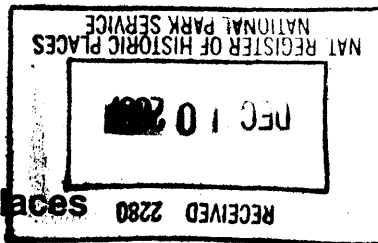


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



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

1. Name of Property

historic name Union Cemetery Gardener's Cottage

other names/site number _____

2. Location

street & number Union Cemetery N/A not for publication

city or town Iowa Falls N/A vicinity

state Iowa code IA county Hardin code 083 zip code 50126

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.)

Donell G. Locke, DSHPO October 25, 2001
Signature of certifying official/Title Date

STATE HISTORICAL SOCIETY OF IOWA
State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register. See continuation sheet.
 - determined eligible for the National Register See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain): _____

Edson H. Beall 12.4.02
Signature of the Keeper Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

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

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

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

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

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

Number of contributing resources previously listed
in the National Register

Architectural & Historical Resources of Iowa Falls, IA 0

6. Function or Use

Historic Functions
(Enter categories from instructions)

FUNERARY

Current Functions
(Enter categories from instructions)

FUNERARY

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19th/EARLY 20TH C. American Movements:
Craftsman/Bungalow

Materials
(Enter categories from instructions)

foundation CONCRETE

walls STONE

STUCCO

roof CLAY TILE

other

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

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

Areas of Significance

(Enter categories from instructions)

SOCIAL HISTORY

ARCHITECTURE

Period of Significance

1918-1951

Significant Dates

1918

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

Architect/Builder

Peddicord, W.L. (Archit)

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

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

Previous documentation on file (NPS):

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

Primary location of additional data:

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

Name of repository:

Union Cemetery Gardener's Cottage
Name of Property

Hardin County, IA
County and State

10. Geographical Data

Acreage of Property Less than one acre.

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 5	4 77 8 2 0	4 7 0 8 2 0 0
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

Verbal Boundary Description

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

Boundary Justification

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

11. Form Prepared By

name/title Molly Myers Naumann, Consultant
organization _____ date May 2001
street & number 167 West Alta Vista telephone (641) 682-2743
city or town Ottumwa state IA zip code 52501-1437

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 Ladies Social Gathering, Inc. c/o Sue Crotty
street & number 1600 River Road telephone (641) 648-4017
city or town Iowa Falls state IA zip code 50126

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

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

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**Hardin County, Iowa
Union Cemetery Gardener's Cottage**

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DESCRIPTION:

Union Cemetery is located in the north central part of Iowa Falls, three blocks west of Main Street and south of Siloam Avenue. The Ellsworth Community College campus borders it on the east, the Ira Nichols Bird Refuge on the west, and St. Mark's Catholic Cemetery on the south. The Gardener's Cottage is located near the center of the cemetery, at the southwest corner of the north half of the 1st Addition. It faces south and is on the north side of Locust Avenue. This part of the cemetery is relatively flat.

The Gardener's Cottage (1918) is a very good example of a small Craftsman design of the period. It was designed by architect W.L. Peddicord. No information concerning Peddicord and/or his career has been located. He was not included in Shank's book on historic Iowa architects.

The cottage is a single story brick and hollow tile building with low pitched hip roof. The building appears to have been built on a concrete slab with footings. It measures approximately 22' x 28' with a full porch across the front measuring approximately 12' x 28'. The exterior walls are of cobblestone and pebbledash stucco (kellestone). The cobblestone extends up 32" from the ground, and is capped by a row of brick headers. The stucco then extends 5'10" to the eaves. The windows and doors are all wood framed. The windows are double hung with a single light on the bottom, and a star-patterned upper sash. The windows in the doors repeat this star pattern. The corners of the building are defined by tapered cobblestone piers that extend from ground level up and through the roof for another 3'. These piers measure 3' across the bottom and are 2'5" wide" as they pass through the roofline. The clay tile roof has eaves which extend 3' beyond the walls, with decorative braces below. A single stone chimney is located at the peak of the hip roof.

Fenestration across the façade (south elevation) includes a double window, two doors, and another double window. The doors each enter into one of the two rooms in the cottage. Along the east elevation there is a central door which is flanked by a single window on each side. Both the north (rear) and west elevations contain two windows.

The porch can be more properly termed a porte cochere as a concrete drive runs through it. This would allow family members to come to make arrangements or to gather here before the service. The porch features a flat roof which is supported by two massive cobblestone piers. These piers have the same dimensions as those found on the corners of the building. At the top, two 2"x12" beams stretching between the piers appear to support the roof. The stone piers are linked by a 3' tall cobblestone wall that has a cap of textured brown-black brick. Two 12" square brick posts are symmetrically placed on top of this wall to provide additional roof support.

On the interior there are two rooms and a small restroom. The east room is larger and is used as an office. It features a tile floor and modern paneling on the walls. The west room has been used primarily for tool storage over the years and appears relatively unaltered. The

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restroom received new fixtures in 1959. In 1967 a large (18' x'30') addition was made to the west end of the cottage to house tractors and mowers. This was highly intrusive visually, but it was removed in the spring of 2001, thereby restoring the integrity of this cottage.

This building is a true jewel of a Craftsman cottage. It features the hip roof found on only about 10% of the Craftsman designs, but it illustrates the interest in textured materials that was common to the style. The use of clay tile for the roof, cobblestones and highly textured stucco for the exterior walls is representative of both the style and period. The star-patterned windows are more commonly found in Neo-Classical designs of the period (see the 1st National Bank, 601 Washington, Iowa Falls, NRHP) but do not detract from the overall design. The level of integrity of this building is outstanding.

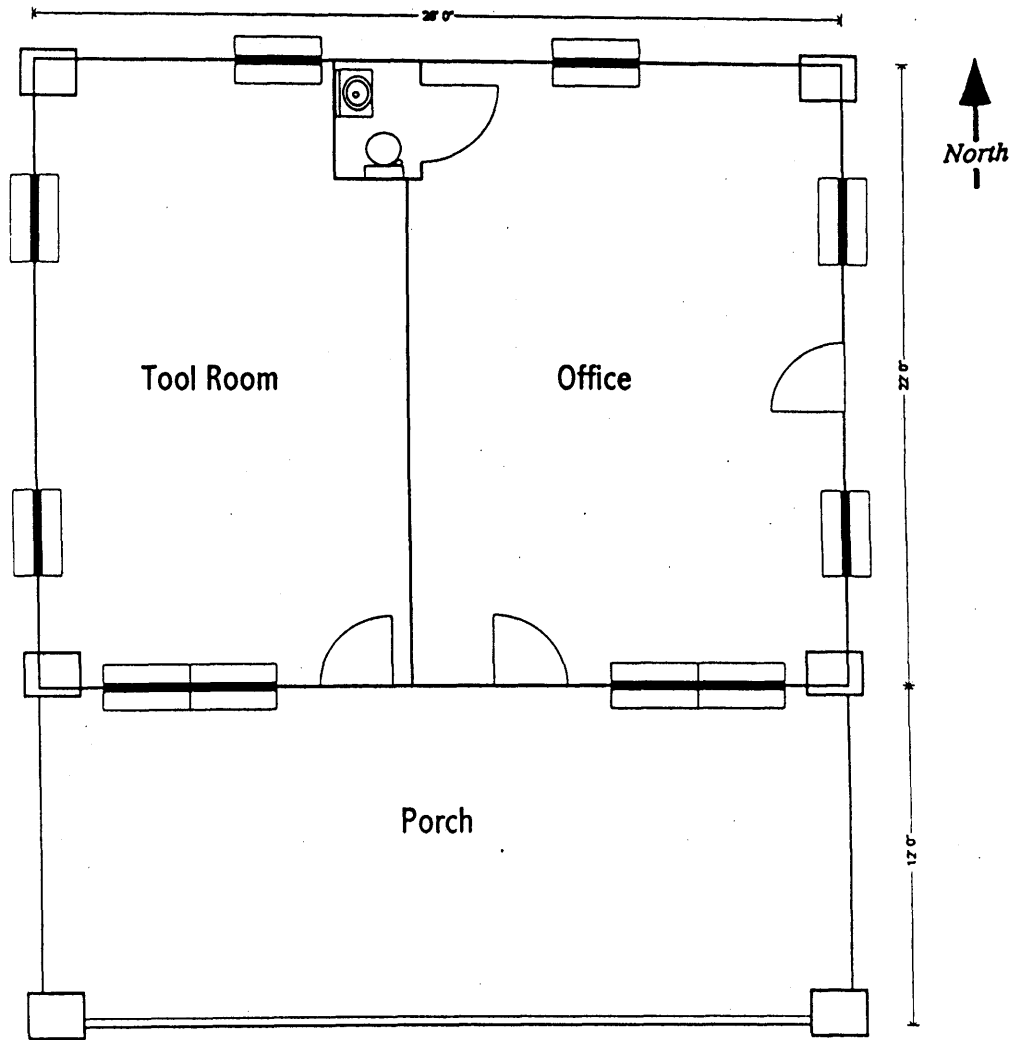
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Floor Plan of Gardener's Cottage

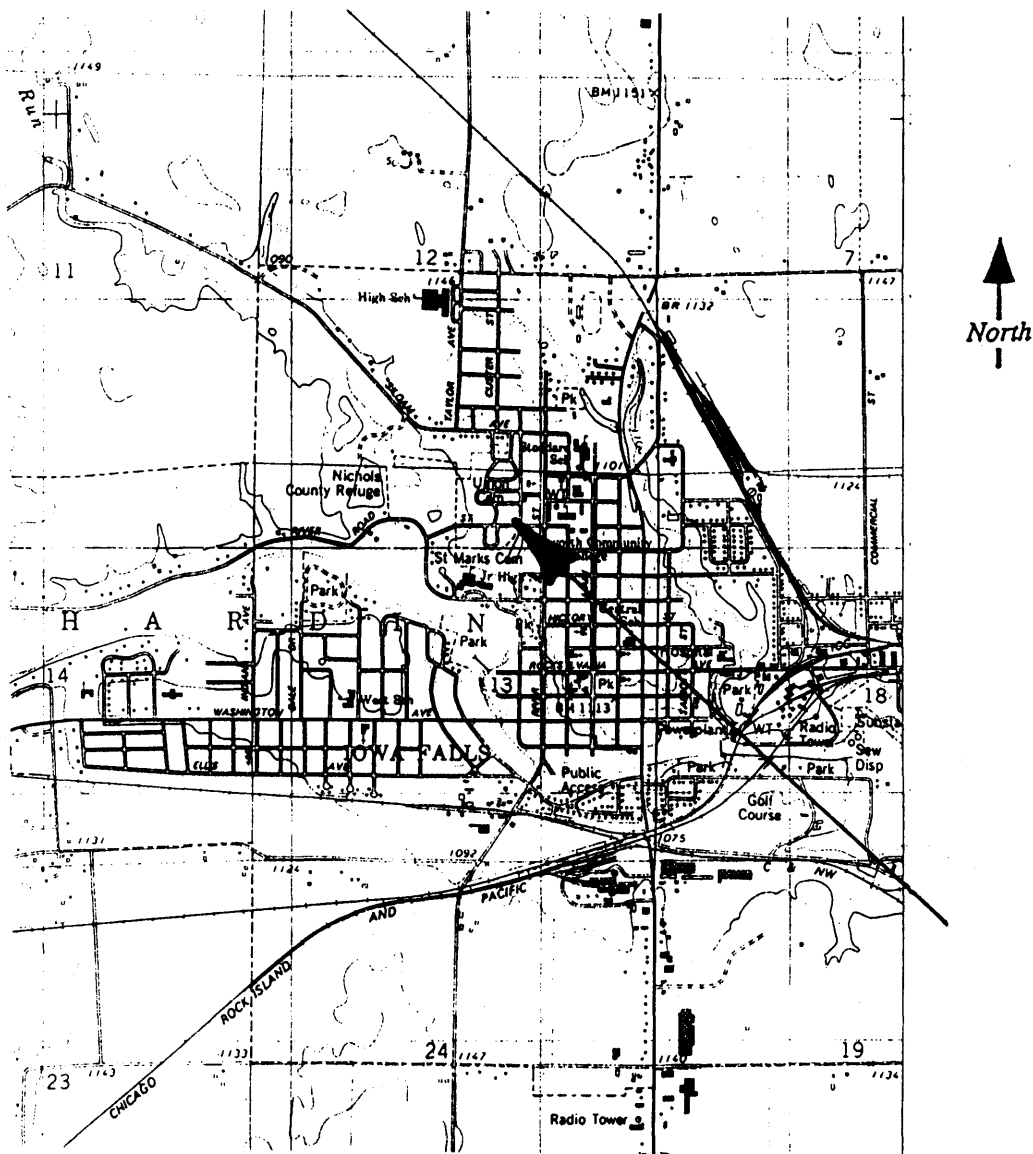
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U.S.G.S. Map of Iowa Falls (West)
Location of Union Cemetery indicated by arrow

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Union Cemetery Gardener's Cottage**

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STATEMENT OF SIGNIFICANCE:

The Gardener's Cottage (1918) in Union Cemetery, Iowa Falls, Iowa is locally significant under Criterion A as a strong example of women's history, and is locally significant under Criterion C as a fine example of a Craftsman cottage.

This cottage was built in 1918 under a contract issued by the Ladies Social Gathering. This group of women has owned and operated Union Cemetery since it was established in 1859.

When Iowa Falls was originally laid out in 1855, no provision was made for a burying ground, or cemetery. So the women of the community took it upon themselves to remedy this problem. (Ira Nichols described the founding of the cemetery in his *History of Iowa Falls*.) The women formed an organization originally called the Social Gathering of Iowa Falls with the objective "to be the aid in purchasing grounds for the cemetery or fencing or adorning the same; shall obtain admission fees, buy and sell various articles and receive donations to accomplish said object." The original officers were Mrs. H.P. Jones, president; Mrs. J.S. Estes, vice president; Mrs. J.S. Smith, secretary; and Mrs. Joshua Sayer, treasurer.

To raise money to buy the land the ladies immediately began making shirts, overalls, and stockings, and piecing quilts. In August 1860 they purchased four and one-half acres at \$40 per acre, from the three men who had laid out the town. These men laid out the terms of the sale including the fact that they would like the ladies to make full payment for the land within twelve months.

This original part of the cemetery was covered with trees, shrubs, and bushes. The ladies had the trees cut and sold for wood. Then the ladies met on a specific day, each bringing a man (with axe, hatchet, scythe and rake) with her to work on clearing the shrubs and bushes. At the end of the day the area was cleared and a picnic was served.

By the summer of 1861 the ladies were out of debt. They reorganized as the Ladies Social Gathering with new officers. Mrs. Sarah Estes was president; Mrs. C.M. Hyer, vice president; Mrs. L.O. Bliss, secretary; and, Mrs. Abbie Foster, treasurer. Mrs. Estes remained president until her death in 1906. She was succeeded by Mrs. E.S. Ellsworth who served until her death in 1935.

One of the ladies' best fundraisers was a Fair that they held on New Years Eve. In 1863 the *Hardin Sentinel* noted "The attendance was large and the oysters and turkey served up in the best of manners. A good display of curiosities, a post office, a grab bag, etc. contributed to the general variety of the fair. Jones & Sibley's five-piece band discoursed most excellent music. The receipts of the evening far exceeded the expectations of the ladies." Each year the Fair brought in about \$200.

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In 1865 a \$600 holding vault was built to hold the bodies of those who died in the winter until the ground thawed in the spring. In 1868 the ladies set out 200 evergreens, 200 soft maples, and 60 hard maples. Some of the evergreens are still standing in 2001. The first addition to the cemetery was made in the early 1870s when the ladies purchased additional land immediately east of the original four and one-half acres. A stone wall and iron fence were built at the main entrance. Later additions were made to the south and north of the original portion. Around 1885 a large (14' in diameter) fountain was installed near the center of the cemetery. Two family mausoleums are found on the cemetery grounds. In 1895 the Catholic Cemetery (St. Mark's) was incorporated adjoining Union Cemetery on the south.

As early as 1900 minutes of the Ladies Social Gathering include a motion made and carried to erect "a suitable building for use of the Sexton during stormy weather." In 1901 the motion was to "build a suitable Sexton house of frame," and the same motion was made again in 1902. It appears that nothing was done about it at that time.

In May 1918 the board of directors of the Ladies Social Gathering authorized the construction of

....a chapel and mortuary in Union Cemetery this summer. The structure will be finished in kellestone and is to have a tile roof. It will include a small chapel, a rest room, sexton's room, porch, and cement walks. W.L. Peddicord is the architect. He will also have supervision of the construction. The building will fill a long felt need and will be a great convenience to the town and vicinity, besides adding much to the appearance of the cemetery. The public is indebted to the Social Gathering for the excellent care of the cemetery, which has always been characteristic of the efficient management through the years. (*Hardin County Citizen*, 31 May 1918)

The *Iowa Falls Sentinel* carried an article the same week about the new building. It noted that it would be "....a structure which will add much to the beauty of the cemetery, and at the same time will afford a convenience that the public has long needed."

The small building has evidently served a variety of purposes over the years, and has had a variety of names. It does not appear that it was ever used as a chapel. The west part was specifically for the Sexton's tools and has apparently always served that function. The building was referred to as "the tool house" when the east half was turned into an office in 1959. At that time new floor and wall coverings were added, a new lavatory and sink were installed, and a concrete drive was poured under the canopy. (Minutes of the Ladies Social Gathering, April 1959) In 1967 an addition was made to the west end of the building to accommodate the tractor and mowers. (This addition was removed in May 2001.)

There have been a total of ten additions to the cemetery, many of the roads are now blacktopped, and beautification projects continue. Today the cemetery receives some funding from United Way and the City of Iowa Falls. Many of the current members are

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descendents of the founders. The *American Cemetery Magazine* called the Ladies Social Gathering "the oldest cemetery organization west of the Mississippi which has been in continuous operation. Today it stands as a tribute to the pioneer women of the West and their descendants."

Architecturally the Gardener's Cottage is a fine example of Craftsman design. Although the architect who designed it is not well known, the work speaks for itself. It illustrates the interest in texture that was an important element of the style, with the combination of cobblestone, brick, pebbledash stucco, wood trim, and clay tile roof. The brick and hollow tile construction method was common to both the style and period, making a building virtually fire-proof. Many Craftsman houses, and this is basically a house, were of the small, cottage type. Single story and one and one-half story houses were among the most popular. Going through pattern books and mail order catalogs of the period, these small Craftsman cottages are found in abundance. The Gordon-Van Tine catalog of 1917 offered a "Substantial Hip-roof Cottage with Convenient Porch" that is much like the Gardener's Cottage in size and shape as well as design. The unaltered quality of this cottage is unusual.

The desire of the Ladies Social Gathering not only to preserve this cottage, but to show their pride in it through its nomination to the National Register of Historic Places, is to be commended.

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American Cemetery Magazine. "Women of Iowa Falls Run the Cemetery." June 1958.

Hardin County Citizen. 31 May 1918. "Chapel for Union Cemetery."

Hardin County Historical Society. History of Hardin County, Iowa. Eldora, IA: Hardin County Historical Society, 1981.

Iowa Falls Sentinel. 28 May 1918. "Fine Improvement."

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, Inc., 1984.

Minutes of the Ladies' Social Gathering, Inc. 1884-1967.

Naumann, Molly Myers. Architectural & Historical Resources of Iowa Falls, Iowa: 1851-1941. A Multiple Property Documentation Form for the National Register of Historic Places. Prepared for the Iowa Falls Historic Preservation Commission and the State Historical Society of Iowa, 1993.

Nichols, Ira. History of Iowa Falls: 1900-1950. Iowa Falls, IA: Hecht Printing Co., 1956.

Shank, Wesley I. Iowa's Historic Architects: A Biographical Dictionary. Iowa City, IA: University of Iowa Press, 1999.

Union Cemetery, Iowa Falls, IA. "Rules & Regulations," 1 January 2000.

GEOGRAPHIC DATA:

Verbal Boundary Description

A parcel of land in the SW corner of the North Half of the 1st Addition to Union Cemetery, Iowa Falls, IA, beginning at a point on the north side of Locust Avenue, 10' east of the SE corner of the cottage, thence north 44', thence west 44', thence S 44', thence east 44' to the point of beginning. This includes an area 10' around the cottage on the west, north, and east sides, bounded by Locust Avenue on the S.

Boundary Justification

This is the area historically associated with this resource.

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The photographs submitted with this nomination were taken by Frank McCord in July 2001. The negatives are in the files of the Ladies Social Gathering, Inc.

- 1) Façade, looking N
- 2) Façade & east elevation, looking NW
- 3) East and north elevations, looking SW
- 4) North elevation, looking SSW
- 5) West and south elevations, looking NE
- 6) Detail: Corner post and chimney, looking NE
- 7) Detail: Doors and windows on façade, looking NW
- 8) Interior: East room (office), looking SE