendrick's grandson: "My Dad developed a formal garden there. He majored in horticulture and forestry at Iowa State. Although he worked in the insurance business, he was almost a pro in horticulture. His garden contained fifty varieties of iris. . . He hired horticulture students on the weekends in the spring and summer [to maintain the garden]. The garden developed almost to the status of a park." (Brown: Oral interview)

Exemplary private property, such as landscapes designed and developed by Budd, Brown, and Ness, stimulated emulation among their neighbors. This, coupled with the deep local respect for the plant world, helps account for a higher than average concentration of shade trees, shrubbery, and bedding material exhibited at residential properties throughout the historic district.

**INTEGRITY**

The integrity of the Old Town Historic District is high. In 1989, the City of Ames designed the area as a local historic district. This action included a design review component, so that major changes to the architectural fabric of buildings listed as contributing and compatible in the historic district have since that time been required to obtain a Certificate of Appropriateness from the Ames Historic Preservation Commission before they can be implemented. ("Contributing" and "compatible," according to Ames' local district standards, corresponded to the National Register's "contributing" classification.) This design review process has provided an excellent tool to insure the preservation of the neighborhood's integrity. For example, the use of cover-up siding materials is prohibited on contributing and compatible buildings. Window changes are only acceptable if they conform to historic design as employed on the specific building under review, and then only wood is acceptable as a building material. The historic district ordinance does not mandate specific maintenance standards within the historic district; and, although a few buildings are in need of some general maintenance, the condition of properties in the historic district as a whole is high.

As to the integrity of the area before the 1989 designation, this too was high. Probably the most noticeable change to buildings before this time was the enclosure of open front porches. When this occurred, however, property owners generally showed a respect for the original fabric of the front

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porch and retained elements such as bulkheads, columns, and other original building materials, and in-filled around them, rather than removing these features or removing the porch wholesale for reconstruction. It could be argued legitimately that many of these porch enclosures are reversible.

While it is true that some property owners had employed cover-up siding—including asbestos, aluminum, steel, and vinyl—on historic buildings prior to 1989, the widths of these cover-up materials generally corresponded with the widths of the existing clapboard. When original clapboard remains intact behind cover-up siding of compatible width, these properties have been evaluated in this nomination as contributing, other factors being equal. Where cover-up materials display inappropriate widths, these buildings have been evaluated as noncontributing. In these instances, the removal of such cover-up materials and the exposure of the original clapboard might well change such a building's evaluation from noncontributing to contributing.

There is no known instance in the historic district where original clapboard siding has been removed, insulation installed, and new cladding materials applied on top. One house in the historic district has had its original wood siding removed and new cedar siding installed. This house (which had other alterations as well) was evaluated as noncontributing to the nomination. A number of the multiple-family dwellings constructed in the historic district within the last 30 years employ vinyl or other metal siding materials, but these properties are evaluated as noncontributing because of their age.

Intrusions in the district include several modern multiple-family dwellings constructed beyond the National Register's 50-year cut-off date, and some historic buildings, whose integrity has been compromised irreversibly by the removal of original cladding materials and replaced by modern ones.

Originally, single-family dwellings predominated by far in the historic district. Although some multiple-family buildings have been constructed and some single-family dwelling conversions to multiple-family use have also occurred within the last twenty years, the historic district retains the visual impression of a neighborhood of single-family dwellings.

The historic district is augmented by numerous examples of early 20<sup>th</sup> century garages. The survival rate of these structures is surprising, given the fact that wood frame is relatively fragile material and that the increased size of automobiles in the 1950s and later contributed to many garages being razed and replaced with bigger structures. While the most typical alteration to historic garages is the installation of replacement bay doors (as at 320 and 512 9<sup>th</sup> Street), an amazing number of garages retain original doors. Many of these feature accordion doors (as at 321 9<sup>th</sup> Street) or side-hinged double doors (as at 510 8<sup>th</sup> Street). These early doors typically feature panel construction and often feature small-paned windows. Most of these historic garages also feature narrow clapboard siding in compliment to the dwellings associated with them. These architectural details contribute to a strong sense of architectural compatibility between garages and dwellings and a sense of historical authenticity to the properties and the historic district as a whole. Property owners are encouraged to retain these invaluable resources. Replacement doors most frequently feature overhead doors.

In the 1980s, property owners and neighbors in Old Town organized together and formed the Old Town Neighborhood Association. This group has made a major contribution to stabilize and

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revitalize the neighborhood. Its name was subsequently used to designate the area. The boundaries of this organization include all of the Old Town Historic District. This association is dedicated to community improvement. Its agenda includes the promotion of neighborliness, home-ownership, historic preservation, and long-range city planning. Sharon Wirth, an Old Town resident, who was elected to the Ames City Council in 1989 and subsequently reelected as First Ward Councilperson, has nurtured historic preservation and neighborhood improvement throughout the community. In an effort to encourage the preservation of the district's historic fabric, the Old Town Neighborhood Association initiated a survey of houses in the 1980s. In 1988, the City of Ames established a local historic preservation commission, designed Old Town as a local landmark, and inaugurated a design review process for it. During the 1980s, the association began discussions to nominate the district to the National Register of Historic Places. In 2001, this effort was reactivated in conjunction with the Ames Historic Preservation Commission and the Ames City Council. The present nomination stems from these efforts. Recently, neighbors have adopted "HOT" (Historic Old Town) as a shorthand moniker for the area.

**GOOD NEIGHBORS BY DESIGN**

During the early 20<sup>th</sup> century, property owners in Old Town and vicinity exercised great caution before introducing new architectural forms into the neighborhood. The builders of multiple-family dwellings and institutional housing sought out architectural designs that conformed to their surroundings.

When the single-family dwelling at 814-816 Clark Avenue was converted into a double house, its design reflected architectural compatibility with the surrounding neighborhood as a paramount concern. Sympathetic designs like these contributed to the neighborhood's sense of orderliness.

Changes in land use also sought to blend into the neighborhood. When the First Church of Christ Scientist constructed its new edifice at 226 9<sup>th</sup> Street in 1938, the building's design consciously sought architectural compatibility with its residential surroundings. Its design featured an irregular footprint and a complex roof configuration of planes and gables. This assemblage of small-scaled units blended much better into the surrounding neighborhood than the massing of a traditional church building.

Things began to change in the 1950s, when the need for student housing in Ames accelerated. Some property owners in the Old Town neighborhood converted single-family dwellings into multiple-family dwellings. The house at 709-711 Clark Avenue illustrates one of the better examples of this conversion. Other examples included those on the following page:

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SINGLE-FAMILY CONVERSIONS IN OLD TOWN

<u>Site #</u>	<u>Address</u>	<u>Name</u>	<u># of Units</u>
85-01181	216 9 <sup>th</sup> St.	House	2
85-01242	811 Douglas Ave.	House	2
85-01265	814 Douglas Ave.	House	2
85-01247	822 Douglas Ave.	House	3
85-000758	823 Douglas Ave.	House	2
85-00750	700-702 Douglas Ave.	House	4
85-00797	726 Duff Ave.	Munn House	2
85-01272	703 Kellogg Ave.	House	2
85-01274	710 Kellogg Ave.	House	5
85-01276	719 Kellogg Ave.	House	2
85-01278	721 Kellogg Ave.	House	2
85-01283	816 Kellogg Ave.	House	2
85-00920	821 Kellogg Ave.	House	2
85-01286	822 Kellogg Ave.	House	3
85-01272	703 Burnett Ave.	House	2
85-0119	712 Burnett Ave.	House	5 +/-
85-01200	715 Burnett Ave.	House	2
85-01202	721 Burnett Ave.	House	3
85-01149	808 Burnett Ave.	House	2
85-0682	809 Burnett Ave.	House	2
85-01219	709 Clark Ave.	House	2
85-01220	712 Clark Ave.	House	2
85-01142	715 Clark Ave.	House	2
85-01221	718 Clark Ave.	House	2
85-00726	808 Clark Ave.	House	2

Even bigger changes began in the 1960s, when a series of new multiple-family dwellings injected intrusive scale and massing, into the neighborhood. This type of construction continued into the 1990s and included:

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NEW MULTIPLE-FAMILY DWELLINGS IN OLD TOWN

Site #	Address	Type of Bldg.	# of Units	Date of Construction
85-01281	808 Kellogg Ave.	Apartment	4	1960
85-01273	707 Kellogg Ave.	Apartment	9	1967
85-01277	720 Kellogg Ave.	Downtown Apartments	22	1967
85-01201	716 Burnett Ave	Apartment	4	1968
85-01173	505 8 <sup>th</sup> St.	Apartment	12	1970
85-01140	811 Clark Ave.	Apartment	6	1979
85-01265	814 Duff Ave.	Condominium	9	1980
85-01212	823 Burnett Ave.	Apartment	6	1986
85-01198	711 Burnett Ave.	Apartment	4	1987
85-01139	705 Clark Ave.	Apartment	9	1997

The construction of off-street parking in conjunction with the properties at 707 Kellogg Avenue and 811 Clark Avenue created further visual intrusions. The extensive use of brick for some of these buildings contrasted with the widespread use of wood in the neighborhood and struck further discordant notes.

Now, stricter zoning controls and design standards work to ensure that architectural compatibility preserves the neighborhood's quality of life. The apartment building at 705 Clark Avenue references traditional neighborhood architecture by its roof and front porch design. The same holds true for an addition to a single-family dwellings at 703 Burnett Avenue, now converted to a group home.

The reader should bear in mind that these new multiple-family dwellings count for less than ten percent of the total number of residential buildings in the Old Town neighborhood. The neighborhood continues to read visually as an historic district consisting of single-family dwellings.

**RESOURCE CLASSIFICATION AND COUNT**

The Old Town Historic District possesses 249 buildings and one site. Of the buildings, 191 are counted as contributing and 57 are counted as noncontributing. The one site is counted as contributing.

This section provides an inventory of resources within the historic district and evaluates them according to National Register criteria. The inventory lists buildings within the Old Town Historic District by address and classifies them as contributing or noncontributing to it. It is highly likely that future research will identify more houses in the Old Town Historic District historically associated



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with Iowa State faculty and staff. As this occurs, such properties, if listed below as noncontributing under Criterion A, should be evaluated to determine their eligibility under that criterion.

**LIST OF CONTRIBUTING AND NONCONTRIBUTING RESOURCES**

Under "Eligibility" and National Register Criteria listed below, "C" indicates a contributing resource and "N" indicates a noncontributing resource.

The list moves along one side of each street and then wraps around the other side to the point of beginning.

Address	Resource Name	Construction Date	Eligibility	
			Criterion A	Criterion C
<b>DUFF AVENUE (EAST SIDE)</b>				
624	House, 1.5-story, frame, Colonial Revival, Craftsman-influ. front porch	1915	C	C
704	2.5-story, frame, Queen Anne Free Classic wrap-around porch	c. 1897	C	C
712	Prof. Chas. F. & Mrs. Curtiss House, 2.5-story, frame, Queen Anne, 2-story, wrap-around porch Garage, 2-bay frame	1893	C	C
		1988	N	N
718	House, 2-story, frame, Prairie influ., heavy braces under wide eaves, cover-up siding Garage, 2-bay, frame	1920	C	C
		1930	C	C
720	F. T. McLain House, 2-story, frame, Italianate, brackets, 2-story bay	1885	C	C
726	Munn House, 2.5-story, frame, Victorian remodeled as Craftsman in 1920s by local contractor-builders Duntz & Thompson Carriage House & Quarters, 2-bay, frame, 1.5-story, Craftsman influ. (a.k.a. 726-1/2 Douglas Ave.)	1891	C	C
		c. 1922	C	C
804	Prof. & Mrs. L. H. Pammel House-Phi Sigma Kappa House, 2.5-story, frame, Queen Anne, iron fence Garage, 3-bay, frame	1892	C	C
		1993	N	N
814	Condominium Bldg., 2-story, frame, 9-units Garage, 2-bay, frame Garage, 7-bay, frame	1980	N	N
		1980	N	N
		1980	N	N

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Address	Resource Name	Date	Criterion A	Criterion C
816 Duff	Prof. E. C. & Minnie Potter House, 2.5-story, frame	1910	C	C
	American Four Square, flared roof, stone foundation Garage, 2-bay, frame	1990	N	N
824	House, 2-story, frame, Craftsman influ.	1920	C	C
	cover-up siding, (a.k.a. 826 Duff Ave.) Garage, 2-bay, frame		N	N
908	House, 1-story, frame, Craftsman influ., wood shingles (2 types), exterior wall chimney	1925	C	C
	Garage, 1-bay, frame, wood shingles & stucco	c. 1925	C	C
DUFF AVENUE (WEST SIDE)				
825	House, 1.5-story, frame, airplane bungalow, heavy braced front porch, essentially same house as around corner at 112 9 <sup>th</sup> Street	1920	C	C
821	House, 2-story, frame, Italianate influ., missing front porch & new entrances installed, cover-up siding, attached (later) garage, 2-bay, frame	c. 1890	N	N
815	House, 1.5-story, frame, cover-up siding	1915	C	C
	Garage, 1-bay, frame	1961	N	N
811	House, 1.5-story, frame, Queen Anne	1890	C	C
	Garage, 2-bay, frame	c. 1980	N	N
807	House, 1-story, frame, Craftsman influ. cover-up siding	c. 1920	C	C
803	House, 2.5-story, Victorian, clad w/stucco	1889	C	C
	c. 1905 Garage, 1-bay, frame, shiplap siding	1930	C	C
723	Harris W. Stafford House, 1.5 story, brick & stucco	1921	C	C
	Craftsman (Stafford built this house & lived around corner at 114 8 <sup>th</sup> ) Garage, 2-bay, frame, stucco, exposed rafters	1921	C	C
709	House, 1.5-story, frame, Craftsman	1910	C	C
	Garage, 2-bay, frame, compatible design	1990	N	N

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Address	Resource Name	Date	Criterion A	Criterion C
703 Duff	Charles & Alma Hamilton House, 2.5-story, frame, Victorian vernacular, cover-up siding, attached garage, 2-bay, frame, built in 1925 by local contractor-builders Duntz & Thompson	1882	C	C
DOUGLAS AVENUE (EAST SIDE)				
700-702	House, 2-story, frame, Italianate influ., 1-story bay on south, hip roof & deck, cover-up siding	c. 1885	C	C
706-708	House, 2-story, frame, Italianate influ., cover-up siding	1885	C	C
	Garage, 9-bay, frame	1968	N	N
714	House, 2.5-story, frame, Queen Anne, wrap-around porch, fine example	1890	C	C
	Garage, 2-bay, frame	1986	N	N
720	House, 2-story, frame, Queen Anne, wrap-around porch, fine example (a.k.a. 722 Douglas Ave.)	1897	C	C
	Garage, 2-bay, frame	1950	N	C
804	George W. Rogers House, 2.5-story, frame, Victorian vernacular	c. 1880	C	C
808	House, 2-story, frame, Queen Anne	1906	C	C
	Garage, 2-bay, frame	c. 1925	N	C
812	E. P. Stuckslager House, 2.5 story, frame, Queen Anne, turret (a.k.a. 810)	1892	C	C
	Garage, 2-bay, frame, 1.5-story, compatible design w/house	1997	N	N
814-816-820	House, 2-story, frame, Italianate influ., canted bay on s.w. corner, 4-unit conversion	c. 1880	C	C
	Apartment Bldg. at rear, 2-story, frame	c. 1980	N	N
	Garage, 1-story, frame, 4-bay	c. 1980	N	N
822	House, 2-story, frame, stucco & half-timber,	1904	C	C
	Garage, 2-bay, frame	1904	C	C
902	House, 1.5-story, frame, Craftsman, exposed rafters	1915	N	C
	Garage, 1-bay, frame, exposed rafters	1920	N	C

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Address	Resource Name	Date	Criterion A	Criterion C
DOUGLAS AVENUE (WEST SIDE)				
905	Tilden House-Sigma Nu House, 2.5-story, stucco, Mission influ., remodeled design, likely by Alan H. Kimball from original 1892 bldg.	1915	C	C
	Garage, 2-bay, frame, frame, stucco	1915	C	C
829	W. D. & Flora C. Lucas House-Beta Phi House, 2-story, frame, stuccoed c. 1967, Italianate influ. original front porch missing	1874	C	C
	Garage, 4-bay, frame, compatible design	1950	N	N
823	House, 2.5-story, frame, Italianate influ., original front porch missing	c. 1885	C	C
	Garage, 2-bay, frame	1920	C	C
817	House, 2-story, frame, American Four Square, metal siding	1922	N	C
	Garage, 3-bay, 1.5-story, frame	1959	N	N
811	House, 1-story, frame, Victorian vernacular	1900	C	C
807	House, 2-story, frame, stucco, Craftsman influ.	1915	C	C
	Garage, 2-bay, frame	c. 1970	N	N
721	House, 2-story, frame, American Four Square, concrete block foundation	1912	C	C
	Garage, 2-bay, frame	1912	C	C
719	House, 1.5-story, frame, angled wood lintels. 1-story bay on façade, shiplap siding, stone foundation	1890	N	C
709	House, 2.5-story, frame, American Four Square w/Colonial Revival influ., 1-story bay on façade	1910	N	C
	Garage, 2-bay, frame	1971	N	N
705	House, 2-story, frame, stoop porch nonextant, narrow clapboard siding	1905	N	N
	Garage, 3-bay, frame	1945	N	N

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Address	Resource Name	Date	Criterion A	Criterion C
<b>KELLOGG AVENUE (EAST SIDE)</b>				
700	House, 2-story, frame, enclosed front porch, vernacular Queen Anne Free Classic	c. 1900	C	C
704	House, 1-story, frame, vernacular Queen Anne, concrete block foundation	1910	C	C
	Garage, 1-bay, frame	1930	C	C
710	House, 2-story, stucco (front half), American Four Square, 2-story wing at rear, 5-unit conversion	1913	C	C
	Garage, 1-bay, frame, flat roof	c. 1940	C	C
720	Apartment Bldg., 22-units	1967	N	N
804	Prof. J. L., Sarah M., and Etta Budd House (NRHP) includes 217 8 <sup>th</sup> Street (attached by connector)	1885	C	C
808-810-814	Apartment Bldg., 4-units	1960	N	N
816-818	House, 2.5-frame, Victorian vernacular w/ attached garage (c. 1940), 2-unit conversion, metal siding	1890	N	N
822-824	House, 2-story, frame, cover-up siding, en- closed front porch, concrete block foundation	1905	N	N
	Garage, 5-bay, frame	1940	N	C
904	House, 2.5-story, frame Craftsman influ., full-width front porch	1920	C	C
	Garage, 2-bay, frame, shared w/908 Kellogg	c. 1920	C	C
<b>KELLOGG AVENUE (WEST SIDE)</b>				
903	House, 1.5-story, frame, Victorian vernacular wrap-around porch, extended frame rear wing	1885	C	C
827	House, 1.5-story, frame, Victorian vernacular 1-story bay on façade	1890	C	C
	Garage, 2-bay, frame	1970	N	N
821	Henry & Sonovia Ness House, 2-story, frame w/stucco & wood shingle siding, Craftsman	1915	C	C
	Garage, 4-bay, frame, exposed rafters	1920	C	C

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Address	Resource Name	Date	Criterion A	Criterion C
817 Kellogg	House, 2.5-story, frame, turret, Queen Anne Free Classic, full-width front porch	1914	N	C
	Garage, 2-bay, frame	1914	N	C
811	House, 1-story, frame, Colonial Revival influ. 1-story bay on south, asbestos siding	1910	N	C
	Garage, 1-bay, frame	1919	N	C
803	House, 2-story, frame, Queen Anne, 2-story bay on façade w/inset 2 <sup>nd</sup> fl. Porch, steep roof, asbestos shingles	1898	N	C
	Garage, 2-bay, frame	1910	N	C
721	House, 2-story, frame Victorian vernacular, 1-story bay on south, 2-family conversion	1910	N	C
719	House, 2-story, frame, Queen Anne Free Classic full-width front porch	c. 1900	N	C
711	House, 1.5-story, frame, Colonial Revival influ., inset front porch	1920	N	C
	Garage, 2-bay, frame	1997	N	N
707	Apartment Bldg., 9-units, 2-story, brick, 9-units	1967	N	N
703	House, 2-story, frame, wing on south side 2-unit conversion, asbestos shingles	1910	C	C
	Garage, 1-bay, frame	1915	C	C

**BURNETT AVENUE (EAST SIDE)**

704	House, 2.5-story, frame, Colonial Revival, symmetrical façade, cover-up siding, built by local contractor-builder Hans J. Hansen	1916	C	C
	Garage, 1-bay, frame	1916	C	C
708	House, 1.5-story, frame, 2-story bay on south, concrete block foundation	1900	N	C
712	House, 2-story, frame, enclosed front porch, cover-up siding, 5+-family conversion	1913	C	C
	Garage, 1-bay, frame	1963	N	N
716	Apartment Bldg., 1.5-story, brick, 4-units	1968	N	N

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Address	Resource Name	Date	Criterion A	Criterion C
722 Burnett	House, 2-story, frame, low-pitch roof, cover-up siding	1920	C	C
	Garage, 2-bay, frame	1920	C	C
802	House, 2.5-story, frame, Queen Anne Free Classic, wrap-around porch	1910	C	C
	Garage, 2-bay, frame	1910	C	C
808-810	House, 2-story, frame, Italianate influ. 2-unit conversion, cover-up siding	c. 1880	N	C
812-814	House, 2-story, frame, wrap-around porch, cover-up siding, 1-story bay on south, 2-unit conversion	1895	N	C
	Garage, 4-bay	1980	N	N
818	House, 1.5-story, frame Craftsman influ. full-width front porch, 1-story bay on south cover-up siding, 2-unit conversion	1920	N	C
	Garage, 2-bay, 1.5-story, frame	1920	N	C
820	House, 1.5-story, frame, Craftsman influ., enclosed front porch	1925	N	C
	Garage, 1-bay, frame	1926	N	C
822	House, 1.5-story, frame, Victorian vernacular, porch missing, cover-up siding	1910	N	N
	Garage, 2-bay, frame	1986	N	N
828	House, 1-story, frame, Queen Anne influ. complex roof	1900	N	C
	Garage, 1-bay, 1.5-story, frame, flat roof	1940	N	C
902	House, Victorian vernacular, converted to 2-units w/Craftsman influ., now faces 9 <sup>th</sup> St., metal siding	1900	C	C
	Garage, 1-bay, 1.5-story, frame	1910	N	C
<b>BURNETT AVENUE (WEST SIDE)</b>				
903	House, 2-story, frame, American Four Square, has pre-cut materials as a mail-order house	1915	C	C
	Garage, 1-bay, frame	1915	N	C
831	House, 2-story, frame, front gable, Colonial Revival, gambrel roof, asbestos shingles	1905	C	C
	Garage, 1-bay, frame	1935	N	C

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Address	Resource Name	Date	Criterion A	Criterion C
827 Burnett	Tom Crocker House, 2-story, frame, Neo-Colonial Revival, pedimented front entry, metal siding	1930	C	C
	Garage, 2-bay, frame	1979	N	N
823	Apartment Bldg., 6-units	1986	N	N
	Garage, 4-bay, frame	1986	N	N
811	House, 2-story, frame, metal siding, (a.k.a. 815) 5-unit conversion	1890	N	C
	Garage, 3-bay, concrete block	1930	N	C
809	House, 2-story, frame, Queen Anne Free Classic, 2-family conversion	1905	N	C
803	Kappa Delta House-Alpha Tau Omega House, 2.5 story, frame Queen Anne, wrap-around porch	1910	C	C
	Garage, 2-bay, frame	c. 1985	N	N
721	House, 2.5-story, frame, Queen Anne Free Classic, 3-unit conversion	1905	N	C
715	House, 1.5-story frame, Colonial Revival influ., lacks front porch, 2-family conversion	1910	N	C
	Garage,	c. 1926	N	C
711	Apartment Bldg., 2-story, frame	1987	N	N
	Garage, 4-bay, frame	1987	N	N
707	House, 1.5-story, frame, Victorian vernacular, vinyl siding	1890	N	C
	Garage, 2-bay, frame	1957	N	N
703	House, brick, Craftsman influ., sympathetic brick addition at rear, group home conversion	1920	C	C
CLARK AVENUE (EAST SIDE)				
702	House, 2.5-story, frame, Queen Anne Free Classic, 2-story solarium (sleeping porch 2 <sup>nd</sup> fl.) likely later addition, Palladian window on façade	1900	C	C
	Garage, 2-bay, frame, 1.5-story, wall dormers	1900	C	C



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Address	Resource Name	Date	Criterion A	Criterion C
706 Clark	House, 2-story, frame, Craftsman influ., enclosed full-width front porch, cover-up siding on first fl., wood shingles on second fl.	1917	N	C
	Garage, 2-bay, frame, exposed rafters	c. 1925	C	C
712	House, 2-story, frame, Victorian vernacular, enclosed replacement front porch, cover-up siding, 2-family conversion	1900	N	N
	Garage, 1-bay, hollow tile block	1920	N	C
718	House, 2-story, frame, American Four Square, lacks front porch, 3-unit conversion	1920	N	C
	Garage, 1-bay, frame	1920	N	C
722	House, 2-story, frame, Queen Anne Free Classic, full-width front porch, later solarium addition on north	1900	C	C
	Garage, 1-bay, frame, hip roof, exposed rafters	1930	C	C
802	House, 2-story, Dutch Neo-Colonial Revival	1929	C	C
808	House, 2-story, frame, Victorian vernacular, intact porch, cover-up siding, 2-unit conversion	1900	N	C
814-816	House, 1-story, frame, Victorian vernacular cover-up siding, 2-unit conversion	c. 1910	N	C
	Garage, 3-bay, frame, gambrel roof, exposed rafters	1910	N	C
818	House, 1.5-story, frame, modern redesign,	1910	N	N
	Garage, 2-bay, frame, wood shingles, 1952 bldg. w/modern redesign	c. 1987	N	N
824	House, 2-story, frame, Victorian vernacular	1900	N	C
	Garage, 2-bay, frame	1945	C	C
	Garage, 1-story, frame	c. 1910	C	C
830	House, 1-story, frame, Neo-Colonial Revival cover-up siding	1938	N	C
	Garage, 2-bay, frame	1978	N	N
904	House, 2.5-story, frame, Colonial Revival, full-width front porch, bay on 2 <sup>nd</sup> fl., inset porch at rear	1900	C	C

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Address	Resource Name	Date	Criterion A	Criterion C
CLARK AVENUE (WEST SIDE)				
903	House, 1.5-story, frame, Colonial Revival, wall dormer on façade, cover-up siding	1900	C	C
831	House, 2-story, frame, Victorian influ., partially enclosed front porch, cover-up siding	1890	C	C
825	House, 1.5-story, frame, gambrel side gable roof, concrete block foundation, addition on façade. cover-up siding	1925	N	N
	Garage, 1-bay, frame	1925	N	C
821	House, 1-story, frame, Colonial Revival influ. cube form	1890	N	C
	Garage, 1-bay, frame, diminutive, shiplap siding, exposed rafters, façade gable	1925	C	C
811	Apartment Bldg., 2-story, frame & brick 6-units	1979	N	N
809	House, 1.5-story, frame, Victorian vernacular, cover-up siding	1910	N	C
	Garage, 2-bay, frame	1974	N	N
721	House, 2-story, frame, Queen Anne influ., concrete block foundation	1880	C	C
715	House, 1.5-story, frame, Neo-Colonial Revival cover-up siding, 2-unit conversion	1935	N	C
	Garage, 1-bay, frame, diminutive, façade gable	1945	C	C
709-711	House, 2-story, frame, Victorian vernacular, cover-up siding, 2-family conversion; garage (c. 1940 [?]), 1-bay, attached, frame	c. 1895	N	C
	Garage, 1-story, frame		N	N
705	Apartment Bldg., 2-story, frame, full-width front porch, 9-units, compatible historic design	1997	N	N
	Garage, 4-bay, frame	c. 1985	N	N
7 <sup>TH</sup> STREET (NORTH SIDE)				
109	House, 2.5-story, frame, Craftsman influ., 1-story bay on façade, cover-up siding	1910	C	C
	Garage, 2-bay, frame	1978	N	N

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Address	Resource Name	Date	Criterion A	Criterion C
205 7 <sup>th</sup>	House, 1.5-story, frame, Tudor Revival, cover-up siding, former house on site faced Douglas Ave.	1937	C	C
	Garage, 2-bay, frame	1937	C	C
213	House, 2-story, frame, Craftsman influ.	1910	N	C
	Garage, 1-bay, frame	1930	C	C
219	House, 2-story, frame, stucco clad, Craftsman, stoop porch, attached 1-bay garage, frame	1917	N	C
309	House, 1.5-story, frame, Victorian vernacular, concrete block foundation, cover-up siding	1915	C	N
317	House, 1-story, frame, Craftsman influ. asbestos siding	1920	C	C
	Garage, 2-bay, frame, wide eaves, exposed rafters	1920	C	C
<b>8<sup>TH</sup> STREET (NORTH SIDE)</b>				
111	House, 1.5-story, frame, Craftsman, wide eaves	1920	C	C
	Garage, 2-bay, frame	1975	N	N
113	House, 2.5-story, frame, Craftsman influ., heavy braced stoop porch; attached, 2-bay, frame garage c. 1968	1915	C	C
213	John S. Douds House, 2-story, frame, Craftsman influ., wide eaves, heavy braced stoop porch, cover-up siding, built by local contractor-builder Hans J. Hansen	1922	C	C
307	House, 1-story, frame, Craftsman influ.	1930	C	C
319	House, 1.5-story, stucco, Tudor Revival	1930	C	C
411	House, 1-story, frame, Craftsman, cover-up siding	1920	C	C
	Garage, 1-bay, frame, narrow clapboard compatible w/house	1991	N	N
419	House, 1.5-story, frame, Victorian vernacular, asbestos siding, Craftsman-styled stoop porch	1910	C	C
	Garage, 1-bay, frame	c. 1920	C	C
505	Apartment Building, 12-units	1970	N	N

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Address	Resource Name	Date	Criterion A	Criterion C
<b>8<sup>TH</sup> STREET (SOUTH SIDE)</b>				
510 8 <sup>th</sup>	House, 1-story, frame, Neo-Colonial Revival	1951	C	C
	Garage, 1-bay, frame	1930	C	C
412	House, 2-story, frame, Neo-Colonial Revival	1930	C	C
320	Model Home, 1.5-story, frame, Craftsman influ., built by Iowa State College for public education	1926	C	C
	Garage, 1-bay, frame, wide eaves, built by local contractor-builder Hans J. Hansen	1926	C	C
306	House, 1-story, frame, Colonial Revival, metal siding	1912	N	C
	Garage, 1-bay, frame, cover-up siding	c. 1940	N	C
214	Garage, 3-bay, frame	c. 1925	N	C
114	House, 2-story, frame, turret, Queen Anne, moved from 721 Duff Ave., metal siding	c. 1890	C	N
<b>9<sup>TH</sup> STREET (NORTH SIDE)</b>				
105	Abraham and Fannie Mezvinsky House, 2-story, brick, Neo-Colonial Revival influ.	1939	C	C
	Garage, 1-bay, brick	1939	C	C
109	House, 1.5-story, frame, Craftsman influ.	1920	C	C
	Garage, 1-bay, frame	1920	C	C
111	House, 1.5-story, frame Victorian vernacular, moved onto site before 1926	c. 1890	C	N
119	House, 2-story, frame, Craftsman influ.	1934	C	C
	Garage, 1-bay, frame, exposed rafters	1934	C	C
215	House, 2.5-story, frame, Neo-Colonial Revival	1929	C	C
	Garage, 2-bay, frame	1954	N	N
317	House, 1-story, frame, Craftsman influ.	1910	C	C
	Garage, 2-bay, frame	1920	C	C
321	House, 1-story, frame, Craftsman influ.	1925	N	C
	Garage, 1-bay, frame, original accordion doors	1930	C	C

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Address	Resource Name	Date	Criterion A	Criterion C
411 9 <sup>th</sup>	House, 2-story, frame, Neo-Colonial Revival, attached garage at rear under 2 <sup>nd</sup> fl. solarium	1923	C	C
419	House, 2-story, frame, Prairie School influ. attached garage, 1-bay, frame (c. 1980)	1915	C	C
509	House, 2-story, frame, Neo-Colonial Revival Garage, 1-bay, frame	1946 1947	C C	C C
9 <sup>TH</sup> STREET (SOUTH SIDE)				
112	House, 1.5-story, frame, airplane bungalow, cover-up siding, essentially same house as around corner at 825 Duff Ave. Garage, 2-bay, frame	1920 1920	C N	C C
216-218	House, 2-story, frame, heavy braced stoop porch, 2-story solarium, converted to apts.	1890	C	C
226	First Church of Christ Scientist	1938	C	C
318	House, 2-story, frame, Craftsman influ. Garage, 1-bay, frame	1912 1912	C C	C C
320	House, 1.5-story, frame, Queen Anne, steep roof, asbestos siding Garage, 1-bay, frame	1910 1915	N C	C C
412	House, 1-story, frame, Craftsman influ., metal siding Garage, 1-bay, frame	1920 1920	C C	C C
416	House, 1.5-story, frame, steep roof, Period Revival influ. Garage, 1-bay, frame	1952 c. 1952	C C	C C
512	House, 1-story, stucco, Craftsman influ. Garage, 2-bay, frame	1920 1920	C C	C C

EAST 9<sup>TH</sup> STREET (NORTH SIDE)

103	House, Colonial Revival, eyebrow dormers, symmetrical façade, portico-like front porch, cover-up siding, attached garage, 1-bay, frame (later)	1935	C	C
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Address	Resource Name	Date	Criterion A	Criterion C
111 9 <sup>th</sup>	House, 1-story, stucco, Craftsman influ.	1920	C	C
	Garage, 1-bay, frame	1986	N	N

Note:

The dates of construction cited here are taken from the records of the Ames City Assessor's Office (which have proven to be generally reliable). When archival research or stylistic analysis has determined more accurate dates, they have been used.

It should be noted that three houses and three garages are counted as contributing resources, although they were constructed after the period of significance discussed in the MPD accompanying this nomination. They include the following:

Address	Resource Name	Date	Criterion A	Criterion C
720 Douglas Ave.	Garage	1950	N	C
510 8 <sup>th</sup> St.	House	1951	C	C
416 9 <sup>th</sup> Street	House	1952	C	C
	Garage	c. 1952	C	C
509 9 <sup>th</sup> St.	House	1946	C	C
	Garage	1947	C	C

These resources were counted as contributing for various reasons. The houses and garages at 416 and 509 9<sup>th</sup> Street call attention to the continued attraction of that street as a corridor of residential preference following World War II. The house at 510 8<sup>th</sup> Street calls attention to the continued popularity in the Old Town Historic District of Neo-Colonial Revival styling as it emerged in the district during the 1920s and 1930s. (See Section 8.) The structure at 720 Douglas Avenue reflects garage design popular during that same period of time. It should also be noted that all six of these resources are fifty years of age or older.

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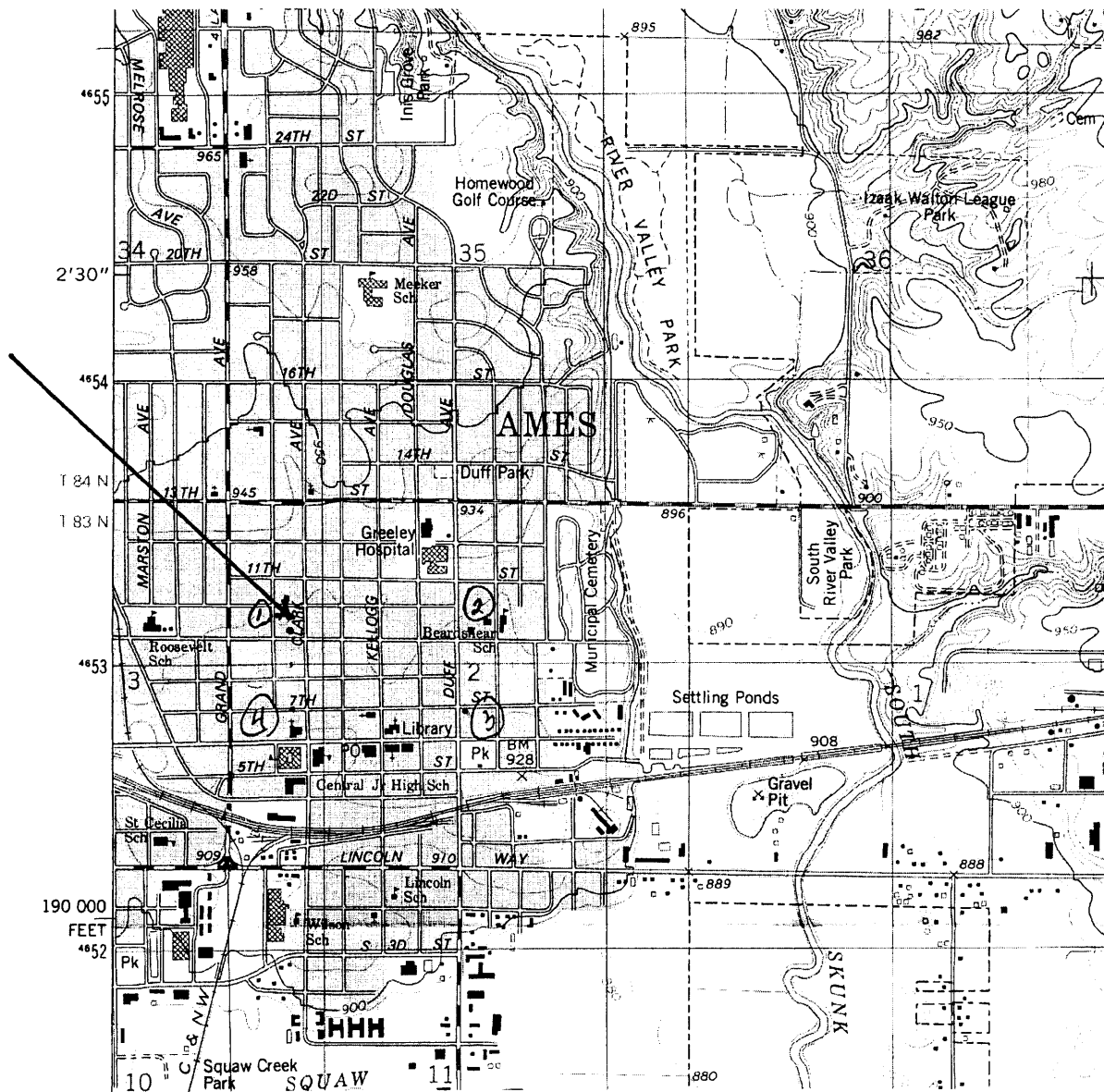
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Old Town Historic District, Story County, Iowa.

# SITE MAP

## ARROW LOCATES PROPERTY



The handwritten numbers indicate Universal Transverse Mercator coordinates used to locate the historic district geophysically.

Source: U.S.G.S. Map (7.5 Minute Series), Ames East Quadrangle, 1975.

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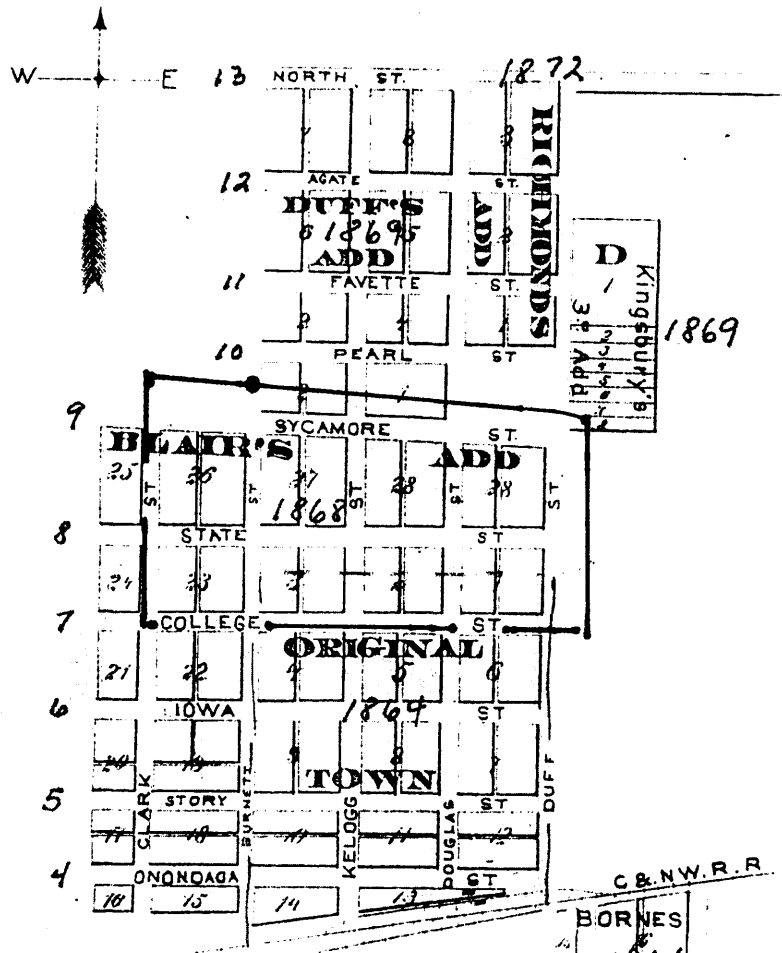
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Old Town Historic District, Story County, Iowa.

## AMES PLATS CIRCA 1875

A BOLD LINE DELINEATES THE OLD TOWN HISTORIC DISTRICT.



The Old Town Historic District is primarily located in Ames' Original Town (platted in 1864) and in Blair's Addition (1868). Because the streets, blocks, and lots in these plats conform to each other, the historic district possesses a regularity of layout. The plats on the east side of Duff Avenue were laid out a little latter and exhibit much more irregularity. (The small scale of this map does not show the irregularity of the historic district's eastern boundary.)

Source: *Andreas Atlas of Iowa*, 1875.



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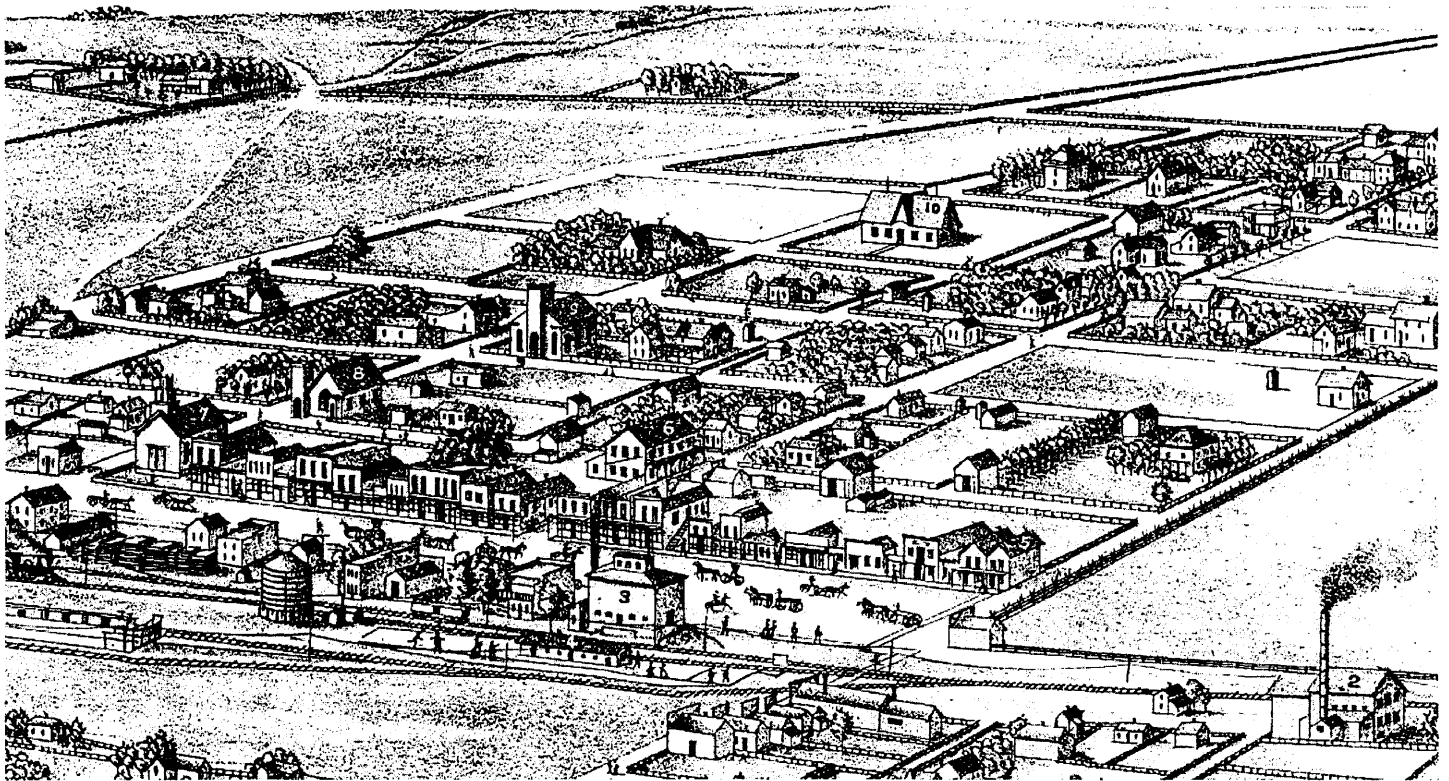
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## PRIVATE LANDSCAPING INITIATIVES

CIRCA 1875



This drawing calls attention to the early period in Ames's history, when individual landscaping initiatives predated publicly sponsored efforts. As shown in this picture, almost all residents have improved their properties with trees. Some are shade and some are likely fruit trees. Some residents have planted windbreaks like the properties above and to the left of the North Public School (marked "10" at the upper right). One dwelling along Duff Avenue (right center) illustrates nonconformance to these customs. A privy stands to the left of this cottage without any tree-cover and in full view of the world, an amusing eccentricity. Landscaped public places are noticeably absent. The schoolhouse yard is quite devoid of trees. Street trees are also noticeably absent. The overall picture is one of private initiative without public support. The high regard among Ames' residents for landscaping soon changed this, when, in 1878, the Ames City Council adopted an ordinance requiring citizens to plant shade trees.

Source: *Andreas Historical Atlas of Iowa*, 1875, p. 324.

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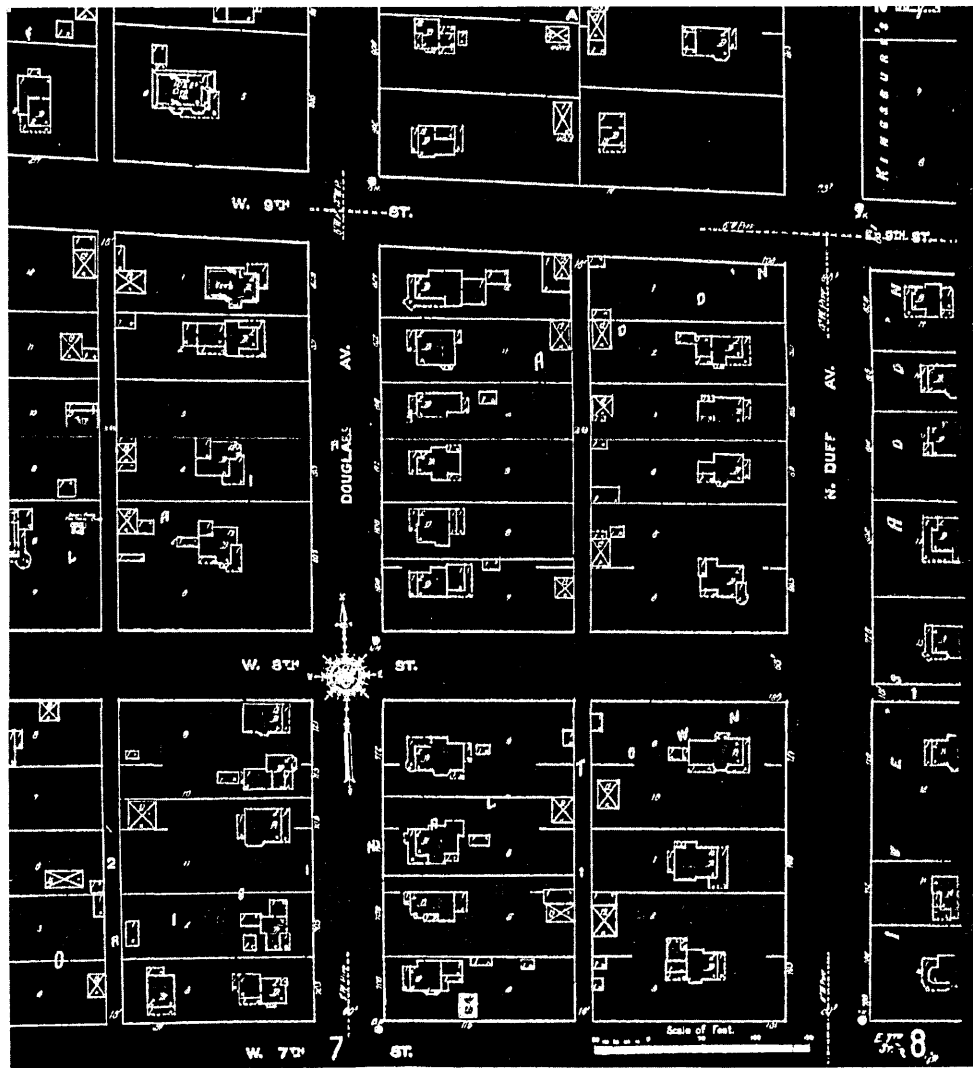
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Old Town Historic District, Story County, Iowa.

## FIRE INSURANCE MAP

1911



Almost all the lots shown on this map of the Old Town Historic District are filled, but only a few have been subdivided. The map also shows how many corner sites (frequently super-sized) attracted showplace residences.

Source: Sanborn Fire Insurance Map, 1911, p. 8.

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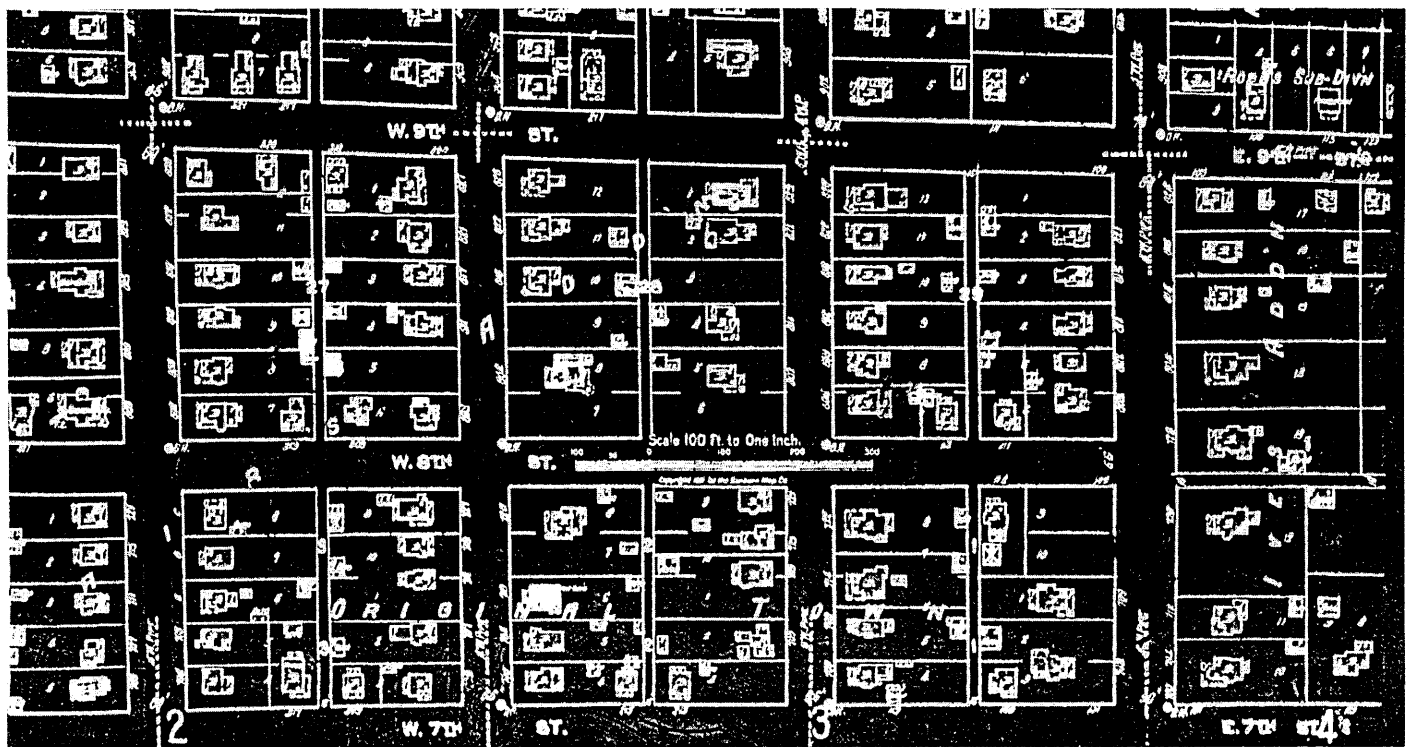
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Old Town Historic District, Story County, Iowa.

## FIRE INSURANCE MAP

1920



This map shows that many lots on 7<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup> Streets have been subdivided and improved.

Source: Sanborn Fire Insurance Map, 1920, p. 15.

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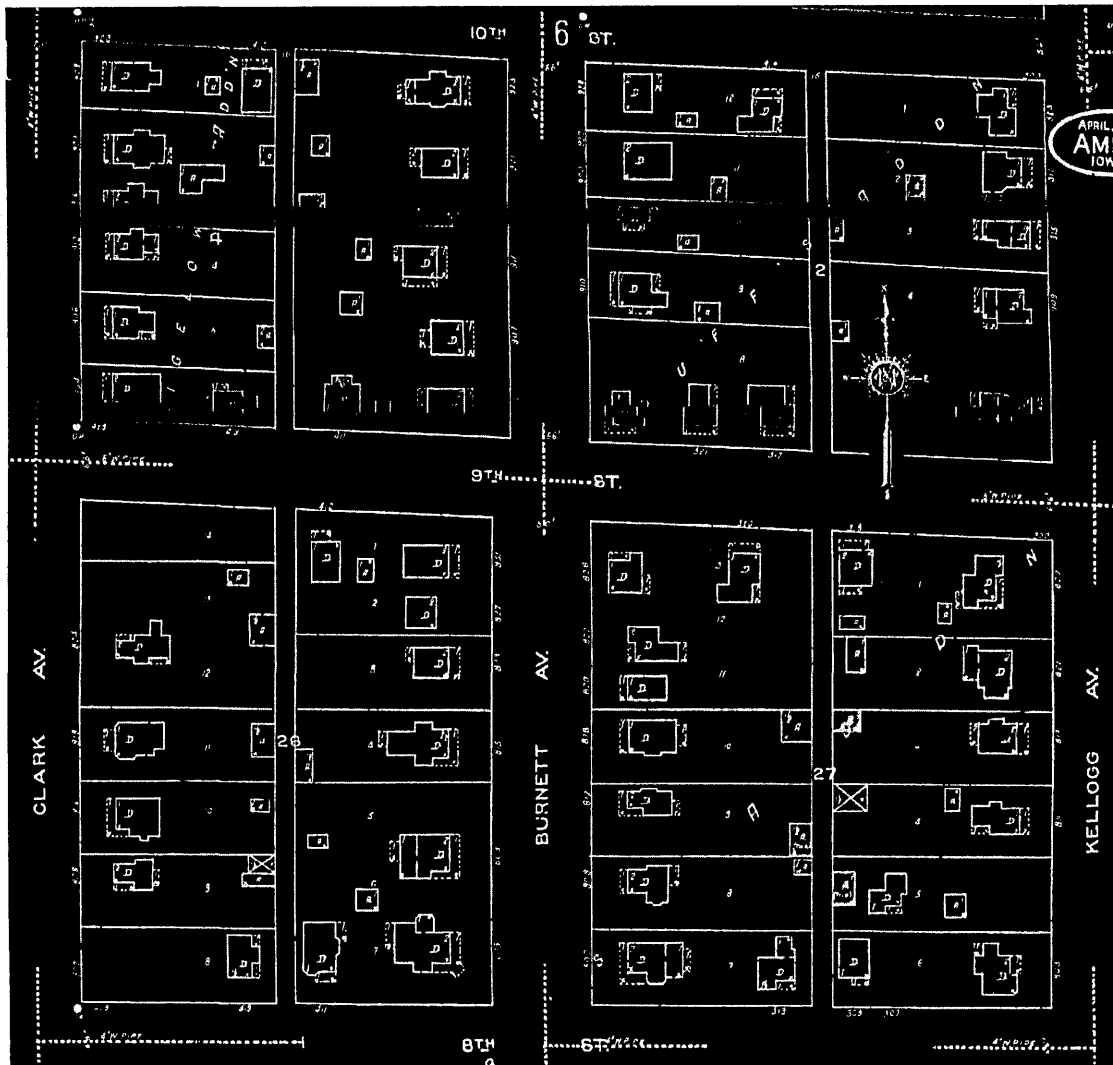
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Old Town Historic District, Story County, Iowa.

## FIRE INSURANCE MAP 1926 (WEST HALF)



Few lots fronting 8<sup>th</sup> and 9<sup>th</sup> Streets remain undivided.

Source: Sanborn Fire Insurance Map, 1926, p. 11.

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## FIRE INSURANCE MAP 1926 (EAST HALF)



Few lots fronting 7<sup>th</sup>, 8<sup>th</sup> and 9<sup>th</sup> Streets remain undivided.

Source: Sanborn Fire Insurance Map, 1926, p. 12.

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### STREET TREES

1907



Looking south along Kellogg Avenue from 11<sup>th</sup> Street, this picture shows how regularly planted and vase-shaped street trees defined vehicular corridors and separated them from private property. The trees pictured here continued into the Old Town Historic District on the horizon. While individual property owners have set out their own trees, the city's effort to plant rows of street trees in the public parking makes the most striking impression because of their number and uniform placement.

Source: Brown Photographic Archive, 148.816.1-4, Ames Public Library.

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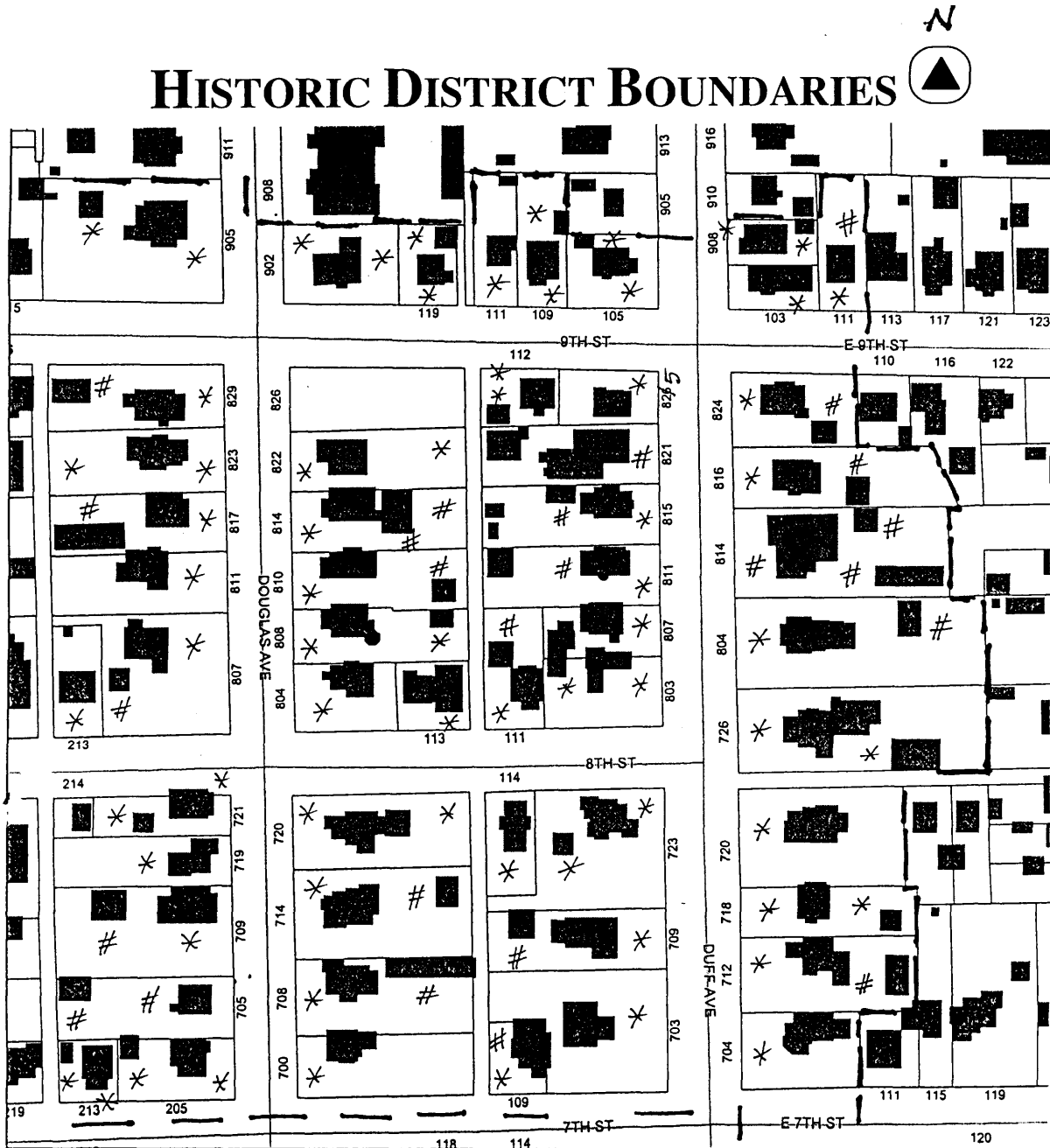
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An asterisk (\*) indicates a contributing resource, and a pound sign (#) indicates a noncontributing resource.





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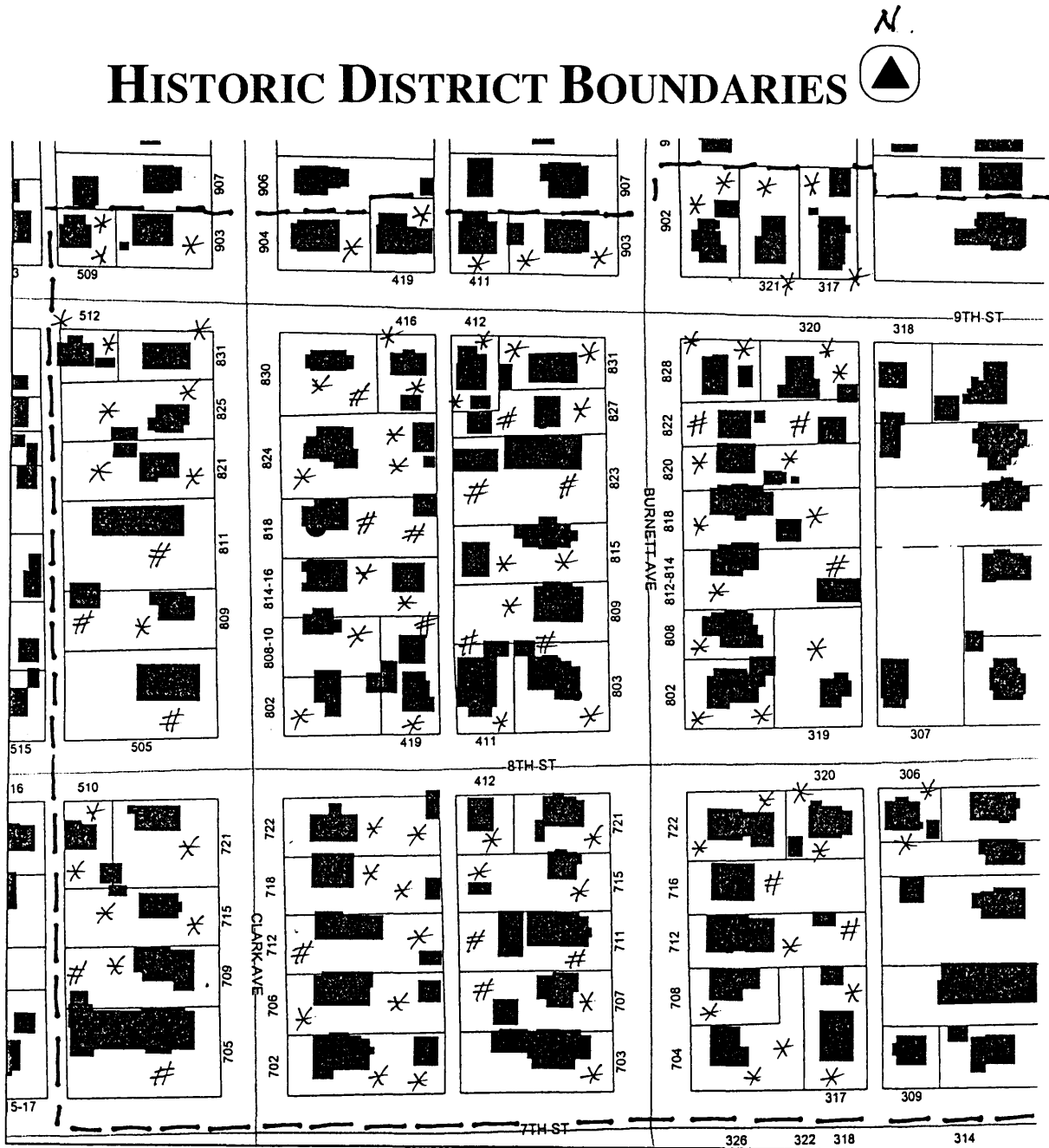
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An asterisk (\*) indicates a contributing resource, and a pound sign (#) indicates a noncontributing resource.

Source: City of Ames, Planning and Housing Department, 2003.

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Old Town Historic District, Story County, Iowa.

Kimball, Alan H.  
Thompson, Thomas

**SUMMARY OF SIGNIFICANCE**

The Old Town Historic District is historically significant, locally under National Register Criterion A, because it calls attention to patterns of town building in Ames. The historic district shows how conspicuous consumption, so fashionable among Victorians throughout the United States, affected real estate development locally during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Douglas and Duff Avenues became corridors of preference to display showplace residences. Corner sites throughout the historic district became choice locations for the same reason. The historic district shows how its convenient location to downtown Ames and its reputation as a choice neighborhood stimulated further residential settlement. By the early 20<sup>th</sup> century, the Old Town neighborhood had become so popular in Ames that most of the lots along 9<sup>th</sup> Street were subdivided and in-filled with housing for the many people who wished to live in the neighborhood.

The Old Town Historic District is historically significant, locally under National Register Criterion A, because of its associations with education. The Old Town neighborhood became the residential section of choice for many Iowa State College (later University) faculty, staff, and students during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Social hybridization occurred between these collegians and the townspeople already living there, and this cross-fertilization broadened the economic, cultural, and political life of Ames.

The Old Town Historic District is significant, locally under National Register Criterion C. The district calls attention to the succession of architectural styles popular in Ames during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Numerous Victorian-influenced buildings illustrate the earlier years of this era, including many Italianate and Queen Anne examples. Craftsman styling predominated during the first quarter of the 20<sup>th</sup> century. Residential construction slackened in the later 1920s and 1930s, but examples of Period Revival and Neo-Colonial Revival found some expression in the neighborhood. Other stylistic influences are also present but to lesser extents.

The Old Town Historic District is significant, locally under National Register Criterion C, as a designed historic landscape. Laid out on a grid of streets, alleys, blocks, and lots oriented to the cardinal points of the compass, the historic district provides an outstanding, representative example of this traditional American town plan. This success is largely due to the profuse plantings of street trees, to the adherent reliance on the alley system to provide vehicular articulation to residential property, and possibly to the innate orderliness of Ames residents, historically so deeply imbued with the Scientific Method. The latter point cannot be proven. The street trees, planted to edge the vehicular corridors, strongly define spatial transitions from public to private spaces. The alley system preserves front yards from curb cuts, driveways, and other visual distractions and allows lawns to take on a park like appearance.

The period of significance for the Old Town Historic District, under Criteria A and C, is 1874 to 1941, the time of its improvement as a residential neighborhood. Significant dates include 1874, the year the

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Old Town Historic District, Story County, Iowa.

W. D. and Flora C. Lucas House at 829 Douglas Avenue was built; 1885, when Prof. J. L. Budd relocated to 804 Kellogg Avenue from the college campus; and 1938, the year the First Church of Christ Scientist was built and numbered 226 9<sup>th</sup> Street, a signal of that street's increased importance as a corridor of preference in the historic district. The building the church replaced was numbered 826 Kellogg Avenue.

The Old Town Historic District satisfies the Registration Requirements as presented in Section F of the MPD "A Home for Science and Technology: Ames, Iowa, 1874-1941." The district meets the requirements set forth for Criterion A and Criterion C and the document's historic contexts "Town Building," "Transportation and the Development of Ames," "Housing the Town and Gown, The Variety of Architecture," and "Dream of Arcadia, Designed Historic Landscapes in Ames" and the outline of "Ames, Iowa, A Laboratory for Education." The historic district also satisfies the integrity considerations of the MPD.

### **TOWN BUILDING**

The Old Town Historic District shows how the Victorian predilection for conspicuous consumption influenced town building in Ames during the late 19<sup>th</sup> century. Douglas Avenue and Duff Avenue emerged as corridors of preference for affluent residents to build and display showcase homes. Sites located on the corners of street intersections especially attracted trophy houses. Other property owners purchased multiple lots along the interior reaches of city blocks for the same reason.

During the first quarter of the 20<sup>th</sup> century, the Old Town neighborhood had become so attractive as a residential neighborhood that extensive in-fill construction occurred, particularly along 9<sup>th</sup> Street, to accommodate the city's growing population and its persistent desire to reside near the center of town.

### Corridors of Residential Preference

Victorians throughout the United States sought to show their financial capabilities through conspicuous consumption. Frequently they built their homes along highly traveled transportation corridors to this end. In Ames, Douglas Avenue attracted some of the town's most notable early residences for this reason. During the 1890s, this phenomenon reappeared along Duff Avenue, as some of Ames' most architecturally ambitious single-family dwellings arose along this street. Transportation corridors continued in popularity among local residents. Following World War I, 9<sup>th</sup> Street emerged as another corridor of residential preference for this reason.

### *Douglas Avenue*

During the early settlement period in Ames, Douglas Avenue emerged as a street of residential choice in the community. According to one historical account:

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Noah Webster erected the first dwelling house in Ames on Douglas Street, where Capt. Greeley's elegant home now stands. H. N. Tupper helped in the work of building the first residence. The next building erected was the home of Dr. Carr, the first physician to hang out his shingle in Ames. Deacon H. F. Kingsbury, of happy memory, was the first station agent. He resided for a time in the depot building, later he erected a house on the site now occupied by the Davis hotel [on the southwest corner of Douglas and 5<sup>th</sup>]. Mr. Kingsbury had also the honor of being first express agent, the first postmaster and the first merchant. ("Souvenir Edition")

Several reasons accounted for residents' preference to live on Douglas Avenue. The depot—the most important piece of real estate in the new community—was located near the head of Douglas Avenue on the south. Its intersection with Onondaga (now Main) Street quickly became the hub of the new community's commercial district. The convenience of Douglas Avenue to this hub bestowed upon it the benefits of "location, location, location," real estate's enduring and cardinal principle. As a result and from the earliest times, Douglas Avenue figured prominently in the community's development. The Webster House, reputedly the oldest house in Ames, stood at 502 Douglas Avenue.

Prestige accounted for another reason for the street's popularity. In the 1860s, the Tilden and the Brown families arrived in Ames. Their mercantile success, strengthened by subsequent intermarriage, exerted great influence on commerce and society in Ames. George C. Tilden (1842-1892) and Lydia C. Tilden, his wife, purchased multiple lots on the west side of Douglas Avenue in the 900 block. The Kendrick W. and Lydia Gates Brown family purchased multiple lots on the west side of Douglas Avenue in the 1000 block. Each of these families proceeded to erect showplace residences. The Tilden House stood at 915 Douglas Avenue. Built in 1869, it featured frame construction and expansive grounds. (This building was divided into two sections circa 1905 and relocated to new sites directly to the west facing Kellogg Avenue.) The Brown House, built in 1879 at 1011 Douglas Avenue and now nonextant, was particularly notable because it was brick. The prominence of this extended family and their new homes along the northern reaches of Douglas Avenue conferred prestige to this residential corridor. (The construction of Terrace Hill along Grand Avenue in Des Moines by B. F. Allen in 1869 provides a contemporaneous, comparable, and more widely recognized example of this phenomenon.) Other residents in Ames followed the Tilden-Brown lead and sought to locate on Douglas Avenue.

Already by 1875, as shown by a bird's eye view of the town, Douglas Avenue had taken on the look of a residential corridor of preference. Subsequent improvements reinforced this impression. By 1875, one of the largest buildings in Ames, the West Hotel, stood on the southwest corner of Douglas and 5<sup>th</sup>. The Noah Webster House, reputedly the first house built in Ames, stood on the northeast corner. (Capt. Wallace M. and Mary V. Greeley subsequently relocated this house to a site on Duff Avenue when they purchased that property in 1882 to erect a new showplace residence. The Webster House was relocated once again to its present site on Crawford Avenue.) The Dr. H. M. Templeton House (nonextant) stood at 6<sup>th</sup> and Douglas. Although the subsequent expansion of Ames' central business district has obliterated most of the early buildings along Douglas Avenue between Main and 7<sup>th</sup> Streets, Douglas Avenue retains its historic integrity above 7<sup>th</sup> Street.

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The later construction of public buildings along Douglas Avenue further reinforced its importance as a corridor of preference. The Ames Public Library constructed a new facility in 1902-1904 on the west side of Douglas Avenue between 5<sup>th</sup> and 6<sup>th</sup> Streets. The new Mary Greeley Hospital, completed in 1915 and located on Douglas Avenue between 11<sup>th</sup> and 12<sup>th</sup> Streets, faced Douglas.

*Duff Avenue*

By the 1880s, Douglas Avenue had largely filled with improvements (except a few building lots affected by poor drainage, such as 817 Douglas Avenue). Precluded from this showplace corridor, affluent residents now turned to nearby Duff Avenue to display their financial capability. By 1897, Duff had equaled if not surpassed Douglas in architectural display. Showplace residences lined Duff Avenue from 5<sup>th</sup> and 6<sup>th</sup> Streets all the way north to 11<sup>th</sup> Street.

In 1897, the *Ames Intelligencer* newspaper published a "Souvenir Edition," calling attention to Ames as a progressive community. This newspaper supplement graphically illustrates Duff Avenue's architectural achievement. The publication features an historical sketch of Ames, photographs of prominent residences and biographical sketches of their occupants, as well as sketches of other leading residents. The pictured houses were selected for their architectural pretension. The following table lists them.

<u>Name</u>	<u>Address</u>
Charles & Alma Hamilton	703 Duff Ave.
B. F. Sies	unknown
C. R. Quade	610 Main S.
Frank N. Fowler	303 Duff Ave.
Congregational Church Parsonage	
Jerry Sexton	College Addition
Mrs. S. E. Bigelow	1100 block Duff Ave.
Prof. C. F. Curtiss	712 Duff Ave.
Methodist Church Parsonage	
Prof. J. L. Budd	804 Kellogg Ave.
H. L. Munn	726 Duff Ave.
Geo. W. Rogers	804 Douglas
Robert Cairns	1006 Douglas Ave.
W. M. Greeley	502 Douglas Ave.
Capt. K. W. Brown	1011 Kellogg Ave.
F. T. McLain	726 Duff Ave.
S. G. & Margaret Hamilton	1003 Duff Ave.

Source: *Ames Intelligencer*, Ames City Directory, 1899,  
and Farwell T. Brown Photographic Archive Index Cards.

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This list indicates that most of the featured homes were located in the Old Town Historic District and illustrates its status as a choice neighborhood in Ames.

An analysis of these names, addresses, and dates of arrival casts a telling light on Ames society. Long-time Ames residents—Bigelow, Budd, Rogers, Greeley, and Brown—resided west of Duff. Newer residents in the community—Hamilton, Quade, Fowler, Curtiss, Munn, Cairns, and McLain—tended to reside on Duff Avenue.

Although most of the residential properties in the 500 and 600 blocks along Duff Avenue have been redeveloped into commercial use as downtown Ames expanded to the north, the northern blocks of the street retain their residential character.

Duff Avenue residents sought to preserve the quality of their street. In 1915, the City of Ames proposed to pave Duff as a 40-foot width between 5<sup>th</sup> and 9<sup>th</sup> Streets. In response, Duff residents petitioned the city to pave the street as a 30-foot width instead. (City Council minutes)

A Corner on Status

As already discussed above, the Victorian indulgence for conspicuous consumption found tangible expression among affluent residents in Ames, who selected choice locations in the Old Town Historic District to erect trophy houses. Lots situated on the corners of intersections offered another means to stage such display, and local residents seized this opportunity. Corner lots offered passersby two views of a building and increased the dramatic quality of its setting. These locations also provided the house occupants with two sight lines.

The following examples call attention to this phenomenon:

**SHOWCASE CORNERS (SELECTED)**

<u>Name</u>	<u>Address</u>	<u>Notes</u>
Charles & Alma Hamilton House	703 Duff Avenue	Rear of property later developed
House	720 Douglas Avenue	
House	807 Douglas Avenue	Rear of property later developed
House	902 Douglas Avenue	Rear of property later developed
Tilden House	905 Douglas Avenue	
Budd House	804 Kellogg Avenue	Rear & side of property later developed
House	803 Kellogg Avenue	Rear of property later developed
House	827 Kellogg Avenue	Rear of property later developed
House	803 Burnett Avenue	Rear of property later developed
House	720 Duff Avenue	

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Preferences existed within these showcase corners. Those situated on the northeast and on the northwest of intersections ranked higher in preference than others because these corners faced downtown Ames. As such, they offered homeowners and passersby the greatest opportunity to see and be seen. It was not accidentally that George C. and Lydia C. Tilden chose the northwest corner of Douglas Avenue and 9<sup>th</sup> Street to locate their new home in 1869. Prof. J. L. Budd seized a similar opportunity in 1885 to locate his new home on the northeast corner of Kellogg Avenue and 8<sup>th</sup> Street. (True, Budd redeveloped this site previously occupied by the Ames School, but the school itself had been sited there for the same reason.) These prominent examples stand as benchmarks of the showcase corner in the Old Town Historic District and likely did much to further its appeal.

Although many of these showcase corners were subsequently subdivided for redevelopment (as the list also shows), this realignment usually occurred at the rear of the property, so that the showcase quality of most of these houses remained intact and their dramatic quality was preserved. When Etta Budd sold off one entire lot from her property at 804 Kellogg Avenue, for example, it did not adversely impact visually the primary views of the house.

The house at 114 8<sup>th</sup> Street might also be added to this list. It originally stood at 721 (a.k.a. 723) Duff Avenue on a super-sized site, consisting of lots 9 and 10, and faced Duff. (See Sanborn Map of Ames, 1911.) Sometime between 1911 and 1920, this house was relocated to its present site. The present house at 723 Duff Avenue was constructed in 1923. This realignment of the 114 house explains its truncated site, its cramped appearance, and its lack of a corner showcase.

Super-Sites

The Victorian indulgence for conspicuous consumption found expression in yet another way. Many affluent residents in the Old Town Historic District purchased multiple lots to showcase their homes. Often those property owners who purchased showcase corners (as discussed above) also purchased multiple lots, but even residents who lacked corner locations purchased multiple lots to add a dramatic setting to their house. The following examples call attention to this phenomenon:

**SUPER-SITES (SELECTED)**

<u>Name</u>	<u>Address</u>	<u>Size of Site</u>
House	720 Douglas Avenue	Lot 7 & 8
House*	807 Douglas Avenue	Lot 5 & 6
House	720 Duff Avenue	Lot 11 & 12
Prof. J. L. Budd House*	804 Kellogg Avenue	Lot 7, 8 & 9
Tilden House	905 Douglas Avenue	Lot 4 & 5
Charles & Alma Hamilton House*	703 Duff Avenue	Lot 2 & 3
House*	803 Duff Avenue	Lot 5 & 6

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**SUPER-SITES (CONTINUED)**

<u>Name</u>	<u>Address</u>	<u>Size of Site</u>
House	803 Clark Avenue	Lot 5 & 6
House	824 Clark Avenue	Lot 11 & 12
House*	721 Clark Avenue	Lot 1 & 2

\* Site later subdivided.

Each of the examples listed above possessed a super-sized site. Often the footprint of these houses straddled lot lines so that expanses of yard and lawn framed the building and increased its visual impact.

As with showcase corners, it was not unusual for property owners subsequently to subdivide their super-sites for new development, as the above list makes abundantly clear. Properties along the inland stretches of streets suffered greater visual diminution as a result of this practice than those on the showcase corners. The inland properties more often appeared cramped on their truncated sites than the corner sites, which possessed greater visibility for passersby along two streets.

Redevelopment of 9<sup>th</sup> Street

During the early 20<sup>th</sup> century, 9<sup>th</sup> Street emerged as a corridor of preference for new construction. As laid out in the 1860s, none of the plats abutting 9<sup>th</sup> Street featured lots facing that street. During the 1910s and 1920s, almost every back yard facing 9<sup>th</sup> Street was subdivided to create new building sites to accommodate citizen desire to live in the Old Town neighborhood. By the 1930s, this in-fill construction had changed 9<sup>th</sup> Street into a densely built-up corridor of residential land use. A similar phenomenon occurred along 7<sup>th</sup> Street and 8<sup>th</sup> Street but to a much less extent.

*Background*

Early on in Ames history, 9<sup>th</sup> Street gained significance as a vehicular thoroughfare. It was a well-traveled collector for the Grand and Duff arterials and the primary access to the municipal cemetery. As the number of automobiles in Ames increased during the early 20<sup>th</sup> century, 9<sup>th</sup> Street assumed new importance for motor traffic. Many people at this time considered a residence on such a collector or arterial street as a quick and easy convenience the same way that many people today find it convenient to live adjacent to a freeway or interstate highway.

In March 1926, the city council designated it as a stop street "because of frequent automobile collisions." (Meads) "Stop streets" were traffic corridors, which vehicles could enter only after coming to a stop. Traffic flowed unimpeded on stop streets. The designation of 9<sup>th</sup> Street as a stop street illustrates its importance as a thoroughfare within the network of streets in Ames. Other stop streets also existed at this



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time. By 1940, they included Grand Avenue, Lincoln Way, South Duff Avenue, 9<sup>th</sup> Street, 13<sup>th</sup> Street, and West Street. (*Ibid.*)

Ninth Street served as a boundary marker in the Old Town neighborhood, and this fact calls attention to its position of significance within the community. In September 1915, for example, local residents petitioned the city council to refashion Burnett Avenue as a boulevard by constructing a median strip in the right-of-way between 5<sup>th</sup> and 9<sup>th</sup> Streets. Although this proposal failed to muster support, the public agitation shows that residents at the time viewed 9<sup>th</sup> Street as a defining neighborhood boundary and of significance within the network of Ames streets. As explained below, 9<sup>th</sup> Street also became the traditional parade route for many public celebrations in Ames.

Other development along 9<sup>th</sup> Street acknowledged its status as an important corridor in the community. About 1904, the Ames school board located Beardshear School, a new 2-story, brick elementary facility, on the corner of 9<sup>th</sup> and Carroll. The building faced 9<sup>th</sup>. The school provided four classrooms for grades one through six and served children in the northeast section of the city. The school board reaffirmed the importance of 9<sup>th</sup> Street in 1924, when the new Roosevelt School arose on the same street two blocks west of Grand Avenue.

All this public attention elevated the status of 9<sup>th</sup> Street as a corridor of residential preference and encouraged property owners along the route to subdivide their lots that abutted the street for in-fill residential construction.

*In-Fill Construction*

As 9<sup>th</sup> Street emerged as a corridor of importance, property owners whose land abutted the street subdivided their lots to facilitate in-fill construction. The following table lists dwellings constructed as in-fill on subdivided lots within the Old Town Historic District.

9<sup>TH</sup> STREET IN-FILL

Site #	Address	Historic Name	Date of Construction@
85-01175	105 9 <sup>th</sup> St.	Abraham & Fannie Mezvinsky House & Garage	1939 (1939)
85-01176	109 9 <sup>th</sup> St.	House & Garage	1920 (1920)
85-00563	111 9 <sup>th</sup> St.	House* & Garage	Before 1926
85-01179	119 9 <sup>th</sup> St.	House & Garage	1934 (1934)
85-01180	215 9 <sup>th</sup> St.	House	1929 (1954)
85-01183	317 9 <sup>th</sup> St.	House & Garage	1910 (1920)
85-01186	321 9 <sup>th</sup> St.	House & Garage	1925 (1930)
85-00570	411 9 <sup>th</sup> St.	House & Garage	1923
85-01190	419 9 <sup>th</sup> St.	House	1915
85-01191	509 9 <sup>th</sup> St.	House & Garage	1946 (1947)
85-01192	512 9 <sup>th</sup> St.	House & Garage	1920 (1920)
85-01189	416 9 <sup>th</sup> St.	House & Garage	1952 (c. 1952)

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9<sup>TH</sup> STREET IN-FILL (CONTINUED)

Site #	Address	Historic Name	Date of Construction@
85-01188	412 9 <sup>th</sup> St.	House & Garage	1920 (1920)
85-01185	320 9 <sup>th</sup> St.	House & Garage	1910 (1915)
85-01184	318 9 <sup>th</sup> St.	House & Garage	1912 (1912)
85-03182	226 9 <sup>th</sup> St.	First Church of Christ Scientist#	1938
85-01181	216 9 <sup>th</sup> St.	House	1890
85-01178	112 9 <sup>th</sup> St.	House & Garage	1920 (1920)
85-01193	103 E. 9 <sup>th</sup> St.	House & Garage	1935
85-01194	111 E. 9 <sup>th</sup> St.	House & Garage	1920 (1986)

- @ Garage date in parentheses.
- \* Date building relocated from another site.
- # Site redeveloped from house facing Kellogg Avenue to church facing 9<sup>th</sup> Street.

In the four-and-one-half blocks between Duff and Clark Avenues, no fewer than 16 lots were subdivided to provide sites for new residential construction. Virtually every backyard along 9<sup>th</sup> Street in this stretch was redeveloped in this fashion. This incidence should be compared with 12 lots within the same stretch along 8<sup>th</sup> Street and even fewer along 7<sup>th</sup> Street. In addition to residences, other land use also emerged and added to the architectural complexity. In 1938, a church was built at 226 9<sup>th</sup> Street.

Anomalies occurred as this development took place. While most in-fill housing was new construction, the house at 111 9<sup>th</sup> Street was moved onto its present site from another location. The George and Martha Bacon House at 217 9<sup>th</sup> Street (nonextant) is another example of relocation. This modest, frame house originally stood behind the Tilden House at 905 Douglas Avenue. It was later relocated to a new site at 217 9<sup>th</sup> Street. Still later, the Bacon House was razed to make way for the construction in 1929 of a new and much larger dwelling at 215 9<sup>th</sup> Street. (Brown Photographic Archive: 37.186.1) The house number was likely changed to differentiate the new from the old house. Other anomalies also occurred on this site. The city vacated the alley to the west of the Tilden House, and the backyard of the 215 9<sup>th</sup> Street house was reconfigured, resulting in a highly irregular-shaped subdivided lot.

Another anomaly occurred, when in-fill construction arose on lots that actually faced other streets, but whose primary façade orientations now shifted to face 9<sup>th</sup> Street. The Abraham and Fannie Mezvinsky House at 105 9<sup>th</sup> Street, the house at 103 East 9<sup>th</sup> Street, and the First Church of Christ Scientist at 226 9<sup>th</sup> Street call attention to this phenomenon and the powerful attraction of 9<sup>th</sup> Street. The house at 205 7<sup>th</sup> Street exemplifies a similar phenomenon on 7<sup>th</sup> Street. An earlier house, which stood on the same site, faced to the east and bore the address of 703 Douglas Avenue.

Site redevelopment also took place. The First Church of Christ Scientist constructed a new church in 1938 at 226 9<sup>th</sup> Street. A single-family dwelling had previously stood on the site. (Sanborn 1920) The congregation selected 9<sup>th</sup> Street for the address of the building. It could equally well have borne a Kellogg Avenue address, and the selection of 9<sup>th</sup> Street is another indication of the growing importance of 9<sup>th</sup> Street within the neighborhood.

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The transformation of 9<sup>th</sup> Street continued following World War II, although by this time most property facing the street had already been redeveloped. The house and garage at 509 9<sup>th</sup> Street (built in 1946 and 1947) call attention to the continued force of this phenomenon.

Similar subdivision of property and in-fill construction also occurred along 7<sup>th</sup> Street and 8<sup>th</sup> Street in the Old Town neighborhood during the same era. The same reasons prompted this new construction as on 9<sup>th</sup> Street, but it was less intense. Six in-fill houses arose along 7<sup>th</sup> Street, and 14 arose along 8<sup>th</sup> Street. In contrast, 20 in-fill properties arose along 9<sup>th</sup> Street, calling attention to its special attraction.

The new construction along these corridors took a different character from the Victorian period. By now, the big houses so popular with the Victorians had fallen from favor. Many new homeowners no longer sought large lots for new construction. Still, new homeowners sought out the Old Town neighborhood for new residential construction. The population of Ames had grown, and in-fill housing, like that along 9<sup>th</sup> Street, emerged as one method to increase the city's density. The subdivision of existing lots provided an easy method to increase a neighborhood's residential density.

It should be said that in-fill construction like this occurred throughout many of the older sections of Ames during the first half of the 20<sup>th</sup> century, but that it was particularly pronounced in the Old Town neighborhood. The neighborhood's choice location in the community accounts for this concentration.

Nearby Public Grounds

The proximity of amenities to the Old Town Historic District lent further appeal to it. These amenities included the Ames City Cemetery, Ames Chautauqua Grounds, and Bandshell Park (NRHP). The Ames City Cemetery stands four blocks to the east of Old Town. The Chautauqua Grounds stood directly north of the cemetery and now form part of it. Bandshell Park stands at the southeastern edge of Old Town. Each of these green spaces was established after Ames was initially laid out. The location of these amenities near the Old Town Historic District calls attention to the pivotal position that neighborhood played in the development of Ames.

Parade!

Parades to mark public occasions like Memorial Day usually marched along Duff Avenue and sometimes 9<sup>th</sup> Street. The use of these corridors for important events like these added luster to the homes along their routes.

During the earliest years of the 20<sup>th</sup> century, Memorial Day parades gathered at the corner of Onondaga (Main Street) to the west of Grand Avenue. The parade then marched along Main Street, turned north at Duff Avenue, east at 9<sup>th</sup>, and on to the city cemetery. Following the completion of the Ames Municipal Building at 420 Kellogg Avenue in 1915, parades often originated there and then marched to Main Street and then along the same route to the cemetery. Sometimes, Memorial Day parades marched up Kellogg to 9<sup>th</sup> and then to the cemetery. In 1913, a service was held at First Methodist Church, then the parade formed

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on Kellogg and headed south to Main, north on Duff to 9th and to the cemetery. On Memorial Day, the tradition in the Ames cemetery was for G.A.R. veterans of the Civil War to line up on the side of the ceremonial site in the cemetery after the parade. They raised the flag and fired a 21-gun salute. On the first Memorial Day following the end of World War I—May 20, 1919—Ames held a particularly elaborate parade and cemetery exercises to mark the return of peace. Events like these raised the status of parade route properties by association in the public's mind.

Other public events to mark important occasions in the life of the nation and of Ames also used these routes for parades. When the Ames Chautauqua Association relocated its grounds east of Maxwell Avenue in 1909, 9<sup>th</sup> Street provided the route for most of the participants. When William Jennings Bryan visited Ames, a parade in his honor used a route along Kellogg Avenue and 9<sup>th</sup> Street to reach the Chautauqua Park grounds (located north of the cemetery), where he gave a public address.

In more modern times, these streets retained this traditional role, and today parades still follow this time-honored route.

### **HOME FOR COLLEGIANS**

During the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, the Old Town Historic District became home for many of the faculty and staff at Iowa State College and the residence for many of its students. These collegians previously had resided in and around the school's campus. This change in residential patterns of living, coupled with a burgeoning increase in student population, brought new dynamics to community life in Ames

#### Early Years

Before the 1890s, the college campus and environs remained isolated from Ames proper. As an unincorporated area, it lacked municipal infrastructure, such as running water, sanitary sewers, and hard-surfaced roads. While it is true that the Marston Water Tower, erected in 1897 (NRHP), did provide running water to the campus and some of its surroundings, its service was limited.

During the early years of the agricultural college, most of the faculty and students lived on campus. Downtown Ames offered a destination point for shopping, entertainment, recreation, and railroad transportation; but these forays into town were exceptional to the daily routine.

From the townsfolk's perspective, the presence of the college nearby added color to town life. On more than one occasion, Downtown Ames offered a safe-haven for college students. When President Leigh S. H. Hunt expelled certain college students in 1885, for example, they retreated to Ames. As related by college historian Earle D. Ross:

Following the expulsion of two members [of the senior class] for an infraction of rules, which to student opinion seemed not that serious, the class went on strike, setting up their

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headquarters in the town opera house. When the president of the board came down from Hampton to offer his friendly mediation, he was informed curtly that the accredited head would handle the situation in his own way or retire. After a week's "urbanization" the class accepted the expulsion as a lost cause and were allowed to return without prejudice to round out their course for graduation. (Ross 1958: 61-62)

The town environment of Ames also provided the social opportunity to see and to be seen. President Hunt sometimes flattered the status of his position, his "aloofness of manner and 'aristocratic airs'" by

riding to town in a trap drawn by a high steeping cob and attended by a footman on the back seat. . . (*Ibid.*: 62)

As the population of the college increased, housing near the campus grew more difficult to find. The inauguration of a steam-driven motor line between the Iowa State campus and downtown Ames in 1891 added a new and vital link between Ames and reaches west of Squaw Creek. Until this time, public transportation had consisted of a horse-drawn hack. Now, the "Dinky," as the line was called, provided cheap, frequent, and reliable transportation between the two, separated as they were by two miles, Squaw Creek, and marshlands. Although the Dinky's steam service was discontinued in 1907, it was replaced with a more modern electrically powered trolley line. This service in turn provided public transportation to the community until 1929.

#### Faculty and Staff

Even before the establishment of the Dinky, a few of the college faculty located their residences in Old Town. In 1885, Prof. J. L. Budd (1835-1904) completed a showplace, brick residence at 804 Kellogg Avenue (NRHP). As a nationally recognized botanist and professor of horticulture at Iowa State, Budd was a pre-eminent faculty member at the college. To lure him to Ames, the college provided an on-campus residence as part of his compensation package. Budd's decision to relocate to the Old Town Historic District and to build a showplace residence there set a precedent for other faculty to follow and to emulate.

Subsequent decisions by other faculty members to relocate to Ames added fuel to the trend. By 1899, a number of ISC faculty members resided in the Old Town Historic District and environs. They included those listed on the following page:

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ISC FACULTY RESIDING IN OLD TOWN ENVIRONS

Prof. John Craig	906 Duff Ave.
Prof. John Dodds	318 7 <sup>th</sup> St.
Prof. C. H. Eckles	812 Clark Ave.
Prof. E. R. Hodson	1201 Clark Ave.
Prof. G. J. R. Lincoln	815 Duff Ave.
Prof. (later Dean) Charles F. Curtiss	712 Duff Ave.
Prof. J. L. Budd	804 Kellogg Ave.

Source: Ames City Directory, 1899, and other sources.

The residence of these senior faculty members in the Old Town Historic District conferred status upon it. John Dodds was a professor of chemical engineering. General James Rush Lincoln was professor of military science. Charles F. Curtiss was professor of animal husbandry and later became Dean of the Agricultural Experiment Station at Iowa State. Agriculture Hall (completed in 1909) on its campus was renamed "Curtiss Hall" in 1947 in his honor. Other Duff Avenue residents included F. T. McLain, a prosperous farmer, who retired to Ames and was so well regarded that Ames residents elected him mayor, a position which he declined to serve. H. L. Munn established the Munn Lumber Company in Ames in 1891, a business that remained in the family for a century. Undoubtedly members of Iowa State College's staff also resided in the Old Town Historic District. They warrant further research to identify and document.

On rare occasions, the presence of faculty became the subject of controversy. Circa 1890, Prof. William B. Niles completed a large, showplace home at 223 East 6<sup>th</sup> Street. As a professor of veterinary medicine at Iowa State, Dr. Niles later achieved national fame for his contributions in the discovery of a serum to combat hog cholera. Niles selected a site somewhat outside the Old Town Historic district and for good reason. Niles used his property to house animals for testing experiments. Ames residents subsequently lodged numerous complaints with the city because of Niles' laboratory hogs. The city cited Niles for keeping a drove of hogs there, and the matter ended up in court. In June 1902, Niles was notified that he must comply with a Grand Jury judgment not to keep hogs within the city. (Meads)

Greek Societies

During the final years of the 19<sup>th</sup> and early 20<sup>th</sup> centuries, the Old Town Historic District became a magnet for Greek letter societies affiliated with Iowa State. As with the college's faculty and staff, the steam-driven motor line between the campus and downtown Ames motivated this shift in living patterns from West Ames to the downtown area. Prior to this time, Greek societies in Ames had suffered from discrimination and met somewhat clandestinely. (See MPD: Chapter VII, Section 8, "Addresses for Greek Letters: Fraternity and Sorority Architecture, circa 1910-1941.")

Many factors attracted fraternities and sororities to Old Town. Its many Victorian homes offered a more economical means to obtain housing than through new construction. The neighborhood's proximity to downtown Ames was convenient for shopping, personal services, and entertainment. Prior to 1916, almost

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all houses of worship in Ames were located downtown, the Friends meeting house near the campus being the exception that proved the rule. Many sections of the Fourth Ward, as West Ames was called at the time, lacked paved streets, water mains, and sanitary sewers. True, downtown was distanced from the Iowa State campus by some two miles, but for some this added to its attraction.

Farwell T. Brown has identified a number of fraternity and sorority houses located in and around the Old Town neighborhood prior to 1923. They include the following:

**EARLY FRATERNITY & SORORITY HOUSES IN AND AROUND OLD TOWN**

Phi Kappa Psi	503 Grand Ave.
Sigma Chi	502 Douglas Ave.
Tau Kappa Epsilon	233 Lincoln Way
Lambda Chi Alpha	604 Grand Ave.
Phi Gamma Delta	602 Grand Ave.
Sigma Nu	905 Douglas Ave.
Beta Phi	829 Douglas Ave.
Alpha Tau Omega	803 Burnett Ave.
Phi Sigma Kappa	804 Duff Ave.
Kappa Delta (previously Alpha Tau Omega's house)	803 Burnett Ave.

Source: Brown 1993: 223.

The site of Alpha Tau Omega's founding in 1907 was 603 Burnett Avenue.

Although not all of these group homes were actually located in the Old Town Historic District, they clustered around its axis, as this list shows.

Up until this time, Greek organizations at ISU had been content to convert single-family dwellings into student group homes. Immediately prior to and following World War I, this changed. As Greek societies increased in membership, their need for larger facilities grew. (See MPD: Chapter VII, "Addresses for Greek Letters: Fraternity and Sorority Architecture, circa 1910-1941.") Their financial capability also increased. West Ames became increasingly more attractive because of its proximity to the university. The fraternity house and the sorority house subsequently arose as a new architectural form in Ames, significant because of their size and architectural pretension. This new era effectively decreased the incidence of fraternity and sorority houses in the Old Town Historic District.

Other Student Accommodations

Although the trend among Iowa State students to reside in and around the Old Town Historic District is most readily documented among Greek societies, other types of housing arrangements between private property owners and students also existed. Here too, the advent of the "Dinky's" service between campus

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and downtown Ames provided the motive force behind the trend. The story of this context deserves further research. Oral history is likely to provide much of this information, as these private arrangements infrequently found their way into newspapers.

Off-Campus College Facilities

Iowa State College recognized the strategic role the Old Town neighborhood played in its educational program. In 1916, the college established its first practice house for its Home Economics Department in a house at 1203 Kellogg Avenue. (Brown 1993:140) The college's selection of this site shows that it appreciated the convenience this Old Town location offered its many student residents in the neighborhood. The college opened a second practice house at 1505 Kellogg Avenue circa 1918.

In 1926, Iowa State built a model home for education purposes at 320 8<sup>th</sup> Street in the Old Town Historic District. This project aimed to demonstrate, as a service to the public, modern domestic equipment and layout. (*Ames Daily Tribune*, May 19, 1926, p. 1) The home's location in the Old Town Historic District provided a convenient site for community viewing.

The college's selection of the Old Town neighborhood to locate these practice and model homes shows the significance of that area to Iowa State's educational mission. The practice homes at 1203 Kellogg and 1505 Kellogg were strictly utilitarian in design. The model home on 8<sup>th</sup> Street featured more architectural detail and was conceived on a larger scale. Iowa State also constructed other model homes in Ames. One, located near Lincoln Way, is no longer extant, and there were probably others, which remain unidentified today.

West Ames Develops

As Iowa State continued to grow, the need to improve the infrastructure surrounding the campus became obvious. As a start to that process, West Ames was incorporated in 1893 as a part of the Town of Ames. The establishment of municipal services to West Ames followed, including hard-surfaced streets, curbs and gutters, sidewalks, water mains, sewer hook-ups, street lighting, and other improvements. West Ames residents often complained that these improvements came slowly, and members of Iowa State's faculty were often among the most vociferous. As late as 1922, sewer service in West Ames continued to rely on processing by the college's water treatment plant.

Still, these improvements gradually transformed West Ames, and substantial residential development subsequently occurred. By the late 1920s, the tide had turned, and faculty, staff, and students were now as likely to live near the campus as in Ames proper. A number of faculty, staff, and college students nonetheless continued to make their home in the Old Town Historic District, as they do to the present day, attracted by its charming residential architecture, its urban quality of life, and its convenience to downtown shopping, entertainment, public institutions, and houses of worship.



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**TOWN + GOWN = PROGRESS**

The Old Town Historic District calls attention to the gradual blending of the Ames commercial community and ISC collegiate community to the mutual benefit of Ames. This social hybridization pre-eminently occurred in the Old Town Historic District and benefited both the town and the gown.

Prior to the early 20<sup>th</sup> century, the merchant elite of Ames dominated the life of the community. Prolific, dynastic, and influential, the closely related Tilden and Brown families provided much of the social glue that cemented the community together.

With the growth of Iowa State in the first decades of the 20<sup>th</sup> century, the academic, administrative, and staff personnel of this institution began to emerge as an economic and social force. By the mid-20<sup>th</sup> century, it was ubiquitous. Although hardly ever tightly knit, the faculty and collegiate staff exerted powerful influences over the community and broadened Ames' vision of itself.

"Science and Industry with Practice"

The pervasive quality of academic life in Ames infused the broader community with a particular culture. In 1897, one local newspaper described it this way:

In intellectual culture, social refinement, moral worth and religious zeal the good people of this flourishing young city have no need to stand uncovered before any community in the great state of Iowa, the paradise of earth. We may add that on but one of the claims made above can any shadow rest. (*Souvenir Edition*)

Indeed, the chosen name for the local newspaper—*The Ames Intelligencer*—calls attention to this very culture. Nowhere is Ames' fascination with science and industry more evident than in an advertisement for the Ames Public Library, which appeared in the Ames City Directory in 1919. It reads:

Dogs, flowers, fruit trees, etc.  
Do you want to raise?  
If so consult the books at the Public Library,  
which contain the latest scientific information on the raising of everything from germs to giraffes.

Source: Ames City Directory 1919.

Even the presence of this advertisement in the city directory (let alone its content) is indicative of the pervasiveness of the emphasis on science and study at the college. Visitors to Ames today continue to notice and comment on its respect for education, good government, the cleanliness of the community, concern for social issues, and other qualities already recognized in 1897.

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While the university grew and changed and many of its employees came and went, the old commercial elite in Ames maintained the city's established social traditions. As a result, a mix of economic, educational, and social ingredients emerged. The chemistry of this mix forms an important part of the community's history and its dynamics to the present day.

Hiram and Ann Munn provide a good example of this phenomenon. "Hiram represented business," Ann recounted. "I represented the academic community." While the town and the gown married into each other's families, "the traditions were not necessarily the same." The Munn House at 726 Duff Avenue became a meeting ground for both. "You could not serve liquor at The Knoll" [the college president's house], she recalled. "Our home became the unofficial place for university entertaining." (Ann Munn interview with author)

This interaction between the Ames commercial community and the Iowa State academic community resulted in benefits to both. In the 1920s, for example, Ames' businessmen actively sought to locate the permanent headquarters of the State Highway Commission in Ames. These business interests recognized the economic opportunities this office offered to the community. The Engineering Department at Iowa State had initially lured the commission to Ames in 1904, mindful of the employment opportunities it offered associates of the college. During the 1920s, both of these constituencies worked together to make Ames the commission's permanent home. To this end, on August 1, 1923, the City of Ames through Parley Sheldon deeded five acres of land in Ames to the State of Iowa as the site of a new highway commission headquarters. Located at 800 Lincoln Way, this property remains the headquarters of the Iowa Department of Transportation to the present day.

This conveyance is made with the distinct understanding and agreement that there shall be erected there a building or set of buildings for the State Highway Commission for their headquarters and general offices, and if said property should at any future time cease to be used for such purpose, it shall revert to the donors or the State of Iowa, at its option may reimburse the donors for the amount contributed by each for the purpose of buying said property to be donated to the State of Iowa, not exceeding sixteen thousand dollars (\$16,000.00) the names of the donors and the amount donated by each is hereto attached, and made a part of this instrument. (Brown 1993: 217)

Employees of the Iowa State Highway Commission headed this list of donors. These 81 individuals provided \$3,000 for the project. The Chicago & North Western Railway Company contributed \$2,000. Parley Sheldon, the Fort Dodge, Des Moines & Southern Railway, and the Ames National Bank contributed \$1,000 each. (*Ibid.*) An additional 45 individuals and businesses contributed \$100 or more to this effort. (Brown 1993: 217-218) These individuals and firms recognized that the state highway commission would bring additional economic development to Ames and willingly contributed their private money to a public enterprise to this end.

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Home for Professions

Members of the professions in Ames preferred to live in or near Old Town during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. This signal of the neighborhood's position as a premier residential section of the community remained in effect throughout much of the first half of the 20<sup>th</sup> century. While it cannot be said that careers in medicine resulted in great wealth at this time, Americans have always respected professionals like doctors, and this sense of respect cast further luster on Old Town as a neighborhood of choice.

In addition to living in the Old Town neighborhood, many medical doctors practiced from their residences there. As a result, patients from throughout the Ames community visited the neighborhood and became aware of its qualities.

In 1919, Ames doctors resided and practiced at the following addresses:

AMES DOCTORS IN 1919

<u>Name</u>	<u>Office Address (few listed)</u>	<u>Residence</u>
James E. Adamson,	-	603 Burnett
Earl Blaine Bush	214-1/2 Main	706 Clark
Benjamin G. Dyer	-	213 6th (213 7th in 1922 cd)
E. R. Lyon	-	902 Northwestern Ave.
Earl Rice	-	614 Hodge
G. Puffett	2716 West St.	2716 West St.
D. M. Ghrist	-	622 Douglas
Jennie G. Ghrist	-	622 Douglas

Source: Ames 1919 City Directory, 148.

While not all these doctors lived in the Old Town Historic District, addresses on Burnett, Clark, and Douglas Avenues figure highly in this list.

As medical specialization increased, so too did the need for many types of new medical equipment and offices to house it. Already by 1919, some doctors, like Dr. Bush, maintained downtown offices. These were typically located on the upper floors of commercial buildings. As time passed, more and more medical doctors separated their offices from their residences, and downtown offices became common, as shown by the table on the following page:

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**AMES PHYSICIANS AND SURGEONS IN 1922**

<u>Name</u>	<u>Office Address</u>	<u>Residence</u>
James E. Adamson,	Ames National Bank Bldg.	603 Burnett
Clarence A. Aplin	405 Douglas	515 Douglas
Ben G. Budge	405 Douglas	911 Burnett
E. B. Bush	Commercial Bank Bldg.	706 Clark
Benjamin G. Dyer	Specialist, Masonic Temple	213 7th
J. F. Edwards	-	2813 Leek
C. F. Hatcher	214-1/2 Main	710 Kellogg
Wm. C. Henske	-	215 Hyland
Chas. N. McBryde	-	623 Burnett
Earl Rice	I.O.O.F. Bldg.	614 Hodge
D. M. Ghrist	-	230-1/2 Main
Jennie G. Ghrist	234-1/2 Main	230-1/2 Main

Source: Ames 1922 City Directory.

This table indicates that the shift from residence to downtown had accelerated. Still, home addresses on Burnett, Clark, and Douglas Avenues remained popular for these professionals. Actually, the tradition of physicians practicing from out of a residence continued into the mid-20<sup>th</sup> century. In 1952, Dr. Armstrong moved a Dutch Colonial-styled house to a new location at 600 5<sup>th</sup> Street to use as his office. The vacated site was then redeveloped by the construction of the new Telephone Building. (Meads) At this time, 5<sup>th</sup> Street remained quasi-residential.

Like the members of the Ames medical profession, local attorneys preferred to live in the Old Town neighborhood. Although their number remained smaller than that of their colleagues in Nevada (the county seat of Story County), the presence of these professionals in Old Town signaled the neighborhood's status as a choice residential area.

**AMES ATTORNEYS IN 1919**

<u>Name</u>	<u>Office Address (only a few listed)</u>	<u>Residence</u>
Arthur Buck	-	214 E. 7th
C. G. Lee	-	1008 Burnett Ave.
T. G. Garfield	-	118 7th
C. C. Coyle	-	703 Kellogg
J. Y. Luke, city attorney	-	608 Douglas
R. E. Nichol	-	1017 Burnet
G. A. Underwood	214-1/2 Main	214-1/2 Main

Source: Ames 1919 City Directory.

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The residency in Old Town of J. Y. Luke, the Ames city attorney, further underlined its reputation as a respectable neighborhood.

As with the city's medical profession, Ames attorneys preferred to list their residential addresses in the city directory and not their office addresses. Some attorneys likely practiced from their homes. Several years later, this pattern shifted, as indicated in the following table:

AMES ATTORNEYS IN 1922

<u>Name</u>	<u>Office Address#</u>	<u>Residence</u>
Arthur Buck	28 National Bank Bldg. (room)	214 E. 7th
Lee & Garfield	129-1/2 Main/125 Main	1009 Burnett
Roscoe E. Nichol	Ames National Bank Bldg.	1017 Burnett
Harold Nichol	-	925 Burnett
C. H. Pasley	236-1/2 Main	620 Crawford
Ira J. Scott	Stevens Bldg.	622 Kellogg
A. O. Wydell	Ames National Bank Bldg.	Not listed

Source: Ames City Directory, 1922.

While no doubt some of these 1919-listed attorneys maintained separate offices, the propensity in the 1922 city directory for attorneys to list their offices separately from their residences indicates a growing sense of the need for a business-like environment. The fact remained that Old Town remained a popular area for attorney residency and added to its reputation as a choice neighborhood.

Home for Building Trades

Many members of the Ames building trades lived in or around the Old Town neighborhood in the late 19<sup>th</sup> century. This fact calls attention to a quality of egalitarianism, which pervaded the neighborhood.

By the 1890s, Ames was booming. Between 1890 and 1900, the city's population nearly doubled in size. Between 1900 and 1920, it nearly doubled again. Within this environment of growth and prosperity, the building trades flourished. These workers included carpenters, contractors, masons, and other specialized trades. They constituted one of the biggest occupational groups in the city at the time. The table on the following page lists those individuals as identified as building tradesmen in the 1899 Ames city directory.

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**BUILDING TRADES RESIDENCES IN 1899**

<u>Name</u>	<u>Occupation</u>	<u>Address</u>
Adams, Ed. T.	carpenter	N. Lincoln
Alderman, J. P.	carpenter	411 Duff Ave.
Allen Robert C.	(retired?) carpenter	506 State (8 <sup>th</sup> St.)
Allen, F. E.	carpenter	1001 Clark
Arrasmith, J. A.	carpenter	912 Carroll
Bisbee, M. Brooks	carpenter	502 Fayette (11 <sup>th</sup> St.)
Bittan, G. C.	carpenter	900 Boone (Lincoln Way)
Burton, E. F.	carpenter	802 Duff
Burton, W. S.	carpenter	802 Duff
Butler, J. J.	carpenter	307 Boone (Lincoln Way)
Cameron Frank	mason	707 Duff
Cameron J. K.,	brick maker	714 Sycamore (9 <sup>th</sup> St.)
Clark, Albert O.	carpenter	1107 Clark
Cole, B. J.	mason	1010 Lincoln
Cole, John	contractor	North (13 <sup>th</sup> St.)
Duthie, J. P.	contractor	1308 Clark
French, Scott,	bridge carpenter	818 State (8 <sup>th</sup> St.)
Gilbert, E. P.	carpenter	915 Kellogg
Gilbert, Geo.,	carpenter	Kingsbury
Griffith, E. L.	carpenter	200 Sherman
Griffith, U. S.	carpenter	121 Duff
Hiestand, S. E.	carpenter	1402 Kellogg
Hullenberger, Michael	carpenter	Stevens
Hunter, Frank	mason	1000 Carroll
Kistler, M. H.	contractor	Story (5 <sup>th</sup> St.)
Kaynor, E. D.	carpenter	909 Douglas
Kooser, G. T.	carpenter	Burnett
Little, C. D.	carpenter	304 Duff

Source: Ames City Directory, 1899.

While certainly not all these individuals lived in the Old Town Historic District, an appreciable number of them did. Indeed, the Burtons at 802 Duff Avenue and E. D. Kaynor at 909 Douglas Avenue enjoyed the status of a fashionable address. As a result, building tradesmen, professionals, collegians, mercantile elite, and other residents in the Old Town neighborhood rubbed elbows with one another every day. This contributed to an egalitarian spirit in the neighborhood, and this spirit continues to the present day.

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**ARCHITECTURE**

The Old Town Historic District calls attention to the architectural styles popular in Ames during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Italianate-influenced and Queen Anne examples stand out from the early period. Craftsman styling predominates during the first quarter of the 20<sup>th</sup> century. Some Period Revival and Neo-Colonial Revival examples can also be found, but by the time of their popularity the neighborhood was almost entirely filled with improvements, and so their incident is limited. Other stylistic influences are also present but to lesser extents.

**BACKGROUND**

A variety of building materials have contributed to the architectural history of the Old Town Historic District. (See Chapter VII of the MPD for a fuller discussion of historic building materials in Ames.) Although wood was likely the earliest building material used in the historic district, its earliest extant structures are constructed of brick. Stucco became popular at the turn of the 20<sup>th</sup> century. Concrete block also made an appearance at that time but gained only limited appeal in the community, as did hollow tile a little later. The presence of stone is very restricted, limited to the foundations of a few 19<sup>th</sup> century houses. The presence of these different building materials in the historic district lends a variety of texture to the streetscape.

The properties noted on the following page employed brick as their primary building material:

**BRICK IN OLD TOWN (MODERN BUILDINGS EXCLUDED)**

Site #	Address	Historic Name	Date of Construction	Notes
85-00765	829 Douglas Ave.	Lucas House-Beta Phi House	1874	Brick veneer
85-01274	710 Kellogg Ave.	House	c. 1880	All brick now stucco clad
85-00918	804 Kellogg Ave.	Prof. J. L., Sarah, & Etta Budd House	1885	Brick veneer
85-01175	105 9 <sup>th</sup> St.	Abraham & Fannie Mezvinsky House	1939	Brick veneer
85-01175	105 9 <sup>th</sup> St.	Abraham & Fannie Mezvinsky Garage	1939	Brick veneer
85-01148	703 Burnett Ave.	House	1920	All brick

Source: Sanborn Fire Insurance Map, 1926, and 2002 field inspection.

Completed in 1885, the Prof. J. L., Sarah M., and Etta Budd House at 804 Kellogg Avenue is constructed of frame with its exterior walls veneered in brick. Joseph Lancaster Budd (1835-1904) was one of Iowa State University's most notable faculty members during its early years. His work at the

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institution helped establish its national prominence in horticulture. Budd was appointed professor of horticulture at Iowa Agriculture College in 1877, and he served in that position until his retirement in 1899. Budd was largely responsible for founding Arbor Day in Iowa. (Page 2001)

Budd and his family relocated to Ames in 1877 to take up residency and his new position at the college in Ames. Born in Peekskill, New York, Budd had previously served as principal of Rockford Academy in Rockford, Illinois, and later operated a nursery in Shellsburg, Iowa. Throughout his life Prof. Budd actively pursued the accumulation of capital through real estate investment. The construction of the Budds' new brick home at 804 Kellogg Avenue in 1885 and its siting on three city lots evinced financial capability and integrity. Budd undoubtedly intended the house to enhance his stature in the community, and it did so through his life and that of Etta Budd, his daughter, who resided there for many years after his death.

The design of the Budd House--a late example of Italianate-influenced styling--was conservative. Its use of brick was also conservative. By 1885, wood-clad houses were successfully competing with brick houses in the local eye for architectural pretension. (See below.) Within this context, Budd's choice of brick for his new home calls attention to its continued status, albeit conservative and infrequent, as a quality building material for residential construction in Ames.

Many years passed until brick returned as an exterior cladding material in Old Town and then only to a limited extent. The Abraham and Fannie Mezvinsky House and their detached garage at 105 9<sup>th</sup> Street featured red brick as veneer, when they were built in 1939. The house at 723 also extensively employs brick.

A number of dwellings employ brick at entryways, as porch columns, porch bulkheads, porch step bulkheads, and/or outside wall chimneys. These houses include the following examples:

**BRICK: SECONDARY USE**

- 411 8<sup>th</sup> Street (porch, chimney)
- 113 8<sup>th</sup> Street (porch)
- 624 Duff Avenue (porch)
- 709 Duff Avenue (porch)
- 412 8<sup>th</sup> Street (chimney)
- 319 8<sup>th</sup> Street (door surround)
- 111 8<sup>th</sup> Street (steps bulkhead)
- 317 7<sup>th</sup> Street (porch)
- 908 Duff Avenue (chimney)
- 802 Clark Avenue (chimney)
- 703 Kellogg Avenue (steps bulkhead, later improvement)
- 411 9<sup>th</sup> Street (chimney, steps bulkhead)
- 419 9<sup>th</sup> Street (steps bulkhead)
- 119 9<sup>th</sup> Street ( steps and steps bulkhead)
- 215 9<sup>th</sup> Street (outside chimney)
- 715 Clark Avenue (outside chimney)



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**BRICK: SECONDARY USE (CONTINUED)**

103 East 9<sup>th</sup> Street (outside chimney, steps bulkhead)  
704 Burnett Avenue (outside chimney)  
802 Burnett Avenue (porch piers, likely later improvement)

A number of other houses employ brick as a foundation material. Generally speaking, these houses reflect the influence of Craftsman styling on their design and date from the first quarter of the 20<sup>th</sup> century.

With the popularity of the Craftsman style, brick came into its own as the material of choice in the Old Town Historic District for decorative effect.

**BRICK FOR PORCH OR DECORATIVE EFFECT (SELECTED)**

Site #	Address	Historic Name	Notes
85-001170	411 8 <sup>th</sup> St.	House	Craftsman-styled porch w/ brick columns & bulkhead
85-01160	317 7 <sup>th</sup> St.	House	Brick piers on Craftsman-styled porch
85-01259	723 Duff Ave.	House	First floor brick veneer
85-01255	709 Duff Ave.	House	Brick for porch bulkheads
85-01252	624 Duff Ave.	House	Brick for porch bulkheads
85-01162	113 8 <sup>th</sup> St.	House	Brick for porch piers
85-00556	320 8 <sup>th</sup> St.	ISC Model Home	Brick for porch piers
85-01168	319 8 <sup>th</sup> St.	House	Brick trim for front door

Also during this period, some property owners in Ames updated their front porches by enclosing them. Brick was sometimes used for the bulkheads of these porches. The following table lists some of these remodeling jobs:

**BRICK BULKHEADS FOR REMODELED PORCHES (SELECTED)**

Site #	Address	Historic Name	Notes
85-01255	709 Duff Ave.	House	Brick for porch bulkheads
85-01252	624 Duff Ave.	House	Brick for porch bulkheads

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In addition to these uses, brick was frequently employed in Ames for chimneys and to face foundations from grade to the sill plate.

Wood

Wood is the dominant exterior cladding material in the Old Town Historic District historically, and clapboard is the most frequently employed type.

During the Victorian period, decorative treatments of wood gained popularity. The fishscale siding appeared, frequently in the gable ends of buildings, to enrich the surface texture of exterior walls. The George W. Rogers House at 804 Douglas Avenue, built circa 1880, illustrates how fishscale siding could add visual interest to a plain and simple building. When cover-up siding has later masked this decorative detailing, a building loses much of its charm.

As Prairie School and Craftsman styling gained popularity in Ames, different types of decorative wood siding and combinations of these types appeared as decorative treatments. The house at 419 9<sup>th</sup> Street features clapboards on the first floor and wood shingles in coursed patterns on the second floor. This treatment lends a horizontal feeling to this building and compliments other Prairie School details, like its first floor ribbon windows. The Craftsman-influenced house at 908 Duff Avenue, built in 1925, uses two types of wood shingles for its cladding. The shingles in its gable ends are narrow, while those, which clad the building's exterior walls are wider. Stucco further enriches the garage associated with this property. It employs both stucco and wood shingles for its cladding material.

Stucco

Stucco began to appear in the Old Town Historic District during the first decade of the 20<sup>th</sup> century. The following table lists some of them and notes how stucco is used:

STUCCO IN OLD TOWN ENVIRONS (SELECTED)

Site #	Address	Historic Name	Notes
85-0765	829 Douglas Ave.	W. D. & Flora c. Lucas House- Beta Phi House	Built in 1874, remodeled w/stucco cladding c. 1905
85-00798	803 Duff Ave.	House	Built in 1889, remodeled w/stucco cladding c. 1905
85001194	111 E. 9 <sup>th</sup> St.	House	Craftsman design w/original stucco cladding
85-01192	512 9 <sup>th</sup> St	House	Craftsman design w/original stucco cladding

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STUCCO IN OLD TOWN ENVIRONS (CONTINUED)

85-01168	319 8 <sup>th</sup> St.	House	Tudor Revival design w/half-timbered stucco
85-0766	905 Douglas Ave.	George G. & Lydia C. Tilden House	Built in 1892, remodeled w/ stucco cladding c. 1915
85-00570	411 9 <sup>th</sup> St.	House	Prairie School influ. w/stucco cladding 2 <sup>nd</sup> fl.
85-01274	710 Kellogg Ave.	House	Brick house clad w/stucco in 1913
85-01259	723 Duff Ave.	House	Stucco w/ half-timbered gable-ends

The house at 512 9<sup>th</sup> Street illustrates how stucco complimented Craftsman styling. Its smoothly finish stucco emphasizes the mass of the building and gives it visual strength. The front porch columns are also clad in smoothly finished stucco. Their battered design suggests they bear great weight and further adds strength to the composition. Architectural historians sometimes refer to stucco in modern American, English cottage, Italian marble, and spatter dash finishes. (MacAlester: 41) The stucco finish on this house could be classified as modern American. The houses at 111 East 9<sup>th</sup> Street and 319 8<sup>th</sup> Street also illustrate stucco as an original cladding material. In the East 9<sup>th</sup> Street example, the stucco is worked both as a cladding material and in decorative geometric designs across the bulkheads of the front porch. Both show the influence of Craftsman styling.

By the late 1920s, the use of stucco had become more sophisticated. Stucco lent itself to Period Revival styling, particularly Tudor Revival, which used it along with false half-timbering. The house at 319 8<sup>th</sup> Street nicely illustrates this decorative and attractive combination of materials. Because stucco could be troweled in many different textures and designs, stucco could be fashioned into a variety of finishes. The house at 319 8<sup>th</sup> Street features heavily stippled stucco sometimes referred to as the "English cottage finish." This rough texture complimented the building's half-timbered and brick-worked front entryway. An "Olde World" look resulted. The half-timbered house at 822 Duff Avenue finished the stucco in another design. Here, large, circular daubs of stucco are centered on smooth-finished panels within the panels framed by half-timbering. This lends rhythm to the walls, as the circular patterns repeat across them.

The George G. and Lydia C. Tilden House illustrates a massive remodeling effort featuring stucco as a chief element. Originally built in 1892, its extensive modernization transformed it into a Prairie School-influenced building in 1915. Alan H. Kimball likely provided the design for this remodeling. (See "Face Lift" below.)

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Other Building Materials

Other building materials historically have been employed in the Old Town Historic District, but their use has been restricted. Concrete block made an appearance in the early 20<sup>th</sup> century. The following buildings in the historic district employ this building material as a foundation material:

CONCRETE BLOCK FOUNDATION (SELECTED)

- 318 9<sup>th</sup> Street
- 309 7<sup>th</sup> Street
- 704 Kellogg Avenue
- 708 Burnett Avenue
- 318 9<sup>th</sup> Street
- 721 Clark Avenue
- 904 Clark Avenue

An automobile garage at 803 Burnett Avenue also employs concrete block for its walls.

As with concrete block, the fire-retarding qualities of hollow tile recommended it as a building material for garages. Several of them remain extant in the historic district. Their rough construction suggests that they were built by their owners rather than by masons.

Stone is infrequently encountered in the historic district. It was expensive and difficult to work. The house at 719 Douglas Avenue and the Budd House at 804 Kellogg Avenue possesses stone foundations, but these are rare exceptions in the neighborhood.

**STYLE**

Architecture within the Old Town Historic District reflects the popular styles during the late 19<sup>th</sup> and early 20<sup>th</sup> century in the nation and in Iowa. Numerous Victorian-influenced buildings call attention to the earlier years of this period, while Craftsman styling predominates during the first quarter of the 20<sup>th</sup> century. Residential construction slackened in the 1920s and 1930s, but examples of Period Revivals occurred. By 1940, virtually all the town lots in the historic district had been filled.

This report uses vocabulary, typology, and periodization as developed in Virginia and Lee McAlester's *A Field Guide to American Houses* (1984).

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Italianate

Italianate was the first architectural style to influence residential architecture in Ames. It introduced new architectural forms and new decorative details to the community. During the late 1870s and early 1880s, several Ames citizens erected Italianate-influenced, showplace residences. These, coupled with the 1881 construction of the first brick schoolhouse in Ames, which was probably the largest building in the community at the time and also influenced by Italianate styling, stimulated emulation by other residents.

Italianate styling introduced the cube shape to residential architecture in Ames. Its diagnostic characteristics included an asymmetrically conceived front façade, a box-like footprint, and a hip roof and deck. This format allowed considerable flexibility. The façade could be styled with a 2-bay or a 3-bay configuration. The F. T. McLain House at 720 Duff Avenue provides good examples of the 3-bay configuration. The house at 700 Douglas Avenue provides a more modest and probably earlier example.

The Kendrick W. & Lydia Gates Brown House represented Italianate styling in Ames at its most exuberant. This nonexant 2-story, brick dwelling featured a wide cornice, deep frieze with brackets, low-pitched hip roof and deck surrounded by decorative cast iron railing, a 2-story bay window on the south elevation, and a 2-story wing at the southwest corner. Its windows featured brick and cast stone hold molds. Leaving nothing to chance, Kendrick personally selected "knot-free lumber for this house." (Brown Photographic Archive, 92.497.4) This residence was extensively remodeled in 1918. Still later, it developed brick failure and was razed to the regret of many Ames residents, who had come to view it as a local landmark.

The McLain House shows how Italianate styling could be fashioned in wood. Its 3-bay, asymmetrical façade, cornice, frieze with brackets, hip roof and deck, 2-story bay window, and delicate iron cresting around its deck (now missing) call attention to the hallmarks of the style. F. T. McLain built this house in 1885 for his retirement in Ames, when he moved from his farm.

Queen Anne

Queen Anne styling affected Ames in several ways. A number of local residents selected this style to build showplace residences along Douglas and Duff Avenues during the 1890s. Some of these buildings are undoubtedly pattern-book or architect-designs, but the sources of these designs remain elusive. (See below.) These edifices provide the purest examples of the Queen Anne influence in Ames and no doubt stimulated emulation by other property owners. Diluted versions of the style appeared in many other houses as architectural enrichments, like fishscale siding, or architectural elements, like complex roof systems, but in lesser degrees.

Houses influenced by Queen Anne styling in Ames cluster in the Old Town Historic District. They include those listed on the following page:

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EXAMPLES OF QUEEN ANNE

Site #	Address	Historic Name	Date of Construction
85-01256	712 Duff Ave.	Dean Chas. F. Curtiss House	1893
85-00797	726 Duff Ave.	Munn House*	1891
85-00756	804 Duff Ave.	Prof. & Mrs. L. H. Pammel House	1892
85-01242	811 Duff Ave.	House	1880
85-00753	714 Douglas Ave.	House	1890
85-00755	720 Douglas Ave.	House	1897
85-01241	808 Douglas Ave.	House	1906
85-00757	812 Douglas Ave.	E. P. Stuckslager House	1892
85-00680	802 Burnett Ave.	House	1910
85-00724	702 Clark Ave.	House	1900
85-01144	722 Clark Ave.	House	1900
85-00555	114 8 <sup>th</sup> St.	House	c. 1890

\* Radically remodeled in 1920s.

These residences strive to convey a picturesque look by breaking up planar wall surfaces with architectural elements and details that lend texture to the design. The turret provided a highly visible architectural device to enrich surface texture. The house at 114 8<sup>th</sup> Street calls attention to this conceit. This example features a turret conceived as a second floor porch. Situated at the northeast corner of the building, this semi-circular porch is covered with a steeply pitched, conical-shaped roof. (This house was likely built c. 1890.) It was originally located around the corner at 723 Duff Avenue but moved to its present location. Probably at this time, a side porch and a front porch replaced a wrap-around porch. The turret porch remained substantially intact and illustrates another architectural device to add complexity to a Queen Anne residence.) Other turrets embellish houses in the Old Town Historic District at 817 Kellogg Avenue and 812 Douglas Avenue.

Architectural features inset into the body of a house became another popular way to break up planar surfaces. The Dean and Mrs. Charles F. Curtiss House at 712 Duff Avenue exemplifies this device. Here, a second floor open porch is set under the main roof of the house with an open front porch set under this balcony. The Dr. and Mrs. L. H. Pammel House at 804 Duff Avenue exhibits a similarly designed second floor open porch.

Canted bay windows and canted porch detailing provided one method to achieve this end. Although outside the historic district, the Robert Cairns House at 1006 Douglas Avenue is designed with canted

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corners on its bay window. Cairns arrived in Ames in 1883 and traveled as a dry goods wholesaler. (Brown Photographic Archive, 34.175.3; 92.497.1-2) The S. G. & Margaret Hamilton House at 1003 Duff Avenue features a 2-story canted bay window on its façade. Although the house has been remodeled, the outline of the bay window remains intact.

The canted porch entrance provided another architectural device to break up planar surfaces. The Munn House at 726 Duff Avenue (original design) provided one example. A flight of steps set at a 45-degree angle to the main block of the house accessed a wrap-around porch across its west and south façades. A pedimented roof set at the same angle stood over this flight of steps and called further attention to it. Heavy, turned-wood pendants hung below the spindle work across the top of the porch and further accent the canted design of its entry. Like the Hamilton House described above, the Munn House also features a canted bay window on its south elevation, accented by spindle-worked brackets.

Decorative siding treatments provided the simplest way to convey complex wall surfaces. The Curtiss House provides an outstanding example with its array of fish-scale siding and sunburst motifs in its gable ends. Other houses likely feature similar, if more restrained, wall-cladding designs now secreted behind cover-up siding, waiting for property owners to strip off these latter-day slipcovers to reveal them.

The Queen Anne taste in Ames, as elsewhere across the nation, evolved into "Free Classic" styling, a subtype of the style. Classically influenced porch columns and railings replaced the earlier spindle-worked columns and railings, surface textures became simpler, and a more tailored look emerged. The porch at 722 Clark Avenue illustrates this new treatment. The house at 704 Duff Avenue illustrates Free Classic characteristics as applied to fenestration. Its west and south gable ends feature Palladian-inspired windows. The house at 702 Clark Avenue possesses similar Palladian-inspired windows in its façade gable.

A big house was not a desideratum for successful Queen Anne styling. Delightful results could emerge from small residences. *A Field Guide to American Houses* by Virginia and Lee McAlester--the Bible for many architectural historians--features such a house on its cover. The 811 Duff House (some would say "cottage") provides an outstanding, local example. Cubic in form, this 1.5-story frame design is a riot of surface textures, pointed angles, and solid and void spaces. Fishscale siding in the gable ends and above a 1-story bay break up the massing of its exterior walls. The steeply pitched main and dormer roofs jut out at sharp angles. The front and rear porches' spindle-worked frieze and the spindle-worked trusses in the gable ends create visual voids in front of the solid spaces behind them. A further layer of visual interest results. This building is likely a carpenter's rendition of a popular design, rather than a pattern book or architect design. If so, it illustrates how clever builders could combine readily available building materials to great effect. Many of the architectural details on this house are fragile and easily broken, removed, or covered-up. Because the success of its design relies so much on these details, property owners should make great effort to preserve them. A comparison of this house with the remodeled example at 818 Clark Avenue shows how the preserved design achieves a light and airy feeling, while the altered example conveys a heavy and somewhat foreboding look.

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Other resources influenced by Queen Anne styling in Ames generally exhibit less exuberant characteristics. The houses at 721, 824 and 831 Clark Avenue illustrate a restrained use of fish-scale siding to embellish wall surfaces.

Colonial Revival

Colonial Revival designs emerged from the closely related Free Classic substyle of Queen Anne styling. Colonial Revival roofs continued steeply pitched and often featured hipped configurations. Asymmetrical roofs also continued in force, but a more tailored look emerged as architectural elements, like porches, became more organically integrated into the main block than previously.

EXAMPLES OF COLONIAL REVIVAL (SELECTED)

<u>Site #</u>	<u>Address</u>	<u>Historic Name</u>	<u>Date of Construction</u>
85-01141	903 Clark Ave.	House	1900
85-01252	624 Duff Ave.	House*	1915
85-01229	904 Clark Ave.	House*	1900
85-01255	709 Duff Ave.	House	1910
85-01282	811 Kellogg Ave.	House	1910
85-00917	700 Kellogg Ave.	House	c. 1900
85-01215	831 Burnett Ave.	House	1905
85-01143	821 Clark Ave.	House	1890
85-01199	712 Burnett Ave.	House	1913

\* Flared roof.

The example at 700 Kellogg stands at the entrance to the historic district from the south and illustrates the restraint, which characterized Colonial Revival. Steeply pitched roofs and intersecting gables remain part-and-parcel of the architectural palette as in Queen Anne styling, but much less emphasis is placed on wall textures. The pedimented entry of the front porch relates in shape directly to the roof angles, so that all these elements act in rhythmic harmony rather than as a picturesque chocolate box.

Occasionally, a side-gable roof appears. The house at 903 Clark Avenue provides an example, although cover-up siding masks some of its architectural features. Built in 1900, this house features a front gable and wing configuration. Highly popular in some other communities in Iowa during this era, such examples are not common in Ames. The placement of an inset dormer above the first story of the wing shows the little concern for symmetry within Colonial Revival styling.



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American Four Square

American Four Square design in Ames, like elsewhere across the nation, is a two-story, cubic shape, which lends itself to a variety of architectural styling. As constructed in the Old Town Historic District, American Four Square designs show influences of Colonial Revival and Prairie School styling.

EXAMPLES OF AMERICAN FOUR SQUARE (SELECTED)

<u>Site #</u>	<u>Address</u>	<u>Historic Name</u>	<u>Stylistic Influence, Date of Construction</u>
85-01274	710 Kellogg Ave.	House	
85-01267	816 Duff Ave.	House	Colonial Revival, 1910
85-01229	904 Clark Avenue	House	Colonial Revival, 1900
85-01267	816 Duff Ave.	House	Prairie School, 1922
85-01221	718 Clark St.	House	Detailing removed, 1920

Colonial Revival styling embellishes the American Four Square house at 816 Duff Avenue. The flared main, dormer, and north bay roofs, the oculus façade window, and the simple columns and railing on the front porch soften the building’s mass without a lot of fuss. The result is a design of tailored simplicity. The house at 718 Clark Avenue also features a flared roof, but the removal of its front porch and its window and front entry alterations spoils its purity.

The house at 817 Douglas Avenue provides an example of Prairie School styling applied to an American Four Square shape. Although watered-down, this influence is evident in the moderate slope of the main roof and the rather low-pitched dormer roof. Compare the pitch of these roofs with those at 816 Duff Avenue to see the difference. These moderately pitched roofs, coupled with the paired windows on the second floor and dormer, lend a broader, more horizontal look to the building, in keeping with the Prairie School’s aesthetic.

Prairie School

Prairie School styling makes a subtle appearance in the Old Town Historic District. Examples stand at 419 9<sup>th</sup> Street, and 718 Duff Avenue. Of cubic shape, the Duff property features a low-pitched, hip roof with very wide eaves with heavy braces. It was built in 1920. Although the ribbon windows so often encountered in Prairie School styling are lacking, the four windows on the second floor of the façade lend a horizontal feeling to the building. This, coupled with the low-pitched roof and the wide eaves, firmly anchors the building to its site. This characteristic is particularly pronounced because late Victorian dwellings with steeply pitched roofs flank the building. The 9<sup>th</sup> Street property shows how Prairie School styling could be applied to an American Four Square shape. Constructed in 1915, the

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design of this house conveys an horizontal feeling through ribbon windows on the first floor, paired windows on the second floor, and a combination of cladding materials. This first floor is clad with narrow clapboard siding. The second floor is clad with banded wood shingles, which form stripe patterns that encircling the building. These architectural features lighten the massing of the building and contribute to its horizontal feeling.

Craftsman

Craftsman styling appears on the numbered streets in the Old Town Historic District as infill housing and at other locations where property redevelopment occurred. Popular from the 1910s through the 1920s, Craftsman styling employed wide eaves, heavy braces, exposed rafters, prominent porches, and low-pitched roofs, at least for 1-story buildings. By this time, most of the lots in the historic district had filled with improvements, limiting the number of Craftsman houses constructed.

The Henry and Sonovia Ness House at 821 provides an outstanding example of the style. It blends stucco with clapboard siding and all the features mentioned above. Its eaves are exceptionally wide, and the present owners deserve praise for their recent restoration of the building. The houses at 825 Duff Avenue and 112 9<sup>th</sup> Street (both built in 1920 probably by the same builder and for the same owner) illustrate the "airplane bungalow." This essentially 1-story design features a second-story section, usually to house only one room. These two houses are practically identical and likely stem from the same as yet-unidentified source.

Period Revivals

Period Revival styling is limited in the Old Town environs. By the 1920s and 1930s, when Tudor Revival, Mediterranean Revival, and other period revivals became popular nationally, the building lots in the Old Town neighborhood had filled to an even greater extent than in the 1910s. Still, when some land became available for development, Tudor Revival styling offered a popular option.

The house at 319 8<sup>th</sup> Street is a case in point. Situated on a 90' x 60' parcelized lot and built in 1930, this house features half-timbering, stucco, brick entry surrounds, and a steep roof system. Its façade is dominated by a prominent cross gable. Modest in size, this house sits comfortably on its site. Its Tudor Revival features lend a charming and characteristic look to the building. (See "Stucco" above.) The design of this building likely stems from an as-yet unidentified house plan catalog. Numerous publishers across the nation provided these catalogs, which lumber yards subsequently disseminated across the nation and through the Munn Lumber Yard Company in Ames.

Watered-down versions of Tudor Revival styling also exist. The house at 830 Clark Avenue hints at Tudor Revival styling in its asymmetrical front façade and its three, steeply-pitched front facing gables. The house around the corner from it at 416 9<sup>th</sup> Street is simpler in design, yet possesses a

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whiff of Tudor Revival styling in its steeply pitched roof and front-gable entryway. The same building contractor might have constructed both of these houses.

Mediterranean and other Period Revival styles failed to gain currency in the Old Town neighborhood. Sites for new construction were limited, and when homeowners sought picturesque architecture in the 1920s and 1930s, Tudor Revival styling with its English references ranked at the top of popularity among them.

Neo-Colonial Revival

Neo-Colonial Revival styling became popular in Ames during the late 1910s and early 1920s and has continued in various guises to the present day. During the 1930s, it held full force in the community. (See MPD: Chapter VII.) As with Craftsman and Period Revival styles, however, Neo-Colonial Revival designs are limited in the Old Town Historic District because the neighborhood was largely filled with improvements when the styling became current. Still, some examples exist and act as accents to the earlier designs.

Symmetry forms an important element in Neo-Colonial Revival houses, and the side gable roof became exceedingly popular as a convenient way to express this. Built in 1916, the house at 704 Burnett Avenue calls attention to these characteristics. It also features a flared overhang between the first and second floors, somewhat suggestive of the later "Garrison Colonial subtype" style (see below) and an exterior wall chimney, another popular motif with Neo-Colonial Revival styling. The designs at 802 Clark Avenue, 827 Burnett, and 411 9<sup>th</sup> Street feature chimneys located on the sidewall of the building. This placement contrasts with designs for Craftsman houses, where, as noted above, chimneys are often placed on the facade. The Abraham and Fannie Mezvinsky House at 105 9<sup>th</sup> Street provides another example of a symmetrically conceived façade and illustrates how Neo-Colonial styling could be fabricated in brick.

The Dutch Colonial house became a popular design of the 1920s and 1930s. Covered with a side-gabled gambrel roof, these houses often featured a full-width, shed dormer across the façade. The house at 412 8<sup>th</sup> Street exemplifies such a design. The house at 802 Clark Avenue illustrates a somewhat larger example and how the design lent itself to side wings, a solarium in this instance. Both houses feature wood-burning fireplaces serviced by exterior wall, brick chimneys in the gable end. The modest size of both these residences required that the front entry be offset.

The second-story overhang became a defining feature of another subtype of the Colonial Revival dwelling. Dubbed the "Garrison Colonial subtype" by the MacAlesters, an example of such a house is found at 509 9<sup>th</sup> Street. (MacAlester: 338) The turned pendants suspended below overhang accent this feature.

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### Design Sources

Although local history has been carefully mined in Ames, research to date has identified few design sources for properties within the Old Town Historic District to date. This suggests that the professional architect had a limited effect in the neighborhood. (See MPD: Chapter VII.) Exceptions exist. Alan H. Kimball is thought to have designed the remodeling of the Tilden House at 905 Douglas Avenue. He likely also had a hand in the design of the Iowa State College Model Home at 320 8<sup>th</sup> Street. Documented examples of architect-designs in the surrounding neighborhood include the Greeley House-Adams Funeral Home at Douglas Avenue (Liebbe, Nourse & Rasmussen) and the Harry F. and Mary T. Brown House at 1004 Kellogg Avenue (Proudfoot & Bird). One example of a Sears Roebuck kit house has been identified. It is instructive that notable residents of the neighborhood—the Greeleys, the Tildens, and the Browns—employed architects for their homes, leading in architecture as in the business affairs of the community.

### **“LET’S REMODEL”**

The Old Town Historic District calls attention to a propensity among property owners to remodel their homes. When this quest to obtain a modern residence led to radical remodeling—as it did when property owners “face-lifted” their homes by stripping the exterior of dated architectural features and adding those in the latest fashion—such remodeling efforts can possess architectural significance, if they have achieved 50-years of age and possess architectural distinction. Some of the most pretentious houses in the historic district are the result of face-lifting. The “Face-Lift” section below discusses this phenomenon in more detail.

Other remodeling efforts—like the construction of sleeping porches and sunrooms and the enclosing of front porches—are also discussed below. Although they did not change a home’s overall design to the same extent as face-lifting, they provide insight into the architectural history of the Old Town Historic District and, as such, possess architectural interest.

### Face-Lift

The George G. and Lydia C. Tilden House at 905 Douglas Avenue is an outstanding example of this phenomenon. Completed and first occupied by the Tildens in 1892, this 2.5-story frame, single-family dwelling was notable for its large size and prominent site at the intersection of two well-traveled streets in Ames. The Tildens subsequently radically remodeled the building circa 1915. Alan H. Kimball, first head of the Department of Architectural Engineering at Iowa State College, was likely the architect for this redesign. (Kimball came to Iowa State in 1914.) The transformation of the Tilden House changed its appearance from one influenced by Late Victorian design to one influenced by Mission styling. The new design features stucco cladding for the exterior walls, ribbon windows, and a carriage house in a compatible style.

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The W. D. and Flora C. Lucas House at 823 Douglas Avenue received a face-lift a few years later. Originally built and first occupied in 1874 as a showplace brick residence, this house was substantially remodeled by Judge L. H. Luke in 1919-1920 to update its appearance. Stucco was applied to the exterior walls of the building and the interior was also remodeled, including the construction of a ballroom on the top floor and the installation of apartments in the back of the house. L. H. Luke, who had purchased the property in 1919, was the first district court judge in the area. He actively worked to keep Iowa State College in Ames during a time of agitation to relocate it to Fort Dodge, Iowa. Judge and Mrs. Luke lived in this house until 1937. Dr. B. Haugen then purchased the property and conducted his medical practice from rooms at the rear of the building. Still later, after the house had been converted into apartments, Nick Nolte lived in one of its units. (John Lott)

The Munn House at 726 Duff Avenue is architecturally significant as a fine example of a home radically remodeled. Originally constructed in 1894 by Alfred H. ("Fred") and Grace Axtell Munn, this house was radically remodeled in the 1920s. The earlier building showed a vernacular interpretation of the Queen Anne style, while the remodeled building shows strong influences of Craftsman styling. Most notable in this regard is the front porch with its trellised porch, exposed roof beams, and exterior wall surfaces of clapboard and stucco. Hiram A. and Ann Leichliter Munn, their son and daughter-in-law, added a sizeable wing at the rear of the house.

Face-lifts affected interiors as well as exteriors in the Old Town Historic District. The Henry and Sonovia Ness House at 821 Kellogg Avenue calls attention to this fact. A typewritten manuscript prepared by Alice Lillie for a survey of the Old Town area in 1986, relates of the Ness House that:

It has been extensively changed under their [Henry and Sonovia Ness] ownership. Only the kitchen and bathroom on the first floor remain of the original house, according to her [their niece]. Mrs. Ness designed the present structure. She taught House Planning as a part of her course work in Applied Art at I.S.U. (Old Town Survey)

Sonovia Ness (d. 1963) taught home economics and applied art at Iowa State University. Ness had a wide range of professional interests. She taught house planning as a part of her course work in applied art. She combined with Etta Budd, also of Ames and resident at 804 Kellogg Avenue (NRHP), to establish the Iowa Art Salon, an annual feature for many years at the Iowa State Fair, which provided Iowa artists a forum to exhibit their work. Ness had a kiln on the third floor of this house, which she used for her own ceramic works. Ness also started the Ladies' Home Hour on WOI-AM radio. This program continued for a number of years. While teaching at Simpson College in Indianola, Iowa, Etta Budd taught George Washington Carver to watercolor. She urged him to attend Iowa State and learn something to make his living. He later transferred to Iowa State and Budd introduced him to Ness, who also gave him art instruction.

It remains likely that other face-lifts await discovery in the Old Town neighborhood as people become more aware of this historic phenomenon.

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Sleeping Porches and Sunrooms

The Old Town Historic District is of architectural interest because of other remodeling efforts, which property owners undertook to increase the utility of their homes. Sleeping porches and sunroom additions stand at the top of this list. Remodeling satisfied the urge of property owners to live in a more comfortable or fashionable dwelling. It also provided a way for homeowners to “put their own stamp” on a previously owned home. No doubt many of these projects were “do-it-yourself” in planning or implementation or both. This method of home-improvement remains highly popular in Ames to the present day. The end results often demonstrate ingenious solutions, as befit a community dedicated to “Science and Technology with Practice.”

Sleeping porch additions and sunroom additions captured the popular imagination in Ames during the early 20<sup>th</sup> century. As the Spanish Influenza pandemic swept the world following World War I, medical doctors recommended sleeping in the open air to reduce contagion. Sleeping porches became popular as a result. Even before this time, the Progressive Movement had agitated to improve public health by simplifying domestic furnishings and opening home interiors to fresh air and light. The solarium (“place of the sun”) emerged in response to this. Also called sunrooms, these spaces were often designed as a house wing open on three sides for maximum exposure to the sun and air. Actually, little architectural distinction is discernable between sunrooms and sleeping porches except for their motivation, because they both functioned virtually in the same way.

While some newer houses included these features (the dwelling at 213 8<sup>th</sup> Street, for example), other homeowners built sleeping porches or sunrooms as additions. They might be 1-story in design, or they might be stacked in a 2-story design. Most were situated at the side or at the rear of a house, but the example at 109 7<sup>th</sup> Street shows that builders explored other options as well. This sunroom was constructed on the façade. The house at 723 Duff Avenue shows how an enclosed entrance porch could also function as a sunroom.

The nonextant Lucian and Ruth Tilden House (northwest corner of 6<sup>th</sup> and Kellogg) provided an excellent example of this phenomenon. One historic photograph of the building pictures it without a sunroom in 1906. Another historic photograph pictures it sometime later with a sunroom. (Brown Photographic Archive 19.94.1) This remodeling project essentially removed a side porch and replaced it with the sunroom.

Houses at 702 Clark Avenue, 721 Clark Avenue, and at 722 Clark Avenue also show how sunrooms might be added. This series of improvements within the space of a single city block suggests how one home-improvement could stimulate emulation among the neighbors.

Building contractors often exercised considerable care to match wood siding, footing materials, and window designs to existing structures, so that detection of later additions can be challenging.

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**LANDSCAPE ARCHITECTURE**

The Old Town Historic District is significant as a designed historic landscape. Laid out in accordance with a grid system of streets, alleys, blocks, and lots, the historic district calls attention to the importance of street trees to soft this rigid layout for human living. The historic district possesses profuse plantings of street trees, planted to edge the vehicular corridors. These trees strongly define spatial transitions from public to private spaces and provide an over-street canopy.

The historic district has maintained strict reliance on the alley system to provide vehicular articulation to residential property. The alley system preserves front yards from curb cuts, driveways, and other visual distractions and allows lawns to take on a park like appearance, unencumbered by expanses of hard concrete.

Municipal Leadership

The quest to achieve orderly neighborhood, as described above, led local government in Ames to action from its earliest period. (See MPD Chapter VIII.) Stimulated in the 1870s by scientists at Iowa State and prompted by a town site nearly devoid of trees, a consensus quickly emerged among Ames residents that plantings were integral to the quality of community life. A municipal ordinance, passed by the Ames Town Council in the 1870s, required property owners to set out shade trees. Subsequent ordinances restricted private property owners from trimming street trees, so that inappropriate management might not occur.

The concept behind this plan envisioned residential neighborhoods with spatial transitions from the most public of places to the most private of places. Street trees played an important role in this scheme. In addition to their shade and beauty, they provided a visual boundary line between public spaces and private spaces and so accented the intent of the plan. At the same time, the street-level transparency of these trees allowed for visual integration between all these elements.

Succeeding generations of plant scientists in the community continued to educate the public about plant material through lectures and publications and through the example of their own properties. Ames nurserymen showed interest and willingness to stock new kinds of plant material. Townsfolk shared the vision of Ames as an idyllic Arcadia and beautified their private grounds.

As first-generation trees succumbed to disease, weather, and old age, urban reforestation replaced them. By the mid-20<sup>th</sup> century, every street in the Old Town Historic District ran through a green tunnel of mature trees, a fulfillment of the Victorian concept, which originally stimulated the planting program.

The American Elm, which had become popular nationally at the turn of the 20<sup>th</sup> century, constituted a big number of these second-generation trees. Dutch Elm disease decimated these elms in the 1960s. A third-generation of planting followed. Today, the green tunnels have returned to all of the streets in the Old Town Historic District. Although many of these plantings post-date the 1953 National Register

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cut-off date, their scale, massing, and character conform to the community's original vision of landscaping.

Other landscape architecture amenities add to the ambience of the Old Town neighborhood. These included the burial of utility lines and the removal of power poles along neighborhood streets. Today, street lights are the only public utilities erected on poles. They are powered from underground lines. Street trees now can be maintained with respect to their needs rather than that of the utilities.

### Academic Leadership

Prof. J. H. Budd (1835-1904) exemplifies the first generation of botanists at Iowa State, who helped establish the school's national reputation for plant science. Budd's contributions included the introduction to the United States of non-indigenous plant material, as well as service to higher and public education. In 1885, Budd constructed a house at 804 Kellogg Avenue and landscaped his property with plantings. Today, a mature Catalpa tree dominates the site. Rising some 100 feet, this tree looks in the Spring with its prolific flowers in blossom as if blanketed with new fallen snow. Budd likely planted this specimen. Other trees on the site include a mature Walnut, Spruce, and Sycamore, and a row of Maples along 8<sup>th</sup> Street.

Prof. Louis Herman Pammel provides an example of an early botanist at Iowa State, whose work profoundly influenced the state and local scene. (See cover MPD, Chapter VIII.) Pammel's championship of the natural environment helped establish the conservation movement in Iowa during the 1920s. Dr. and Mrs. Pammel lived at 804 Duff Avenue, a residence they built in 1892. This showplace house and its grounds provided a highly visible venue for botanical display. Today, a block-long stand of mature maple trees, planted in double rows with a pedestrian walk running between them, edges the public right-of-way along Duff Avenue near the Pammel property.

Henry Ness exemplifies a later generation of botanists, who carried on the Ames tradition of dedication to the plant world. Ness devoted his career to nursery inspection for the State of Iowa. The Henry and Sonovia Ness House at 821 Kellogg Avenue calls attention to this career. Many of Ness' field notebooks and other recorded information remained at this house following his death. The plantings at 821 Kellogg obtain interest because of Henry's associations with nursery operations. Yews front the façade of the house. A Black, Sugar, or Norway Maple stands in the front yard and a Hemlock stands to the southeast. A small grove of mixed evergreen trees stands at the south of the building. The choice of this plant material is significant because it represents standard planting material from the interwar years. Ness's occupation suggests that he would chose plant material with disease resistance and a proven track record, such as would be available from a state nursery. In this regard, Ness's choices can be contrasted with those of Professor J. L. Budd, who might have chosen species for exotic or experimental appeal. The Ness property is also significant because it emphasizes masses of material rather than individual specimens. This also suggests the state nursery approach as a public supplier for quantities of trees to be used for rural windbreaks rather than for ornamental purposes. As the home of Sonovia Ness, Henry's wife, this house obtains architectural significance for the reasons discussed above.



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Old Town Historic District, Story County, Iowa.

### Amateur Contributions

Since at least the early 20<sup>th</sup> century, property owners in Ames have shown interest in gardening as an avocation, and the improvement of their property with plantings followed as a natural outcome. The Old Town Historic District calls attention to this interest through its many private gardens.

One story of a boy's enterprise in the 1920s illustrates this local interest: According to Farwell T. Brown:

My Dad [Harry F. Brown] allegedly was one of the founders of the Ames Garden Club. He was the first president. I can talk about that as a boy, of about 12. *Better Homes and Gardens* was founded about that time. It was a thin sheet magazine, not very thick. It had a lot of interesting, homespun gardening stories. Mr. Hottis [of the publication] talked to the garden club. One way or another, he gave my Dad the idea for me to sell subscriptions. I sold between 50 and 100. I can remember going up and down the street with sacks of iris rhizomes for people. People paid me for the subscriptions, and they got a sack of iris. People bought into that! Everyone got a sack of maybe half-a-dozen iris.  
(Farwell T. Brown: Oral interview)

While it is true that private gardens, like those undoubtedly cultivated by Brown's subscribers, lack permanency, amateur interest in landscape gardening has remained at a high and constant level in Ames for many decades. In this sense, the new gardens, which emerge as generation succeeds generation, continue to bear testimony to this passion.

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Old Town Historic District, Story County, Iowa.

**ACKNOWLEDGMENTS**

The author acknowledges with thanks and gratitude those who made the preparation of this nomination possible:

MAYOR  
Frank "Ted" Tedesco

**MEMBERS OF THE AMES CITY COUNCIL**

Judie Hoffman  
Russ Cross  
Sharon Wirth  
Steve Goodhue  
Daryle Vegge  
Riad Mahayni

**MEMBERS OF THE AMES HISTORIC PRESERVATION COMMISSION**

Hamilton Cravens  
Sara Converse  
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Shellie Orngard  
Joan Van Norman  
Warren Frahm  
Gloria Betcher  
Daniel DeGeest  
Mark Holm  
Dorothy Tschopp

**OLD TOWN PRESERVATION PLANNING ADVISORY COMMITTEE**

David Carter  
Richard Haws  
Penny Rice  
Kathy Svec

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Old Town Historic District, Story County, Iowa.

**CITY STAFF**

Ray D. Anderson, Planner, Department of Planning and Housing  
Farwell T. Brown, City Historiographer  
Brian P. O'Connell, Director, Department of Planning  
Janet Klaas, Reference Librarian, Ames Public Library

**STATE HISTORICAL SOCIETY OF IOWA**

Ralph J. Christian, Historian  
Barbara Mitchell, Architectural Historian  
Elizabeth Foster Hill, National Register Coordinator

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Old Town Historic District, Story County, Iowa.

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**ORAL HISTORY**

Brown, Farwell T., interviews with William C. Page, June 3, 2002, and 2002, and numerous telephone calls. Brown shared information about a variety of topics in Ames history from his research and his nonagenarian experience in the community.



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Harvey, Robert R., interview with William C. Page, May 20, 2003. Harvey, Professor Emeritus of Landscape Architecture at Iowa State University, assisted the author on a windshield tour of the Old Town Historic District and shared information about its landscape architecture.

Lott, John, with William C. Page, September 2, 2002. Mr. Lott shared information about his property at 823 Douglas Avenue.

Volker, Roger and Carol, with William C. Page, September 2, 2002. Mr. And Mrs. Volker shared information about properties at 215 9<sup>th</sup> Street, 829 Douglas Avenue, and other sites in the Old Town Historic District.

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Old Town Historic District, Story County, Iowa.

**LIST OF PHOTOGRAPHS**

1. Munn House  
726 Duff Avenue  
Ames, IA 50010  
Looking east  
Facelifted house  
William C. Page, Photographer  
November 12, 2002
  
2. Prof. & Mrs. L. H. Pammel House  
804 Duff Avenue  
Ames, IA 50010  
Looking east  
William C. Page, Photographer  
November 12, 2002
  
3. House  
811 Duff Avenue  
Ames, IA 50010  
Looking east southwest  
William C. Page, Photographer  
November 12, 2002
  
4. Henry & Sonovia Ness House  
821 Kellogg Avenue  
Ames, IA 50010  
Looking north northwest  
William C. Page, Photographer  
November 12, 2002
  
5. House  
714 Douglas Avenue  
Ames, IA 50010  
Looking northeast  
William C. Page, Photographer  
November 12, 2002

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6. House & Garage  
512 9<sup>th</sup> Street  
Ames, IA 50010  
Looking southwest  
William C. Page, Photographer  
November 12, 2002
  
7. Alpha Tau Omega House-Kappa Delta House  
803 Burnett Avenue  
Ames, IA 50010  
Looking northwest  
William C. Page, Photographer  
November 12, 2002
  
8. Alley & Garages  
800 block between Kellogg & Burnett Aves.  
Ames, IA 50010  
Looking south from 9<sup>th</sup> St. intersection  
William C. Page, Photographer  
May 21, 2003
  
9. Duff Avenue Street Tree Canopy  
800 block Duff Avenue  
Ames, IA 50010  
Looking south from 9<sup>th</sup> Street intersection  
William C. Page, Photographer  
May 21, 2003
  
10. Clark Avenue Street Tree Canopy  
800 block Clark Avenue  
Ames, IA 50010  
Looking south from 9<sup>th</sup> Street intersection  
William C. Page, Photographer  
May 21, 2003

Three or four additional photographs of representative property types will follow in October, when the leaf-cover has fallen.

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**VERBAL BOUNDARY DESCRIPTION**

From Duff to Clark Avenues adjacent and between 7<sup>th</sup>, 9<sup>th</sup> and East 9th Streets, as shown by the dashed line on the map entitled "Historic District Boundaries" on Continuation Sheets 7-34, 7-35, and 7-36.

**BOUNDARY JUSTIFICATION**

Contains all resources historically associated with the Old Town residential neighborhood.

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Old Town Historic District, Story County, Iowa.

**PROPERTY OWNERS**

1ST CHURCH OF CHRIST SCIENTIST,,,226 9TH ST,AMES,IA,50010,6210  
707 BURNETT LC,,,821 HODGE AVE,AMES,IA,50010,6041  
808 BURNETT LC,,,821 HODGE AVE,AMES,IA,50010,6041  
815 BURNETT LC-CTR,,,821 HODGE AVE,AMES,IA,50010,6041

ABNEY, CAROL DIANE",,,PO BOX 2224,AMES,IA,50010,2224  
AMES, CITY OF",,,PO BOX 811,AMES,IA,50010,811  
AMES, CITY OF",,,PO BOX 811,AMES,IA,50010,811  
AMUNDSON, RUSSELL J &" , "AMUNDSON, JO DEE" , ,624 DUFF AVE,AMES,IA,50010,6352  
ANDERSON, E WALTER &" , "ANDERSON, INGRID E B" , ,808 DOUGLAS AVE,AMES,IA,50010,6222

BALDUS, MARY ANN" , ,814 DUFF AVE APT 102,AMES,IA,50010,2602  
BERRETT, KATHY M" , ,111 8TH ST,AMES,IA,50010,6341  
BISHOP, JONELLE L" , ,213 7TH ST,AMES,IA,50010,6205  
BOECKMANN, DENNIS-CTR" , ,C/O BOECKMANN-MALONE HOLDINGS,110 MAIN  
ST,AMES,IA,50010,6360  
BOVINETTE, JAMES T &" , "BOVINETTE, JACQUELINE K" , ,904 KELLOGG AVE,AMES,IA,50010,6236  
BUCK, ROBERT O" , ,217 22ND ST,AMES,IA,50010,4801  
BURG, CHARLES FRANCIS &" , "KELLOGG, JOAN ILENE" , ,213 8TH ST,AMES,IA,50010,6207  
BURG, CHARLES FRANCIS &" , "KELLOGG, JOAN ILENE" , ,213 8TH ST,AMES,IA,50010,6207  
BURGE, WENDELL G JR &" , "BURGE, MARTHA S" , ,600 RIDGEWOOD AVE,AMES,IA,50010,5820

CARTER, DAVID &" , "CARTER, DEBORAH" , ,709 DOUGLAS AVE,AMES,IA,50010,6219  
CARTER, JOSEPH C &" , "CARTER, SUSAN ANN" , ,712 DUFF AVE,AMES,IA,50010,6354  
CARTER, MICHAEL J &" , "CARTER, VICTORIA A" , ,1910 STEVENSON DR,AMES,IA,50010,4321  
CHARNOW, ALEXANDER R &" , "GORACZKOWSKI, DEBRA" , ,540 ALAMEDA PADRE  
SERRA,SANTA BARBARA,CA,93103,2109  
CHEUNG, SZE WAI" , ,814 DUFF AVE APT 303,AMES,IA,50010,2601  
CHRISTIAN, STEVE J &" , "CHRISTIAN, CHRISTINE" , ,721 KELLOGG AVE,AMES,IA,50010,6231  
CHRISTIAN, STEVE JOHN &" , "CHRISTIAN, CHRISTINE A" , ,721 KELLOGG  
AVE,AMES,IA,50010,6231  
CHRISTIAN, STEVEN &" , "CHRISTIAN, CHRISTINE" , ,721 KELLOGG AVE,AMES,IA,50010,6231  
CIPOLLONI, ROBERT A &" , "CIPOLLONI, DONNA M" , ,807 DOUGLAS AVE,AMES,IA,50010,6221  
CLARK, GUNNAR C-CTR &" , "CLARK, JERRY R-CTR ETAL" , ,ROUTE 4,AMES,IA,50014,0  
COOPER, ERIC E" , ,902 BURNETT AVE,AMES,IA,50010,6132  
CORSON, CRAIG E &" , "CORSON, DIANE S" , ,811 KELLOGG AVE,AMES,IA,50010,6233  
COY, P R &" , "COY, C L" , ,1116 HARDING AVE,AMES,IA,50010,5857  
CUNNALLY, JOHN &" , "CUNNALLY, RUTHELLEN" , ,831 CLARK AVE,AMES,IA,50010,6141

DEACON, MICHAEL JR &" , "DEACON, SANDRA K" , ,317 9TH ST,AMES,IA,50010,6243  
DENTON, DENISE C" , ,902 DOUGLAS AVE,AMES,IA,50010,6224

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Old Town Historic District, Story County, Iowa.

DIAL, ELEANORE M" ,,,190 NORTH ST,BATAVIA,OH,45103,2911  
DICKINSON, JONATHAN GORDON &","BACON, MARIANNE M" ,,,809 BURNETT  
AVE,AMES,IA,50010,6171  
DILKS, JEFFERY L &","DILKS, MICHELLE L" ,,,114 8TH ST,AMES,IA,50010,6342  
DOUGLAS DEVELOPMENT, ,,,220 S RIVERSIDE DR,AMES,IA,50010,6940  
DOWELL, EVA OLENE" ,,,320 8TH ST,AMES,IA,50010,6242  
DOWELL, NORMA J" ,,,321 9TH ST,AMES,IA,50010,6243  
DREASHER, DAVID RUSSELL &","DREASHER, MARIA LUIZA DE MELO" ,,,705 DOUGLAS  
AVE,AMES,IA,50010,6219  
DUBANSKY, KATHRYN S" ,,,807 DUFF AVE,AMES,IA,50010,6355

ECKARD, RANDOLPH J &","ECKARD, DEBBIE J" ,,,811 DUFF AVE,AMES,IA,50010,6355  
EWAN, CHRIS J &","EWAN, LUANN E" ,,,822 BURNETT AVE,AMES,IA,50010,6130  
EZARSKI, ROGER E &","EZARSKI, NANCY R" ,,,714 DOUGLAS AVE,AMES,IA,50010,6220

FISHER, JAMES W &","FISHER, DEBORAH L" ,,,804 DUFF AVE,AMES,IA,50010,6356  
FISHER, JOSEPH W &","FISHER, BRENDA M" ,,,829 DOUGLAS AVE,AMES,IA,50010,6221  
FOX, DARWIN E &","FOX, MARY ANN",C/O KAY MONSON,1621 PARK  
DR,SCHAUMBURG,IL,60194,4014

GALYON, LINDA R" ,,,121 N RUSSELL AVE,AMES,IA,50010,5963  
GARNANT, CRAIG M" ,,,110 KINGS HWY,MIDDLETOWN,NJ,7748,2024  
GERARD, JIM FAISAL &","FAISAL, KIRSTEN GERARD" ,,,419 8TH ST,AMES,IA,50010,6110  
GOOD, FLORINE L" ,,,821 DUFF AVE,AMES,IA,50010,6355  
GORACZKOWSKI, DEBRA &","CHARNOW, ALEXANDER R" ,,,540 ALAMEDA PADRE  
SERRA,SANTA BARBARA,CA,93103,2109

HABERLY, JEFFREY C" ,,,814 DUFF AVE APT 103,AMES,IA,50010,2602  
HAMILTON, NAN DORENE" ,,,109 9TH ST,AMES,IA,50010,6343  
HANSEN, DAVID E &","HANSEN, MARGARET JEAN" ,,,1506 13TH ST,AMES,IA,50010,5206  
HARVEY, JONATHAN P" ,,,318 9TH ST,AMES,IA,50010,6244  
HASEK, JANE E &","HASEK, WAYNE E ETAL" ,,,820 BURNETT AVE,AMES,IA,50010,6130  
HATFIELD, DAVID D &","HATFIELD, THOMAS E" ,,,PO BOX 445,AMES,IA,50010,445  
HATFIELD, DAVID D-CTR" ,,,PO BOX 445,AMES,IA,50010,445  
HAWS, RICHARD H &","HAWS, RAE M" ,,,812 DOUGLAS AVE,AMES,IA,50010,6222  
HEARN, JEFFREY S &","HEARN, DEBRA A" ,,,821 CLARK AVE,AMES,IA,50010,6141  
HENRICHS, HELEN JOHNSON-CTR" ,,,3201 340TH ST,WILLIAMS,IA,50271,7633  
HINDERS, THOMAS M" ,,,817 DOUGLAS AVE,AMES,IA,50010,6221  
HUGGARD, JANET S" ,,,416 9TH ST,AMES,IA,50010,6115  
HUNT, JOANN" ,,,524 10TH ST,NEVADA,IA,50201,2320  
HUNZIKER PROPERTIES LLC, ,,,105 S 16TH ST,AMES,IA,50010,8090  
HURD, H SCOTT &","HURD, SUSAN" ,,,3725 400TH ST,ROLAND,IA,50236,0  
HURD, H SCOTT &","HURD, SUSAN" ,,,3725 400TH ST,ROLAND,IA,50236,0  
HYDE, WALTER &","HYDE, REBECCA L W" ,,,726 DUFF AVE,AMES,IA,50010,6385

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Old Town Historic District, Story County, Iowa.

J D D PROPERTIES PARTNERSHIP,,,804 DUFF AVE,AMES,IA,50010,6356  
JACOBSON, MICHAEL J" ,,,811 DOUGLAS AVE,AMES,IA,50010,6221  
JENSEN MARTIN PROPERTIES LLC-CTR,,,133 BEEDLE DR,AMES,IA,50014,2900  
JONES, VICKI S" ,,,814 DUFF AVE APT 302,AMES,IA,50010,2601

KELLOGG INVESTMENTS LLC,,,617 DUFF AVE,AMES,IA,50010,6351  
KERSTING, KARL W &" ,,"KLINE, KAREN L" ,,,803 KELLOGG AVE,AMES,IA,50010,6233  
KEVER, KENNETH E &" ,,"KEVER, IRENE" ,,,205 7TH ST,AMES,IA,50010,6205  
KOLE, ALAN J &" ,,"KOLE, CATHERINE M" ,,,830 CLARK AVE,AMES,IA,50010,6142

LARPENTER, RICK D &" ,,"LARPENTER, GLORI R" ,,,317 7TH ST,AMES,IA,50010,6239  
LOTT, JOHN D &" ,,"LOTT, JANET A" ,,,823 DOUGLAS AVE,AMES,IA,50010,6221  
LUBKA, LELAND M &" ,,"LUBKA, JOAN L" ,,,3011 S DUFF AVE,AMES,IA,50010,8461

MANGRICH, ADAM EUGENE &" ,,"TOMBLIN, MAREN LOUISE" ,,,317 8TH ST,AMES,IA,50010,6241  
MARTIN, CHRISTIAN E &" ,,"MARTIN, SARA M" ,,,831 BURNETT AVE,AMES,IA,50010,6129  
MARTIN, CHRISTIAN ERIC &" ,,"MARTIN, SARA MARIA" ,,,831 BURNETT AVE,AMES,IA,50010,6129  
MCGOWAN, WILLIAM L &" ,,"MCGOWAN, CYNTHIA L" ,,,1325 MCKINLEY DR,AMES,IA,50010,4511  
MOHMAND, FAZLUR RAHIM &" ,,"MOHMAND, KUBRA" ,,,828 BURNETT AVE,AMES,IA,50010,6130  
MOLCHANOV, ALEXANDER" ,,,804 DOUGLAS AVE,AMES,IA,50010,6222  
MOSHER PROPERTIES LLC-CTR,,,1320 43RD ST,DES MOINES,IA,50311,2504  
MURPHY, MARK J &" ,,"STROMBERG-MURPHY, THERESA M" ,,,700 KELLOGG  
AVE,AMES,IA,50010,6232  
MURPHY, TERRY &" ,,"MURPHY, NENA" ,,,703 DUFF AVE,AMES,IA,50010,6353  
MYERS, JAMES D &" ,,"MYERS, M LORRAINE" ,,,816 KELLOGG AVE,AMES,IA,50010,6234

NAKADATE, NEIL E" ,,,903 BURNETT AVE,AMES,IA,50010,6131  
NELSON, JOSEPH D &" ,,"NELSON, AIMEE" ,,,509 9TH ST,AMES,IA,50010,6116  
NELSON, WALLACE H &" ,,"NELSON, JACQUELINE" ,,,113 8TH ST,AMES,IA,50010,6341  
NEWELL, JOHN K &" ,,"NEWGARD, VICKIE J" ,,,3031 ALMOND RD,AMES,IA,50014,4623  
NEWELL, JOHN K TRUSTEE" ,,,PO BOX 328,AMES,IA,50010,328  
NICHOLS, SCOTT H &" ,,"NICHOLS, DENISE A" ,,,619 18TH ST,AMES,IA,50010,4922  
NOLIN, PAULINE E" ,,,706 CLARK AVE,AMES,IA,50010,6140  
NUSZ, LAWAYNE &" ,,"NUSZ, SUSAN A" ,,,722 DOUGLAS AVE,AMES,IA,50010,6220

OCONNELL, BRIAN P" ,,,816 DUFF AVE,AMES,IA,50010,6356  
OLSON, GARY J &" ,,"OLSON, ELLA R" ,,,312 HOME PARK BLVD,WATERLOO,IA,50701,2846  
OLSON, JANICE M" ,,,112 9TH ST,AMES,IA,50010,6344  
OWINGS, MARY L" ,,,411 9TH ST,AMES,IA,50010,6114

PARIS, DOUGLAS &" ,,"PARIS, BECKY" ,,,709 DUFF AVE,AMES,IA,50010,6353  
PERRIN, CHRISTOPHER S" ,,,111 9TH ST,AMES,IA,50010,6343  
PESCH, BRUCE A &" ,,"LEWNAU, CAROL J" ,,,904 CLARK AVE,AMES,IA,50010,6144

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PETRICH, JACOB W" ,,,711 KELLOGG AVE,AMES,IA,50010,6231  
PRINS, MARVIN D &" ,,"PRINS, SUSAN K" ,,,411 8TH ST,AMES,IA,50010,6110

R G PROPERTIES ,,,119 HICKORY DR,AMES,IA,50014,3462  
RICE, DAN &" ,,"RICE, PENNY" ,,,827 BURNETT AVE,AMES,IA,50010,6129  
ROACH, HOLLIS" ,,,814 DUFF AVE APT 202,AMES,IA,50010,2601  
RYERSON, LINDA LEE" ,,,219 7TH ST,AMES,IA,50010,6205

SANDVICK, ROBERT L TESTMNTY TR &" ,,"SANDVICK, ALWIN ETAL" ,C/O STEVEN  
CRAWFORD,62401 170TH ST,NEVADA,IA,50201,7794  
SANFORD, A WHITNEY" ,,,825 CLARK AVE,AMES,IA,50010,6141  
SAUER, MICHAEL T &" ,,"SAUER, CHRISTINE" ,,,815 CARROLL AVE,AMES,IA,50010,6327  
SCHAFFER, JUDE M &" ,,"SCHAFFER, JOELLE Y" ,,,908 DUFF AVE,AMES,IA,50010,5742  
SCHUH INVESTMENTS INC ,,,133 BEEDLE DR,AMES,IA,50014,2900  
SCHULTZ, DAVID R &" ,,"SCHULTZ, KARLA" ,,,723 DUFF AVE,AMES,IA,50010,6353  
SELBY, MARTHA &" ,,"SQUIRE, MITCHELL J" ,,,821 KELLOGG AVE,AMES,IA,50010,6233  
SHARP, KIM & JANET REVOC TRUST-CTR" ,,,1503 TOP O HOLLOW RD,AMES,IA,50010,4148  
SHARP, MERRILL K &" ,,"SHARP, JANET O" ,,,1503 TOP O HOLLOW RD,AMES,IA,50010,4148  
SIEH, BARRY J" ,,,510 8TH ST,AMES,IA,50010,6113  
SIPES, JOHN R &" ,,"SIPES, CARLEEN F" ,,,803 DUFF AVE,AMES,IA,50010,6355  
SMITH, HEATHER" ,,,814 DUFF AVE APT 301,AMES,IA,50010,2601  
SNOOK, CURTIS A &" ,,"SNOOK, LINDA J" ,,,802 CLARK AVE,AMES,IA,50010,6142  
SONGER, JOSEPH TRUSTEE &" ,,"SONGER, BETTIE TRUSTEE" ,,,419 9TH ST,AMES,IA,50010,6114  
STEPHAN, STEVEN" ,,,2222 EDISON ST,AMES,IA,50010,6506  
STORY COUNTY SEXUAL ASSAULT CARE, "CENTER, INC" ,,,720 DUFF AVE,AMES,IA,50010,6354  
STRECKER, WALLACE R-CTR" ,,,C/O CLARA PETERSON,801 8TH ST,STORY CITY,IA,50248,1404  
STREIGLE, M DALE" ,,,512 9TH ST,AMES,IA,50010,6117  
STUVE, F WILLIAM JR" ,,,715 BURNETT AVE,AMES,IA,50010,6127  
SULZBERGER, MICHAEL J &" ,,"SULZBERGER, LORI B ETAL" ,,,905 DOUGLAS  
AVE,AMES,IA,50010,6223  
SVIEN, TIMOTHY A &" ,,"SVIEN, NANCY K" ,,,715 CLARK AVE,AMES,IA,50010,6139

THIEL, PATRICIA A &" ,,"EVANS, JAMES W" ,,,818 CLARK AVE,AMES,IA,50010,6142  
THOGMARTIN, CLYDE &" ,,"THOGMARTIN, JANIS" ,,,105 9TH ST,AMES,IA,50010,6343  
THOMPSON, JAY A &" ,,"THOMPSON, CHERISE A" ,,,111 E 9TH ST,AMES,IA,50010,5701  
THRILKILL, CHRISTOPHER D" ,,,412 8TH ST,AMES,IA,50010,6111  
TOPE, CARRIE L" ,,,814 DUFF AVE APT 101,AMES,IA,50010,2602  
TRYON, JEFFREY G &" ,,"TRYON, JODI L" ,,,802 BURNETT AVE,AMES,IA,50010,6157

UHDE, JOHN B &" ,,"MILLER-UHDE, JUDY A" ,,,903 CLARK AVE,AMES,IA,50010,6143

VOLKER, ROGER &" ,,"VOLKER, CAROL B" ,,,215 9TH ST,AMES,IA,50010,6209

WAKEHAM, RONALD J" ,,,814 DUFF AVE APT 201,AMES,IA,50010,2602



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Old Town Historic District, Story County, Iowa.

WEIDNER, ROBERT & "WEIDNER, PAULA J" ,,903 KELLOGG AVE,AMES,IA,50010,6235  
WELTHA, ALAN D & "WELTHA, DEBRA L" ,,827 KELLOGG AVE,AMES,IA,50010,6233  
WEN, HSIANG LAI TRUST 1/2-CTR & "WEN, CECELIA G D TRUST 1/2-CTR",C/O TRIPLETT REAL  
ESTATE & INS,410 5TH ST,AMES,IA,50010,6104  
WILCOX, JAMES E" ,,320 9TH ST,AMES,IA,50010,6244  
WILSON, DONNA C" ,,814 DUFF AVE APT 203,AMES,IA,50010,2601  
WINKLER, KARL A" ,,708 BURNETT AVE,AMES,IA,50010,6128  
WINTON, W DAVID" ,,1528 LINDEN DR,AMES,IA,50010,5534  
WIRTH, DONALD T & "WIRTH, SHARON K" ,,803 BURNETT AVE,AMES,IA,50010,6129  
WOODWARD, JOHN R & "WOODWARD, GWEN E" ,,718 DUFF AVE,AMES,IA,50010,6354  
WOODWORTH, MATTHEW K" ,,815 DUFF AVE,AMES,IA,50010,6355

YOUTH & SHELTER SERVICES INC ,,217 8TH ST,AMES,IA,50010,6207  
YOUTH & SHELTER SERVICES INC ,,217 7TH ST,AMES,IA,50010,6205