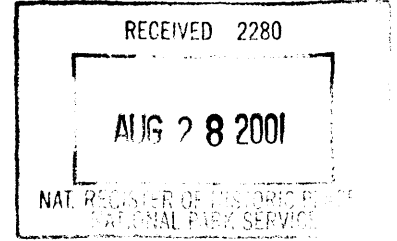


United States Department of the Interior
National Park Service

1009



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, work processor, or computer, to complete all items.

1. Name of Property

historic name Alhambra Apartments

other names/site number _____

2. Location

street & number 801 8th Street

N/A not for publication

city or town Sioux City

N/A vicinity

state Iowa code IA county Woodbury code 193 zip code 51101

3. State/Federal Agency Certification

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

Signature of certifying official/Title

Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

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

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is :

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Signature of the Keeper
Entered in the
National Register

Date of Action

12/12/01

Alhambra Apartments
Name of Property

Woodbury, IA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

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

Category of Property

(Check only one box)

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

Number of Resources within Property

(Do not include previously listed resources in the count.)

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.)

n/a

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and 20th Century Revivals/mixed

Materials

(Enter categories from instructions)

foundation concrete

walls brick

roof asphalt

other terra cotta

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 an "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

1929

Significant Dates

1929

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

Architect/Builder

Builder, American Builders Incorporated

Narrative Statement of Significance

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

9. Major Bibliographic 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:

D. L. Welsh, Manager of the Alhambra

Alhambra Apartments
Name of Property

Woodbury, IA
County and State

10. Geographical Data

Acreage of Property less than one

UTM References

(Place additional UTM references on a continuation sheet.)

1 14 714620 4708210

3 _____

2 _____

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

Kathleen Golden and Glenda Castleberry
name/title
organization SiouxLandmark Corporation date January 25, 2000
street & number 2311 Nebraska Street telephone 712-258-4239
city or town Sioux City state IA zip code 51104

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 Georgeses Family Partnership, George Georgeses contact person
street & number 334 Main Street telephone 712-873-3910
city or town Moville state IA zip code 51039

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

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

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National Register of Historic Places Continuation Sheet

Alhambra Apartments
Woodbury County, IA

Section number 7 Page 1

7. Narrative Description

The Alhambra Apartments, constructed in 1929, are located near the central business district of Sioux City, Iowa in a primarily residential area commonly known as the "Near North-Side". In the 1970's it was also designated as "Mid-City Urban Renewal Area". To the south is a very large concrete parking lot that services a large hospital. This allows the building to be very visible. To the west, east and north sides are single-family and multi-family residential units which were formerly single-family homes. Located on a full quarter of a city block, the property has large, mature trees and a grassy, park-like lot. Attached to the building, an original underground parking garage limits congestion around its perimeter. The building is six stories high.

Designed in an eclectic, mixed architectural style with Moorish influences, the Alhambra Apartments is a six-story, apartment complex constructed in a "u" shape. All apartments are located off a large hallway system with screen doors attached over hardcore doors allowing tenants the option of leaving front doors open and being part of an interior neighborhood community. This also allows for maximum air circulation for each apartment unit. All interior doors and screen doors are original and have the original numbering system painted upon them. All interior light fixtures in the hallways and other common spaces are original to the building, as is the elevator.

This structure was built on a prominent corner lot in what was a high society neighborhood of the late 1920's. This area is now in one of the City's former urban renewal areas and many tenants are elderly. The lot size is 158 feet by 158 feet and the square footage of the footprint of the building is 7,636 square feet. The Alhambra has eight apartments on each floor averaging 880 square feet each. There are 12 efficiency units, 12 one-bedroom units and 24 larger one-bedroom units. There is a large laundry and facility/gathering room located in the basement near the entrance to the underground parking facility. The underground parking facility is original to the structure and has always had an area for washing cars. The interior lobby area still has the original mailboxes and clock. Interior apartments have wood parquet floors, arched entryways and most have the original, tiled bathrooms and fixtures still in place. Many of the light fixtures in the hallways are original to the building.

The building is constructed of reinforced concrete and the exterior is clad with tan brick and terra cotta trimmings which are executed in many styles reminiscent of various historic styles. Encircling the building immediately above the first story windows is a band of recessed terra cotta alcoves, which discloses an alternating pattern of raised crosses and shields. Each shield has alternating raised crosses and banded shields centered in them reminiscent of the Crusades. Centered under all the corner windows are panels of terra cotta which have baskets of flowers and a pair of winged women with bodies of four-legged animals sitting on either side of a half-shell pattern reminiscent of Sphinx-like

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Section number 7, 8 Page 2

Alhambra Apartments
Woodbury County, IA

creatures of ancient Greek mythology. These panels form vertical bands at all corners of the front of the building and are topped with arched patterns reminiscent of Moorish architecture of the Alhambra palace in Granada, Spain. Inside this arched area is a circular design which contains a shape similar to that of the letter "S" or possibly the Taoist "yin yang" symbol.

Approaching the front entrance on the south side of the structure, a person must first enter a landscaped courtyard enclosed with a wrought iron fence and gate. This is also reminiscent of the Alhambra palace and its courtyards. The shape of the building allows the courtyard to be protected from the wind and provides tenants with a security entrance. As of this writing, the matching decorative iron work that was located under four upper story windows had been removed as a result of a recent fire inspection review and must remain removed for safety reasons. The iron work further echoed Spanish or Moorish balconies. Some iron work is still present over the front entrance door which is accentuated with additional terra cotta trimming. Above the front door are two windows which have a centered, terra cotta band in which is carved the name "Alhambra".

Alterations:

Decorative iron work that mimics balconies has been removed from four upper-story corner windows by order of the local fire department. Energy efficient windows have been installed and the front entrance door has also been replaced with an energy efficient glass door. Only a few apartments have had kitchens and bathrooms updated. The elevator has been brought up to city codes by the addition of modern electric floor buttons and a ceiling light; however, the décor of the elevator has not changed. Some apartments have new carpet placed over the original wood floors.

8. Statement of Significance

The Alhambra Apartments possesses local significance under National Register Criterion C for architecture. This building is a beautiful and noteworthy representation of early Late 19th and 20th Century Revival style architecture executed in an eclectic, mixed architectural style with Moorish influences. The mixed styles of the terra cotta trimmings may have come from a movement in our culture around the late 1920's to celebrate earlier historic styles. This was very evident in movie houses across the country and may have influenced the builder's design choices. In addition, this structure may be significant as an excellent example of one of many large-scale, commercial properties built during the Sioux City building boom of 1929 which occurred prior to the stock market crash and Great Depression.

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Alhambra Apartments
Woodbury County, IA

Sioux City's 1929 Building Boom:

Several very prominent and very large commercial buildings were built at the same time as the Alhambra. A *Sioux City Journal* newspaper article dated December 8, 1929 has a three page presentation entitled "Sioux City Is Several Jumps Ahead of Hoover in program Prosperity; Stupendous Building Boom Already Started".¹ The article boasts "Millions for Construction Projects in the City". Regarding the reference to Hoover, the article explains that Sioux City "has anticipated President Hoover's action in mobilizing the nation's industry for comprehensive building and improvement, with the city's greatest construction program since the war." The value of all the construction projects at that time was estimated to be nearly \$12 million. In addition, two major properties were also in construction in 1929, both of which are now listed on the National Register of Historic Places:

Badgerow Building, 4th and Jackson Street, cost = \$1,000,000, listed in 1982
Warrior Hotel, 6th and Nebraska Street, cost = \$1,250,000, listed in 1985

An article in the newspaper on May 19, 1929 has a photo of the foundation and part of the first floor being constructed with a headline of "Good Progress on Big Apartment Building".² A publication by the Sioux City Chamber of Commerce called "Sioux City Spirit of Progress" in June of 1929³ notes that the construction of the Alhambra is "well on its way," that the cost was estimated to be \$250,000, and that it was erected by the American Builders, Incorporated, of Lincoln, Nebraska. The publication further notes that "the structure will be fireproof throughout." There is also a notation in the June 30, 1929 *Sioux City Journal* on page 12 A, that the building was about one-half completed.

There were four other apartment buildings completed in 1929 in Sioux City.

Hoven Apartments	Cost \$ 40,000
Murray Hall Apartments	Cost \$125,000
Terrace Apartments	Cost \$135,000
Follis Apartments	Cost \$125,000

Judging from the cost of the buildings, it is assumed that these were much smaller than the Alhambra Apartments, which were completed at a cost of \$250,000.

¹ *Sioux City Journal*, December 8, 1929, page D 4

² *Sioux City Journal*, May 19, 1929, page 9 A

³ Sioux City Chamber of Commerce publication, "Sioux City Spirit of Progress", June 1929, Vol. 9 pg. 109

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Alhambra Apartments
Woodbury County, IA

The entire structure is built of reinforced concrete faced with tan brick and trimmed in terra cotta in various historic styles. Unique for its time, the building has an underground parking area which is connected to the elevator, affording tenants with secure, private and sheltered parking. The underground garage is still in use. The entrance to the underground parking has matching terra cotta trimming in a floral pattern.

There is no documentation as to why the building was named "Alhambra." However, the most famous building with the same name is located in Granada, Spain. Granada flourished as the seat of the kingdom of Granada from 1238 to 1492 and was the last refuge of the Moors. Then, as well as today, that city was dominated by the Alhambra, an imposing palace on a hill visible for miles.⁴ Sioux City's Alhambra is also on a hill and from the upper apartment windows, a person is able to view the Missouri River; in 1929 before a major hospital was built to the south, tenants were also able to see three states.

Sioux City Apartments:

The only other large apartment complexes in Sioux City built prior to 1950 and built in a "u" shape with an interior courtyard are 1) the Sioux Apartments, at 217 19th Street built in 1920 with 100 units at a cost of \$1,000,000 including furnishings⁵ and 2) the Bellevue Apartments built in 1912 with 55 units. Both are executed in a very dark brick and have a very stocky and heavy look. The Alhambra Apartments, in contrast, is executed in a lighter tan brick and sits on a smaller footprint accentuating a more vertical and lighter look. Included with this nomination is a 1923 photo of the Sioux Apartments which shows the contrast.

The history of apartment buildings in Sioux City has not been documented and future research may show that the Alhambra Apartments is of further historical interest because of its associations with the City's community development immediately prior to the Great Depression, which began in 1929 and possibly to apartment construction, in general, in Sioux City. Built in 1929 and completed before the Depression, it is not one of the earliest apartment complexes in the City but it is certainly significant and unique in its eclectic style and design.

One early reference to multi-family residences in Sioux City is noted in the *Sioux City Journal* on May 5, 1885. "Capt. R.J Chase and J. E. Booge plan to build a block of residences for rental on 14th east of Douglas...The building will be two stories above a full basement. It will be brick and divided into

⁴ The Concise Columbia Electronic Encyclopedia, Third Edition, 1994, Columbia University Press, <http://www.encyclopedia.com/articles/05289.html>, "Granada, Spain"

⁵ Adams, John D. *Three Quarters of A Century of Progress*, (Verstegen Printing company, 1923), page 188

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Alhambra Apartments
Woodbury County, IA

seven dwellings.” This early apartment building was located in the Rose Hill area of Sioux City which is several blocks west of the Alhambra. Beginning as early as 1890, developers constructed other duplexes and four-unit apartments in the Rose Hill area.

Prior to the building of the Alhambra Apartments, the neighborhood in which it was built (the Near North-Side) consisted mostly of single family dwellings. As of this writing, there are still no other large apartment buildings in its surrounding neighborhood. It is also the tallest structure in the neighborhood and towers over all the two story structures for many blocks.

Archaeological:

This site’s potential for archaeological investigation is unknown. A single family home was torn down to build this large apartment building and it rests immediately on top of what was the old home site.

Owner/Builder:

No information has been found on the original owners/builders of this structure, American Builders Incorporated from Lincoln Nebraska. A check with the office of the Nebraska State Historical Society also proved fruitless. According to courthouse documents, ownership of the land for this project was transferred in March of 1929 from Minnie Bolton to American Builders Incorporated. In June of 1929, the Chamber of Commerce indicated that construction of the Alhambra was in progress. Then in August of 1930, ownership of the property was transferred to Mr. F. Edwin Johnson. The 1930 Sioux City Directory indicates that all 48 apartments were occupied at that time. The quick transfer of the property so soon after its construction may have been related to the stock market crash, as the abstract indicates that the property went into receivership.

9. Bibliography

Adams, John D., *Three Quarters of A Century of Progress*, (Verstegen Printing Co., 1923), pg 188

City of Sioux City Assessor Office records

City of Sioux City Directories, 1928, 1929 and 1930

The Concise Columbia Electronic Encyclopedia, Third Edition, 1994, Columbia University Press,
<http://www.encyclopedia.com/articles/05289.html>, “Granada, Spain”

Sioux City Journal on May 5, 1885

Sioux City Journal, May 19, 1929, page 9 A

Sioux City Journal, June 30, 1929, page 12 A

Sioux City Journal, December 8, 1929, page D 4

Sioux City Chamber of Commerce publication, “Sioux City Spirit of Progress”, June 1929

Vol. 9 pg. 109

Woodbury County Recorder's Office real estate records

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Alhambra Apartments
Woodbury County, IA

10. Geographical Data

Verbal Boundary Description

The Alhambra Apartments are located on the South West Quarter of Block 134 in Sioux City East Addition, Sioux City, Woodbury County Iowa.

Boundary Justification

The boundaries of the property includes that portion historically associated with the property.

Photographs

Glenda Castleberry was the photographer for all views. All photos date from August, 1999 except for #1B which was taken November 2000 and all depict the Alhambra Apartments, 801 8th Street, Sioux City, Iowa, Woodbury County. All negatives are with the Alhambra Apartment, Building Manager, 801 8th Street, Sioux City, Iowa.

- #1 South side and view of interior courtyard, camera pointing northwest
- #1B South side and view of interior courtyard, camera pointing north
- #2 Courtyard and front entrance, camera pointing north
- #3 Front door detail, including building name, camera pointing north
- #4 Shield over front door
- #5 West side of building, camera pointing northeast
- #6 North side of building, camera pointing south
- #7 Garage door to underground parking, camera pointing south
- #8 Detail of garage entrance terra cotta
- #9 Underground parking driveway, camera pointing northeast
- #10 Window detail, west side of building, camera pointing north
- #11 Sphinx creatures of ancient Greek mythology and flower basket terra cotta
- #12 Letter "S" or possibly the Taoist yin yang symbol
- #13 Band of recessed terra cotta alcoves, which discloses an alternating pattern of raised crosses and shields, camera pointing east.
- #14 Detail of recessed terra cotta alcoves
- #15 Close-up of recessed terra cotta alcoves
- #16 Interior of apartment, living room/dining room arch
- #17 Apartment entrance door with original numbering
- #18 Hallway light fixture
- #19 Lobby clock and elevator doors
- #20 Elevator interior
- #21 Lobby mailboxes

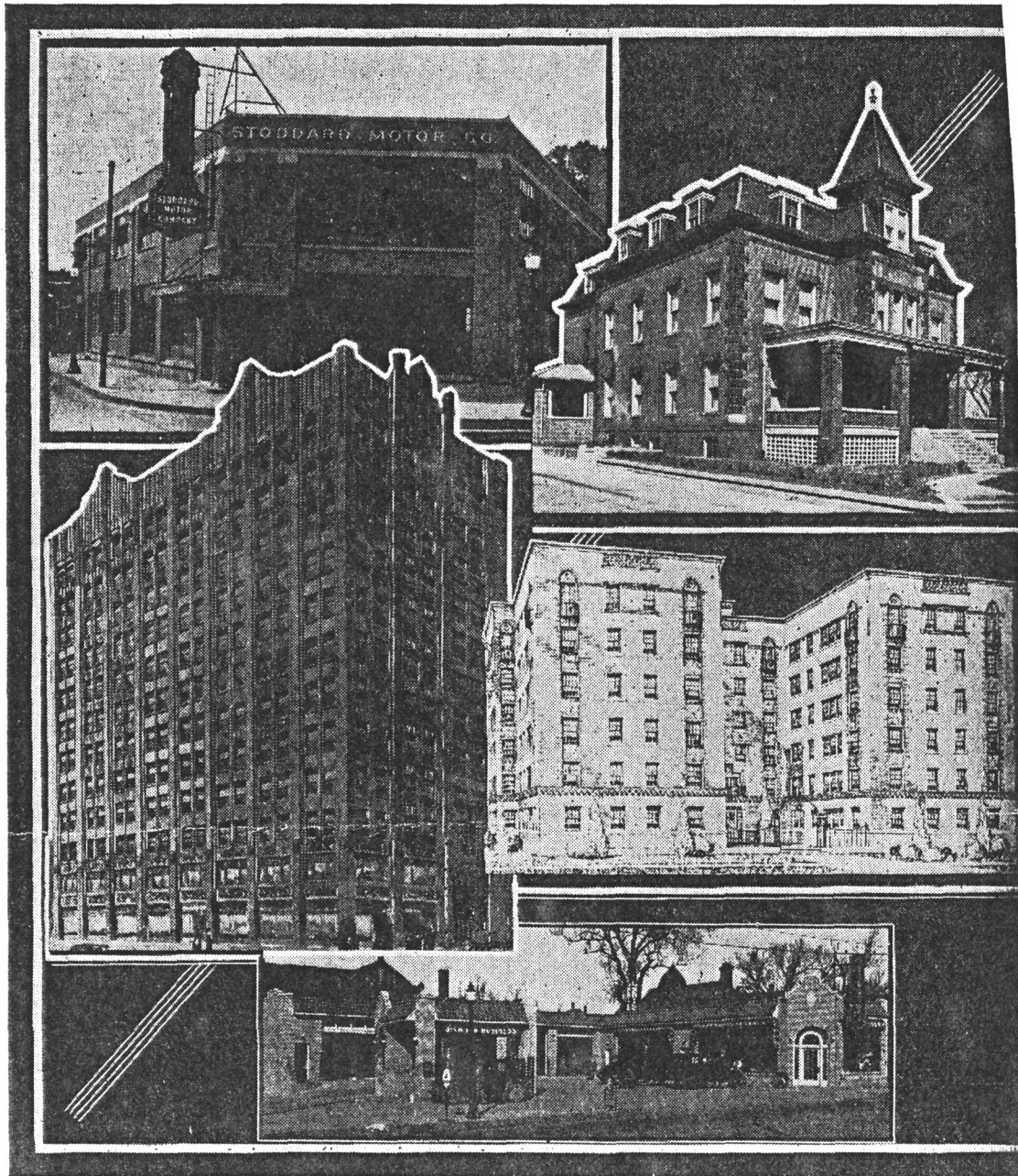
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Alhambra Apartments
Woodbury County, IA

SIOUX CITY SPIRIT OF PROGRESS



Artist's sketch of the Alhambra Apartments which was included in the Sioux City Chamber of Commerce publication, "Sioux City Spirit of Progress", June 1929, Vol. 9 pg. 109.



Top left—Stoddard Motor Co. Top right—New home of Westcott Undertaking Parlor. Left center—New proposed \$1,000,000 Badgerow building. Right center—New Alhambra apartments. Bottom—New home of the McGowan Tire company.

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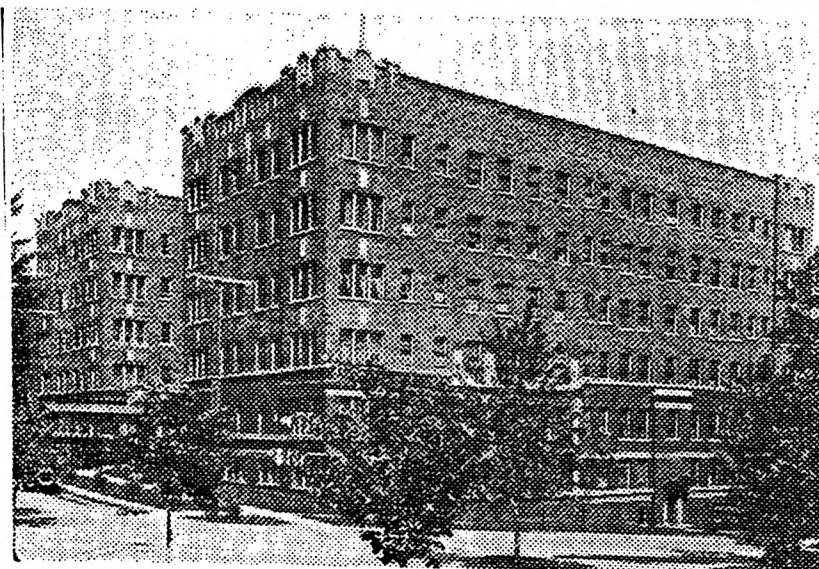
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Alhambra Apartments
Woodbury County, IA

Sioux Apartments, 217 19th Street, Sioux City, Iowa, built 1920

Photo Source:

Adams, John D., *Three Quarters of A Century of Progress*, (Verstegen Printing Co., 1923), pg. 188



Bellevue Apartments, 2110 Summit, Sioux City, Iowa, built 1912

Photo Source: Sioux City Assessor's Office, July 2001



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Alhambra Apartments
Woodbury County, IA



ALHAMBRA APARTMENTS

FLOOR PLAN -- Same on all 6 floors
(Basement has an open floor plan and utilities)

