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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

JUL 6 1995

INTERAGENCY RESOURCES DIVISION  
NATIONAL PARK SERVICE

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 Vogel Place Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by Ottumwa Country Club, Court St., Ottumwa Cemetery & former St. Joseph Hospital N/A not for publication

city or town Ottumwa N/A vicinity

state Iowa code IA county Wapello code 179 zip code 52501

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.)

Patricia Oleskiw SAPO 6-27-95  
Signature of certifying official/Title Date

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: \_\_\_\_\_)

for  
Edson H. Beall Signature of the Keeper  
Entered in the National Register 8-11-95 Date of Action

**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)

Architecture

**Period of Significance**

1908-c. 1940

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

**Architect/Builder**

Various

**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:

\_\_\_\_\_

**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	
101	51	buildings
		sites
6	0	structures
		objects
107	51	Total

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

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

Architectural/Historical Resources of Ottumwa, IA

0

**6. Function or Use**

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

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

DOMESTIC/Single Dwelling

HEALTH CARE/Hospital

RELIGION/Religious Structure

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DOMESTIC/Single Dwelling

HEALTH CARE/Hospital

RELIGION/Religious Structure

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**7. Description**

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

**Materials**  
(Enter categories from instructions)

Late 19th & 20th Century Revivals:

Neo-Classical, Colonial, Tudor, Mission

Late 19th & Early 20th Century American:

Bungalow/Craftsman

foundation Concrete

walls Wood

Brick

roof Asphalt

other Limestone

Tile

**Narrative Description**

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

Vogel Place Historic District  
Name of Property

Wapello County, Iowa  
County and State

**10. Geographical Data**

Acreeage of Property 31.6 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1	15	550510	4542940
Zone	Easting	Northing	
2	15	550510	4542740

3	15	549900	4542780
Zone	Easting	Northing	
4	15	549900	4543000

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 (515) 682-2743

organization Ottumwa Historic Preservation Commission date February 1995

street & number 105 East Third telephone (515) 683-0606

city or town Ottumwa state IA zip code 52501

**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 Various (see attached list)

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

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

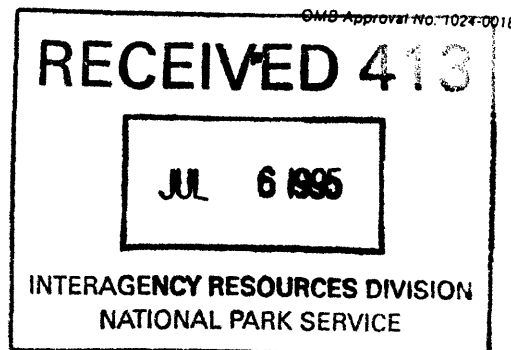
**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to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

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

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National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1



CFN-259-1116

Vogel Place Historic District  
Wapello County, Iowa

### DESCRIPTION:

The Vogel Place Historic District is an early 20th century residential neighborhood located in the northern part of Ottumwa, between the Ottumwa Cemetery and the Ottumwa Country Club golf course. It is bounded on the east by Ash Street, and on the west by Court Street, a major north/south artery in the community. This residential neighborhood is rectangular in shape and encompasses 31.6 acres. The core of this district is the Vogel Place Addition to the City of Ottumwa which includes 101 lots. There are three east/west streets, East Alta Vista, Vogel Avenue, and Vanness Avenue. Jefferson Street runs through the area north/south. In addition to the 101 lots in Vogel Place proper this district includes the former St. Joseph Hospital (now the Ottumwa Regional Health Center Alta Vista Site) on the east, and the eight residences along the west side of Court Street between Vanness and Hawthorne Drive. These nine additional buildings provide strong visual boundaries for this district. The major resources included in the district are 91 houses, one hospital, one church, a brick paved street, and four distinctive driveways. There are also 59 garages, some of which reflect the design of their adjoining residence.

Established in 1857, the expanding Ottumwa Cemetery had reached its present boundary along Vanness (frequently called the Dahlenega Road) by the turn of the century. The Ottumwa Country Club was organized in 1900 starting with a golf course that fronted on Court Street (also known as Prairie Avenue) and extending north from the city limits (Alta Vista) to Golf Avenue. The Country Club evidently proved to be quite popular because by 1908 plans were being made for permanent buildings. The Board of Directors hired local architect George M. Kerns to draw plans for a dance pavilion, and a few years later he designed a club house as well.

The original plat map of Vogel Place (certified by the county surveyor September 1907 and filed with the county recorder March 1908) shows not only the Country Club grounds, but also the Ottumwa Electric Railroad line running past the new addition along Court Street. Although it was not technically the first "streetcar suburb" in the community, it was the first to actually be developed. The Grandview Addition immediately north of the Country Club had been platted in 1906, anticipating the construction at the east end of Grandview of the Ottumwa Heights Academy for the Sisters of the Humility of Mary. When the construction of the academy was completed the streetcar line was extended northward to a point nearer the new facility. However, housing in the Grandview Addition was built up more slowly than had been anticipated.

Vogel Place was platted on land owned by E.B. and Elizabeth Vogel, and given to their daughters following E.B.'s death. The daughters appointed William H. Keating (husband of Adelia Vogel Keating) as their attorney to sell lots in the addition beginning in 1908. Although it has not been determined when the last lots were sold, it is known that some were sold for the first time as late as the mid-1920s. Lots in the addition vary somewhat in size but for the most part they are narrow (measuring 50' or 53.4') and those facing Alta Vista and Vogel are 133' deep. The lots facing Court Street between Alta Vista and Vogel are both broader and deeper, being 56.4' by 157.7'. Along Vanness the lots vary in depth because the street runs at a slight NW/SE angle. The narrow lots left little room for driveways and garages from the street side. A 16' alley runs east/west behind the houses, and an alley of the same width runs behind the Court Street lots.

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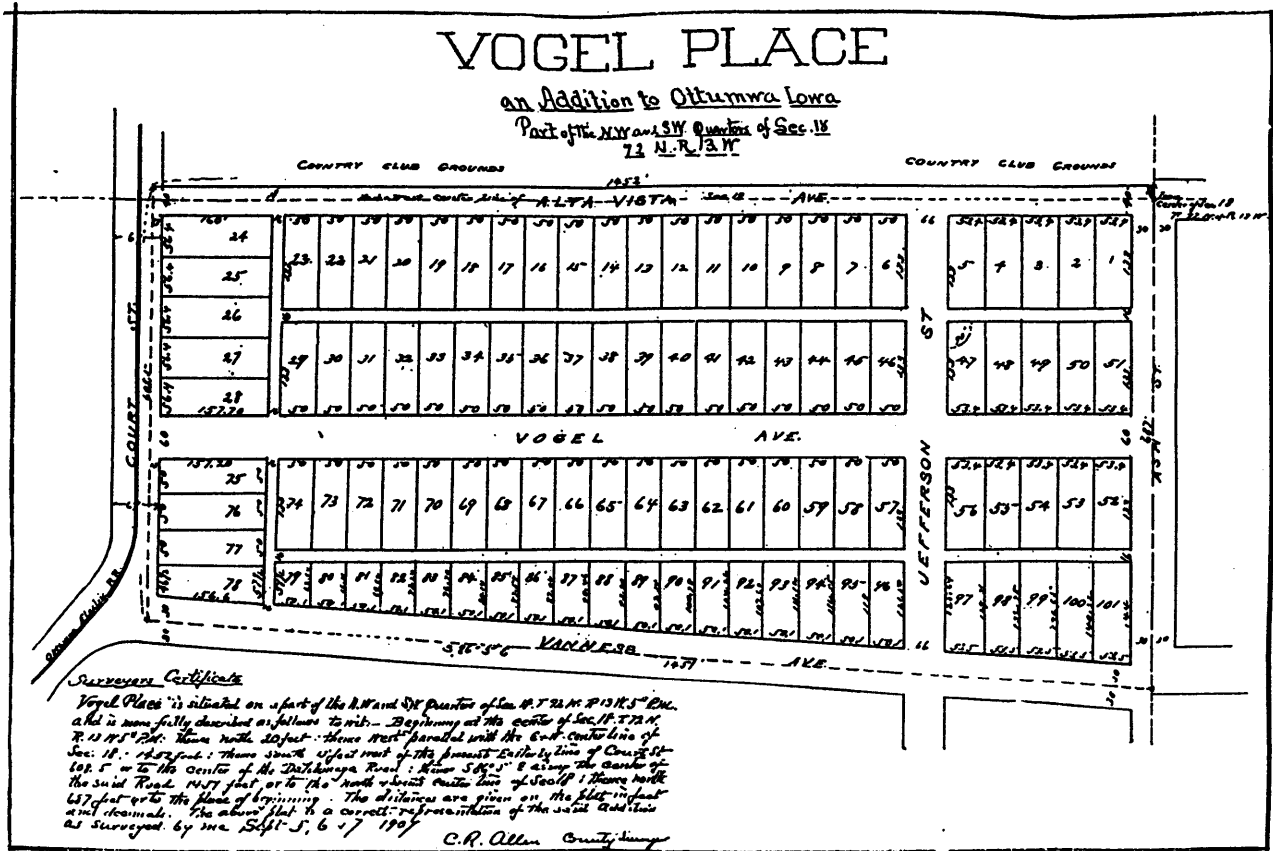
# National Register of Historic Places Continuation Sheet

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Vogel Place Historic District  
Wapello County, Iowa

DESCRIPTION (Continued):



Original plat map certified by C.R. Allen, County Surveyor

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Continuation Sheet

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Vogel Place Historic District  
Wapello County, Iowa

DESCRIPTION (Continued):

Most of the garages (both original and replacement) are located along these alleys. In most instances a residence occupies a single lot, but there are cases of a house resting in the middle of two lots, providing more spacious lawn area. The houses share a common setback, and a tree canopy has been part of the landscape from the beginning.

The location near the Country Club and on the streetcar line proved an auspicious one, and construction of new homes started almost immediately in Vogel Place. The houses are typical middle class residences being one and one-half or two stories in height, and illustrate the popular styles of the first forty years of this century. Wood is the most common building material used, but there are a number of brick (vener) residences, and two extant examples of a popular early 20th century building material, concrete. The eight houses along the west side of Court Street are located on more spacious lots and are larger than those in Vogel Place proper. Six of these are of brick construction.

Construction in this neighborhood did not occur on all of the streets at the same time. The following chart illustrates the development of the area by street and by time period.

STREET	TOTAL #	1908-15	1916-20	1921-25	1926-30	1931-35	1936-c.1940	c.1940-
Alta Vista	22	7 (9)	---	2	2	4	3	4
Vogel	40	6	2 (5)	5	17 (18)	5	3	2
Vanness	15	1	1	2 (3)	1	1	5	4
Court	11	4 (5)	---	2	2	1	---	2
Ash	3	---	---	---	---	---	1	2
Jefferson	2	---	---	---	---	---	2	---
<b>TOTAL</b>	<b>91</b>	<b>18</b>	<b>3</b>	<b>11</b>	<b>22</b>	<b>11</b>	<b>14</b>	<b>14</b>

Numbers represent extant residences, while numbers in parenthesis indicate number built.

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Vogel Place Historic District  
Wapello County, Iowa

### DESCRIPTION (Continued):

The first houses appear to have been built along Alta Vista facing the golf course, and along Court Street. It is known that three of the early buyers of lots were the Fullmer brothers, O.E., Lester, and John. They were the owners of Fullmer Building Supply, a provider of concrete building materials, including concrete block. In 1908 George M. Kerns prepared plans for a two story residence for John Fullmer that was to be built of frame and concrete blocks with concrete flooring. It is believed that this house was built at 1530 North Court and is non-extant. By 1912 both Lester and O.E. Fullmer had also built concrete (or "cement" houses as they were called at the time) in the neighborhood, Lester at 148 Alta Vista and O.E. at 1624 North Court (the corner of Alta Vista and Court). The latter house has been totally remodeled with no remaining visual evidence of the original material. However, the Lester Fullmer house on Alta Vista remains in original condition and is an excellent example of this popular building material.

Three other houses were built along Court Street prior to 1915, two on the west side, and one at 1618 next door to the remodeled concrete house. It was this house at 1618 in which William and Adelia Keating resided, probably as an advertisement for the lots they were trying to sell in the new addition.

Vogel Avenue appears to have experienced less construction during this period, with only six houses being in place by 1915. However, this included one of the largest houses, that built at 101 Vogel in 1915 for Russell Harper. Like the Fullmer house, this too was designed by George M. Kerns. Anchoring the other end of the block was a two story Craftsman built in 1908 at 181 Vogel. The city was evidently anticipating growth along Vogel Avenue, because they were oiling it in the spring of 1915. One block to the south on Vanness, only one house was built by 1915.

From 1915-20 there were six houses built in the neighborhood, three of which are extant. Building picked up after 1920, with the construction of 12 residences (11 extant). The years from 1925-30 were a major period of growth, with a total of 23 residences built (that is 23.6% of the present housing stock). This building spurt followed on the heels of the construction of St. Joseph Hospital at the east end of Vogel in 1925. The decade of the 1930s showed continued growth along Alta Vista and Vogel, with Vanness starting to catch up in the last years of the decade. From c.1940 on there were 14 houses built in the district, with most constructed between 1947 and 1958. These later houses continue the size, scale, and building materials of the earlier residences. The late development along Vanness may reflect the idea that these are less desirable lots since they face the cemetery.

The construction of St. Joseph Hospital was a major occurrence not only for the neighborhood, but for the community as a whole. The Congregation of the Humility of Mary (CHM) settled in Ottumwa in 1877 and established their first hospital just two years later. In 1914 the Sisters opened St. Joseph Hospital on 4th Street (next door to St. Marys of the Visitation) and established a school of nursing. A fund drive was initiated in 1923 to build a modern new facility at the east end of Vogel. The community was asked to raise \$100,000 of the \$300,000 necessary. The new building was ready for occupancy in January 1926. Designed by architects E. Brielmaier & Sons of Chicago and Milwaukee, the Ottumwa Courier described the building as being



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Vogel Place Historic District  
Wapello County, Iowa

### DESCRIPTION (Continued):

the "last word in design". The hospital is Y-shaped, with the open top of the Y facing directly west toward Vogel. Brick veneer covers the reinforced concrete structure which has a five story center section with four story wings. The interior was filled with the most modern of medical conveniences. Although totally functional in design, the exterior is trimmed with the quoined corners, stone beltcourses, and balustrated roofline of the Renaissance Revival style. The building was perfectly sited at the east end of Vogel Avenue to be seen the entire length of the street from Court. The Y-shape extended out and around a circular drive in the front. This drive provided the only available parking for staff and visitors, with a capacity of approximately twenty vehicles. This reflects the relative novelty of automobiles during the 1920s and '30s. The construction of the hospital appears to have precipitated the paving of Vogel Avenue with bricks in 1924-5. This brick paving remains in use today. When the streetcars were replaced by buses, the regular Court Street route included a trip down Vogel and around the hospital's drive. Although a new wing was added on the north side of the building in 1959 and the main entrance moved to the Alta Vista side, this is not visible from the Vogel Place district and is not considered to be intrusive. The hospital is a dominant landmark in the neighborhood and is considered (along with its drive) to be a key structure in the historic district.

As earlier noted, the houses in the Vogel Place Historic District illustrate almost all of the popular pre-WW II residential styles. The 91 houses fall into five stylistic categories as well as the category termed "other".

The most popular style in this district was the Bungalow or Craftsman house. There are 22 examples representing 24% of the housing stock. The bungalows range from small one story examples such as 122 and 126 Vogel and 118 East Alta Vista to large, architect designed examples such as 147 Vogel. These houses feature a gable roof, and broad front porch. Most have exposed rafter ends and diagonal eave braces and the one and one-half story examples have the front dormer common to the style. Although most are of wood, there is one very good example executed in brick, 118 Vogel. The bungalow at 224 East Alta Vista is a fine example of the use of cobblestone for the porch pillars and chimney. Variations on the style include the use of a clipped gable (or jerkin-head roof). An example of this variation can be seen at 130 Vogel. There are four two story Craftsman houses and these have the entrance on the gable end. The two best examples of this variation are 181 Vogel and 1618 Court which has a fine flagstone porch as well. The garages accompanying the bungalows also exhibit exposed rafter ends, and the original driveways are two narrow paths of concrete for the automobile's tires. Bungalows remained a popular style for decades, and the ones in Vogel Place reflect this as their period of construction spans the years between 1912 and 1930. Houses in this style include:

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Vogel Place Historic District  
Wapello County, Iowa

DESCRIPTION (Continued):

E. Alta Vista:	118	Vogel:	118
	126		122
	134		126
	224		130
Vanness:	147		147
	151		150
	155		154
	159		161
N. Court:	1618		181
			202
			206
			215

Following the popular Bungalow there are two revival styles tied for second place, each with 15 examples. The one with the highest visibility is the Tudor Revival. This is subdivided into half-timbered (eight examples) and English Cottages (seven examples). The half-timbered houses illustrate the use of brick for the first floor with a combination of stucco and "half-timbering" in the gable ends. Most of these are somewhat larger than the average house in the neighborhood, with 174 and 175 Vogel being outstanding examples. The garage with 175 is also of half-timbered design. Although a gable roof is common to this type, examples of a hip roof and jerkin-head roof are also found along Vogel. A large gable roof example is located at 1603 Court Street. Dating from 1929-30 it originally featured a garage in the basement of the house. The majority of these houses were built 1930-35.

The English Cottage type of Tudor Revival was executed in both wood and brick in this district, with brick trimmed in stone as the most popular material. These small houses feature a steeply pitched gable roof with a projecting gable entry. The doors are usually arched and have a stone surround. A very good example of this popular smaller house is found at 167 Vogel. These houses were built primarily between 1925 and 1935. Tudor Revival houses in the district include:

Half-timbered		English Cottage	
N. Court:	1603	E. Alta Vista:	160
E. Alta Vista:	162	Vanness:	205
	178	Vogel:	129
Vogel:	133		157
	170		158
	174		167
	175		211
	216		

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Vogel Place Historic District  
Wapello County, Iowa

**DESCRIPTION (Continued):**

There are also 15 examples of the Colonial Revival style in the Vogel Place district. While there are two examples in this district from 1912, and several from just prior to WW II, the majority appear to have been built in the 1920s. Most of these houses are two stories with a gable roof, the entrance usually centered on the long, or eave, side. Wood was the most common building material, with many of the houses covered with square butted wood shingles. The symmetrical facades usually feature a single window on each side of the door, but larger examples will have either two windows, or larger pseudo-Palladian windows. Porches have classical columns and/or pilasters. 146 Vogel is a good example of this larger type of residence, while 156 East Alta Vista is an example of a Colonial Revival house with an asymmetrical facade. There are two examples of Dutch Colonial Revival, 122 and 152 East Alta Vista. Colonial Revival houses include:

E. Alta Vista:	122	Jefferson:	1819
	152	Vanness:	163
	156	Vogel:	121
	168		125
	180		134
	202		146
Ash:	1811		204
N. Court:	1525		

Houses in various Romantic Revival styles account for 7% of the houses in the district. With one exception (148 East Alta Vista) all of these houses face or side onto Court Street. These are the largest houses in the district, and they illustrate the popular styles of the period. Four have been identified as architect designed, and it is felt that an architect was involved with at least two others. The "cement" house on East Alta Vista was built for Lester Fullmer in 1908-12. Built of rusticated concrete blocks, smooth finished concrete, and concrete blocks with other decorative details, it is two stories with a broad porch across the front. The major stylistic element is the Baroque parapet on the front dormer, with smaller versions at each end of the porch roof. This type of parapet is characteristic of the Mission Revival style. This style was never as popular in the mid-west as it was on the west coast, but most communities of any size will have at least one example of the style.

The west side of Court from Vogel to Hawthorne is lined with revival style houses. First is the Tudor Revival at 1603, then a Mediterranean Revival is found at 1605 Court. It is a two story brick with low-pitched hip roof of red tile. The symmetrical facade features an entrance with sidelights and engaged columns, and a single story solarium is located on the south. The next three houses to the north (1609 and 1707 Court and 101 West Alta Vista) are variations of the French Eclectic style that was popular in the 1930s. These are all two story bricks with asymmetrical facades and hip roofs. Solariums were an important part of these designs. Details may include the use of distressed brick, stone lintels, and/or wrought iron.

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Vogel Place Historic District  
Wapello County, Iowa

**DESCRIPTION (Continued):**

A fine example of Neo-classical design is found at 101 Vogel (NE corner of Court and Vogel). This two story brick residence features a symmetrical facade with two story portico with monumental classical columns. The entrance is pedimented with sidelights and windows feature jack-ached tops. A two story solarium balances the single car garage on the other end. This house from 1915 is one of the earliest in the neighborhood. Romantic Revival houses include:

E. Alta Vista:	148	Mission Revival
W. Alta Vista:	101	French Eclectic
N. Court:	1605	Mediterranean Revival
	1609	French Eclectic
	1707	French Eclectic
Vogel:	101	Neo-classical

The American Four Square is represented by five of the houses, all of them located on Vogel. These are typical examples of the style being two stories with hip roof, dormer, and (originally) a broad porch with fairly heavy, or paired, posts across the front. All were built of wood. The best example of this style is found at 162 Vogel. A complete list of the Four Squares in the district includes:

Vogel:	114	Vogel:	171
	151		201
	162		

The category "other" includes 28 residences in the district. Several of these were built after the period of significance in the late 1940s, but retain a similarity to the earlier styles. For example, there are several late examples of English Cottages and Colonial Revivals. Ten houses in this category were built after 1950 and cannot be considered contributing, but that does not necessarily mean that these are intrusive. The scale and material of these houses is appropriate to the neighborhood. Several are representative of small Ranch style houses (especially along Vanness) and there is one "contemporary" house at 117 Vanness. Also included are two houses that were built shortly after the turn of the century but have been greatly altered. This group includes:

E. Alta Vista:	114	Vanness:	117
	130		141
	140		145
	164		149
	172		153
	176		165
	216		167

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Vogel Place Historic District  
Wapello County, Iowa

DESCRIPTION (Continued):

Ash:	1805		175
	1819		201
N. Court:	1524	Vogel:	140
	1529		163
	1530		166
	1601		178
Jefferson:	1811		205

The integrity of this neighborhood has been maintained at a high level. Changes that have been made have not occurred through deterioration, but through an effort to upgrade. Houses (and garages) that are very good examples of their style and which retain a high degree of integrity are considered to be key structures. Houses (and garages) which are representative of their style and period are considered to be contributing structures. Application of modern non-wood siding and loss of porch will be considered acceptable if the original design of the house and details are clearly visible. Windows and doors should not have been moved. Buildings (houses, garages, and the church) which do not fall within the period of significance are considered non-contributing. Those houses which were built prior to 1950 and continue the styles common to the district (English Cottages and Colonial Revivals) should be reviewed for eligibility as they reach the 50 year requirement. Houses (and garages) which have been altered to the point that they have lost their integrity are considered non-contributing. Structures considered to be contributing to the district in this nomination include driveways in their original condition (2 lane concrete), the circle drive at the hospital, brick paved Vogel Avenue, and the pergola at the rear of 202 East Alta Vista.

There is a distinctive sense of time and place in this district, a feeling of a pre-WW II residential neighborhood. The size, scale, and building materials are compatible, and the regular setback on the narrow lots provides a visual cohesion. The loss of some of the original tree canopy is regrettable, but new trees are being planted. The larger buildings at each end of the district, St. Joseph on the east and the larger brick houses on the west provide strong boundary definition.

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Vogel Place Historic District  
Wapello County, Iowa

## DESCRIPTION (Continued):

### KEY STRUCTURES

148 East Alta Vista	Mission Revival
224 East Alta Vista	Bungalow
312 East Alta Vista	St. Joseph Hospital and circle drive
101 West Alta Vista	French Eclectic residence
1603 North Court	Tudor Revival residence
1605 North Court	Mediterranean Revival residence
1609 North Court	French Eclectic residence
1618 North Court	Craftsman Bungalow
1707 North Court	French Eclectic residence
101 Vogel	Neo-classical residence
118 Vogel	Bungalow
122 Vogel	Bungalow
126 Vogel	Bungalow
147 Vogel	Bungalow
162 Vogel	Four Square residence and garage
167 Vogel	English Cottage and garage
174 Vogel	Tudor Revival residence
175 Vogel	Tudor Revival residence and garage
181 Vogel	Craftsman residence and garage
182 Vogel	Bungalow

### CONTRIBUTING STRUCTURES

118 East Alta Vista	Bungalow and garage
122 East Alta Vista	Dutch Colonial Revival residence
126 East Alta Vista	Bungalow and garage
130 East Alta Vista	English Cottage and garage
134 East Alta Vista	Bungalow and garage
140 East Alta Vista	Small Colonial Revival residence
148 East Alta Vista	Garage
152 East Alta Vista	Dutch Colonial Revival residence
156 East Alta Vista	Colonial Revival residence and garage
160 East Alta Vista	English Cottage
162 East Alta Vista	Tudor Revival residence
168 East Alta Vista	Colonial Revival residence
176 East Alta Vista	Hip roof Bungalow and garage
178 East Alta Vista	Tudor Revival residence

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Vogel Place Historic District  
Wapello County, Iowa

DESCRIPTION(Continued):

CONTRIBUTING STRUCTURES (CONT)

180 East Alta Vista	Colonial Revival residence
202 East Alta Vista	Colonial Revival residence, garage & pergola
1811 North Ash	Colonial Revival residence and garage
1525 North Court	Colonial Revival residence
1811 North Jefferson	English Cottage
1812 North Jefferson	Colonial Revival residence
141 Vanness	Cottage-type residence and garage
145 Vanness	Modified Four Square residence
147 Vanness	Bungalow
151 Vanness	Bungalow and garage
155 Vanness	Bungalow
159 Vanness	Bungalow
163 Vanness	Colonial Revival residence and garage
205 Vanness	Cottage-type residence and garage
114 Vogel	Four Square residence
121 Vogel	Colonial Revival residence and garage
125 Vogel	Colonial Revival residence
126 Vogel	Garage and drive
129 Vogel	English Cottage and garage
130 Vogel	Bungalow, garage and drive
133 Vogel	Tudor Revival residence and garage
134 Vogel	Colonial Revival residence and garage
146 Vogel	Colonial Revival residence
150 Vogel	Craftsman residence
151 Vogel	Four Square residence
154 Vogel	Bungalow
157 Vogel	English Cottage
158 Vogel	English Cottage
161 Vogel	Bungalow and garage
163 Vogel	Cottage-type residence and garage
170 Vogel	Tudor Revival residence
171 Vogel	Four Square residence
178 Vogel	Cottage-type residence
201 Vogel	Four Square residence and garage
202 Vogel	Bungalow
204 Vogel	Colonial Revival residence

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Vogel Place Historic District  
Wapello County, Iowa

DESCRIPTION (Continued):

CONTRIBUTING STRUCTURES (CONT)

205 Vogel	Cottage-type residence and garage
206 Vogel	Bungalow, garage and drive
211 Vogel	English Cottage
215 Vogel	Bungalow
216 Vogel	Tudor Revival residence
100 & 200 Blks Vogel	Brick street paving

NON-CONTRIBUTING STRUCTURES

114 East Alta Vista	Residence
140 East Alta Vista	Garage
152 East Alta Vista	Garage
160 East Alta Vista	Garage
164 East Alta Vista	Residence
172 East Alta Vista	Residence and garage
180 East Alta Vista	Garage
202 East Alta Vista	Garage
216 East Alta Vista	Residence and garage
1805 North Ash	Residence
1819 North Ash	Residence
1524 North Court	St. Paul Lutheran Church
1529 North Court	Residence and garage
1530 North Court	St. Paul Lutheran Parsonage and garage
1601 North Court	Residence and garage
1603 North Court	Garage
1618 North Court	Garage
1624 North Court	Residence
117 Vanness	Residence
149 Vanness	Residence and garage
153 Vanness	Residence and garage
165 Vanness	Residence and garage
167 Vanness	Residence and garage
175 Vanness	Residence and garage
201 Vanness	Residence
140 Vogel	Residence
146 Vogel	Garage



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Wapello County, Iowa

DESCRIPTION (Continued):

NON-CONTRIBUTING STRUCTURES (CONT)

147 Vogel	Garage
150 Vogel	Garage
151 Vogel	Garage
154 Vogel	Garage
157 Vogel	Garage
158 Vogel	Garage
166 Vogel	Residence and garage
170 Vogel	Garage
171 Vogel	Garage
204 Vogel	Garage
211 Vogel	Garage
215 Vogel	Garage
216 Vogel	Garage

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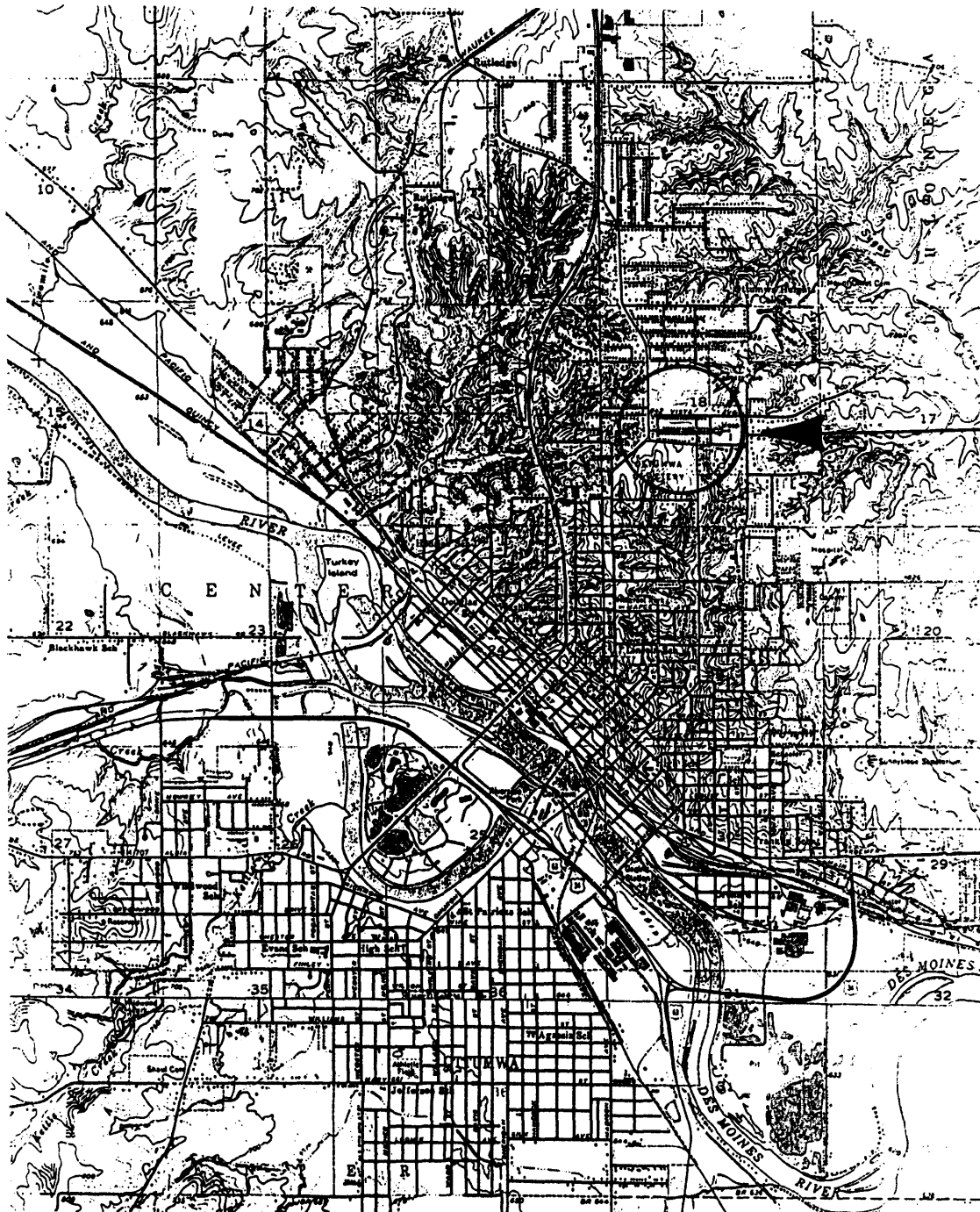
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Vogel Place Historic District  
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DESCRIPTION (continued): U.S.G.S. map (reduced) indicates location in community.



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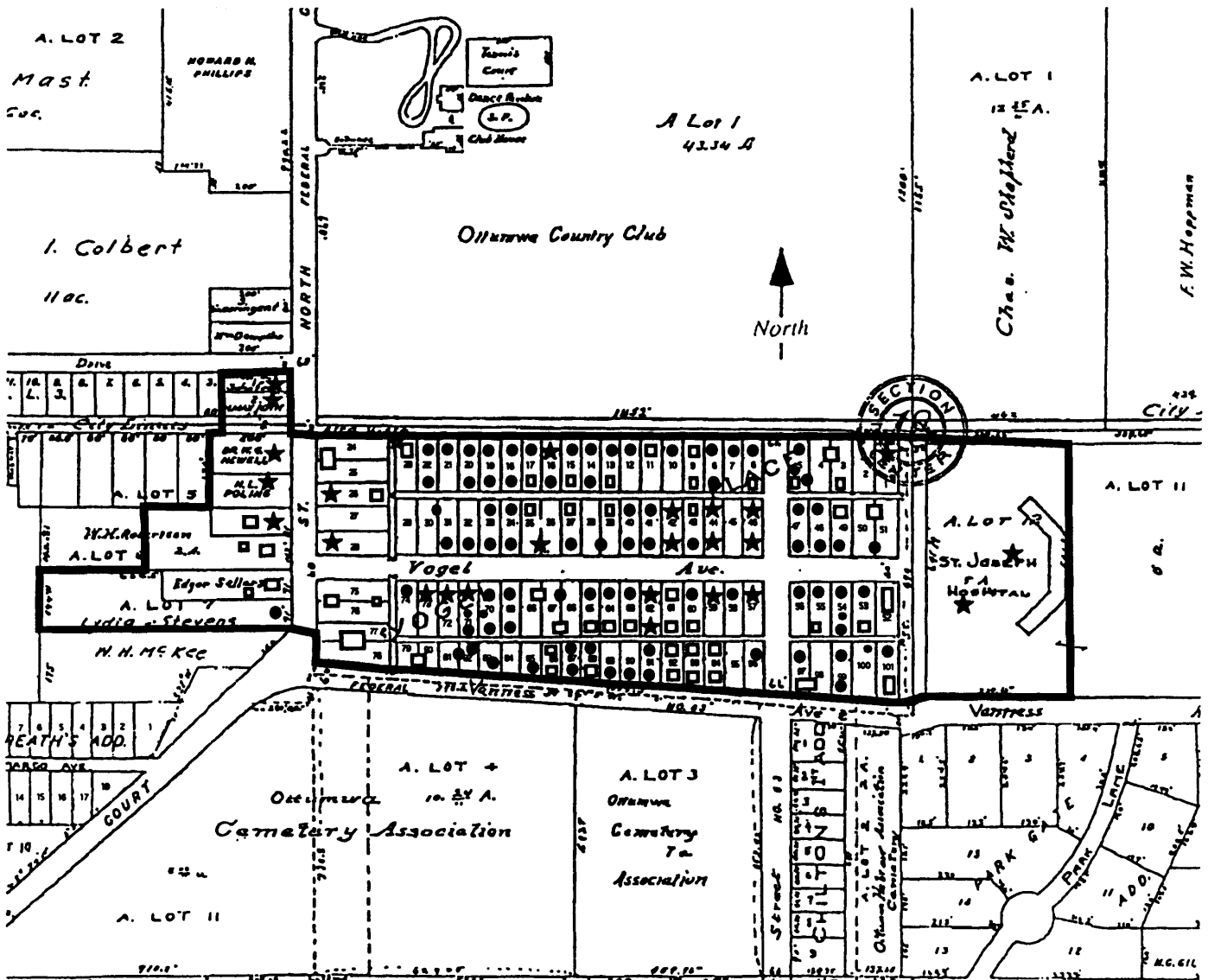
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Vogel Place Historic District  
Wapello County, IA

DESCRIPTION (Continued):



LEGEND

- ★ KEY-STRUCTURE
- CONTRIBUTING
- NON-CONTRIBUTING

Plat map showing district boundaries  
and level of significance of  
each resource.

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Vogel Place Historic District  
Wapello County, Iowa

### SIGNIFICANCE:

The Vogel Place Historic District is locally significant under Criterion C as a very good example of an early 20th century residential neighborhood containing architect designed and pattern book examples of the most popular architectural styles of the period. The period of significance begins in 1908 with the platting of the addition and ends c.1940 with the last major construction prior to WW II. The 31.6 acre district is bounded by the Ottumwa Country Club on the north, the Ottumwa Cemetery on the south, the former St. Joseph Hospital on the east, and Court Street on the west. The 101 lots in the Vogel Place Addition are filled with middle class houses representing the popular early 20th century residential styles, while at the Court Street end of Vogel Place are larger, architect designed residences in the same popular styles with some Mediterranean Revival and French Eclectic as well. Brick paved Vogel Avenue is considered an important contributing structure.

Although not the first of Ottumwa's "streetcar suburbs", Vogel Place was the first to really be developed. In addition to being on the streetcar line, it was advantageously located immediately south of the new Country Club golf course. For the most part of the owners of the houses built in the neighborhood from 1908 to c.1940 represented solid upper middle class business and professional people. Occupants of the houses included doctors (Dr. A.D. Morrow, Dr. W.C. Newell, and Dr. Harry W. Sollin), lawyers (Clyde Jones and G.W. Enoch), engineers (Henry Cook and Horace Brown), wholesalers (Russell Harper of Harper-McIntire Hardware and H.W. Grupe of Lago Marcino Grupe), and manufacturers such as Henry Phillips of the Ottumwa Boxcar Loader Co., in addition to some "commercial travelers" and even a woman who owned a dance studio. This was a period of growth for the city of Ottumwa, and an opportunity to move away from the center of the city into an area of totally new development. The streetcar line allowed for this mobility.

One of the things that sets Vogel Place apart from other Ottumwa neighborhoods that developed in the 1920s and '30s is the presence of architect designed houses. The owners of lots in this area were prominent business and professional men who could afford to hire an architect and who were obviously aware of the current popular styles and materials.

The earliest documented architect designed house in Vogel Place was a "cement" house (non-extant) drawn for John Fullmer by George M. Kerns in 1908. Kerns was a popular local architect whose commissions already included the Ottumwa Cemetery Gateway and Chapel/Office, the First Christian Church, the Ottumwa Hospital on 2nd Street, and the C.T. Sullivan Building downtown. He was also the architect selected for the new Country Club dancing pavilion. Although there is no documentation, it appears probable that he was responsible for the plans for the other two Fullmer brothers' "cement" houses as well. These houses all featured concrete block, a relatively new building material advertised as "artificial stone", the "building material of the future". Of the three, only the Lester Fullmer house at 148 East Alta Vista remains to demonstration both the material, and an interest in "exotic" styles.

When Russell Harper of Harper-McIntire Hardware decided to build a large residence in the new neighborhood, he too turned to George M. Kerns. Construction information about this house was gained from The American Contractor. It was described as two story plus basement, measuring 32' x 100', to cost \$20,000. The brick house was to be built with day labor. It is an outstanding 1

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Wapello County, Iowa

### SIGNIFICANCE (Continued):

example of Neo-classical design with monumental portico, a classical entablature, jack-arched windows, dormers with cornice returns, and a two story solarium on the west end. This brick house remains in the family today. Historic photographs and family history tell much about the original condition. The house was both piped for gas and wired for electricity, and had a built-in vacuuming system. The attached garage was one of the earliest in the community and features both front and rear doors. The Harper house serves as an entrance or gateway to Vogel Avenue.

Another Ottumwa architect, Archie Eaton, drew the plans for a large frame bungalow at 147 Vogel for attorney Clyde Jones in 1920. This is one of the largest examples of this popular style and retains a high level of integrity today.

In the mid-1920s Arthur and Mabel Beck decided to build a two story brick house at 1605 Court Street. This Mediterranean Revival house features a symmetrical facade with solarium to the side, and a red tile hip roof. It is said that Mrs. Beck took an active hand in the design of this house, but it has many characteristics in common with the Mediterranean Revival style Jay Funeral Home (1927-29) which Eaton designed. It is certainly possible that Eaton worked with Mrs. Beck on the plans for this residence.

Shortly after the Beck house was built Julia Comegys became the owner of the lot next door at 1603 Court. Around 1929-30 a large brick Tudor Revival residence was constructed. No information has been located on either the architect or builder of this house. The size and the location would indicate that an architect was probably involved, but this has not been documented.

When Dr. W.C. Newell purchased the lot at the SW corner of Court and Alta Vista around 1930 he commissioned the Des Moines architectural firm of Tinsley, McBroom & Higgins to design his house. He was probably familiar with other residences in Ottumwa designed by the same architectural firm (notably those of George Foster and John Morrell). Although the Foster and Morrell houses were Tudor Revival, the Newell house was built in a fairly low key French Eclectic design. It features a hip roof, asymmetrical facade, and open porch to the side. Built of brick with stone lintels this house has a very formal appearance.

Max and Lucille Roth hired Archie Eaton to design a house at 101 West Alta Vista, directly across the street from Newell, in 1932. Eaton also adopted the French Eclectic style for the Roth house. It faces Alta Vista rather than Court but does have a solarium on the Court Street elevation. The steeply pitched hip roof is slate covered and the second floor windows appear as dormers. The original garage was attached at the west end of the house. At some point that garage was converted to a family room and another garage was attached at the end. Despite this addition the house retains a high level of integrity.

Shortly after the Roths moved into their house in 1933 Ottumwa Waterworks Superintendent Horace Brown started plans for his new house immediately to the north. During both the design and construction phases of this house Brown made frequent trips into the Roth house to make sure that the sight lines from windows would not be inappropriate. The Brown residence is another example of French Eclectic design, featuring distressed brick for the exterior, small paned metal casement windows, a steeply pitched hip roof, and wrought iron detailing. The house was considered to be so

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Wapello County, Iowa

### SIGNIFICANCE (Continued):

elegant that the Ottumwa Courier carried an article about it, noting the waterfall and pool in the main floor hallway, the open marble staircase, and the all electric kitchen.

It was not just the large houses at the west end of Vogel Place that were designed by architects, the new St. Joseph Hospital at the east end of Vogel was also on the drawing board. Just as John Morrell and Company had turned to an out-of-town architect experienced in meat packing design, so the Sisters of the Humility of Mary turned to an out-of-town architect skilled in the design of hospitals. The firm of E. Brielmaier & Sons of Chicago provided the drawings for the new building in 1924. As the neighborhood houses were being built in various revival styles, the hospital also adopted a revival style, that of the Renaissance. The quoined corners, stone beltcourses and balustraded roofline lent a formal, dignified feeling to the new institutional building. The Vogel Place area must already have been seen as a solid, perhaps even prestigious neighborhood, or the new hospital would not have been located there.

Obviously not all of the houses in Vogel Place were architect designed. However, there is a sense of style that is apparent throughout the neighborhood that is not found in other areas. The owners of these houses were aware of the popular styles and materials of the day, and incorporated these into their residences. Patternbooks were readily available to local builders and were the source of many of the designs. Newspapers, such as the Ottumwa Courier carried house plans on a regular basis. For instance, a 1915 issue of the Courier contained a double column ad for "Homes of Individuality". There was a photograph of a two story house labeled "Colonial Cottage" and plans for both the first and second floors. The house was described as an artistic example of a modernized Dutch Colonial cottage and would have been at home on any of the lots in Vogel Place. The popular Bungalows were featured in magazines and newspapers from c.1910 through the 1930s.

In addition to house plans available in periodicals or through the mail, it must be remembered that pre-cut houses were also widely available and were very popular. Although the houses from Sears, Roebuck and Co. are the best known, there were a number of companies across the nation producing such houses. One major supplier was located in Davenport, Iowa, the Gordon Van Tine Company. They offered catalogs which included both elevations and plans for a variety of houses ranging from simple single story cabins or cottages, to large two story residences. These were available in a variety of styles, including bungalows, English Cottages, Colonial Revival designs, and some with a distinctly Prairie influence. It is highly possible that some of the houses in Vogel Place were indeed, mail order houses. For instance, three houses on the south side of Vogel, (202, 204, and 206) were all built in 1927. Although there is no documentation to prove this, each is similar to houses available by mail and it may have been that one developer ordered and built the three on speculation.

Vogel Place is one of the first neighborhoods where garages were considered to be an important part of the development. Small garages dotted the rear of almost every lot in the district. The attached garage of the Russell Harper house was the exception to the rule. The narrow 16' alleys played a major role in the ease of transportation and developed a "streetscape" all their own. Many garages in the neighborhood were designed to match the houses. In a few cases driveways led

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Wapello County, Iowa

### SIGNIFICANCE (Continued):

from the street directly to the garage at the rear. Three small bungalows on the south side of Vogel are good examples of this. 126, 130 and 206 Vogel retain the original tiny garages and driveways. Just as the early garages have a character of their own, small rectangular buildings with multi-panel folding doors, so the driveways also have a character of their own. Most consist of two narrow parallel strips of concrete connecting the street and garage. These strips are located at the proper distance apart to accommodate the tires of the early autos. Not paving the entire width of the driveway was not just an economy measure. The grassy strip in the middle was sometimes covered with sand and provided a place for leaking petroleum products. Since the narrow lots in Vogel Place have not allowed for the expansion of garages or the widening of driveways, these three good examples of this early type remain.

Overall, the Vogel Place Historic District is a very good collection of residential styles from 1908 to c.1940, with a representative institutional building included. The changes in transportation during this period can be studied through the streets, driveways and garages. This district is a living laboratory of early 20th century design and taste that deserves to be recognized.

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Interview with Lucille Roth concerning the construction of 101 W. Alta Vista and 1707 N. Court, conducted by Molly Myers Naumann, 8 July 1986.

### VERBAL BOUNDARY DESCRIPTION:

This historic district includes all of Vogel Place Addition to the City of Ottumwa, plus, A. Lot 12 of the Auditor's Sub-division of T72N R13W Sec 18 SE 1/4 in the City of Ottumwa, plus the eight lots along the west side of Court Street beginning with the north 2 acres of A. Lot 7, of the Auditor's Sub-division of T72N R13W Sec 18 SW 1/4, and extending north to Hawthorne Drive. The west boundary follows the west (rear) lot lines of the lots on the west side of Court Street. This area encompasses 31.6 acres.

### BOUNDARY JUSTIFICATION:

This is the area historically associated with the development of Vogel Place, and includes the former St. Joseph Hospital building which anchors and visually defines the east end of the district, and the eight houses along the west side of Court Street between Vanness and Hawthorne which visually define the west end of the district.

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Vogel Place Historic District  
Wapello County, Iowa

## PHOTOGRAPHS:

Thirteen of the fifty-two photographs of this historic district were taken by John Mielke in November 1992, while the other thirty-nine were taken by Molly Myers Naumann in November 1994. Naumann verifies that the 1992 photographs provide an accurate picture of the district today. The Mielke photographs are designated by (JM) following the identification. All negatives are located in the State Historical Society of Iowa (SHSI), Des Moines, IA.

- #1 West side of Court Street north of Vanness, showing 1525, 1529, and 1601 N. Court, looking NW.
- #2 West side of Court Street between Vogel and E. Alta Vista, showing 1603, 1605 and 1609 N. Court, looking NW.
- #3 1603 N. Court looking WNW.
- #4 1605 N. Court looking west.
- #5 1609 N. Court looking SW.
- #6 101 W. Alta Vista (NW corner Court and Alta Vista), looking NW.
- #7 1707 N. Court looking west.
- #8 East side of Court north of Vanness showing St. Paul's Lutheran Church and Parsonage (1524 and 1530 N. Court), with 101 Vogel in background, looking NE.
- #9 East side of Court between Vogel and Alta Vista looking NE.
- #10 1618 N. Court looking NE. (JM)
- #11 1624 N. Court looking NE. (JM)
- #12 101 Vogel looking north.
- #13 101 Vogel: rear view of attached garage looking SW. (JM)
- #14 100 block of Vogel looking east from in front of 101 Vogel.
- #15 Detail of brick paving on Vogel Avenue, 100 block.

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**PHOTOGRAPHS (Continued):**

- #16 North side of Vogel Avenue showing 121 through 147 Vogel, looking NW.
- #17 147 Vogel looking NE.
- #18 North side of Vogel Avenue showing 157 and 161 Vogel, looking NE.
- #19 North side of Vogel Avenue showing 167, 171, and 175 Vogel, looking NE.
- #20 North side of Vogel Avenue showing 163 through 181 Vogel, looking NW.
- #21 Vogel Avenue looking due east from in front of 171 Vogel, St. Joseph Hospital is visible at end of street.
- #22 181 Vogel Avenue looking NE.
- #23 181 Vogel: 3/4 view of garage on alley, looking SW. (JM)
- #24 North side of Vogel showing 175, 181, and 201 Vogel, looking NW.
- #25 North side of Vogel showing 201 through 215, looking NE.
- #26 East end of Vogel Avenue at N. Ash, St. Joseph Hospital, looking due east.
- #27 View from front door of St. Joseph Hospital looking due west across the circular driveway and down Vogel Avenue toward Court Street.
- #28 South side of 200 block Vogel Avenue looking SW.
- #29 206 Vogel Avenue showing house, garage, and driveway. (JM)
- #30 182 Vogel looking SE.
- #31 South side of Vogel showing 170 and 174 Vogel.
- #32 162 Vogel Avenue looking SW.
- #33 146 Vogel Avenue looking SSE.
- #34 South side of Vogel showing 134 through 126 Vogel, looking SW.

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**PHOTOGRAPHS (Continued):**

- #35 130 Vogel showing house, garage, and driveway, looking SE. (JM)
- #36 South side of Vogel showing 126 through 114 Vogel, looking SW.
- #37 126 Vogel showing house, garage, and driveway, looking SE. (JM)
- #38 South side of Vogel showing 134 through 118 Vogel, looking SE.
- #39 117 Vanness looking NW.
- #40 147 Vanness looking NNW.
- #41 149, 151 and 153 Vanness looking NW.
- #42 155, 159 and 163 Vanness looking NW.
- #43 Intersection of Vanness and N. Jefferson looking NW toward 100 block of Vanness, Ottumwa Cemetery is shown at left.
- #44 205 Vanness looking north.
- #45 1811 N. Jefferson looking NW.
- #46 1811 and 1819 N. Ash looking SW.
- #47 E. Alta Vista, 100 block looking SE showing 148 through 118.
- #48 118 E. Alta Vista showing house and garage, looking SSE. (JM)
- #49 148 E. Alta Vista looking SW. (JM)
- #50 152 E. Alta Vista looking SE. (JM)
- #51 E. Alta Vista, 100 block looking SE showing 180 through 156. (JM)
- #52 224 E. Alta Vista looking SW. (JM)

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PHOTOGRAPHS (Continued):

Enlarged map of district  
showing camera angles.

