

United States Department of the Interior
National Park Service

OCT 28 2004

National Register of Historic Places
Registration Form

NATIONAL REGISTER, HISTORY
& EDUCATION
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 Melrose Historic District

other names/site number _____

2. Location

street & number Portions of Melrose Ave., Melrose Ct., Melrose Circle, Brookland N/A not for publication
Park Drive, Brookland Place, and Myrtle Avenue

city or town Iowa City N/A vicinity

state Iowa code IA county Johnson code 103
112 zip code 52246

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 Rowell G. Locke Date October 26, 2004
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]

Signature of the Keeper

Date of Action

Edson H. Beall 12/6/04

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	
112	20	buildings
1		sites
	1	structures
		objects
113	21	Total

Name of related multiple property listing

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

Historic Resources of Iowa City, Iowa MPS (1994, amended 2000)

Number of contributing resources previously listed in the National Register

3

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwellings

DOMESTIC/Secondary Structures

DOMESTIC/Multiple Dwellings

RECREATION & CULTURE/Outdoor Recreation

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwellings

DOMESTIC/Secondary Structures

DOMESTIC/Multiple Dwellings

RECREATION & CULTURE/Outdoor Recreation

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Italianate

LATE 19th & EARLY 20th CENTURY REVIVALS/

Colonial Revival

Materials

(Enter categories from instructions)

foundation STONE/Limestone

walls WOOD/Weatherboard

BRICK

roof ASPHALT

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.

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

Narrative Statement of Significance

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 # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND

DEVELOPMENT

Period of Significance

1870-1955

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

Lambert, Byron J.

Cultural Affiliation

N/A

Architect/Builder

Freyder, Frank X., architect & builder

Wickham, B. A., architect & builder

Primary location of additional data:

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

Name of repository: _____

Melrose Historic District
Name of Property

Johnson County, IA
County and State

10. Geographical Data

Acreage of Property 34 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	[1 5]	[6 2 0 7 9 0]	[4 6 1 1 2 5 6 0]	2	[1 5]	[6 2 1 1 3 6 0]	[4 6 1 1 2 5 6 0]
	Zone	Easting	Northing		Zone	Easting	Northing
3	[1 5]	[6 2 1 1 3 2 0]	[4 6 1 1 2 1 1 5 0]	4	[1 5]	[6 2 1 1 0 9 0]	[4 6 1 1 2 1 1 0 0]

[x] 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 Mariys A. Svendsen, Svendsen Tyler, Inc.
organization for Melrose Neighborhood Association, Inc. date May, 2004
street & number N3834 Deep Lake Road telephone 715/469-3300
city or town Sarona state WI zip code 54870

Additional Documentation

the following items with the complete form:

Submit

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 continuation sheets
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.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 7

Page 1

Melrose Historic District
Name of Property

Johnson County, IA
County and State

7. Description: Architectural Classification (continued)

LATE VICTORIAN/Queen Anne
LATE 19th & 20th CENTURY REVIVALS/Tudor Revival
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman
OTHER/Four-Square
OTHER/Ranch
OTHER/Cape Cod

Description: Materials (continued)

foundation: CONCRETE
walls: STUCCO
walls: METAL/aluminum
walls: ASBESTOS
walls: SYNTHETIC/vinyl
roof: METAL
roof: STONE/Slate
roof: TERRA COTTA

7. Narrative Description:

The Melrose Historic District is an irregularly shaped neighborhood located on the west side of the Iowa River in the area south of Melrose Avenue and north of the right-of-way of the Iowa Interstate Railroad. The Melrose Historic District is immediately adjacent to the west campus of The University of Iowa (historically referred to as the State University of Iowa or SU in this nomination). The District contains portions of Melrose Avenue (300 to 700 blocks), Melrose Court, Melrose Circle, Brookland Park Drive, Brookland Place, Lucon Drive, and Myrtle Avenue. Brookland Park, a municipal park that extends diagonally along the railroad right-of-way at the southern edge of the District, is also included within the District.

The Melrose Historic District is contained within portions of several additions and subdivisions to Johnson County and Iowa City. They included Custer's Addition in 1881, which was later subdivided into Paden's Addition in ca. 1913 and Lambert's Addition in 1921; Crowley's Riverview Addition in 1908; Brookland Park Addition in 1924; and Oak Park Court Addition in 1952. Lambert's Addition created the lots along Melrose Circle with Paden's Addition forming the north end of Melrose Court. Lucon Drive, a private street along the eastern edge of the District, was formed when a large parcel acquired in 1935 by a single owner was divided into separate building lots in the early 1950s. Houses sited on lots in the portions of Custer's Addition located along Melrose Avenue and the north end of the east side of Melrose Court were never further subdivided.

Street widths in the District vary considerably. Melrose Avenue, originally laid out as Snook's Grove Road in 1853 with a width of 30 feet, has a current width of 48 feet after a widening completed in ca. 1995. Melrose Court was laid out with widths varying from 25 feet (north end) to 30 feet (middle and south end along the north-south stretch) and a 35-foot width along the east-west section that connects to Myrtle Avenue. The paved surface originally covered only 16 feet of Melrose Court's width. In ca. 1991, the paved area was extended to a width of 22 feet. Melrose Circle was originally established with a width of just 18 feet on the north-south section and 24 feet on the circle. The portion of Brookland Park Drive west of Melrose Court has a width of just 20 feet with the block east of Melrose Court widening to 40 feet. The north-south section of Brookland Place widens slightly to 44 feet. A separate section of Lucon Drive located to the north occupies a width of just 16 feet. The only alley in the District has a width of 16 feet and extends between Brookland Park Drive and the east-west stretch of Melrose Court. Blocks are not laid out on a grid format due to the diagonal course of the railroad right-of-way along the south edge of the neighborhood and the presence of two cul-de-sacs, two short no-outlet streets,

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 7

Page 2

Melrose Historic District
Name of Property

Johnson County, IA
County and State

and only two through streets in the District. All of the streets in the District are paved in concrete or asphalt, with 4-foot wide cement walks along Melrose Avenue, narrower walks along the east side of Melrose Circle and the west side of Melrose Court for most of its length, but no walks along the other streets. Melrose Avenue serves as a two-way arterial street with Melrose Court providing a connecting route between Melrose Avenue and Myrtle Avenue. A signaled intersection is located at the intersection of Melrose Avenue and Melrose Court.

Terrain of the District is generally level along the northern and western sections of the District. A ravine visually and topographically dissects the neighborhood extending from midway along the south side of the 500 block of Melrose Avenue diagonally to the southeast before crossing Lucon Drive and heading toward the Iowa River. The ravine serves as a natural "green belt containing remnants of native woodland vegetation including young and mature examples of bur oak, white oak, red oak, sugar maple, silver maple, basswood, hackberry, sycamore, and black walnut."¹ It functions as a dry run except when storm run-off temporarily floods the area including a section of Lucon Drive's road surface that it crosses. The other major terrain change is along the southwest edge of the District in Brookland Park. The park was established in 1924 prior to construction of nearly all of the houses in the neighborhood. Its terrain slopes to the south towards the right-of-way of the Iowa Interstate Railroad. The park originally contained a small meandering brook that has now been straightened somewhat. Planted trees surround the park's central grassy area. Some individual lots in the District have slight rises, terraces, and short retaining walls fashioned of stone or concrete block. Melrose Avenue has a concrete sidewalk with a wide brick border. Due to the width of the streets south of Melrose Avenue, very narrow sidewalks frequently line only one side of the street with several blocks built without walks. Streets without walks include all of Lucon Drive, Brookland Place, and Brookland Park Drive.

Historic aerial photos of the balance of the area south of Melrose Avenue show it to have been largely grassland meadows and cultivated fields prior to the 1930s. As this area was developed it contained small groupings of houses on "circles," "courts," and streets with "no outlet", which frequently resulted in spacious lots that have lent themselves to attractive park-like landscaping treatments employing massed herbaceous perennials such as hostas and ferns as well as a wide assortment of decorative conifers, flowering trees, and shrubs. Notable gymnospermous trees include mature white pine, Norway spruce, blue spruce, hemlock, and ginkgo. The flowering trees and shrubs include noteworthy examples of Florida dogwood, weeping crabapple, tree peony, tree hydrangea, beauty bush, rhododendron, azalea, high bush cranberry, and bridal wreath. The age of the District's trees confirms that considerable planting took place before World War II at the time the majority of houses were constructed. Because of the narrow streets and drives in the District, tree plantings are generally reserved for front yards rather than curb areas.²

The building stock in the Melrose Historic District includes a mix of buildings originally constructed as single-family residences, duplexes, and one multi-family apartment building. These buildings mostly reflect the historical development and residential land-use patterns that evolved beginning in the decades following the Civil War when country residences and farms were built along Snook's Grove Road, now Melrose Avenue. After the turn of the 20th century a gradual infill of new houses occurred along Melrose Avenue. Following establishment of the SUI Hospital complex and West Side Campus after World War I, residential subdivisions containing a mix of small and moderate size lots were laid out along narrow streets and cul-de-sacs. Gradually, the neighborhood saw full development. By the end of the 20th century, a number of residences immediately along the south side of Melrose Avenue were acquired by the SUI and several churches for ancillary uses that include daycare facilities, offices, student cultural centers, and apartments. In 2004, the balance of the District includes privately owned duplexes and single-family dwellings that date from the 1870s through the 1950s, and secondary structures erected during the same period.

The District contains a total of 137 resources including one site (Brookland Park, contributing), one structure (park shelter in Brookland Park, noncontributing), and 135 buildings, which are divided into 85 primary buildings and 50 secondary buildings. The park is considered a contributing site because it was an integral part of Brookland Park Addition, which was

¹Information regarding the neighborhood plantings was provided in an email interview with Jeffrey Schabillon, professor, Department of Biological Sciences, University of Iowa, May 11, 2004.

²*Ibid.*

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 7

Page 3

Melrose Historic District
Name of Property

Johnson County, IA
County and State

platted in 1924 when the area was first being developed, and has not physically changed substantially since that time. The park shelter structure was added within the last several decades and though it is noncontributing due to its age, does not substantially detract from the park. Of the 85 primary buildings, 88 percent are considered contributing resources with 31 buildings or 36 percent of the 85 primary buildings qualifying as key contributing resources. The District also contains 50 secondary buildings originally constructed as garages, a carriage house, and a barn. Of these, 38 buildings or 76 percent are considered contributing while 12 have been determined noncontributing due to alterations or age. Most of the contributing secondary buildings are well-preserved examples of pre-World War II garage designs, which were built to match the designs of the accompanying residences. As might be expected for such early garages, 25 buildings or 50 percent were built with a single vehicle bay.

The Melrose Historic District contains a mix of one and two story houses constructed of brick, wood, and stucco. Frame residences were the most popular in number while brick and stucco were favored for most of the largest structures. The earliest frame dwelling dates from 1870 with others dating from the decade of the 1890s through the 1950s. They include a range of narrow, medium, and wide-width clapboard styles along with weatherboard and board and batten siding found on more than a dozen secondary buildings. Several instances of decorative shingles are seen in houses built before World War I with a larger, square-cut shingle style used as a siding material for houses and garages built during the 1920s and 1930s. A wide range of wood moldings, brackets, spindles, and fretwork are used as trim materials. Masonry materials for several pre-1900 residences include locally quarried limestone, both ashlar and dressed, for foundations and trim and locally manufactured brick. Mass-produced pressed brick products are seen in the District's largest apartment building, a brick duplex on Melrose Court, and residences scattered through the neighborhood, all dating from the 1920s and 1930s. Pressed brick is also used as an important decorative trim material and for prominent exposed chimneys for cottages built during the same decades. Stucco is used infrequently in the District. Examples include one cottage, one large primary residence, and several contributing garages.

The Melrose Historic District exhibits a variety of late 19th and 20th century architectural styles and vernacular forms. Good examples of the Italianate, Colonial Revival, Georgian, Tudor Revival, and Craftsman styles are found throughout the District. Most of the District's residences, however, are examples of vernacular house forms and domestic architecture design trends popularized through pattern books and house plan services after 1900. Examples of the Gable-Front and Wing form and the two-story side-gable I-House form were built prior to 1900 along the southern edge of the District in an area known as "Myrtle Grove." House forms that appeared most frequently between 1905 and 1955 included the American Four-Square, the Side-Gable, the Front-Gable, the Gambrel Cottage, the English Period Cottage (Tudor Cottage), the Minimal-Traditional, the Cape Cod, and the Ranch. Roof forms, the major features defining these vernacular forms, include various examples of side-gable roofs with and without eaves or exposed rafters, low and moderate pitched front-gable roofs, clipped gable roofs, gambrel roofs with the ridge parallel or perpendicular to the front, and low and moderate pitched hipped roofs with both shallow and deep eaves.

The Italianate Style houses in the District are clustered along Melrose Avenue. Two of these houses, the Billingsley-Hills House (629 Melrose Avenue, contributing, NRHP, Photo #1) and the A.W. Pratt House (503 Melrose Avenue, contributing, NRHP, Photo #2) are examples of large-scale Italianate Style residences built in the Gable-Front and Wing form. The low-pitched intersecting gable roofs of both houses are lined with brackets while porches fill ell and wrap the fronts and sides. The earlier of the two houses, the Billingsley-Hills House built in 1870, blends Greek Revival elements in its design as well, a practice typical of Iowa City residences built after the Civil War that were more eclectic in nature. This house, along with the Pratt House and a third Italianate Style brick house located just outside of the District, the Wilbur and Hattie Cannon House (303 Melrose Avenue, NRHP), were originally widely spaced along Melrose Avenue. After the turn of the 20th century, as new houses were erected along present day Melrose Avenue, these large Italianate Style houses retained their spacious sites despite being absorbed into more densely developed city blocks.

After the turn of the 20th century, many of the largest houses built in the District were built in variations of the Colonial Revival Style incorporating classical design motifs into their symmetrical façades. The Colonial Revival Style houses had hipped and side-gable roofs of various heights and pitches frequently containing attic dormers and clipped gable peaks. The Dutch Colonial sub-type using the Gambrel Cottage form in either the front or side variation was used for both small

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 7

Page 4

Melrose Historic District
Name of Property

Johnson County, IA
County and State

and large houses scattered through the District. Another house form that frequently appears throughout the District has its origins in the Tudor Revival Style. Examples of Tudor Revival Style cottages and the successive generation of English Period Cottages were built during the 1920s and 1930s. This basic side-gable cottage form incorporated prominent front gable projections, steeply pitched roofs and dormers, and dominant exposed chimneys on front or side end walls.

Like the revival style houses, Craftsman Style dwellings were built throughout the District. Examples of the Gable-Front, Side-Gable, Bungalow, and American Four-Square forms rendered in the Craftsman Style are scattered along Melrose Avenue, Melrose Court and Brookland Park Drive. Their rectilinear plans have the prototypical Craftsman window – a double-hung sash with a vertical light configuration in the upper half – in singles, pairs, or groups. Exposed rafter tails, purlins, and knee-brace brackets line prominent gables, cornices, and porch roofs. Well-preserved garages constructed using Craftsman design elements such as sliding or bi-fold doors and multi-light windows accompany many of the Craftsman dwellings in the District. Typical cladding finishes for Craftsman Style houses and garages in the District include pressed brick, clapboard, stucco, and alternating narrow and wide courses of square-cut shingles or random square-cut shingle applications. Several Craftsman Style houses were originally constructed with metal tile roofs but only one garage roof using this material survives.

The newest group of house forms to appear in the Melrose District began appearing before World War II and continued in the post-War boom period. These forms included the one-story Cape Cod, Minimal-Traditional, and Ranch house forms with both attached and matching detached garages. The earliest examples of these house forms (Cape Cod) generally had an economical arrangement of four multi-purpose rooms on the first floor and small second floor bedroom areas. They were typified by low to moderate pitched side-gable roofs. The Ranch houses in the District began appearing in 1949 and continued to be built through the early 1960s. These Ranch houses had a more open interior plan with private areas clustered at one end, a living room in the center, and a garage connected to the kitchen and dining areas at the other end. All of these house forms had a mix of window sizes and styles, and virtually no exterior ornamentation.

Some of the best examples of residential architectural styles and vernacular house forms in the Melrose Historic District are listed below. A complete list of contributing and noncontributing resources begins on page 47.

Architectural Styles and Vernacular House Forms

- *Italianate/Greek Revival:* Billingsley-Hills House, 629 Melrose Avenue (Photo #1, 1870)
A.W. Pratt House, 503 Melrose Avenue (Photo #2, 1885)
- *I-House Form:* Clarence & Frances Huffman House, 412 Myrtle Avenue (Photo #3, ca. 1890)
L.E. Elliott House, 402 Myrtle Avenue (ca. 1890)
- *Queen Anne:* Wm. & Virginia Shuck House, 309 Melrose Avenue (ca. 1905)
- *Colonial Revival:* Robert & Luverne Wales House, 401-407 Melrose Avenue (Photo #4, ca. 1910)
Smith Rental House, 607 Melrose Avenue (Photo #5, ca. 1927)
Byron & Helen Lambert House, 4 Melrose Circle (ca. 1922)
Rudolph & Ruth Kuever House, 5 Melrose Circle (Photo #6, 1925)
Nelson Duplex, 402-404 Melrose Court (ca. 1939)
Ernest & Myrtle Anthony House, 605 Brookland Park Drive (ca. 1927)
- *Georgian:* Hicks-Andrews House, 2 Melrose Circle (1924)
Keyser Duplex, 216-218 Melrose Court (Photo #21, ca. 1929)
- *Dutch Colonial/
Gambrel Cottage:* Floyd & Marian Nagler House, 6 Melrose Circle (Photo #7, 1926)
Dolorosa Richey House, 421 Melrose Avenue (ca. 1918)

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 7

Page 5

Melrose Historic District
Name of Property

Johnson County, IA
County and State

- Christian & Eva Nagy House, 605 Melrose Avenue (ca. 1918)
- David & Edna Armbruster House & Garage, 331 Melrose Court (Photo #24, 1932)
- Don & Margaret Munger House, 521 Melrose Avenue (Photo #8, ca. 1911)

- *Craftsman/
American Four-Square:* Manley-Mahan House, 303 Melrose Avenue (ca. 1909)
Theron & Lela Hill House, 229 Melrose Court (Photo #9, 1931)
Clarence & Frances Huffman House, 408 Brookland Place (ca. 1924)

- *Craftsman/Front-Gable:* John & Mary Miller House, 315 Melrose Avenue (ca. 1925)

- *Craftsman/Side-Gable:* Fred & Anna Miller House, 707 Melrose Avenue (Photo #10, 1918)
Miller-Johnson House & Garage, 508 Melrose Court (Photo #25, 1915)
Jeremiah & Laura McLaughlin House, 223 Melrose Court (1926)
Leslie & Wilma Switzer House, 422 Melrose Court (Photo #11, ca. 1924)

- *Craftsman/Bungalow:* Frederick & Nellie Fry House, 506 Brookland Park Drive (Photo #12, ca. 1926)
Howard Duplex, 401-403 Melrose Court (Photo #13, 1924)
Robert & Ethel Hunter House, 316 Myrtle Avenue (ca. 1915)
Elza & Mary Means House, 520 Brookland Park Drive (ca. 1926)
George S. & Anna Randall House, 701 Melrose Avenue (ca. 1919)

- *Craftsman/Multi-family:* Melrose Apartments/Caywood Apartments, 741 Melrose Avenue (Photo #22, 1929)

- *Tudor Revival/
English Period
Cottage:* Chester & Lois Miller House, 311 Melrose Court (Photo #14, 1929)
William & Betty Holland House, 325 Melrose Court (Photo #15, ca. 1932)
Irving & Martha Weber House, 421 Melrose Court (Photo #16, 1929)
Erwin & Eva Gross House, 622 Brookland Park Drive (Photo #17, 1930)
John & Rose Brady House, 513 Brookland Park Drive (1932)
Charles & Louise Kennett House, 517 Brookland Park Drive (ca. 1928)
Ernest & Myrtle Anthony House, 605 Brookland Park Drive (ca. 1927)

- *Cape Cod/
Minimal Traditional:* Albert & Dorothy Erbe House, 409 Melrose Court (1939)
George & Leona Rebel House, 614 Brookland Park Drive (1941)
Gretchen & C. Merton Spicer, Jr. House, 624 Brookland Park Drive (Photo #18, 1939)
Ostdeik Rental House, 424 Melrose Court (Photo #19, 1940)

- *Ranch:* F. Neal & Ruth Miller House, 603-603½ Brookland Park Dr. (ca. 1949)
Thelma & Donald Lewis House, 300 Lucon Drive (Photo #20, 1951)
Davis-Walker House, 335 Lucon Drive (1953)

The condition of buildings in the Melrose Historic District ranges from good to excellent. Most of the residences originally used as single-family homes have been retained as such with several exceptions where they have been converted to duplexes. In several instances garages have been converted to rental units as well. The most likely alteration to houses in the District has been the addition of synthetic siding including aluminum siding or vinyl siding beginning in the 1960s. Other changes include the enclosure of front porches, the addition of breezeways to connect to previously detached garages, alteration of some dormer areas to create large second floor rooms, and the construction of rear kitchen and family-room wings generally not visible from the public right-of-way. Historic rehabilitations were completed for a number of buildings within the District during the 1990s.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8

Page 6

Melrose Historic District
Name of Property

Johnson County, IA
County and State

8. Statement of Significance: Significant Person (continued)

Kuever, Rudolph
Nagler, Floyd
Jones, Howard
Armbruster, David
Johnson, Wendell
Weber, Irving
Lewis, Thelma

8. Statement of Significance: Architect/Builder (continued)

J.H. Hunzinger & Co., builder
Hunzinger-Wagner Co., builder
Hunzinger, Frank E., builder
Wagner, W.H., builder
McLaughlin, Jeremiah, architect and builder
Anthony, Mark, architect
Rust, J. Bradley, architect
Paulson, Wayne, architect
Miller, F. Neal, builder

8. Narrative Statement of Significance:

General:

The Melrose Historic District is locally significant under Criteria A, B, and C.

Under Criterion A, the Melrose Historic District derives significance under the category of "Community Planning and Development." Resources within the District draw attention to the growth of Iowa City's West Side both prior to 1900 when the houses along Snook's Grove Road (Melrose Avenue) comprised a sparsely settled country neighborhood and to the period following World War I, and extending through World War II when the neighborhood transitioned to an early automobile suburb. Under the category of "Education" the District is closely associated with the development of the State University of Iowa's West Side Campus, which included its teaching hospital and clinic complex and its athletic facilities, all built north of Melrose Avenue in the decades following World War I. This period was significant for the University's primary education mission because these years saw a five-fold increase in student enrollment and a major expansion in physical plant. The provision of housing for University faculty members, physicians, administrative staff, and students was a critical private-sector initiative that supported the West Side Campus development between and following the World Wars.

Under Criterion B, the Melrose Historic District is significant for its association with the lives of prominent Iowa City residents, several with affiliations to the State University of Iowa. Byron J. Lambert, head of the Department of Civil Engineering at the University was an important Iowa engineer whose career included the design of steel stadiums, bridges, hydroelectric dams and plants, and water systems throughout the state. Floyd Nagler gained prominence as the founding director of the SUI Hydraulics Laboratory and for a range of findings in the engineering field. Rudolph Kuever, Dean of the College of Pharmacy, had an outstanding career in both academic pharmacy and as a consulting pharmaceutical chemist and patent holder. Howard Jones was the SUI football coach in the early 1920s who developed a highly successful national football program. David Armbruster was a nationally prominent swimming coach and researcher at SUI. Wendell Johnson was a nationally known speech pathologist, clinical psychologist, and pioneer in treatment for stuttering. Irving Weber, SUI's first All-American swimmer, resided in the District throughout his life. He was a leading Iowa City dairy company executive and a much-loved local historian and newspaper columnist. Thelma Lewis, a leader in the campaign

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8

Page 7

Melrose Historic District
Name of Property

Johnson County, IA
County and State

to establish the mayor-city manager form of government for the city in the 1950s, became Iowa City's second female mayor.

Under Criterion C, the Melrose Historic District is significant as a representative collection of the residential architectural styles and vernacular house forms that appeared in Iowa City neighborhoods during the years that the area was transformed from a country neighborhood to an early automobile and post-war residential suburb. The neighborhood contains a subdivision pattern that mixed curvilinear, cul-de-sac, and grid pattern streets with a city park along a major town and country highway. The shift in domestic architecture during this period from large, multi-storied and richly ornamented houses to smaller scale, less expensive residences with garages integrated onto the site is evidenced by the homebuilding that took place in the Melrose Historic District. Together the District's subdivision plans and buildings tell the story of suburban style architectural design and vernacular building practices during the first half of the 20th century in Iowa City, displaying more than a dozen different architectural styles and house forms.

Two resources in the District are already listed on the National Register of Historic Places: the Billingsley-Hills House (contributing, 629 Melrose Avenue, Photo #1) and the A.W. Pratt House (contributing, 503 Melrose Avenue, Photo #2). The first property contains two contributing resources. The Pratt House is also owned by a religious organization and used as a student center. No reconnaissance or intensive level archeological surveys were conducted for properties within the District. As a result, no significance is claimed under Criterion D.

The period of significance for this locally significant historic District is 1870-1955. The first date marks the construction of the earliest architecturally significant resource in the District and the last date marks the 50-year cut-off for National Register eligibility.

The Historical Development of Melrose Neighborhood:³

Iowa City was laid out as the new capital city for Iowa Territory in 1839. Its location 50 miles west of the Mississippi River and its population centers anticipated the state's westward expansion. Over the next 15 years, the territorial and then state legislators sought to connect Iowa City to the balance of Iowa through the establishment of military, territorial and state roads. One of these roads, Snook's Grove Road, forms the northern boundary of the Melrose Historic District. It was laid out in 1853 along the route of present day Melrose Avenue to connect Iowa City with Snook's Grove, an early town site in Poweshiek County, the second county west of Johnson County. The road was connected to the balance of Iowa City, which was located east of the Iowa River, via a curving route that descended the hillside, and connected to the bridge that crossed the river at Burlington Street.

Early development along Snook's Grove Road is depicted in the 1868 *Bird's Eye View of Iowa City, Johnson County, Iowa* that appears on the following page. Scattered residences are located along the road with the grid-like spacing of trees suggesting at least one orchard along the north side of the road northeast of the District. The undulating open space south of Snook's Grove Road appears to be dotted by trees and pastureland. The tree-covered ravine located midway between Melrose Avenue and Myrtle Avenue in the vicinity of present day Lucon Drive appears also. The clearly depicted right-of-way of the Mississippi & Missouri Railroad (later, the Chicago, Rock Island & Pacific RR) curves along the southwest edge of the District. The railroad was completed to Iowa City in the mid-1850s but not completed westward until after the Civil War.

Myrtle Avenue is shown on the *Bird's Eye View Map* as a dead end road that paralleled, but did not cross, the railroad. A cluster of buildings including a farmstead and several other dwellings appears on both sides of the road. This collection of structures is actually at the crest of a hill that the map does not depict. The change in grade traversed by the railroad route is similarly minimized in this view. The crest of the hill at the west end of Myrtle was identified in an 1854 map of Iowa City as the location of "Myrtle Grove," the site of a prominent Greek Revival residence (non-extant) owned by James

³Portions of this section from "Historic Resources of Iowa City, Iowa MPS" listed in the NRHP; authored by Marlys Svendsen.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 8

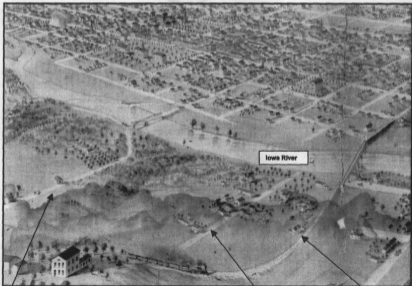
Melrose Historic District
Name of Property

Johnson County, IA
County and State

Robinson that looked out over the Iowa River.

The pattern of building and the present day density of the Melrose Historic District are a result of the organic manner in which the area grew as well as conscious planning decisions made by formal subdivision development. Residential building occurred in multiple waves. No evidence of the first wave of settlement, that which is depicted in the *Bird's Eye View Map*, survives although the cluster of houses at the crest of Myrtle Avenue where several of the District's oldest dwellings are currently located may be linked with the settlement shown on the *Bird's Eye View Map*. These frame houses, the L.E. Elliott House (contributing, 402 Myrtle Avenue) and the Clarence and Frances Huffman House (contributing, 412 Myrtle Avenue, Photo #3) date from ca. 1890 or earlier. In later years Myrtle Avenue passed this pair of houses before turning southwest and crossing the tracks of the Chicago, Rock Island and Pacific Railroad.

from *Bird's Eye View of Iowa City, Johnson County, Iowa, 1868*
(from the State Historical Society of Iowa - Iowa City)



Snook's Grove Road
or Melrose Avenue

Myrtle Avenue

Chicago, Rock
Island & Pacific RR

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8

Page 9

Melrose Historic District
Name of Property

Johnson County, IA
County and State

A Country Neighborhood along Snook's Grove Road

The second wave of settlement in the Melrose Historic District took place in the decades immediately following the Civil War. House sites were established on small acreages located along Snook's Grove Road (Melrose Avenue) with the formal subdivision of Government Lot 1, Sec.16-79-6 in this area of Johnson County. The earliest surviving house in the District is the country estate of landowner William Billingsley (629 Melrose Avenue, contributing, NRHP, Photo #1). Built in 1870, the multi-acre site originally had a small barn (non-extant) as well as the 16-room house. A two-story garage (contributing) with servants' quarters on the second floor was added to the property in the 1920s.

Historic View of Billingsley-Hills House and Garage, 629 Melrose Avenue, ca. 1925
(photo courtesy of Michaelanne Widness, Iowa City)



Subdividing of the area south of Snook's Grove Road began in March 1881 when William Billingsley sold Paul Custer and his wife Gabriella 18 acres of land in the west half of Government Lot 1 that surrounded Billingsley's house site. Nine months later Paul Custer formally subdivided this parcel into rectangular multi-acre lots fronting on Snook's Grove Road, the state road that connected Iowa City with points west. Custer's Subdivision extended along the south side of Snook's Grove Road from near where Lucon Drive and Brookland Place are located on the east to just west of Melrose Place (outside of the District).

The Custers sold off these lots slowly over the next seven years with the first two going to A.W. Pratt. The other lots changed hands several times before houses were built after 1900. The A.W. Pratt House (503 Melrose Avenue, contributing, NRHP, Photo #2) was built a quarter mile to the east of the Billingsley-Hills House in 1885. Pratt was a

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8

Page 10

Melrose Historic District
Name of Property

Johnson County, IA
County and State

partner in the Pratt & Strub Drygoods Store, a successful Iowa City department store. A third surviving house from this period is located just outside of the District, the Wilbur and Hattie Cannon House (320 Melrose Avenue, NRHP) built in 1884. Sons of the Cannon family and the Pratt family were eventually partners in W.A. Cannon, Jr. & Co., a perfume and cosmetics manufacturer at the turn of the 20th century.

Historic View of A.W. Pratt House, 503 Melrose Avenue, ca. 1910
(photo courtesy of Church of Jesus Christ of Latter-Day Saints, Iowa City)



The next subdivision platted within the Melrose Historic District was east of Custer's Subdivision at the eastern edge of the District. Named "Crowley's River View Addition," this subdivision was surveyed by J.C. Watkins and platted by Edward Crowley in February 1908. The lots were laid out along the bluff top facing the Iowa River, along River Road below the bluff, and with a few lots away from the bluff laid out along the south side of Snook's Grove Road (Melrose Avenue) before it turned north to descend the hill and connect to the Burlington Street Bridge. Crowley appears to have been unsuccessful with this platting effort, however, selling only a few lots including one below the hill for use as a sand and gravel site (outside of the District) and several along Melrose Avenue for house sites that were built on in the decades immediately following 1900.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

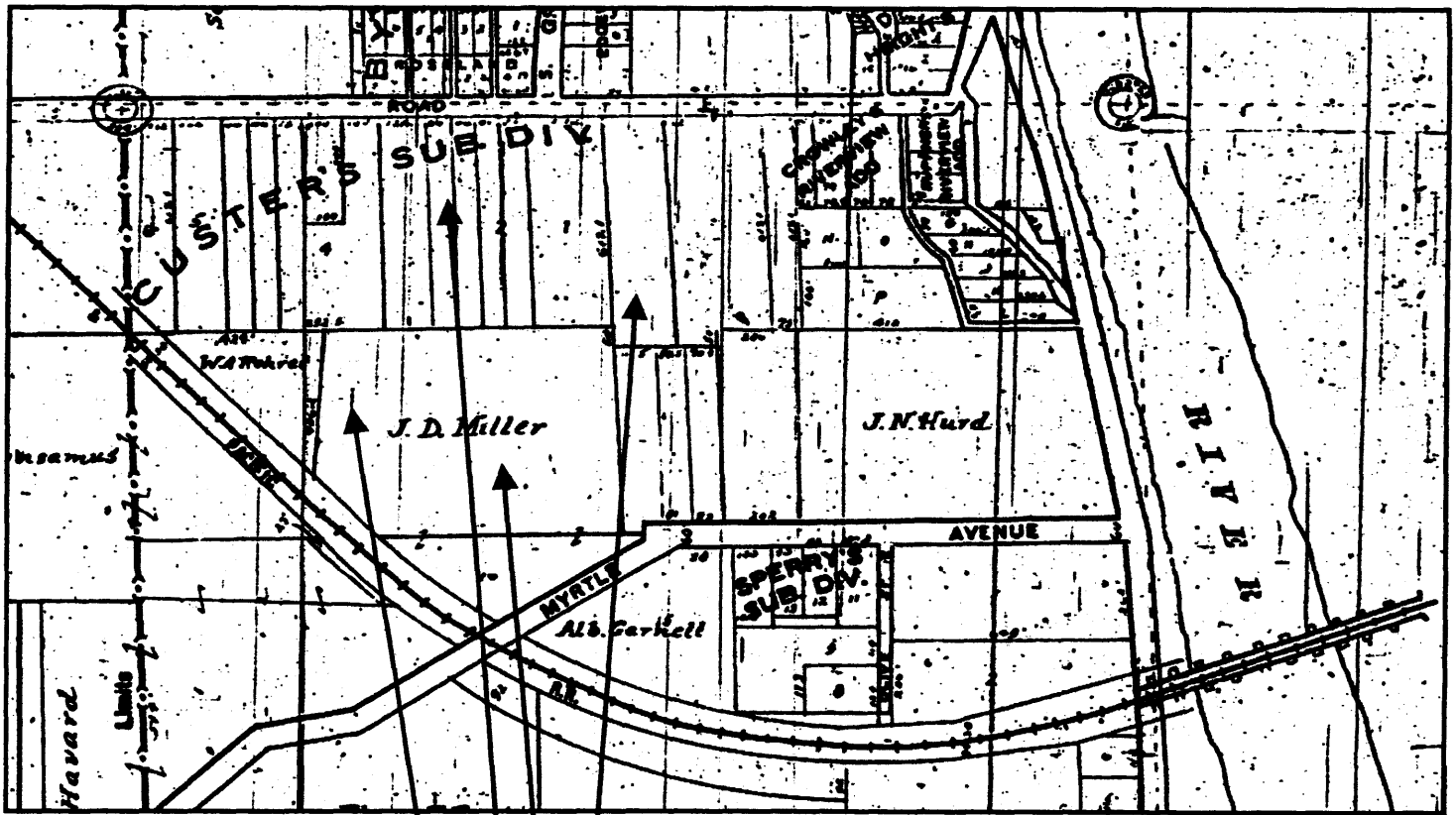
Section Number 8 Page 11

Melrose Historic District
Name of Property

Johnson County, IA
County and State

The third wave of development in the Melrose Historic District began shortly after the turn of the 20th century. Iowa City population stood at 7,987 in 1900 with another 1,500 State University of Iowa students not included in this figure. As the "Historic Resources of Iowa City, Iowa" MPS states, this population was housed largely in the blocks that comprised the original town plat and later additions along the eastern and southern edges of the city. Once the Iowa River was breached with the approval of a new western city limit in the referendum vote held on March 21, 1910, new houses were rapidly constructed west of the river. This section of town became known alternately as "West Iowa City" and the "West Side" on published maps and in city directories. Between ca. 1905 and the end of World War I, more than a dozen new houses were completed in the District. Their location was confined to the 300-700 blocks along the south side of Snook's Grove Road (Melrose Avenue) and a single house on Myrtle Avenue. The houses ranged from small two-story frame cottages to large two-story houses fitted out with elaborate entrance porches and rear sleeping porches. These residences were built and occupied by Iowa City merchants (hardware dealer, seed and feed dealer, agricultural implement dealer, blacksmith) and manufacturers (perfume and gloves), retired farmers, building tradesmen (carpenters and plumbers), and several widows. City directories show that no individuals with connections to the State University of Iowa were included in this third wave of homebuilders.

Iowa City "West Side," from *Atlas of Johnson County, Iowa, 1917*



Melrose Historic
District

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8 Page 12

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Establishment of the SUI Hospital Complex and the West Side Campus

The fourth and most important wave of residential development in the Melrose Historic District began after World War I and continued through the 1930s. These two decades were marked by the platting of four subdivisions in the District and construction of nearly half of the single-family dwellings, all of the duplexes, and the only apartment building. The single factor that prompted this swift development was the decision by the State University of Iowa to expand its campus to the west side of the Iowa River. Prior to this time as noted above, SUI and the SUI General Hospital were situated on the east side of the Iowa River north of the central business district. Shortly before World War I, SUI made the decision to acquire a substantial parcel of ground on the west side for purposes of developing a new hospital complex.

This decision was made in the wake of two important events. The first was the publication in 1910 of the Carnegie Foundation's Flexner Report, a national study of medical colleges in the United States and Canada that recommended that the SUI College of Medicine and SUI Hospital either make serious reforms or shut down because of deficiencies. The second event was the passage of the Perkins Act in 1915 by the Iowa General Assembly, which mandated that the SUI College of Medicine provide care for the state's indigent children. In separate action later that year, the General Assembly established funding for a 150-bed "Hospital for Indigent, Diseased & Crippled Children." These legislative actions together with the impetus of the Flexner Report set the course for major reform and hospital expansion. The site selected for the new Children's Hospital was part of an 80-acre campus expansion located on the bluffs west of the Iowa River and about a half-mile north of the present day Melrose Historic District. When the Children's Hospital opened in 1919 it was the first SUI building on the new West Side Campus. It was soon followed by completion of the Psychopathic Hospital in 1920 and Westlawn (nurses dormitory) in 1921.

The same year that the Children's Hospital opened the Iowa General Assembly passed the Haskell-Klaus Act, which extended the benefits of free medical care to indigent adults. As a result of the Perkins Act and the Haskell-Klaus Act, more than half of the SUI Hospital's admissions were made up of indigent patients by the early 1920s. To address the growing demand for hospital beds, a lengthy process of negotiation was begun to secure funding for the construction of a new general hospital on the West Side Campus. Abraham Flexner, author of the report that had severely criticized the SUI Hospital and College of Medicine in 1910, was impressed with the subsequent efforts of the Iowa legislature and the College of Medicine to deal with the problems. As a result, Flexner became SUI's champion in his new position with the General Education Board of the Rockefeller Foundation.

Flexner proposed that the General Education Board of the Rockefeller Foundation help SUI build a new medical center across the river from the facility he had described in his 1910 report as small and outmoded. He noted to the General Education Board "that the state legislature had dramatically increased its support of the medical school from less than \$70,000 in 1912-1913 to more than \$1 million in 1922-23. But generous though it was to the medical school, the legislature would not appropriate the whole \$4.5 million needed to build a new medical center."⁴

Flexner proposed that the Rockefeller philanthropies provide \$2.5 million with the balance to come from taxes. Despite efforts by opponents within the Rockefeller Foundation who did not favor funding tax-supported entities, the SUI hospital proposal was approved. The project's significance on a national scale was that it combined state tax dollars with Foundation resources breaking the long-standing position of the Rockefeller philanthropies to not fund tax supported institutions.

The Iowa General Assembly approved funding for the new General Hospital and Medical Laboratories Building in 1924. Construction was planned for four years with the opening of the Laboratories Building in 1927 and the 770-bed General Hospital in 1928. Representatives of major state and national medical organizations and medical schools from throughout the country attended the three-day long dedication celebration held in November 1928.

⁴E. Richard Brown, *Rockefeller Medicine Men: Medicine and Capitalism in America* (Berkeley, CA: University of California Press), 1979, p. 177.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8 Page 13

Melrose Historic District
Name of Property

Johnson County, IA
County and State

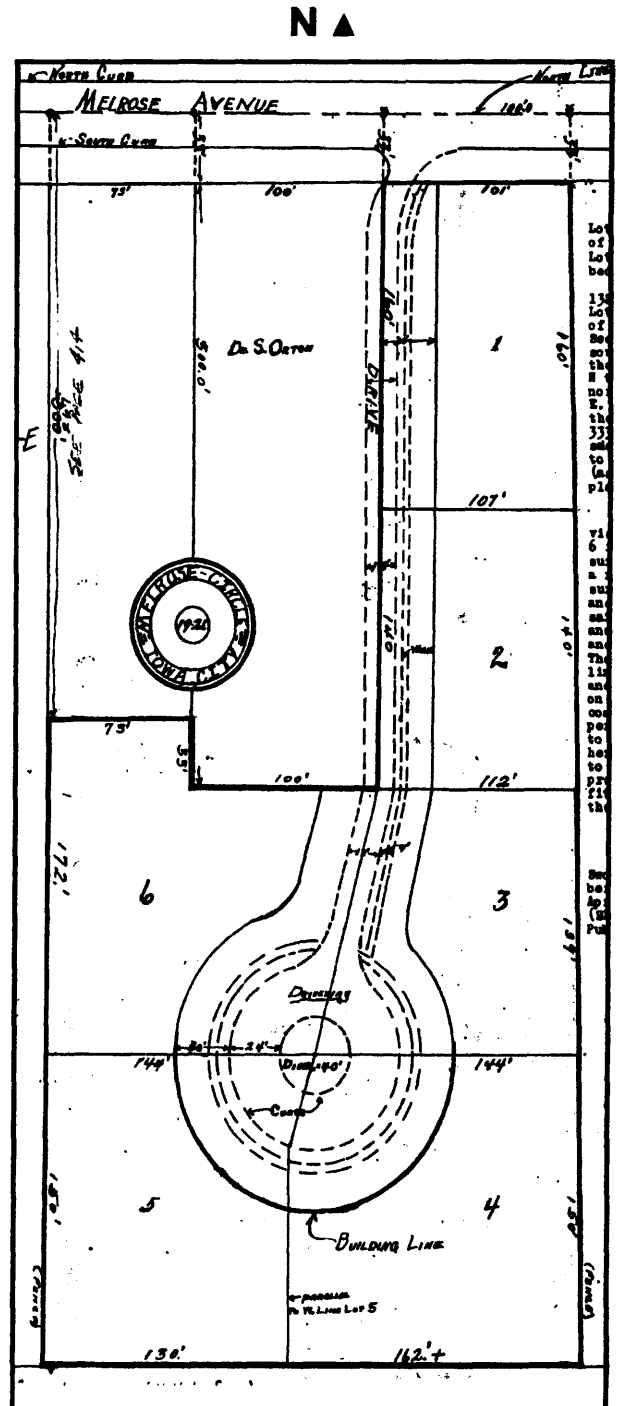
Subdivision Platting in the 1920s

Once the decision was made regarding the establishment of a new West Side Campus for the State University of Iowa, the direction of Iowa City's future growth west of the Iowa River was assured. The future campus as well as the area to the north and south were annexed and city services for water and sewers were extended west of the river. Next came the platting of additions and subdivisions to spur residential construction. One of the first areas favored for developer attention was the area south of Snook's Grove Road, which was renamed "Melrose Avenue" following submittal of a petition by residents along Snook's Grove Road to the Iowa City City Council on December 3, 1915. The road retained its name on some maps for a time. The platting of four subdivisions and the establishment of a new city park took place between 1921 and 1925 in the blocks south of Melrose Avenue. These actions were followed shortly by the construction of dozens of new houses, a handful of duplexes, and one large apartment building.

The first land to be platted along the south edge of Melrose Avenue – the boundary of the new West Side Campus – was Lambert's Subdivision of Lot 4 of Custer's Subdivision. This plat was laid out in April 1921 by Byron J. Lambert, head of the SUI Department of Civil Engineering, and also a registered land surveyor. The approximately 600 by 200 foot tract was owned by Lambert and Dr. Samuel Orton, the resident owner of 629 Melrose Avenue. Lambert had acquired his portion of the land in the new subdivision shortly before the plat was filed. The relatively small subdivision contained only six lots laid out along a cul-de-sac named "Melrose Circle" that measured just 18 feet at the north end. The portion of the street that looped the circle at the south end of the cul-de-sac widened to 24 feet. Lambert selected Lot 4 for construction of his own residence and sold off the other lots by early 1923. Substantial houses were completed on all but one lot within a few years. In addition to Lambert, homebuilders included the SUI Athletic Director, the dean of the SUI College of Pharmacy, the director of the SUI Institute of Hydraulic Research, and the SUI news director.

With houses under construction or nearing completion along Melrose Circle, in January 1923 James and Augusta Paden retained J.C. Watkins, a registered land surveyor and civil engineer, to lay out Paden's Addition in Lot 3 of Custer's Subdivision. The Padens retained Lot 1 that contained their personal residence (215 Melrose Court, contributing) and laid out a group of small lots (50 by 100 feet) facing onto a narrow private drive that joined Melrose Avenue at a T-intersection. The plat for Paden's Addition appears on the following page.

Plat of Lambert's Subdivision of Lot 4, Custer's Subdivision, filed April 1, 1921, Johnson County Recorder



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 14

Melrose Historic District
Name of Property

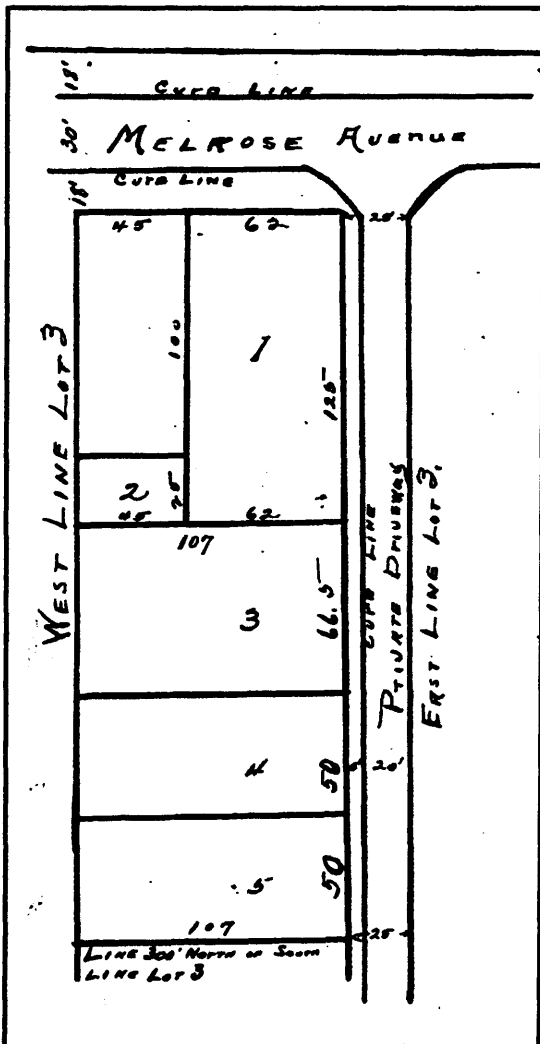
Johnson County, IA
County and State

Before the end of January 1923, a second addition was laid out on land adjoining Paden's Addition on the south taking up the balance of Lot 3 and a portion of Lot 2 of Custer's Subdivision. The name of this subdivision, Melrose Court Addition, gave the 20 foot wide private drive its name - "Melrose Court." The Melrose Court Addition contained 14 small lots (50 by 100-120 feet) on either side of Melrose Court. Like Paden's Addition, Melrose Court Addition was laid out by J.C. Watkins. The plat for the Melrose Court Addition appears below.

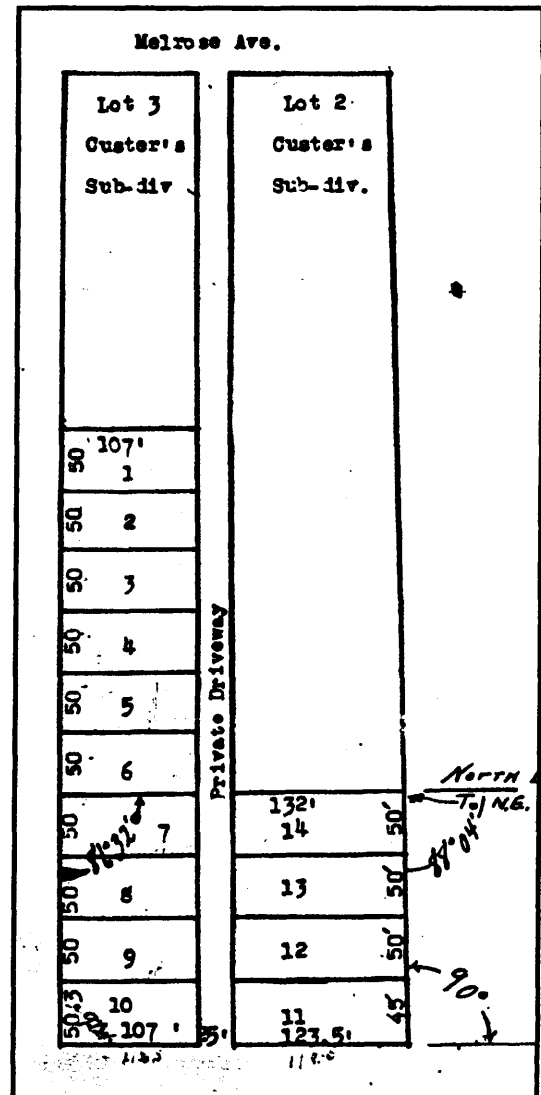
Occupants of the houses built in Paden's Addition and Melrose Court Addition included a mix of working and middle class households, which continued through the years. In addition to SUI faculty, coaches, physicians, and an SUI janitor, homes and duplexes were occupied by several carpenters, a truck gardener, a bookkeeper, an auto mechanic, and several commercial travelers.

Plat of Paden's Addition of Lot 3, Custer's Subdivision, filed January 6, 1923, Johnson County Recorder

Plat of Melrose Court Addition of Lot 3, Custer's Subdivision, filed January 19, 1923, Johnson County Recorder



N ▲



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

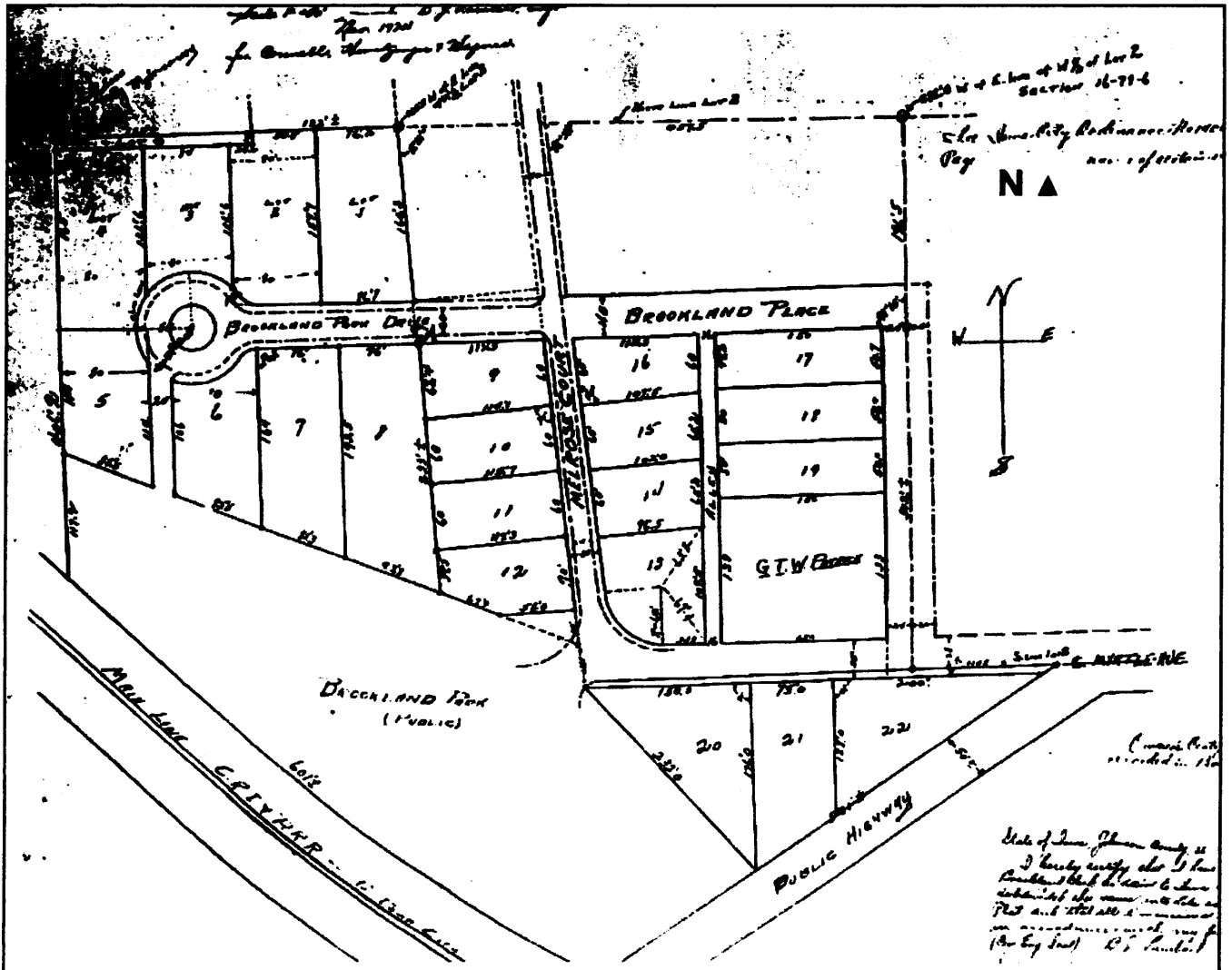
Section Number 8 Page 15

Melrose Historic District
Name of Property

Johnson County, IA
County and State

The last major subdivision laid out in the Melrose Historic District was the Brookland Park Addition platted in November 1924 by three Iowa City couples – Frank E. and Effie Hunzinger, Mary and J.P. Connell, and W.H. and Mayme Wagner – who had acquired the land through various purchases and transfers in the months immediately preceding filing of the plat. The group retained engineer Byron J. Lambert to lay out the addition. In addition to filing the joint plat, the Hunzingers and Wagners shared another important business relationship – ownership and operation of J.H. Hunzinger & Co. and an investment interest later in the Hunzinger-Wagner Co., both construction and development firms that operated in Iowa City between the World Wars. The work of these companies is described in greater detail below.

Plat of Brookland Park Addition,
filed November 1, 1924, Johnson County Recorder



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 16

Melrose Historic District
Name of Property

Johnson County, IA
County and State



The Brookland Park Addition was the largest modern subdivision in the Melrose Historic District measuring approximately 850 by 300 feet. It included 22 lots laid out along two streets and, like the adjacent Lambert's Subdivision laid out by B.J. Lambert, contained an intersecting cul-de-sac with a 40 foot diameter circle. Streets in the addition ranged from 20 to 30 feet wide with a short alley measuring 16 feet. The most significant feature of the addition was the inclusion of Brookland Park (contributing) that was formally transferred to the City of Iowa City in December 1924 for use as municipal parkland.

The construction of houses in the Brookland Park Addition proceeded at a steady pace through the balance of the 1920s with 14 new dwellings and one duplex completed between 1925 and 1927. These same three years marked the period of construction for two major SUI facilities north of Melrose Avenue – the SUI Field House completed in 1927 and the SUI General Hospital completed in 1928. As might be expected, following the development of the West Side Campus, and the SUI General Hospital in particular, SUI faculty, staff, and students occupied a major portion of the new housing in the Brookland Park Addition. A surprisingly large share of the new residences, however, was occupied by working class and middle class families whose livelihoods were not connected to SUI. These included several carpenters and contractors, a number of grocers and other merchants, several bank employees, and several salesmen. The result was a socially and economically diverse neighborhood where a professor of philosophy might reside next door to a carpenter and a grocer might share a backyard fence with a physician. The poor economy of the Depression slowed construction of new houses at the beginning of the 1930s but by the end of the decade another 15 houses had been added along Brookland Park Drive and Melrose Court (including the north end). The last area settled in the District along Lucon Drive is discussed as part of the post-World War II development below.

West Side Campus Grows

The development of the Melrose neighborhood is important under the category of Education because its growth paralleled a period of general expansion at SUI. Student enrollment of just 1,500 in 1900 grew to more than 8,500 at the end of the 1920s. Citywide population nearly doubled during the same period to 15,340 by 1930. General growth of the University and its local impact are more fully described in the historic contexts "Town and Gown Era (1899-1940)" and "University of Iowa (1855-1940)" in the "Historic Resources of Iowa City, Iowa" MPS.

In addition to the SUI Hospital facilities described above, the West Side Campus's wide-open expanses and level terrain proved suitable for construction of a series of buildings and athletic facilities that required substantial space. One of the first facilities completed during the decade of the 1920s was the Armory (non-extant) erected in 1921. It was originally a free-standing building located approximately one block north of Melrose Avenue opposite Melrose Circle. The second major building to be completed was the SUI Field House (extant) in 1927. It was connected to the east side of the Armory with its over-sized swimming pool incorporated into the fire protection system for the SUI General Hospital that was under construction at the same time. The third major facility completed during the decade was the new football stadium located north of Melrose Avenue opposite Melrose Place and the Melrose Apartments. Originally dubbed Iowa Stadium (extant) when it was completed in 1929, it was renamed Kinnick Stadium in honor of SUI Heisman trophy winner Nile Kinnick. During World War II Kinnick died in a training flight and his death was mourned as a national tragedy. Vacant land surrounding the Armory and the athletic facilities was taken over for practice fields, tennis courts, running track, and parking lots. During the Great Depression years, construction on the SUI West Side Campus came to an abrupt stop.

Growth of the West Side Campus during the 1920s and 1930s along with general growth of the University created a demand for student housing. Though construction of single-family dwellings dominated housing development in the Melrose Historic District during this period, provision of student housing was not overlooked. Zoning laws did not regulate the location of multi-family buildings until the mid-1930s in Iowa City, giving property owners the opportunity to locate duplexes and apartment buildings on lots that could accommodate larger buildings. As a result, four duplexes were built along Melrose Court at 410-403 (1924), 216-218 (ca. 1929), 220-222 (ca. 1927), and 402-404 (ca. 1939). Through the years, the tenants in these buildings changed frequently, but they nearly always had an affiliation with the SUI as junior faculty or at the SUI General Hospital as medical residents, nurses, or staff. For example, in the four decades between construction of 220-222 Melrose Court in ca. 1927 and 1967, 17 different tenants were affiliated with SUI. Beginning in 1940s, several single-family residences saw apartments added. This was most common in cases where a surviving

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8 Page 17

Melrose Historic District
Name of Property

Johnson County, IA
County and State

widow chose to supplement her income. Though no investigation was done for this nomination to determine the occurrence of sleeping rooms in houses in the neighborhood, this, too, was a likely practice, given the proximity of the neighborhood to the SUI West Side Campus.

The largest multi-family building in the District is the Melrose Apartments building at 741 Melrose Avenue, also known as the Caywood Apartments. Construction of the building was completed in 1929, according to local historian Irving Weber who, with his wife, Martha, had an apartment there.⁵ The 12-unit building was built and owned by Thomas Caywood, a professor of engineering at SUI, and his wife, Sophronia. Through the years apartments were rented primarily to junior faculty and students at SUI, with medical interns, residents, nurses, and other hospital workers accounting for a substantial number of apartment occupants.

Architects, Contractors, Engineers, and Developers of the 1920s and 1930s

The visual attributes that characterize the Melrose Historic District are a result of the original layout of the subdivisions and additions that comprise the neighborhood as well as the design and craftsmanship evidenced in individual buildings. Individuals known to have participated in the development of the Melrose Historic District in one fashion or another include those in the following chronological list. The year or span of years for their contribution is included:

- Frank X. Freyder, architect and contractor (ca. 1910)
- B. A. Wickham, architect and contractor (ca. 1911)
- Byron J. Lambert, engineer and land surveyor (1921-1924)
- J.C. Watkins, engineer (1923)
- Frank E. Hunzinger and W.H. Wagner, builders and developers with the firms J.H. Hunzinger & Co. and Hunzinger-Wagner Co. (1924-ca. 1940)
- Jeremiah McLaughlin, foreman carpenter and designer with J.H. Hunzinger & Co. and Hunzinger-Wagner Co. (1925)
- Mark Anthony, Cedar Rapids architect (1924-1925)
- J. Bradley Rust, architect (1950)
- Wayne Paulson (1950)
- F. Neal Miller, contractor (1949-1962)

Frank X. Freyder was a partner in the firm Sheets & Freyder, a long-standing Iowa City building firm that traced its roots to the carpentry shops of J.M. Sheets and partners Bernard Gesberg and August Hazelhorst in the mid-19th century. The men eventually merged operations as Sheets & Co. and became noted for their millwork production and contracting services. By 1897, the firm included partners J.M. Sheets and Frank X. Freyder and operated as Sheets & Freyder. Freyder listed himself as an architect in city directories beginning in 1909 through World War I. The firm completed construction and/or design contracts for a number of major commercial and institutional buildings including the Iowa City Public Library in 1903 and at least five Iowa City churches. Freyder was identified by local historian Irving Weber as the architect for the Robert & Luverne Wales House at 407 Melrose Avenue.⁶ The house was constructed ca. 1910, a time period that coincides with city directory listings for Freyder that identify him as an architect. It is also likely that Freyder's company completed construction of the house. The Wales House is a good example of an American Four-Square design that has been widened slightly to provide a more generous interior floor plan. It is set well back from the street on a spacious lot giving the house an even greater presence on Melrose Avenue. The house contains two modern features for houses of the period - a large rear sleeping porch and a two-story garage. An historic photograph of the house from ca. 1928 appears on the following page.

⁵Interview via email with Lolly Eggers (Irving Weber's biographer) by Marlys Svendsen, April 4, 2004.

⁶Irving Weber gave credit to Freyder for designing the house at 407 Melrose Avenue. Though he cited no source for this information, it may have come in part from the fact that Weber was related by marriage to Freyder's predecessor in the firm Bernard Gesberg, who was married to Weber's aunt. This genealogical information was provided by Weber's biographer, Lolly Eggers.

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 18

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Robert & Luverne Wales House, photograph taken ca. 1928 when owned by Dr. Everett & Lillian Plass
(photograph courtesy of Jane Plass, Lawrenceville, NJ)



The second architect-contractor connected to a house in the neighborhood is **B.A. Wickham**. Wickham's company traced its roots to carpenter George Wickham, who started the firm in ca. 1890. By 1893 the firm operated as Wickham & Brothers. Shortly after the turn of the 20th century the firm became Wickham & Diehl for a short time. Sometime between 1904 and 1909 B.A. Wickham took over the firm and began advertising his services as an architect as well as a contractor. In 1907, Wickham successfully out bid Freyder to construct the SUI President's House. Among the carpenters employed by B.A. Wickham was William H. Wagner, who later would become a partner in the most important developer-contracting business in the Melrose Historic District – J.H. Hunzinger & Co. and its successor, Hunzinger-Wagner Co. B.A. Wickham has been identified as the designer and contractor for the Donald and Margaret Munger House at 521 Melrose Avenue. This attribution is based on a notice that appeared in *The American Contractor* in August 1911, one month after the Mungers had purchased this parcel, stating that Iowa City carpenter and architect B.A. Wickham had plans in progress for a 2-story frame residence for D.A. Munger costing \$4,000. This house price coincides with the price paid for the property several years later when the Mungers sold it. The potential employment of William Wagner on construction of this house suggests an opportunity for Wagner to become familiar with this developing West Side site a decade before he became a personal investor in its development.

The first step in establishing the appearance of a neighborhood typically involves the formal platting of its constituent subdivisions and additions. The platting of the subdivisions in the Melrose neighborhood was the responsibility of both the landowners and any engineer or land surveyor involved in preparation of the actual plat. **Byron J. Lambert**, head of the civil engineering department at SUI and a registered land surveyor, took on this role for the creation of two of the modern subdivisions within the Melrose Historic District described previously – Lambert's Subdivision (Melrose Circle) in 1921 and Brookland Park Addition in 1924. The adjoining additions included common design elements such as cul-de-sacs with 40 foot diameter circles, irregularly narrow streets (18 to 30 feet wide), angled street rights of way to accommodate both existing natural and man-made features, and designated building setbacks. In the case of one subdivision (Lambert's Subdivision) the circle of land at the center of the cul-de-sac was divided into four quarters and made part of the abutting lots. In the case of the second cul-de-sac, ownership appears to have been transferred to the municipality along with adjacent parkland and a park access road.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 19

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Lambert's layout for the two additions resulted in a variety of lot sizes and shapes that tended to ignore the mandates of specific compass points in their design. They also built on the growing popularity for Garden Suburbs in the 1920s. Laid out along major automobile arteries, Garden Suburbs such as those laid out in the Melrose Historic District by Lambert emphasized the use of traffic circles, residential courts, community parks, and planned open spaces suitable for the planting of trees and other landscape features.⁷ The fact that Lambert chose to build his family's residence at 4 Melrose Circle is evidence of his belief in the Garden Suburb concept. Located at the end of a cul-de-sac with a spacious irregular lot radiating from a circle of open space suitable for landscaping, Lambert's personal choice said a great deal about his land development philosophy. Lambert played multiple roles in the development of Lambert's Subdivision – land owner, engineer, plat filer, and real estate developer. Retaining Lot 4 for himself, he proceeded to sell off all of the other lots along Melrose Circle within less than two years.

After Lambert's successful involvement with Melrose Circle, the principals of J. H. Hunzinger & Co., a local construction company, hired him to lay out the adjacent Brookland Park Addition. Based upon an examination of property transfer records that identify real estate acquisitions and subsequent transfers to the parent corporation prior to resale to private parties, it appears that J.H. Hunzinger & Co. played the multiple roles of developer, real estate agent, and building contractor. Brookland Park Addition's similarity to Lambert's Addition was noted above, but the larger size of the Brookland Park Addition and its required connection to the existing route of Melrose Court put several restrictions on its spatial arrangement. The result was the inclusion of a series of smaller, rectilinear lots along Melrose Court that repeated the pattern already established in the adjoining Paden's Addition and Melrose Court Addition located between Melrose Avenue and the Brookland Park Addition. Both of these small additions had been laid out in 1923 by **J. C. Watkins**, a local civil engineer in private practice in Iowa City from ca. 1922 to 1938.

As a result of the mix of size and shape for lots in the Brookland Park Addition, **J.H. Hunzinger & Co.** and its successor, the **Hunzinger-Wagner Co.**, were able to market lots to a diverse group of buyers from the prosperous 1920s into the economically depressed period of the following decade. Substantial houses on spacious lots, moderate sized homes on medium sized lots, and small cottages on narrow, shallow lots along Melrose Court and the west end of Brookland Park Drive were readily sold. An examination of property transfer and occupancy records suggests that up to nine houses and two duplexes were built by either J. H. Hunzinger & Co. or Hunzinger-Wagner Co. between 1925 and 1941.

J. H. Hunzinger & Co. had its origins when **John H. Hunzinger** (1882-1947), a native of rural Johnson County, began work as a carpenter in Iowa City in 1907 after several years of practicing the trade throughout the Midwest. His brother, **Frank E. Hunzinger**, also a carpenter, joined him two years later. The two continued in partnership until 1915 when they were joined by **William H. Wagner**, another local carpenter, to form "J.H. Hunzinger & Co." John Hunzinger moved with the company to Burlington in 1916 while Frank Hunzinger and William Wagner remained in Iowa City. References to Iowa City projects by the firm in *The American Contractor* begin in 1914 and over the next 12 years include new construction and remodeling work for a variety of clients. Work included dozens of new houses, several apartment buildings, store construction and remodelings, a major church remodeling, a new downtown mortuary, a fraternity house, a hotel remodeling, SUI hospital remodeling, and a stock pavilion.

In 1922 John Hunzinger relocated the company and his personal residence from Burlington to Davenport, Iowa. Another brother, Fred, joined the company's Iowa City operation that year. In March 1923 J.H. Hunzinger & Co. formally incorporated in Johnson County with John Hunzinger as president, Frank Hunzinger as vice-president, and William Wagner as secretary and treasurer. The company was described in its incorporation papers as a general contracting and building business with a wide range of specific business activities allowed including the buying and selling of real estate. Capital stock of \$100,000 was authorized for the company. It is likely that one of the reasons for incorporation of the company was the anticipated development of the Brookland Park Addition.

⁷David L. Ames and Linda Flint McClelland, *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington, D.C.: U.S. Department of the Interior, National Park Service, National Register of Historic Places), September 2002, p. 41.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 20

Melrose Historic District
Name of Property

Johnson County, IA
County and State

J.H. Hunzinger & Co. Advertisement
(from Iowa City Press-Citizen, December 31, 1923, p. 4)



"Be it ever so humble, there's no place like home"

BUILD A HOME!
The first step in home building is to Hunzinger & Co.

We are prepared to draw your plans, show you the quality of lumber and materials figured in your lumber bill, take you to hundreds of satisfied home builders who will attest to our ability to save money for you without sacrificing quality of lumber or workmanship.

Whether it is your purpose to build a barn, or a factory, a bungalow or a skyscraper, consult with us on the project, as nothing is too small or too large for us to handle — and you'll get the same expert advice.

Consultation Is Free

From the first work of excavation to the final touch of the artist's brush, all is done under our personal supervision. This is your safeguard against inferior materials or workmanship.

1924 will be the greatest building year Iowa City has had in many years.

Are you one who will build your own home?

J. H. Hunzinger & Co.

CONTRACTING Office Corner Governor and Jefferson Streets BUILDING Phone 605 ARCHITECTS

Beginning in October 1924 real estate in the area that would be the Brookland Park Addition was transferred to two couples who were connected to J.H. Hunzinger & Co. - Frank Hunzinger and his wife Effie and William Wagner and his wife Mayme. A third couple, J.P. Connell and his wife Mary, also were partners in the initial real estate transfer. Connell had a plumbing and heating business that likely did work with the Hunzinger Co. and the couple built the house at 511 Melrose Avenue (contributing) as their personal residence in ca. 1917. Over the next twenty years, the three couples along with J.H. Hunzinger & Co, Inc. and its successor firm, Hunzinger-Wagner Co., made 29 separate real estate transfers for lots in the Brookland Park Addition. An evaluation of property transfer records suggests that the company built as many as seven houses for the buyers and built another four buildings, renting them until they were sold a few years later.

The construction boom for J. H. Hunzinger & Co. in the Melrose neighborhood was so important that several of the company's employees decided to live in nearby houses. Theodore Simmons, a carpenter with J.H. Hunzinger & Co., lived for a short time at 303 Melrose Court beginning in 1924. Another employee who resided in the District was **Jeremiah McLaughlin**, foreman carpenter for J.H. Hunzinger & Co. from ca. 1926 – 1929, a carpenter for Hunzinger – Wagner Co. from ca. 1929 – ca. 1940, and a carpenter for Wagner Builders from ca. 1940 – 1958. He designed and built a house for his wife, Laura, and family at 223 Melrose Court (contributing). McLaughlin's pencil drawing for the house's front elevation along with an historic photograph survive and appear on the following pages. The well-executed drawing with its fine detailing suggests that McLaughlin may have had some training in drafting and design. The Craftsman Style side-gable house remains largely unchanged except for the removal of the metal Spanish tile roof and the addition of windows in the front entrance porch.

NATIONAL REGISTER OF HISTORIC PLACES

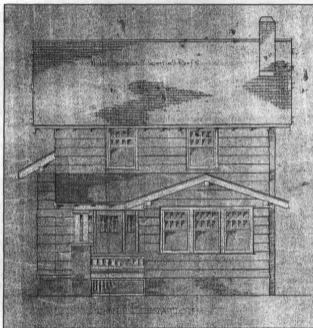
Continuation Sheet

Section Number 8 Page 21

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Pencil drawing, "Front Elevation" for the McLaughlin House, 223 Melrose Court, drawn by Jeremiah McLaughlin, carpenter foreman with J.H. Hunzinger & Co., 1925. Roof detailed as "Metal Spanish Tile"
(drawing courtesy of Mark & Carole Ramsey, house owners)



Frank and Fred Hunzinger and William Wagner continued as officers and employees of J.H. Hunzinger & Co. throughout the 1920s, selling lots and building houses in the Brookland Park Addition. Construction and especially homebuilding boomed throughout Iowa City. According to year-end summaries of construction activity published in the *Iowa City Press-Citizen* for the years 1921-1924, J.H. Hunzinger & Co. led local building contractors in terms of the total value of completed construction projects and the number of houses built. Their construction work rose from \$177,600 in 1921 to \$320,000 in 1922 and \$415,870 in 1923 before dropping back slightly to \$317,000 in 1924.⁸

⁸Year end construction summaries published in the *Iowa City Press-Citizen*, December 31, 1921, December 30, 1922, December 31, 1923, and December 31, 1924.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 22

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Jeremiah & Laura McLaughlin House, 223 Melrose Court, 1940.
(photo courtesy of Mark R. & Carole L. Ramsey, house owners)



In 1929 the Hunzinger brothers moved to Milwaukee to carry on J.H. Hunzinger & Co.'s contracting business. William Wagner joined with Ralph Wagner and Clarence Farr to incorporate the **Hunzinger-Wagner Co.** in Johnson County in February 1929. William was president, Ralph was vice-president, and Farr was secretary and treasurer. Like J.H. Hunzinger & Co., the new firm was described in its incorporation papers as a general contracting and building business with a wide range of specific business activities allowed including the buying and selling of real estate. Capital stock of \$40,000 was authorized for the company. Because of the continued use of the name "Hunzinger" in the company's name, it is likely that at least Frank and/or Fred Hunzinger retained some ownership interest in the successor company, which continued to be listed in local city directories until 1938. In 1940 following the death of William Wagner, Ralph assumed responsibility for the contracting business forming a new firm, Wagner Builders. The last lot in the Brookland Park Addition owned by Hunzinger-Wagner Co. was sold in 1941.

C.B. Mark Anthony served as the architect for one or possibly two houses in the Melrose Historic District – the Lambert House (contributing) at 4 Melrose Circle and the Kuever House at 5 Melrose Circle (contributing, Photo # 6). Extant architectural plans (see front elevation on following page) bearing Anthony's name and a drafting date of March 8, 1925 document his design of the Rudolph and Ruth Kuever House. The slightly earlier Lambert House was the first house constructed on Melrose Circle in ca.1922. Although plans have not been reviewed, Anthony's connection has been attributed based on an interview with the owners of the Kuever House who have previously seen the Lambert House drawings completed by Anthony.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

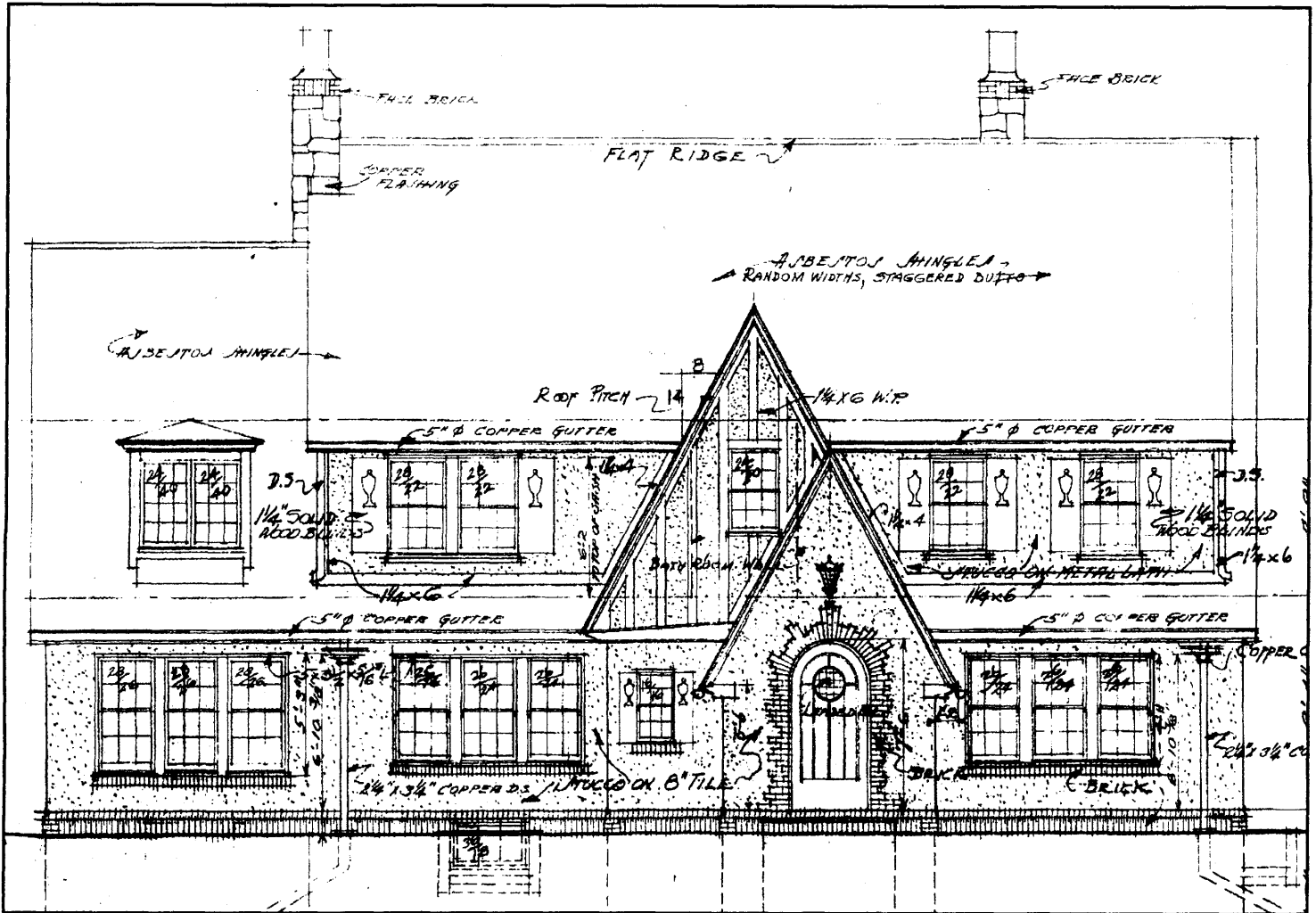
Section Number 8 Page 23

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Anthony maintained an architectural practice in Cedar Rapids, Iowa, which is located approximately 25 miles north of Iowa City, from 1918 to ca. 1948. Anthony graduated with a degree in architecture from the University of Illinois in 1914. He worked in Chicago for the firm of Huehl & Schmidt as a draftsman and designer during the period in which the firm was commissioned to complete a major remodeling of buildings along Michigan Avenue as part of the viaduct project along the Chicago River. In ca. 1917 Anthony joined the firm of Walter Ahlschlager, where he completed the design for the Oklahoma City Athletic Club. His first Iowa commission was in Cedar Rapids in 1918, where he was the designing engineer for various building projects for the Quaker Oats Company and the Douglas Starch Works.

Front Elevation from original blueprints drawn by Mark Anthony for Rudolph & Ruth Kuever House, 5 Melrose Circle, 1925
(plan courtesy of Edward & Dordana Mason, Iowa City)



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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8 Page 24

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Likely impressed with the opportunity for design work in Cedar Rapids' bustling economy, Anthony stayed and joined the Cedar Rapids office of Charles A. Dieman as an engineer and architect. In ca. 1920 he left Dieman to form the partnership of Hatton, Holmes and Anthony, architectural engineers. Within two years, Anthony had purchased his partners' interests and was practicing on his own. Anthony's clients included a number of Cedar Rapids' largest industrial firms, such as Hutchinson Ice Cream, Ideal Yeast Company, and Penick and Ford. Other large-scale commissions were for area schools and churches. By the mid-1920s, Anthony had designed more than thirty houses in Cedar Rapids, Iowa City, and other nearby towns that, according to a writer for the *Cedar Rapids Republican*, "bear the stamp of Mark Anthony's genius."⁹ One of Anthony's Colonial Style house designs was widely published in architectural magazines with copies built in several American cities.

The last designers of houses in the Melrose Historic District were **J. Bradley Rust** (1908-2000) of Iowa City and **Wayne Paulson** of West Branch, which is located about 15 miles east of Iowa City. Little is known about Paulson except that he had a design and building business that included residences in ca. 1950. He was not a registered architect in Iowa at the time nor did he have a membership in the Iowa Chapter of the American Institute of Architects. A good deal is known about Rust, on the other hand. He had a design practice in Iowa City from 1932 until 1987 that included residential, commercial, and industrial projects. Rust was born in Grinnell, Iowa and attended both Iowa State University and the University of Illinois. He opened a practice in Iowa City in the early 1930s and between 1939 and 1943, he and his wife rented an apartment in the Melrose Historic District at 402-404 Melrose Court. After a brief stint in the U.S. Navy during the war, he returned to Iowa City to resume his design practice. The post-war years saw Rust's residential design practice flourish. While his pre-war practice was largely confined to Iowa City, during the late 1940s and 1950s he designed residences not only in Iowa City but also in Coralville, University Heights, Cedar Rapids, West Liberty, Ft. Madison, Kalona, the Amana Colonies, Tipton, Marion, Vinton, Newton, Knoxville, and Wever – virtually all in eastern Iowa.

Of the dozens of houses designed by Rust, one is located in the Melrose Historic District – the Thelma and Donald Lewis House at 300 Lucon Drive. Designed and constructed in 1950, the house is typical of many of the Ranch Style houses that Rust designed during this period. Its functional floor plan offers fine vistas of the natural ravine nearby and the garage is hidden in the building's horizontal elevation. A view of the west elevation of the Lewis House appears on the following page. A second Rust house located near the Melrose Historic District is the Claussen House located at 3 Oak Park Court built by former residents of 308 Melrose Court within the District.

One of the last contractors identified in the District during its period of significance was **Frederick "Neal" Miller** (1909-1999). Miller lived in two houses in the neighborhood and headed up a small firm that built houses nearby and in other parts of the city. Neal was born in Nebraska and moved to Iowa City in 1923 with his family to put a brother through engineering school at the University. Neal started out in business working for his father, William Frederick "W.F." Miller. During World War II Neal gained further experience in the construction trades while serving in the U.S. Navy Construction Battalion stationed in the South Pacific. In 1941 W.F. Miller acquired three building sites at the west end of Brookland Park Drive. After the end of the war when Neal returned home to Iowa City to resume his work in the family construction business, houses were built on each of these lots – 603 Brookland Park Drive (contributing) in 1949, 625 Brookland Park Drive (contributing) in 1950, and 611 Brookland Park Drive (noncontributing) in 1962. Neal Miller and his wife Ruth resided in two of these houses for a time. Miller's firm also built two of the last houses on Melrose Court – the houses at 219 Melrose Court (contributing) in 1952 and 300 Melrose Court (noncontributing) in 1957. The oldest house built by Miller's firm in the District was the first Ranch Style house constructed in the Melrose neighborhood in 1949 at 603 Brookland Park Drive (contributing). The other houses built were examples of the Ranch Style or modified versions of the Minimal/Traditional Style sized to fit smaller lots.

⁹J.S. Farquhar, "Mark Anthony – Architect," *Cedar Rapids Republican*, Cedar Rapids, Iowa, September 12, 1926.

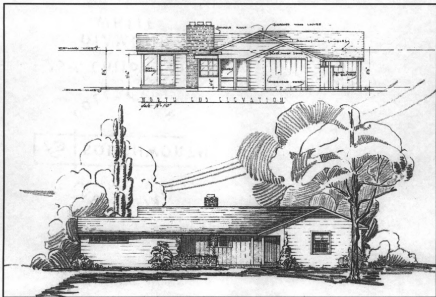
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 25

Melrose Historic District
Name of Property

Johnson County IA
County and State

West Elevation, Thelma and Donald Lewis House, 300 Lucon Drive, 1950
Architectural Plans Collection, J. Bradley Rust, State Historical Society of Iowa, Iowa City, Iowa



Doctors, Coaches, and Professors

Once the West Side Campus was substantially in place in the 1920s, the Melrose Historic District became the neighborhood of choice for many of the doctors, coaches, and professors connected to the SUI College of Medicine and the SUI Athletic Department. Dr. S. Orton, head of SUI Psychopathic Hospital from 1920-1932, bought the Billingsley House at 629 Melrose Avenue (contributing, NRHP). Dr. Paul Huston held the same position from 1955-1971. He built a house in 1950 at 223 Lucon Drive (contributing) while teaching in the College of Medicine. Dozens of other physicians resided throughout the neighborhood.

Proximity to nearly all of SUI's athletic facilities drew a number of coaches to the Melrose neighborhood. Howard Jones, the football coach and athletic director for the great Hawkeye teams of the early 1920s, lived at 3 Melrose Circle (contributing). The same house was occupied by Hawkeye track coach Francis X. Cretzmeyer, Jr., from 1952-1985. Charles Kennett, the English-born golf course architect who designed SUI's Finkbine Golf Course in 1923 and served as coach for the SUI golf team, lived at 517 Brookland Park Drive (contributing) from ca. 1927-1946. Nationally prominent SUI swimming coach David Armbruster built the house at 331 Melrose Court (contributing) just down the street from the SUI Field House that housed the SUI pool. James Harris, a football line coach and the acting head coach for the Hawkeyes during World War II, lived at 424 Melrose Court (contributing). William "Ted" Swenson, assistant track coach

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 26

Melrose Historic District
Name of Property

Johnson County, IA
County and State

during the 1930s and 1940s, resided at both 224 (noncontributing) and 228 Melrose Court (contributing) during World War II. Frederic Beebee, director of intramural sports and recreation as well as academic advisor to SUI athletes from 1926-1966, resided at 400 Brookland Place (contributing) from 1949 until his retirement. Paul Brechler, a highly successful athletic director for SUI, resided at 331 Lucon Drive (noncontributing) from 1950 until 1953. And finally, Max Hawkins, a member of the famous 1939 "Ironmen" football team at SUI, resided at 607 Melrose Avenue (contributing) during his post-collegiate year when he served as director of field activities for SUI.

Dozens of SUI professors from virtually every discipline resided in the neighborhood, rising through the ranks from instructor to professor and, in some cases, department head. The disciplines ranged from philosophy to dermatology, history to economics, with the especially large number of engineering professors most notable. The neighborhood had several deans including B.J. Lambert, Dean of Civil/Structural Engineering, who resided at 4 Melrose Circle (contributing); Rudolph Kuever, Dean of the College of Pharmacy, who lived next door at 5 Melrose Circle (contributing); and Marion Huit, Dean of Student Affairs for more than thirty years, who resided at 626 Brookland Park Drive (contributing).

Aerial View in 1937 of Melrose Historic District (outlined area) with approximately 75 percent of area developed
University of Iowa Library, Map Collection, Iowa City, Iowa



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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8 Page 27

Melrose Historic District
Name of Property

Johnson County, IA
County and State

World War II and Post-War Period

The last phase of development in the Melrose neighborhood began during the decade of the 1940s and continued through the mid-1950s. The development of the Melrose Historic District *between* the World Wars had reflected a boom in West Side growth prompted by the establishment of the SUI West Side Campus and the SUI General Hospital complex. Whereas *after* the war, the construction of homes reflected the citywide population growth. Eighteen houses (approximately 20 percent of the Melrose Historic District's primary buildings) were built between 1940 and 1955. Eight of these houses were built on lots located on Melrose Court, mainly along the east side, with the balance scattered along Lucon Drive in the Lucon Subdivision and the west end of Brookland Park Drive. Nearly half of the first owners and renters of these houses were SUI faculty, physicians, and coaches, with the balance of the homes occupied by businessmen and retirees.

The Lucon Subdivision was platted in November 1949 by the two owners of the property – Louise Pratt and George and Constance Frohwein. The subdivision was actually a replatting of Lot 1 of Custer's Subdivision and a parallel strip of land on subdivided land along the eastern edge of the 1881 subdivision. A single private street – Lucon Drive – named for Louise Pratt and Connie Frohwein extended from Melrose Avenue South for approximately one block crossing the east-west ravine that paralleled the avenue. This natural feature had previously restricted homebuilding in the area but with the construction of a private drive, the occasional high-water situations were dealt with by the resident occupants. Five houses were built along Lucon Drive between 1950 and 1953, including that of future Iowa City Mayor Thelma Lewis at 300 Lucon Drive (contributing) and an early example of the Shed Style, the Huston House at 223 Lucon Drive (contributing), both constructed in 1950 shortly after the area was subdivided. Unsuccessful efforts in subsequent years have been made to connect Lucon Drive to Brookland Place. In operation, the drive remains a cul-de-sac for its occupants.

Tables appear below and on the following page showing the decade of construction for Melrose Historic District houses and citywide population figures (with the period of significance for the District highlighted in bold face type).

Melrose Historic District - Houses Built by Decade	
Decade	Number of Houses
1870-1900	4
1900-1909	4
1910-1919	12
1920-1929	25
1930-1939	17
1940-1949	9
1950-1959	8
1960-Present	6
TOTAL	85

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 28

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Population of Iowa City	
Period of Significance Shaded	
Year	Persons
1850	1,250
1854	2,570
1860	5,214
1865	5,417
1870	5,914
1875	6,371
1880	7,123
1885	6,748
1890	7,016
1895	7,526
1900	7,987
1905	8,497
1910	10,091
1915	12,033
1920	11,267
1930	15,340
1940	17,182
1950	27,212*
1960	33,443
1970	46,850
1980	50,508
1990	59,735
2000	62,220

*First year that student population is counted in city population figure

Who Lived Where

By the time the Melrose Historic District was nearly fully developed in the mid-1950s, the neighborhood consisted of a mix of middle and upper income households in owner-occupied and rental houses, duplexes, and one apartment building. Through the years, faculty and staff at SUI made up more than 60 percent of residents in single-family houses built or occupied during the 1920s or after. Many of the owner-occupied houses saw their head of household progress from instructor to full professor, department head, or dean. Some of these faculty members obtained national prominence for their research, discoveries, and technical advancements. The District's smaller houses, duplexes, and sole apartment building were frequently occupied by SUI junior faculty, SUI staff, and SUI students.

Though individuals with SUI connections established the dominant social pattern of the Melrose neighborhood, there were a substantial number of exceptions, including retired farmers, bank employees, grocers, doctors, lawyers, store clerks, commercial travelers, members of the building trades, and many others. The District occupants in the list on the following pages have been gleaned from biographical histories, city directories (ca. 1900 – 1966),¹⁰ obituaries, and other sources. It provides a sampling – but not a complete list – of the District's residents, their occupations, business affiliations, and the location of the houses they occupied. Dates shown are estimates for initial building construction and subsequent periods of occupancy. Individuals employed by the State University of Iowa or the SUI Hospitals are highlighted in italic.

¹⁰Exceptions to this time period include a random sampling of known occupants from more recent years.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8 Page 29

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Brookland Park Drive

- 505 Brookland Park Dr., *Richard & Marian Nelson, SUI, assoc. professor, economics, ca. 1926-1930; William & Mildred Morgan, SUI, asst. professor, 1932; Fred & Evelyn Fehling, SUI, instructor, 1938-1943; Dr. Frederick & Josephine Staab, SUI Hospital, physician, 1949.*
- 506 Brookland Park Dr., *Frederick & Nellie Fry, Fry Brothers Grocery, ca. 1926-ca. 1966.*
- 513 Brookland Park Dr., *Kenneth & Margaretta Jones, Boyce Plumbing & Heating, 1932; John & Rose Brady, grocer, 1938-1958; Paul & Dedra Diehl, Paul-SUI, asst. & assoc. professor, English, & Dedra-SUI Hospital, medical librarian, 1977-present.*
- 516 Brookland Park Dr., *Eldon & Marie Fry, printer, Economy Advertising Co., 1953-ca. 1965.*
- 517 Brookland Park Dr., *Charles & Louise Kennett, SUI, golf coach, ca. 1927-1946; Robert & Ann Evans, SUI, instructor, ca. 1952-1957.*
- 520-520½ Brookland Park Dr., *Eiza & Mary Means, Means Brothers Grocery, 1927-ca. 1955.*
- 603-603½ Brookland Park Dr., *F. Neal & Ruth Miller (first house), general contractor, 1949-1961; Jack & Lois Layton, SUI, assoc. professor, 1949; Robert & Jo Richardson, SUI, professor, 1954-1956; Dr. Bruce & Marian Wohlwend, SUI Hospital, physician, 1958.*
- 605 Brookland Park Dr., *Dr. Ernest & Myrtle Anthony, ca. 1927-1942; Dr. Adolph & Alice Sahs, SUI Hospital, physician, 1943-1949; Dr. Maurice & Janet Vari Allen, VA Hospital, 1954-1960.*
- 611 Brookland Park Dr., *Neal & Ruth Miller (second house), general contractor, 1962-1966.*
- 614 Brookland Park Dr., *George & Leona Rebel, Rebel's Food Market, 1942-1966.*
- 618 Brookland Park Dr., *Irvine & Mayne Nickols, Self Serve Grocery, 1937-1944; Dr. Wm. & Bertha Boiler, physician, 1946-1961.*
- 622 Brookland Park Dr., *Erwin & Eva Gross, SUI, assoc. professor & professor, 1931-1943; Katherine & James Bradbury, SUI Hospital, professor, 1945-1948; Frank & Patricia Kennedy, SUI, professor, 1952-1961; Dr. Philip & Shirley Huewe, resident, SUI Hospital, 1962-1964.*
- 624 Brookland Park Dr., *C. Merton, Jr. & Gretchen Spicer, manager, Great Atlantic & Pacific Tea Co., grocery, 1939-1962; Gregg & Louise Kruse, medical technician, VA Hospital, 1964-ca. 1966.*
- 625 Brookland Park Dr., *Dr. R. Byran & Edith Michener, SUI Hospital, physician, 1950-1966.*
- 626 Brookland Park Dr., *Marion & Jane Huit, Dean of Students, 1946-1966*

Brookland Place

- 400 Brookland Place, *Erwin (Edwin) & Grace Larson, SUI student, 1921-1923; William Mathes, painter, 1925-1927; Tressa Kresensky, widow, ca. 1927-1936; Frederick Beebee, SUI, coach & asst. professor, 1949-1966.*
- 402 Brookland Place, *Norman & Clea Meier, SUI, asst. professor-professor, psychology, ca. 1927-1966.*
- 408 Brookland Place, *Clarence & Frances Huffman, carpenter, ca. 1925, 1936-1946; Charles & Marian Mitchell, laborer, 1930-1933.*
- 412 Brookland Place, *Jack & Anna Vandenburg, driver, Paris Cleaners, 1960-1966.*

Lucon Drive

- 223 Lucon Dr., *Dr. Paul Huston, SUI, professor and head, Department of Psychiatry in College of Medicine, 1950-ca. 1971.*
- 300 Lucon Dr., *Donald & Thelma Lewis, Donald – SUI, professor, 1951-ca. 1977 and Thelma – Iowa City Mayor, 1961-1964.*
- 320 Lucon Dr., *Carlyle & Joan Parsons, salesman, Frohwein's Office Supply, 1951-ca. 1960; George & Constance Frohwein, president, Frohwein Office Supply, 1961-ca. 1969.*
- 331 Lucon Dr., *Paul Brechler, SUI, professor and athletic director, 1950-1953; Wm. & Henrietta Huffman, SUI, professor, 1954-ca. 1967; James & Carolyn Leonard, SUI, asst. professor, 1968; Hal & Suzanne Richerson, SUI, professor, 1970-present.*
- 335 Lucon Dr., *Wallace & Helen Davis, manager, New Process Laundry & Cleaners, 1953-1972; Donald & Jean Walker, Donald – SUI, professor microbiology, 1973-1991, and Jean – SUI, research scientist, 1973-1991 and University Alumni Office, 1991-1997.*

Melrose Avenue

- 303 Melrose Ave., *Ralph & Dorothy Manley, carpenter & foreman, E. F. Rate & Sons glove mfg., ca. 1909-1915; Bruce &*

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 30

Melrose Historic District
Name of Property

Johnson County, IA
County and State

- Edna Mahan, teacher, assoc. editor, State Historical Society, SUI, extension director & dean, 1919-ca. 1960.*
309 Melrose Ave., Wm. & Virginia Shuck, agricultural implements, ca. 1905; E.D. & Mary Murphy, furniture & undertaker, ca. 1907-1913; August & Minnie Helm, retired, ca. 1914-1946.
- 315 Melrose Ave., John & Mary Miller, farmer & widow, ca. 1925-1962.
- 407 Melrose Ave., (includes garage at 401) Robert & Luverne Wales, poultry fancier, ca. 1910-1914; James & Verna Records, Brenard Mfg. Co., 1915-1926; *Dr. Everett & Lillian Plass, SUI, professor of obstetrics, 1928-ca. 1945.*
- 421 Melrose Ave., Dolorosa Richey, widow, ca. 1918-1932; George & Constance Frohwein, Frohwein Supply Co., office supplies, 1936-1958; Carlyle & Joan Parsons, salesman, Frohwein's Office Supply, 1962-ca. 1967.
- 503 Melrose Ave., A. Walter Pratt, partner, Pratt & Strub Dry Goods Store, 1885; Walter I. Pratt, partner, W.D. Cannon Jr. & Co., perfume manufacturer, 1900.
- 511 Melrose Ave., James & Mary Connell, Connell Plumbing & Heating Co., ca. 1917; Jacob & Mary Hartssock, mechanic & retired, 1919-1958.
- 521 Melrose Ave., Don & Margaret Munger, retired, ca. 1911-ca. 1917; Ray & Lois Carsen, manager, Merchants United Delivery, 1919-1926; Frank & Letta Snider, county superintendent of schools, ca. 1946-1962.
- 601 Melrose Ave., James & Augusta Paden, Smith & Paden Hardware and farm produce gardener, ca. 1914-1936.
- 605 Melrose Ave., Christian & Eva Nagy, retired farmer/widow, ca. 1918-1936
- 607 Melrose Ave., Irving & Miriam Barron, insurance, ca. 1925-1929; *Wm. & Lucie Gibbon, SUI Hospital, asst. professor, ca. 1930-1935; Max & Dolores Hawkins, SUI, director field activities, alumni records, ca. 1955-1967.*
- 609 Melrose Ave., Ralph & Dorothy Manley, foreman, E.F. Rate & Sons, glove mfg., ca. 1910; Fred & Josephine Eggenberg, farmer and worker at Sidwell Dairy, 1912-1922.
- 629 Melrose Ave., William Billingsley, landowner/farmer, 1870; George Kettlewell, blacksmith, 1901-1912; *Dr. S. Orton, head of SUI Psychopathic Hospital, 1920-1932; Elmer Hills, SUI, head of Department of General Business, 1932-1974; Dr. John and Michaelanne Widness, John- SUI, professor, Department of Pediatrics, College of Medicine, & Michaelanne-accountant, 1988-present.*
- 701 Melrose Ave., George S. & Anna Randall, George S. Randall & Co., agricultural implements, wagons & buggies, ca. ca. 1915-1928; Lysle & Martha Fruitig, mgr. Western Union Telegraph Co., 1930-1932; *James & Hazel Jones, SUI, assoc. professor, pharmacy, 1932-ca. 1938; Edmond & Celia Cole, SUI, greens worker, ca. 1958-1962; Melrose Day Care Center, ca. 1967 to present.*
- 707 Melrose Ave., Fred & Anna Miller, W & F. Miller, flour and feed/widow, 1918-ca. 1952.
- 711 Melrose Ave., Albert & Augusta Wiese, retired farmer & cement contractor, ca. 1911-1940; *William Wiese, janitor & watchman, SUI Armory, 1924-1928; Holding Wiese, clerk, SUI Hospitals, 1930-ca. 1955.*
- 727 Melrose Ave., Wm. & Jane Rohret, retired farmer, ca. 1905-1922; *Capt. Earl & Beth Paynter, SUI, instructor, 1932; Comelius & Lucca de Kiewiet, SUI, asst. professor, 1934; Luther & Gladys Nolf, SUI, assoc. professor, 1936.*
- 741 Melrose Ave., Melrose Apartments/ Caywood Apartments, 12 units with substantial majority either *SUI instructors, SUI Hospital nurses, SUI medical residents, various SUI Hospital workers, or SUI students, 1929-1967.*

Melrose Circle

- 1 Melrose Circle, *Joseph & Irene Montgomery, SUI, director of Social Work and SUI nurse clinic, 1977-1988; Julia Montgomery, SUI, clerk, general stores, 1977-1988; James & Carol Moore, Northwest Airlines employee, 1989-1993; Carol Moore, 1994-present.*
- 2 Melrose Circle, *Frank & Romola Hicks, SUI, news editor, 1923; George & Etta Andrews, SUI, associate professor, 1932-ca. 1940; James & Barbara Andrews, SUI, asst. professor, assoc. professor & professor, Engineering, 1966-1999,retired, 2000-present.*
- 3 Melrose Circle, *Howard & Leah Jones, SUI, athletic director, ca. 1922-1925; Francis Cretzmeyer, Jr. & Marian, SUI, asst. professor & track coach, 1952-1985; Annette Schlueter, SUI, asst. professor, Pathology, SUI College of Medicine, 2001-present.*
- 4 Melrose Circle, *Byron & Helen Lambert, SUI, professor structural engineering and head, Engineering Dept., ca. 1922-1949; Dr. Christian & Maxine Radcliff, SUI, asst. professor, assoc. professor, and professor, dermatology, 1952-1976.*
- 5 Melrose Circle, *Rudolph & Ruth Kuever, SUI, professor of pharmacy, dean of College of Pharmacy, pharmacy product consultant, 1925-1971; Dr. Edward & Dordana Mason, Edward-SUI, professor of surgery, 1972-present and Dordana-dietician, 1973-1986.*
- 6 Melrose Circle, *Floyd & Marian Nagler, SUI, professor of mechanics, 1926-1936; Luther & Gladys Nolf, SUI, asst. professor, 1938; Hunter & Dorthea Rouse, SUI, director, Institute of Hydraulic Research, 1940; Arthur & Bertha Miller, SUI, professor of geology, 1942-1973.*

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 31

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Melrose Court

- 215 Melrose Court, James & Augusta Paden, gardener, ca. 1938-1952; Alfred & Mildred Stahle, carpenter; *Hazel Billett, SUI Hospital, chief clerk, 1967.*
- 216-218 Melrose Court, *Herbert & Eva Martin, SUI, professor of philosophy, 1930-1940;* James & Herriott, secretary-treasurer, Jones-Herriott Oil Co., 1940-1952; Henry & Ida Cole, salesman, 1932; Lysle & Martha Frutig, manager Western Union Telegraph Co., 1934-1938; *Eugene & Dorothy Schelddrup, SUI, assoc professor, 1938-1942; Otis & Lois Lee, SUI, professor, 1942-1949.*
- 219 Melrose Court, *David & Jean Andrews, SUI, professor, ca. 1954-1967.*
- 220-222 Melrose Court, tenants changed frequently and included 17 different SUI students, instructors and professors, ca. 1928-1967
- 223 Melrose Court, Jeremiah & Laura McLaughlin, foreman carpenter/widow, J.H. Hunzinger & Co. and Hunzinger-Wagner Co., 1925-1967.
- 224 Melrose Court, Perry & Marge Livezey, foreman, Gartner Motor Co. 1938-1942; *four SUI employees between 1949 and 1964.*
- 228 Melrose Court, *Wm. & Elaine Swenson, SUI, asst. coach, 1940-1943;* Peter & Marge Livezey, defense worker, 1943-1946; David & Doris Knapp, agent, Internal Revenue Dept., 1956-1967.
- 229 Melrose Court, *Theron & Lela Hill, SUI, asst. professor, SUI Psychopathic Hospital, 1931-ca. 1935;* Edgar & Alice Boyles, sec.-treasurer, Johnson Co. Abstract & Title, 1936-1942; *Carl & Dorothy Dallinger, SUI, professor, early 1960s;* Donald & Judith Sutherland, SUI, assoc. professor, late 1960s.
- 233 Melrose Court, Charles & Miriam Foulkes, retired, 1952; Edward & Evelyn Kadlec, meat cutter, 1954; *Janis & Mary Ratermanis, SUI, assoc. professor, 1956-1961; Erica Opitz, SUI, administrative assistant, 1961-1967.*
- 300 Melrose Court, *Jack & Lois Layton, SUI, assoc. professor, 1957-1962;* William & Meredith Snider, SUI, research associate, 1962-1967.
- 302-302½ Melrose Court, Wm. & Susan Wiese, clerk, janitor, & postal carrier, ca. 1928-1949; Susan-widow, 1949-1967; various tenants, 1954-1967 in apartment.
- 303 Melrose Court, Theodore & Cecil Simmons, carpenter with J.H. Hunzinger & Co., 1924; Rev. Louis & Ethel Penningroth, 1932-1946; *John & Clara McCann, SUI Hospital, Urology Dept., ca. 1949-1954; Don & Ruth Metzler, SUI, professor, 1954-1959.*
- 304 Melrose Court, Frank & Mary Comfort, retired (1949-1953); Darryle & Diane Stamp, service rep. Upjohn Co. (1954-1958; William & Ruth Evans, VA Hospital (1962-1965).
- 306 Melrose Court, Ada Baldrige, nurse, Mercy Hospital, 1949-1967.
- 308 Melrose Court, Gene & Margaret Claussen, general manager, KXIC radio station, 1954; *Jacquelyn Scorza, audiologist, Iowa Clinic of Otolaryngology, 1961-ca. 1967.*
- 310 Melrose Court, *Robert & Norine Wheeler, SUI student, 1928; Frank & Sarah Schone, SUI, assoc. professor & professor, 1932-1954; Cleo & Elizabeth Casady, SUI, asst. professor, 1954-1958; Emmett & Lonnie Vaughan, SUI, asst. professor of economics & head of continuing education, 1964-ca. 1966.*
- 311 Melrose Court, *Dr. Chester & Lois Miller, SUI, instructor, 1930-ca. 1935; Fred & Myrtle Stanford, salesman, 1936-1940; John & Dora Brauer, SUI, instructor, 1940-1943; Dr. David & Ann Culp, SUI physician, 1952-1958.*
- 313 Melrose Court, Unnamed house, 1993
- 318 Melrose Court, *Robert & Caroline Dryer, SUI asst. professor, 1955-1958; Roger & Miriam Kirkegaard, SUI physician, ca. 1960-1962.*
- 321 Melrose Court, Edwin & Kathryn Records, bookkeeper, Brenard Mfg. Co., ca. 1923-1936; Claude & Viva Reed, Reed's Repair Shop, 1943-ca. 1955.
- 325 Melrose Court, Wm. & Betty Holland, J.W. Holland & Son, Iowa City Mayor, ca. 1932-ca. 1961.
- 326 Melrose Court, J. Miller & Mary Swank, salesman, 1942-1961.
- 331 Melrose Court, *David & Edna Armbruster, SUI, swimming coach, instructor to professor, 1932-ca. 1945; Jerry & Catherine Kollros, SUI, professor, 1946-ca. 2000.*
- 401-403 Melrose Court, *Sidney & Ada Miller, SUI, professor, 1924-1940; other tenants changed frequently and included 5 different SUI students, instructors and professors, ca. 1924-1946.*
- 402-404 Melrose Court, J. Bradley & Frances Rust, architect, ca. 1939-1943; *other tenants changed frequently and included 4 different SUI professors, ca. 1924-1946*
- 409 Melrose Court, Albert & Dorothy Erbe, clerk, Racines Cigar Store, 1939-ca. 1955.
- 410 Melrose Court, James & Virginia Brady, buyer, Rock Island RR Stockyards, ca. 1932-1935; Milford & Beulah Guthrie, cashier, Iowa State Bank & Trust, 1936-1939; *Jerome & Frances Arnold, SUI, professor, 1942; Earl & Myrl Grimes,*

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8 **Page** 32

Melrose Historic District
Name of Property

Johnson County, IA
County and State

- salesman, ca. 1945-1961.
- 421 Melrose Court, *Wm. & Harriet Roben, SUI, electrician, ca. 1929-1934; Irving & Martha Weber, asst. manager & manager, Sidwell Dairy, historian/columnist, Iowa City Press-Citizen, 1935-ca. 1995.*
- 422 Melrose Court, *Leslie & Wilma Switzer, commercial traveler, ca. 1924-1934, 1940, & 1954; Rolland & Virginia Williams, SUI, asst. professor, ca. 1936-1939; Luta Dove, saleswoman, Iowa City Light & Power Co., 1942-1952.*
- 423 Melrose Court, *Vern & Marie Miller, asst. cashier, Savings & Trust, deputy county treasurer, supt. of buildings & grounds, Iowa City Bd. of Education, ca. 1927-1961.*
- 424 Melrose Court, *Harry & Rachel Wade, SUI, instructor, 1940; James & Elaine Harris, SUI, coach, 1942; Robert & Joyce Featherstone, SUI, professor, 1946-1949; Ray & Mae Reynolds, president, Reynolds Motors, Inc., 1952-ca. 1960.*
- 508 Melrose Court, *Jacob & Augusta Miller, contractor and builder, ca. 1915-ca. 1922; George & Maude Patrick, SUI, professor of philosophy, ca. 1923-1929; 4 different SUI professors, ca. 1928-1940; Wendell & Edna Johnson, SUI, professor of speech pathology, 1942-1961; Nicholas Johnson & Mary Vasey, Nicholas-SUI, visiting professor, law, & Mary-teacher, 1981-present.*
- 521 Melrose Court, *Katherine Walker, widow, ca. 1927; Vernon & Louise Sharp, lawyer, ca. 1932-1935; Marvin & Grace Webster, SUI, instructor, engineering, 1936; Roy and Alta Warner, SUI, instructor, engineering, 1938; Roy & Irene Alt, farmer and widow, 1946-1961.*

Myrtle Avenue

- 316 Myrtle Ave., *Robert S. Hunter, occupation unknown, 1915-ca. 1950; Eugene & Helen Hunter, SUI, attendant, 1952; Frank & Neva Itzen, SUI, asst. and assoc. professor, 1954-1967; Paul & Ruth Waltman, SUI, assoc. professor mathematics, 1967-1983; H. Shelton & Ann Stromquist, Shelton-SUI, professor, history & Ann-researcher, public health, 1983-present.*
- 402 Myrtle Ave., *tenants changed frequently and included laborers and SUI Hospital staff and janitors, ca. 1928-1967.*
- 408 Myrtle Ave., *James & Florence Huffman, retired, ca. 1906-1934; Genevieve Stearns, SUI, assoc. professor and professor, 1938-1967.*
- 412 Myrtle Ave., *Clarence & Frances Huffman, carpenter, 1915-ca. 1932; Gilbert Vandenburg, SUI, laborer, 1934-1967.*

Continued Growth of the West Side Campus and SUI Hospitals

Construction that had come to an abrupt stop on the West Side Campus during the Depression years and World War II resumed in the late 1950s and continues into the 21st century. New buildings and expansions were completed for the SUI medical complex, including multiple expansions of the General Hospital, a Pharmacy Building, Dental Sciences Building, Nursing Building, and Speech and Hearing Center. Existing athletic facilities were improved or expanded, with the Carver-Hawkeye Arena added in the 1980s. The area north of Melrose Avenue went from being a collection of substantial, but dispersed, hospitals and academic halls to a dense urban center composed of hospitals, clinics, parking ramps, athletic facilities, and research laboratories distributed amidst a maze of concrete parking lots and access roads. In 2004 despite growth pressures from the University of Iowa, the area south of Melrose Avenue continues as a single-family residential district. Its residences and apartments are substantially occupied by University faculty and administrators, hospital and clinic personnel, University retirees, and students.

Significant People of Melrose Historic District

As noted earlier, residents of the Melrose Historic District included large numbers of individuals affiliated with the State University of Iowa beginning with the establishment and growth of the West Side Campus, roughly 1922 – 1955. This pattern of residency by SUI affiliates continues to the present day. Because of the proximity of the Melrose neighborhood to the medical and athletic facilities of the West Side Campus it is not surprising that individuals with local, regional, and, in several instances, national prominence should have made this area their home. A list of individuals who stand out in their respective fields and who made their contributions during the period of significance for the Melrose Historic District follows. Brief biographies are included for each of these men and women.

- Byron J. Lambert , 4 Melrose Circle, state level significance

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8 Page 33

Melrose Historic District
Name of Property

Johnson County, IA
County and State

- Rudolph Kuever, 5 Melrose Circle, state level significance
- Floyd Nagler, 6 Melrose Circle, state level significance
- Howard Jones, 3 Melrose Circle, state level significance
- David Armbruster, 331 Melrose Court, state level significance
- Wendell Johnson, 508 Melrose Court, state level significance
- Irving Weber, 741 Melrose Avenue and 421 Melrose Court, local significance
- Thelma Lewis, 300 Lucon Drive, local significance

Byron J. Lambert¹¹ (1874-1953) was born in Argyle, Wisconsin. He earned bachelor and master degrees in didactics from Iowa State Teachers College in Cedar Falls, Iowa and later received a Bachelor of Philosophy, Bachelor of Science in civil engineering, and graduate degrees in civil engineering at the State University of Iowa in 1899. Between 1899 and 1902 he served in a series of part time positions as assistant city engineer for the cities of Waterloo, Cedar Falls, and La Porte; assistant county engineer for Black Hawk County; and assistant engineer for the Waterloo, Cedar Falls and Northern (W,CF & N) Railway, the electric powered interurban between Cedar Falls and Cedar Rapids. In 1901 he was made chief engineer for the W,CF& N Railway.

In 1902 Lambert joined the faculty of SUI as an instructor and during his 48-year career with the University obtained the positions of professor, head of the department of structural/civil engineering, and acting dean of the college of engineering. After his retirement in 1944 he continued to teach part-time until 1950. Lambert's career with SUI was interrupted in 1917 when he was commissioned as a Major of Engineers assigned to the 23rd Engineer Regiment in charge of the 3rd Battalion. World War I engineering responsibilities included: road maintenance near St. Nazaire, railroad and warehouse construction at Montier-Chaume, road and bridge work near Verdun, and bridge work during the St. Mihiel drive. When discharged in 1919 he assumed the position of head of the department of structural/civil engineering.

Throughout his career with the University, Lambert continued to be involved in a wide range of engineering projects during the summer months, and occasionally for special assignments, during the academic year. Most of his projects were carried out in Iowa City and various communities in eastern and central Iowa. In Iowa City and Coralville his work included: design of the hydro-electric power house foundations (1907), design of the Iowa City Street Railway system (ca. 1912-1914), design and construction superintending for reinforced concrete arch bridges at Burlington Street and Iowa Avenue (1916 and 1917), design and construction oversight for the interurban viaduct over Iowa Avenue (1919), design for remodeling of Iowa Field for SUI (1919-1920), private development of Lambert's Subdivision (1921-1925), patenting of design for metal grand stand seat system for SUI's Iowa Field (1922) that was later relocated to the SUI Field House balcony (1933), oversight of SUI golf links construction (1923), design for the Brookland Park Addition (1924), and design of the swimming pool in City Park (date unknown).

Documented projects outside of Iowa City, but largely within the state, include design of a concrete dam for Manchester (1903); construction of water works for Lone Tree (1906); design of a concrete bridge at West Branch (1908); design of dams and hydro-electric plants at Independence and Tipton (1910); design of hydro electric plants at Clermont, Marshalltown, Iowa Falls, and Anamosa (1912-1914); design of the water supply system for Columbus Junction (ca. 1913); consulting engineer for the water supply system for Tulsa, Oklahoma (1923); and engineer for the regional airport in Moline, Illinois (date unknown).

Lambert's patented design for the metal seating installed at Iowa Field (non-extant) is believed to be the first American application of folded plate structuring. C.J. Posey, former head of the Department of Civil Engineering at SUI, wrote about Lambert's contribution in the *Journal of the Structural Design* in 1960. He stated that although Lambert did not call his design "folded plate," it nevertheless embodied the principles of this structure theory. Lambert applied the same theory in the cross sectioning he designed for the interurban crossing over Iowa Avenue in Iowa City in 1919-1920.

¹¹"Lambert, Professor of Engineering, Dies; Funeral Services to be Held Saturday," *Iowa City Press-Citizen*, October 30, 1953 and "Late SUI Faculty Member Applied Structure Theory," *Daily Iowan*, May 11, 1960.

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

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8 **Page** 34

Melrose Historic District
Name of Property

Johnson County, IA
County and State

In addition to his extensive engineering design career, Lambert was a prolific author. His articles appeared in technical society magazines and journals throughout his academic career. His first published book in 1929 was titled *Elementary Structures in Steel and Concrete* and was jointly authored with Andrew H. Holt. The following year he published *A Brief Outline of the Theory of Design of High Masonry Dams*. In 1941, in conjunction with his service as a military training course supervisor on the topic of airport engineering, he authored a book-length collection of his lectures on airport design. His last book was published in 1947 and was titled *William Galt Raymond*. It was a biography of Raymond who had directed the SUI engineering program from 1905 as the first dean of the College of Applied Science and later the College of Engineering, until his death in ca. 1929. Upon Lambert's retirement in 1944 his fellow engineering colleagues and SUI alumni established the B.J. Lambert Scholarship Fund for engineering students attending SUI. Lambert and his family resided at 4 Melrose Circle (contributing) from ca. 1923-1949. As a member of the Iowa Board of Control of Athletics and chairman for many years, the close proximity of his home to the SUI athletic facilities just north of Melrose Avenue was more than coincidence.

Rudolph Kuever¹² (1886-1972) was among Lambert's neighbors surrounding Melrose Circle. Rudolph Kuever was dean of the SUI's College of Pharmacy and an important pharmaceutical consultant and patent holder. He was born in 1886 in rural Lowden, located about 40 miles northeast of Iowa City. After two years of study at SUI he received his pharmacy license in 1907. Later that year he was given an appointment as an assistant in the College of Pharmacy at SUI and pharmacist for the SUI Hospital. Over the next four decades he rose steadily through the ranks of the department. He was awarded his Ph.C. in 1911, was appointed full professor in 1925, and dean of the College of Pharmacy in 1937, a post he held until 1952. Thereafter, Kuever taught pharmaceutical chemistry on a part-time basis until 1960.

As distinguished as Kuever's career in academic pharmacology was, it was his work as a pharmaceutical consultant that makes him stand out in his profession. Kuever writes that his work in this regard began in the years leading up to World War I, when few of the fine chemicals necessary for pharmacy and medicine were manufactured in the U.S. Once World War I broke out, supplies of these chemicals became scarcer and eventually unavailable. When supplies of German-produced aspirin, an important analgesic in use in the U.S., became nearly impossible to secure, a near emergency was declared at the SUI Hospital. Though aspirin was a product of the Bayer Company and protected by patent, a meeting was convened by SUI President Walter Jessup to consider the merit of manufacturing the drug. It was attended by Kuever as well as the dean of the College of Pharmacy, the dean of the College of Medicine, and the chairman of the finance committee of the Iowa State Board of Education. Manufacturing a patented drug was a risky step but the decision was made to produce a limited supply for the exclusive use of SUI hospitals. Kuever headed the production of the aspirin at the College of Pharmacy's manufacturing laboratory, and though every effort was made to keep the manufacturing story out of the public eye, a newspaper account eventually reported on the work at Kuever's lab. The Bayer Company investigated and brought suit in federal court in Cedar Rapids. While the case was continued, war was officially declared against Germany in April 1917. Soon thereafter, all German patents – including the Bayer Company's for aspirin – were passed to an "Alien Ownership Custodian," which collected a nominal fee from American manufactures. Under this arrangement, the SUI Hospital laboratory was allowed to continue to prepare aspirin for the hospital's own consumption without penalty.

Though the aspirin story is among the more colorful of Kuever's accounts, it testified to his skill as a chemist and pharmacist. From 1913 to 1937 when he was appointed dean of the College of Pharmacy, he developed an extensive consulting practice that kept him busy during weekends, vacations, and days when he was not teaching. Kuever lists dozens of U.S. companies among his clients, including the Palmolive Co. of Milwaukee; the Charles Pfizer Co. of New York; Wilkes, Martin & Wilkes of New Jersey; the Nutrition Research Laboratories in Chicago; the M.F. Price Co. and Weber Laboratories, both in Iowa City; the Federal Phosphorus Co. of Alabama; the Citrus Fruit Growers Association of California; the Espey Company of Chicago; and many others. He was awarded six patents through the U.S. Patent Office during his 25-year career.

¹²Rudolph A. Kuever, unpublished "Memoirs of R.A. Kuever," Vol. 1, No. 6, in a collection with binder's title: "State University of Iowa Faculty Memoirs" (contents "The Aspirin Story at the State University of Iowa" and "The Beginning of Hospital Pharmacy at the State University of Iowa") University of Iowa Libraries, Special Collections University Archives, 1958.

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

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8 Page 35

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Among the more famous household products that Kuever was associated with was the toothpaste "Pepsodent." Kuever's formulation for the toothpaste included its mysterious and highly advertised additive "Irium," which, according to advertisements, provided its users with a gentle way of cleaning teeth, while leaving a refreshing taste. In the late 1920s with sales of Pepsodent slipping, the sales staff decided to make the toothpaste the sponsor for a new radio show that premiered on the NBC Blue Network in August 1929 – the "Amos 'n Andy Show," which went on to become one of the popular radio shows of the 1930s. "Irium became almost as famous as the product that contained it."¹³ During the 1940s when the "Pepsodent Show" starring Bob Hope aired advertisements about a girl named Miriam – rhymes with Irium – its advertising value continued. Back in Iowa City, locals began to refer to the Kuever residence on Melrose Circle as "the house that Irium built." Kuever and his wife Ruth resided at 5 Melrose Circle beginning in ca. 1925. After his wife's death in 1955, Rudolph continued to reside here until shortly before his death in 1971.

Kuever's pharmacy career was rounded out by his authorship of more than 60 articles for pharmaceutical journals and the popular pharmacy college text book, *Pharmaceutical Laboratory Manual*, published in three editions by J.P. Lippincott. He also served on the advisory boards of several pharmaceutical journals and the *U.S. Pharmacopoeia X* revision committee.

Floyd Nagler¹⁴ (1892-1933) was the third notable resident of Melrose Circle. Nagler gained prominence as the founding director of the SUI Hydraulics Laboratory, today known as the Iowa Institute of Hydraulic Research - Hydrosience & Engineering (IIHR). Nagler was born in Howard City, Michigan, graduated from Michigan State College in 1914, and received masters and doctoral degrees in engineering at the University of Michigan. In 1920 he joined SUI as assistant professor of mechanics and hydraulics, becoming a full professor by 1927. As the founding director of the Hydraulics Laboratory, Nagler championed its expansion during his 13-year tenure as director. His success can be measured in the 50-fold expansion of the 500 square foot hydraulics workshop in 1921 into a cutting-edge hydraulics research facility in 1927. During his tenure, the staff grew from himself, two research assistants, and a mechanic to 26 employees and 15 engineers.

During his career at the Hydraulics Laboratory, Nagler launched the lab on an aggressive research program involving practical applications of hydraulic engineering – addressing questions of water flowing in culverts and spillways, around river curves, underneath bridges, and over weirs and dams. His own research focused on the completion of river surveys in order to understand the flow characteristics of the Mississippi River and its tributaries. Cornelia F. Mutel, Nagler's biographer and IIHR historian, writes about the important contribution Nagler made to the efforts of the Iowa Board of Conservation, the Fish and Game Commission, and later, the Civilian Conservation Corps (CCC) during the 1920s and early 1930s. "Nagler became Iowa's chief consultant for water-related aspects of their projects, and he tramped the sites of future state parks, assessing their potential for artificial lakes and then designing the dams to form the lakes."¹⁵ This was an intense period of park development in Iowa, with 39 state parks and three preserves established between 1918 and 1932, many with dammed lakes or lake improvements suggested by Nagler as part of his contribution to the *Report on the Iowa Twenty-Five Year Conservation Plan* that was published in 1933. Among the lakes Nagler proposed was Lake Macbride in the state park of the same name located just north of Iowa City. It was under construction in 1933 when Nagler died.

During the same years that Nagler was studying and reporting on Iowa waterways for the Iowa Board of Conservation, he was involved in completing river and tributary studies for the U.S. Engineering Department (Corps of Engineers) of the Mississippi River in advance of construction of the Corps' 9-foot channel project. Nagler was named the "Engineer in Charge of Stream Investigations." Mutel writes that Nagler believed that the Mississippi could best be comprehended by

¹³^aA Success Story...From Near Extinction To Top Selling Brand" from the "Old Time Radio" web site available at http://www.old-time.com/commercials/success_story.html: accessed June 6, 2004.

¹⁴Biographical material taken from: Cornelia F. Mutel, *Flowing Through Time: A History of the Iowa Institute of Hydraulic Research* (Iowa City, Iowa: Iowa Institute of Hydraulic Research), 1998, pp. 10-14, and Cornelia F. Mutel, "Floyd Nagler's Passion for Water Power," *Iowa Heritage Illustrated*, vol. 77 (Winter 1996), pp. 152-156.

¹⁵Mutel, "Floyd Nagler's Passion for Water Power," p. 154.

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

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8 **Page** 36

Melrose Historic District
Name of Property

Johnson County, IA
County and State

understanding its tributaries. He organized field parties under his supervision to assess stream profiles and features, report on prospective reservoir sites, and search out all power developments. Nagler's work on this project was completed in 1930 with the publication of detailed reports on the Iowa, Des Moines, Boone, Raccoon, Turkey, Wapsipinicon and nine other Iowa rivers.

Nagler's contribution to hydraulics is best summarized by this recent account of his engineering career:

Floyd Nagler...was an influential figure in development of hydraulic engineering in the United States during the early twentieth century. His arrival, and the subsequent construction of today's laboratory [IIHR], are indications of a major shift in U.S. hydraulic research: in addition to traditional field studies, researchers became increasingly reliant on small-scale, proportional models of hydraulic structures that would yield information about river processes and water's flow. Nagler capitalized both on the use of such models and on traditional field investigations to build a research program that investigated a growing diversity of topics—including flow in pipes and conduits, the functioning of hydropower dams, and detailed surveys of tributaries of the Upper Mississippi River. While some of the laboratory's studies were funded by industry, as was typical of the time, Nagler also managed to establish joint research endeavors with U.S. government agencies that needed answers to basic questions—for example, how to transport flowing water through culverts underneath roadways in the nation's growing highway system. Nagler also exhibited a strong interest in the history of hydraulics. His field investigations became quests for remnants of the previous century's water-powered mills, and he hauled many degrading mill structures back to his university office. With his diversity of interests and approaches and his dogged enthusiasm, Nagler was a colorful and energetic example of broad-based, early 20th century engineers. These same traits also laid a firm foundation for the University of Iowa's still thriving engineering institute, IIHR-Hydroscience & Engineering (formerly the Iowa Institute of Hydraulic Research), which continues to reflect the diversity of subject and approach modeled by its founder.¹⁶

Several anecdotes shared by Nagler's biographer and descendents of families that resided on Melrose Circle in the 1920s and 1930s link his passion for the study of waterpower with the family home that he reportedly designed. The Naglers had three children, and Floyd had an affection for gardening. He apparently combined these interests with his engineering vocation when he began building an elaborate garden at his home at 6 Melrose Circle that included a dammed water course that created pools. He began lining the pools with rocks collected while he completed various river studies accompanied by one or more of his children. Before he finished the project he died suddenly. One childhood resident of Melrose Circle recalls the ponds that formed as great places for catching frogs and polliwogs. Today, the side yard of 6 Melrose Circle still contains rocks from the aborted artificial lake but no pond.

Howard Jones (1886-1941) rounded out the circle of notables on Melrose Circle. He came to Iowa City in 1916 to coach football and developed a highly successful football program during his tenure at SUI. Among the individuals responsible for bringing him to SUI was B.J. Lambert, a member of the Iowa Board of Control of Athletics. A graduate of Yale University, a powerhouse sports center among the Ivy League schools after the turn of the 20th century, Jones had a coaching career described by contemporaries as spotty, at best, upon arrival at SUI. World War I depleted the ranks of athletic teams during Jones' early years at Iowa but by 1918 in his third season, Jones' team held six opponents scoreless and beat its arch-rival, the University of Minnesota, for the first time in school history. The SUI Hawkeyes began a 20-game winning streak in 1920 on their way to earning Big Ten championships in 1921 and 1922.

Among the most noteworthy games during this winning streak was SUI's win over Yale University in October 1922. The game was the famed "Yale Bowl" where west met east. A face-off of a different sort at that game involved brothers Howard Jones for SUI and Tad Jones for Yale as coaches. Howard introduced their eastern counterparts the use of the

¹⁶Abstract from Henry Darcy, et. al., editors, *Henry P.G. Darcy and Other Pioneers in Hydraulics: Contributions in Celebration of the 200th Birthday of Henry Philibert Gaspard Darcy, June 23-26, 2003, Philadelphia, PA*, as it appeared online at <http://www.pubs.asce.org/WWWdisplay.cgi?0301413>, accessed May 24, 2004.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8 Page 37

Melrose Historic District
Name of Property

Johnson County, IA
County and State

huddle system for giving play signals. When Iowa won the game with a final score of 6-0, it was cheered as a victory of "corn over culture." *New York Sun* football editor gave credit to Jones for his team's success, noting that "Boys sprout high, wide and handy out where the tall corn grows. Iowa's black earth belt is prolific of ideal football material... it reaches the university raw and unpolished, but when there's a Howard Jones to do the buffing, Iowa's Old Gold and Black is very much in evidence."¹⁷

Beginning in 1918 rumors began to circulate that Jones, now athletic director, was at odds with the chairman of the Iowa Board of Control of Athletics, B.J. Lambert. It is not clear how much validity there was to these claims, since Jones and his wife Leah bought a lot on Melrose Circle from Lambert in 1921. Their house was completed at 3 Melrose Circle the following year. Nevertheless, professional tensions mounted in the 1923 season between Lambert and Jones over issues of pay raises for coaches and opposing views on combining athletics with physical education. In February 1924, Jones resigned after eight seasons with SUI.

Jones' importance to collegiate football on a national scale was affirmed by 194 lifetime career wins. After moving on to Duke for a year, Jones took up the position as head football coach for the University of Southern California. He achieved a 121-36-13 record as USC's football coach from 1925-40, winning three national titles, eight conference championships, five Rose Bowl victories, and he produced 19 All-Americans. Jones passed away unexpectedly in 1941.

Jones' residence at 3 Melrose Circle was brief but important for several reasons. Like B.J. Lambert, Jones chose to build a house with proximity to the future SUI Field House site and practice fields located north of Melrose Avenue (Kinnick Stadium had not been erected during his tenure at SUI). Second, Jones' brevity at this location tells the story of his hasty departure from Iowa in 1924 following a period of years in which he stood in opposition to B.J. Lambert, his neighbor at 4 Melrose Circle. Coincidentally, the Jones House was later occupied by another long-standing figure associated with SUI athletics – track coach Francis X. Cretzmeier and his wife Marian from 1952-1985. The present day outdoor track complex at the University is named in Cretzmeier's honor.

David Armbruster¹⁸ (1890-1985) was a nationally prominent swimming coach and researcher at SUI from 1917-1958. His contributions to the sport of swimming led to important innovations for Iowa swimmers and the sport in general during his tenure. In 1928 he introduced the practice of underwater filming of swimmers in the U.S. as a means of studying strokes and kicks to produce faster, more efficient swimmers. Until that time, swimmers had experimented by trial and error and watching others. Filming allowed Armbruster to assess problems and demonstrate corrections to swimmers.

In 1932 Armbruster's observation skills combined with the remarkable swimming skills of Jack Sieg, a varsity swimmer at SUI. Described as a "serendipitous experience [of] a creative coach and swimmer," coach and swimmer discovered that by combining a "dolphin kick" with the double overarm or butterfly, Sieg could gain considerable speed. The combination of kick and stroke that Armbruster is credited with discovering was rejected in NCAA competition for several decades but the stroke's inventor continued to defend its merit as a faster stroke. By 1956 Armbruster had prevailed, and the International Olympic Committee adopted Armbruster's butterfly stroke with a dolphin kick as a separate Olympic event.

Other innovations introduced by Armbruster included the first all-rubber swimming suit and trunks, a design for overflow scum gutters to make competitive swimming faster, a perfection for the kicking board, development of the flip or tumble turn for competitive swimmers, and the underwater observation window, which was used in conjunction with underwater filming. While at SUI Armbruster coached two of his students, Walter Ris and Bowen Stassforth, to Olympic medals. He coached the Hawkeyes to a 114-83-3 record. His 1936 team won the Big Ten championship, and the 1949 squad was second in the nation. Under his coaching, 75 swimmers and divers earned All-American status.

Armbruster was the co-author of three books that continued to be published in new editions into the 1970s. They included

¹⁷Carol Wilcox, "100 Years of Iowa Football," *Iowa Alumni Review*, September 1989, p. 25.

¹⁸"Dolphin Kick Makes Olympic Splash," *The Iowa Alumni Review*, May/June 1984, pp. 16-19 and "Former Iowa Swimming Coach Dies," News Release, University of Iowa Sports Information Service, August 6, 1985.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 38

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Swimming & Diving which first appeared in 1942, followed by *Sports and Recreational Activities for Men and Women*, and *Basic Skills in Sports for Men and Women*, which he co-authored.

Armbruster and his wife Edna built the house at 331 Melrose Court in 1932 – the same year he discovered the dolphin kick butterfly stroke. Located just two blocks south of the SUI Field House, which housed one of only three long course pools (60 by 150 feet) in the country, the Melrose Court house was a quick walk from work for Armbruster. Irving Weber, an All-American swimmer who Armbruster coached in the 1920s, lived down the block and became a life-long friend of Armbruster's. Armbruster and his wife moved from the Melrose neighborhood at the end of World War II.

Wendell Johnson¹⁹ (1906-1965), a nationally known speech pathologist, clinical psychologist, and pioneer in the treatment of stuttering, was born in Roxbury, Kansas. He moved to Iowa City to attend SUI, where he obtained his B.A., M.A., and Ph.D. degrees between 1928 and 1931. He joined the faculty of SUI, rising through the ranks to full professor and director of the SUI Speech Clinic by 1945. His major areas of research throughout his career were stuttering and communication processes and disorders.

Johnson's pioneering work resulted in part from the fact that he himself was a stutterer. In 1961 he said that this fact "led to my becoming a specialist in my own distress."²⁰ As a part of his efforts on behalf of stutterers he established dozens of experimental and therapeutic programs in his growing department. The result was the attraction of so many patients that Iowa City became known as "the stuttering capital of the world."²¹ His masters thesis was subsequently printed in 1930 by a commercial publisher as his first book, *Because I Stutter*.

Johnson's work in clinical psychology led him to a new field in the 1930s, general semantics. His first course on the subject was introduced in 1939 and became highly popular, drawing students to the department. It also led to publication the 1946 publication of his book, *People in Quandaries: The Semantics of Personal Adjustment*. Embracing the potential for new technology, Johnson produced a series of lectures used in his general semantics course that were broadcast over Radio Station WSUI in 1956 and 1959. The tapes were then made available through the Extension Division of SUI.

Among Johnson's other books were: *Speech Handicapped School Children* in 1948 and revised edition in 1956 (co-author and editor); *Stuttering in Children and Adults: Thirty Years of Research at the University of Iowa* in 1955 (editor and co-author); *Diagnostic Manual in Speech Correction* in 1952; *Your Most Enchanted Listener* in 1956; *The Onset of Stuttering: Research Findings and Implications* in 1959; *Stuttering and What You Can Do About It* in 1961 with a paperback edition in 1962; and *Diagnostic Methods in Speech Pathology* in 1963 (editor and co-author). Several of these went through multiple printings in response to continuing demand.

Between 1928 and his death in 1965 he authored more than 200 articles on speech pathology and related topics that appeared in technical journals and popular magazines. He also served as a book reviewer for the *New York Times* and an editor or associate editor for the *Inter-State Special Education Series*, the *Journal of Speech and Hearing Disorders, ETC: A Review of General Semantics*, and the *Quarterly Journal of Speech*.

Through his career, Johnson's pioneering research resulted in his appointment to key federal and state government policy-making organizations and advisory groups that focused on issues related to speech pathology. National appointments included the National Advisory Council on Vocational Rehabilitation (1957-1961); Committee on the Study of Competencies Required of Teachers of Handicapped Children, Sub-Committee on Teachers of the Speech Handicapped, Office of Education (1952-1954); Advisory Council on Participation of National Organizations of the Mid-century White House Conference on Children and Youth (1950 and 1960); consultant in Speech and Hearing, National Institute of

¹⁹"Wendell Johnson: Credentials, July, 1963" at Wendell Johnson Memorial Home Page available at <http://nicholasjohnson.org/wjohnson/wjcv.html>; accessed April 19, 2004, and *Who's Who in America*, (New Providence, NJ: Marquis Who's Who), 1956.

²⁰John C. Gerber, *A Pictorial History of the University of Iowa* (Iowa City, Iowa: University of Iowa Press), 1988, p. 197.

²¹*Ibid.*

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8 Page 39

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Neurological Diseases and Blindness (1957); U.S. Army; Consultant in Speech Pathology, Audiology and Speech Center, Walter Reed Army Hospital (1954-1961); National Office Consultant in Speech Pathology, Veterans Administration (1960-ca. 1965); and the Evaluation Committee, Special Education and Rehabilitation Study, Committee on Education and Labor, U.S. House of Representatives (1960).

From 1928 to 1965, Johnson was a member of every major state and national speech pathology, psychology, and general semantics organization, serving in leadership capacities for most. As an advocate for speech pathology issues he was a founder and chairman of the Speech Correction Fund. The topic of pioneering treatments for stuttering held considerable appeal resulting in Johnson giving nearly 400 lectures, interviews, and papers to a wide range of audiences. Among the more famous was the documentary episode filmed for CBS-TV in *The Search* series titled "New Hope for Stutterers."

Johnson and his wife Edna moved to the house at 508 Melrose Court in 1941 and resided here through the balance of their lives, 1965 and 1989 respectively. The Johnson House, which appears below, continues to be occupied by Johnson family members.

Historic View of Wendell and Edna Johnson House, 508 Melrose Court, ca. 1918
(photo courtesy of Nicholas Johnson & Mary Vasey, Iowa City)



Irving Weber²² (1900-1997), a leading Iowa City dairy company executive and a much-loved local historian and newspaper columnist, was born and grew up in Iowa City. He graduated from SUI in 1922 following, an outstanding collegiate swimming career coached by SUI's David Armbruster. He became SUI's first All-American swimmer in 1922. Weber's biographer, Lolly Eggers, describes him as "a lifelong supporter and fan of University athletics, especially swimming and football. He spent fifty years as referee/starter for over 10,000 races - Big Ten, AAU, and Iowa and

²²Lolly Eggers, "Introduction" to *Iowa City's Irving Weber*, July 2003 draft, unnumbered pages.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 40

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Midwest high school swimming events - and personally knew every University of Iowa swimmer and diver from 1917 through 1996.²³

Upon graduation from SUI with a degree in commerce, Weber went to work as an advertising man for Sidwell Dairy, a family owned business in Iowa City where he had worked as a delivery boy since 1918. Over his 48-year career with the dairy, which specialized in the manufacture of ice cream, he worked his way up to manager and part owner. In 1944 he was a guiding force in the establishment of what is now an international dairy trade organization, Quality Chekd Dairy Products Association. The Association was comprised of 21 of the leading independently owned ice cream and milk companies from the Midwest. The Association grew to become national and then international in scope over its first half century. Member dairies in 43 states and 5 provinces in Canada distributed dairy products marked by the big red check of the Association. Weber was Quality Chekd's president for 25 years, and after his retirement in 1966, he continued on its board of directors for another 30 years until his death. In recognition of Weber's contribution to the dairy industry and the concept behind Quality Chekd, the Association named their new national headquarters in Naperville, Illinois after Weber in 1987.²⁴ In 1994 Weber wrote a 50-year history of the organization, *Quality Chekd. An Idea Whose Time Has Come, 1944-1994*.

Despite his long and important career in the dairy industry, Irving Weber is best remembered for his work as a local historian and newspaper columnist for the *Iowa City Press-Citizen*, a "second career" that he began at the age of 72. Gifted with a natural curiosity and a remarkable memory for details, Weber became well versed on a wide range of local history topics. He wrote a weekly newspaper column producing over 850 columns, turning much of this work into eight volumes of local history - *Irving Weber's Iowa City* published in 1976, 1979, 1985, 1987, 1989 and 1990. Throughout his writing career, his weekly columns drew fan letters from readers throughout Iowa (45 towns outside of Johnson County) and 30 states. Eggers writes that Weber "personally answered almost every letter and in the process often researched the writer's questions and sent copies of his columns or other materials to support the writer's interests. He always encouraged others to collect, preserve, and write local history." So revered was Weber's work that in 1989 the City Council named him Iowa City's Official Historian.

Awards and recognition continued during the next decade. Summarizing Weber's lengthy list of honors, Lolly Eggers writes that:

"In 1992 the Johnson County Historical Society established the Irving Weber Local History Award and the University of Iowa dedicated the Irving Weber Walkway and Plaza near the school's swimming pool. The Irving B. Weber Elementary School opened in 1994. Local playwright Maggie Conroy wrote and produced *Irving Weber's Iowa City*, with presentations at the Iowa City Community Theater, Riverside Theater, and all Iowa City elementary schools in 1995. He gave at least 325 talks or slide shows to over 175 groups, organizations and schools, and between 1985 and 1996 he conducted at least 18 University of Iowa sponsored bus tours on Iowa City history, the last one in the spring of 1996. After his death, the community established an annual Irving Weber Day, a celebration of his life and of local history. In the year 2000 the *Iowa City Press-Citizen* named him Iowa City Man of the Century. In 2003 the Lions Club installed a statue of Irving Weber on his beloved Iowa Avenue looking down Linn Street. Each day he is seen tipping his hat to his many Iowa City friends."²⁵

Irving Weber and his wife Martha made the Melrose Historic District their home for nearly their entire married lives. When the new Melrose Apartments opened to tenants in 1929, the Webers took a flat in the 12-unit apartment building that overlooked the SUI football stadium (Kinnick Stadium) that was then nearing completion. The apartment building was just a few blocks away from the Field House swimming pool where Weber swam daily until his last years. After a brief residency outside of the District, in 1934 the Webers moved to a five-year-old house located at 421 Melrose Court. This location was even closer to the Field House and just half-block away from his mentor and life-long friend, SUI swimming coach David Armbruster. A long-time resident of the Melrose neighborhood recalls that Weber was an organizer for the Dolphin Club variety shows held at the Field House to benefit SUI swimming. In another event, Weber's dairy provided

²³*Ibid.*

²⁴*Ibid.* and Irving Weber, *Quality Chekd. An Idea Whose Time Has Come, 1944-1994*, 1994, preface.

²⁵Eggers.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 41

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Sidwell Ice Cream for ice cream eating contests for swim team members.²⁶ At the end of Weber's nearly century-long life, his biographer described him as a "local celebrity, perhaps better known than any other local resident."²⁷

Thelma Lewis²⁸ (1904-1988) was Iowa City's second female mayor and a leader in efforts to develop a council-manager plan for city government during the early 1950s. She was born in 1904 in Hamilton's Fort, Utah, and graduated from the University of Utah. In 1931 she moved to Iowa City where her husband, Donald Lewis, was a professor of psychology at SUI. During World War II, Lewis lived in Washington, D.C., and worked as an aide in the State Department for the Division of German-Austrian Economic Affairs. In 1947, she accompanied Secretary of State George C. Marshall on his mission to Moscow. She served as an information specialist during the drafting of the Marshall Plan that was in preparation at the time.

Lewis returned to Iowa City where she became active in local politics during the 1950s and 1960s. She was a leader in the campaign to develop a council-manager plan for Iowa City's municipal government. After it was adopted by voters in 1950 she wrote a newspaper article describing its strengths and how it would operate. She was also a founder of the Council-Manager Association (CMA) when it organized in 1950 to, as she wrote, "promote good government...and to select and support candidates."²⁹ In writing about the CMA a decade after its founding, Lewis wrote that the "CMA had been highly conscious of the need for wide representation among its members, particularly board members. Bi-partisans and amateurs in politics, the members had tried to keep a balance on the board as among political parties, religious affiliations, town and university and the five wards of the city...candidates also had been selected with such representation in mind."³⁰ Coincidentally, the same year that Lewis helped found the CMA, she and her husband were building their new house in the Melrose Historic District at 300 Lucon Drive (contributing). The council-manager system, which included the indirect election of the position of mayor by the city council rather than direct election by voters, was challenged by the electorate in 1961. The system was retained. From 1958 to 1963 she served on the City Council. She was elected mayor in 1961 and received congratulatory correspondence from throughout the state. She was frequently referred to as Iowa City's "Lady Mayor." Lewis died in Ontario, California, in 1988.

In addition to the people discussed above, several individuals may be determined through future research to meet the criteria necessary for individual significance. They include:

- Dr. S. Orton: head of SUI Psychopathic Hospital, 1920-1932.
- Charles Kennett, golf course architect and coach for the SUI golf team, ca. 1927-1946.
- Francis Cretzmeyer, Jr., SUI track coach, 1948-1978.
- Dr. Paul Huston, head, SUI Psychopathic Hospital, 1956-1971, and head, Department of Psychiatry, SUI College of Medicine, 1955-1971.

At the turn of the 21st century, the Melrose Historic District continues to be the residence of several other individuals of national prominence whose contributions have been made outside of the period of significance. They, too, are likely to meet the criteria necessary for individual significance at a later date. They include:

- Dr. Edward Mason: professor at the University of Iowa College of Medicine from 1953 to 1992; developed the first successful bariatric surgery procedure (stomach by-pass) for treatment of obesity in 1966, and refined and promoted its use in subsequent years; grew up in Iowa City and was a resident of the District from 1971 to present.

²⁶Interview with Nicholas Johnson (resident, 508 Melrose Court, Iowa City, Iowa) by Marlys Svendsen, April 2, 2004.

²⁷Eggers.

²⁸Obituary, Thelma Lewis, *Iowa City Press-Citizen*, October 15, 1988; and biography of Thelma B. Lewis, "Iowa Women's Archives, University of Iowa Libraries," available online at [http://sdr.lib.uiowa.edu/iwa/findingaids/html/Lewis Thelma.htm](http://sdr.lib.uiowa.edu/iwa/findingaids/html/Lewis%20Thelma.htm); accessed May 29, 2004.

²⁹Thelma B. Lewis, "Iowa City, Observations on 1961 City Election." Unpublished paper, May 16, 1962, p. 1.

³⁰*Ibid.*

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8 Page 42

Melrose Historic District
Name of Property

Johnson County, IA
County and State

- Nicholas Johnson, lawyer: Federal Maritime Administrator from 1964 to 1966; Federal Communications Commissioner from 1966 to 1973; visiting professor at the University of Iowa College of Law from 1981 to present; played critical reformer role at FCC during his tenure as a Lyndon B. Johnson appointee; also was U.S. Senate and Congressional candidate, author, and nationally syndicated columnist.

The Architecture of the Melrose Historic District:

The domestic building stock in the Melrose Historic District provides a representative sampling of architectural styles and vernacular forms typical of late 19th and both early and mid-20th century neighborhoods in Iowa City. The buildings provide a blend of architectural scale, materials, and designs ranging from I-houses and Italianate mansions from the late 19th century to good examples of Colonial Revival and Craftsman Style residences from the early 20th century. The District even contains a well-preserved collection of garages from the early automobile suburb era.

The architects, developers, builders, and carpenters who contributed to producing the physical appearance of the Melrose Historic District have been discussed above as part of the development history of the neighborhood. Their design decisions and recommendations were important in creating the architectural character of the Melrose Historic District. Of similar importance were the individual decisions made by homeowners in the selection of dozens of different house plans, building features, materials, and decorative details. The collective design decisions have given the District its character.

The oldest houses in the Melrose Historic District demonstrate the choices of their owners for adapting common house forms and, in the case of two houses, popular architectural styles of the era, into single buildings. Both the 1870 Billingsley-Hills House at 629 Melrose Avenue (contributing, Photo #1, NRHP) and the 1885 A.W. Pratt House at 503 Melrose Avenue (contributing, Photo #2, NRHP) have front-gable forms with cross-gable roofs. They each blend Greek Revival and Italianate style elements including paired brackets, semi-circular and flat arched window hoods and entrance transoms, and dentiled cornices to form successful eclectic designs. Both houses also had Classical Revival Style wraparound porches that were successfully integrated into their designs at the turn of the 20th century.

The only other houses built prior to 1900 in the District are examples of two vernacular forms popular elsewhere in Iowa City: the I-House and Gable-Front and Wing forms. A pair of frame I-houses built ca. 1890 or earlier face Myrtle Avenue along the south edge of the District – the Clarence and Frances Huffman House at 412 Myrtle (contributing, Photo #3) and the L.E. Elliott House at 402 Myrtle (contributing). The houses are nearly identical in size (three bays wide, one room deep), window and door arrangement (off-center entrance flanked by single 1/1 double-hung windows), and porch details (hipped roof porch extending over center bay). Each house also has a small pediment centered above the porch in the attic level. In the case of the Elliott House, the pediment is ornamented with a diamond-shaped window and the porch is embellished with scroll cut decoration and a miniature pediment that reflects that found on the main roof. Several examples of the Gable-Front and Wing form are found in the District as well, though subsequent wings and porch alterations have diminished their architectural significance somewhat.

Other houses constructed in the Melrose Historic District drew inspiration from architectural styles and vernacular forms that swept the country after the turn of the 20th century. Homebuilders for these houses turned to pattern books and design catalogues that were readily available from local lumber companies. After the turn of the 20th century, residents could have turned to manufacturers of pre-cut houses such as Aladdin Homes, Montgomery Ward, Sears Roebuck and Company, and Iowa's own Gordon-Van Tine Company. Another source of vernacular home designs were the plans offered through plan services such as the Home Owners Service Institute or pattern books published by Ray Bennett, Gustav Stickley, Herbert C. Chives, the Radford Architectural Co., or Harris, McHenry & Baker.

The houses built by homeowners in the Melrose Historic District after 1900 tended to fall into two broad categories, those built in the Colonial Revival or Dutch Colonial style and those that adopted the Craftsman Style in one of its forms: American Four-Square, Front-Gable, Side-Gable or Bungalow. The Colonial Revival group includes the Robert and

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8 Page 43

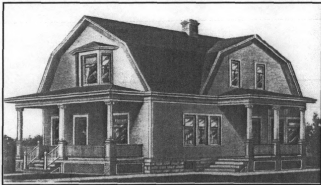
Melrose Historic District
Name of Property

Johnson County, IA
County and State

Luverne Wales House at 407 Melrose Avenue (contributing, Photo #4) constructed ca. 1910 and the Smith House at 607 Melrose Avenue (contributing, Photo #5) built two decades later in ca. 1925. Both have wide, 3-bay fronts with low-pitched hipped roofs and attic dormers. In the case of the Wales House, which was reportedly designed and built by local architect-contractor F.X. Freyder (see page 17), the roof is slightly steeper with a bell-cast profile and matching hipped dormers on all sides. The center bay has an entrance portico and a projecting bay window on the second floor. The Smith House has a more horizontal design with an eyebrow dormer centered above the semi-circular arched entrance hood. Both houses have sidelighted entranceways in the Colonial Revival fashion with multi-light upper sash in their double-hung windows. Like earlier houses along Melrose Avenue, both the Wales and Smith houses blend other architectural styles in their designs. In the former, it is the simple lines of the Craftsman Style, and in the latter, it is the horizontal feel and eyebrow arches of the Prairie School Style.

The most purely Colonial Revival house in the District is the Rudolph and Ruth Kuever House built in 1925 at 5 Melrose Circle (contributing, Photo #6). Designed by Cedar Rapids architect Mark Anthony, it was originally intended to have a stucco finish with half-timbering in the contiguous front-gable entrance bay. However, when it was built, the house was clad in shingles and the half-timbering abandoned. Other elements of the well-executed Colonial Revival design (see front elevation on page 23) include a steeply pitched side-gable roof with prominent chimneys and groups of 6/6 double-hung windows. Due to mature landscaping the front is largely hidden today, but the rear is clearly visible – as can be seen in the photographic documentation for this nomination. The property also contains a free-standing garage (contributing) designed in the Colonial Revival Style with a tall roof that matches the pitch of the house and round-arched, multi-light windows in the gable ends. The crowning Colonial Revival decorative elements that remain on the house are the scroll-cut shutters on all second story windows. The Byron and Helen Lambert House, located next door at 4 Melrose Circle (contributing), is also attributed to Anthony. It was built ca. 1922 and has a side-gable roof with clipped gable peaks and a formal entrance portico with Classical ornamentation. Like Anthony's proposal for the Kuever House, it has a stucco finish for both the main house and the freestanding garage (contributing) built with the house.

Sears and Roebuck House No. 113³¹



Dutch Colonial Revival houses make up the last sub-set of Colonial Revival houses in the District. They include examples of the Side-Gable, Front-Gable, and American Four-Square forms. The Floyd and Marian Nagler House built in 1926 at 6 Melrose Circle (contributing, Photo #7) is an example of the Side-Gable form with a clipped gambrel roof and wide shed dormers. Like its Colonial Revival cousins, the house has multi-light upper sash in the double-hung windows that are arranged both in bands and as widely spaced singles. Wide clapboard siding without cornerboard trim makes for

cleaner lines. According to Nagler's son, the Nagler House was designed by its engineer-owner. It has a companion garage (contributing) of the same design and vintage. Other examples of Side-Gable Dutch Colonial Revival houses

³¹Katherine Cole Stevenson and H. Ward Jandl, *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company* (Washington, D.C.: The Preservation Press) 1986, p. 312.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8 Page 44

Melrose Historic District
Name of Property

Johnson County, IA
County and State

include the Dolorosa Richey House at 421 Melrose Avenue (contributing) built ca. 1918, and a small version of the form built at 331 Melrose Court, the David and Edna Armbruster House (contributing). The Armbruster House has its original garage (contributing, Photo #24) built as a reduced-scale "temple" with stucco and brick walls and closed gable ends.

The two other forms used for the Dutch Colonial Revival houses in the District are seen in the Don and Margaret Munger House at 521 Melrose Avenue (contributing, Photo #8) constructed ca. 1911 and the Christian and Eva Nagy House constructed ca. 1918 a half-block to the west at 605 Melrose Avenue (contributing). The Munger House was designed and built by B.A. Wickham (see page 18) in the basic American Four-Square form but took on a distinctly Dutch Colonial Revival appearance with the addition of gambrel roof projecting wall dormers above the wraparound porch at one of the corners of the house. The resulting design fits the corner lot although a reverse floor plan with the gambrel gables at the intersection might have been more fitting. The Nagy House is an example of the smallest cottage form of the Dutch Colonial Revival Style. It was frequently adapted by pattern book publishers and plan services for small, affordable houses. The Sears and Roebuck Plan No. 113 that appears on the previous page is virtually identical to the Nagy House.

The most common architectural style favored by early 20th Century homebuilders in the Melrose Historic District was the Craftsman Style. These houses had straightforward forms with clean lines and simple detailing. Melrose houses always used double-hung windows in singles, pairs, or triples with divided lights in the upper sashes configured with either vertical or rectangular lights. Eaves were generally deep and frequently lined with exposed rafter tails and knee-brace brackets. Cladding materials included examples of brick, stucco, clapboard, and square-cut shingles, the latter sometimes laid in alternating wide and narrow courses.

The Craftsman Style houses distinguish themselves by their basic form. Though there are only a few American Four-Squares in the District rendered in this style, they were well executed. The Theron and Lela Hill House at 229 Melrose Court (contributing, Photo #9) has a low-pitched hipped roof on both the main house block and the front porch. Exposed rafter tails line the deep eaves. It is clad in narrow clapboards with a raised beltcourse separating the stories. The front porch has a closed, clapboard-clad balustrade, which, along with the dormerless roof, helps accent the horizontal qualities of the design. Windows are 8/1 double-hung sash with a larger 12/1 sash in the parlor. Another example of the American Four-Square form is the Clarence and Frances Huffman House at 408 Brookland Place (contributing). Its most distinguishing feature is the use of alternating narrow and wide shingle cladding.

The Front-Gable form of the Craftsman Style, which is common elsewhere in Iowa City, has only one example in the Melrose Historic District. The John and Mary Miller House at 315 Melrose Avenue (contributing) was built ca. 1925. The broad front-gable has returning cornices and the flat-roofed porch spans the full width of the front façade. Like many of the other Craftsman Style houses in the District, the Miller House has a garage built to accompany the house.

Some of the best Craftsman Style Houses in the District are examples of the Side-Gable form. The Fred and Anna Miller House at 707 Melrose Avenue (contributing, Photo # 10) was constructed in 1918. The narrow-front house has a distinctive clipped gable roof with returning cornices and a clipped gable attic dormer centered on the front. A full-width hipped roof porch spans the front. Craftsman Style vertical window lights are used in all of the double-hung windows' upper sash, including a group of three small windows in the dormer. The use of vertical design elements is emphasized in the porch balustrade and skirting. Like many of the Craftsman Style houses in the District, this house has an exposed pressed brick chimney that pierces the roof plane.

Another Side-Gable Craftsman Style house of similar scale and age is the Miller-Johnson House built ca. 1915 at 508 Melrose Court (contributing). An historic view of the Miller-Johnson house appears on page 39. Mature landscaping prevents clear photographs of this otherwise well-preserved house. An exposed view of its garage (contributing, Photo #25) shows that it, too, retains all of its original elements. The Miller-Johnson House was built by its first owner, Jacob Miller, who worked as a building contractor. It has a Side-Gable form with a beltcourse separating the narrow clapboard of the second story from the medium width clapboard of the first story. The house uses shed roof forms for the attic dormers, front porch, entrance hoods, and front bay window.

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

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8 Page 45

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Two other examples of the Side-Gable form are the Jeremiah and Laura McLaughlin House at 223 Melrose Court (contributing), designed and built by its owner in 1926 and the Leslie and Wilma Switzer House at 422 Melrose Court (contributing, Photo # 11), likely constructed on speculation by J.H. Hunzinger & Co. ca. 1924. The McLaughlin House, which appears in elevation and a historic view on pages 21 and 22, employs the use of square-cut shingles laid in alternating narrow and wide courses as well as exposed purlins along the eaves of the gable ends. The Switzer House is a smaller house also built with shingle siding. Its three-bay front has a formal pedimented entrance hood with a semi-circular opening that matches the inset arches over the paired 6/1 double-hung windows. The insets above all of the first story windows have the shingles laid in staggered courses. The house's original garage (contributing) is sited for framing by an opening in an extended wing wall attached to the edge of the house. The garage retains the original Spanish metal roof tile used for both this house and the McLaughlin House.

The last of the Craftsman Style house forms employed in the Melrose Historic District was the Bungalow. Single-family Bungalows were built on Melrose Court, Brookland Park Drive, and Brookland Place. A Bungalow duplex was built at the intersection of Melrose Court and Brookland Park Drive. The Frederick and Nellie Fry House at 506 Brookland Park Drive (contributing, Photo #12) is an example of the cross-gable Bungalow form, with the front porch recessed beneath the broad gable. This particular house has a pressed brick foundation with dressed limestone used for the watertable and porch trim, and stucco walls. Oversize knee brace brackets line each of the gables, including those of the small garage (contributing). Other single family Bungalows include the Robert and Ethel Hunter House at 316 Myrtle Avenue (contributing) built in 1915, the Elza and Mary Means House at 520 Brookland Park Drive (contributing) built ca. 1927, and the George S. and Anna Randall House at 701 Melrose Avenue (contributing) built ca. 1919.

The Howard Duplex at 401-403 Melrose Court (contributing, Photo #13) is one of four duplexes built in the District. It is the only one that uses a variation of the Bungalow form for its design, however. Property transfer records suggest that J.H. Hunzinger & Co. completed the construction for the investor-owner. The house uses a basic front-gable form with side-by-side units dividing it down the middle for tenants. For maximum privacy, the design incorporates private entrance porches at the outside corners. Standard Craftsman Style detailing includes 8/1 double-hung windows, vertical porch skirting, and small knee-brace brackets in the gable ends of the house and porches. The house has been sided so the original cladding is unknown. Because of its location at the intersection of Melrose Court and Brookland Park Drive, the Howard Duplex stands out.

The Tudor Revival Style was first introduced in Iowa City in large houses, apartment buildings, and both sorority and fraternity houses – all during the years leading up to and immediately following World War I. By the time it found its way into smaller houses, such as those found in the Melrose Historic District, it had been radically transformed. Stucco and half timbering was still used in at least one house as the cladding of choice – the Chester and Lois Miller House at 311 Melrose Court (contributing, Photo # 14) built in 1929. Its asymmetrical front-gable form has a projecting wall bay on the second floor and its windows contains the standard window choice used for both Colonial Revival and many Craftsman houses of the day – 8/1 double-hung sashes.

During the 1920s and 1930s the Tudor Revival gradually lost the more pronounced Tudor qualities for small houses, taking on features associated with English cottages. A number of these English Period Cottages were built along Melrose Court and Brookland Park Drive as the area saw its heaviest development. Period Cottages took on many forms in later years, and because of their original small sizes, have been the subjects of considerable alteration in the neighborhoods where they are frequently found. The William and Betty Holland House at 325 Melrose Court (contributing, Photo #15) features the most common elements of Period Cottages including an asymmetrical front façade with a steeply pitched front gable entrance bay often constructed of a material contrasting with the balance of the house. Tudor ornamentation including keystones, a mix of round and pointed arched windows, and quoining was frequently found in the projecting entrance bay. This was true in the Holland House. A similar English Period Cottage is located across the street at 326 Melrose Court, the J. Miller and Mary Swank House (contributing), not built until 1942.

A smaller version of the English Period Cottage is seen in the Irving and Martha Weber House at 421 Melrose Court built ca. 1929 (contributing, Photo #16). In this example, the front façade contains the dominating brick chimney with the

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8

Page 46

Melrose Historic District
Name of Property

Johnson County, IA
County and State

gabled entrance bay formed by contiguous gables. Smaller multi-light windows are combined in pairs and groupings to give the house a more picturesque look. As with other houses in the Melrose Historic District, the companion garage (contributing) adopted the same stylistic features.

At the opposite end of the spectrum were the English Period Cottages that were built in larger forms, such as the Erwin and Eva Gross House at 622 Brookland Park Drive (contributing, Photo # 17) built ca. 1931. Its full two-story height gives this house substantially more space. Its more richly varied front façade contains the requisite chimney next to the projecting entrance gable, an ornamented brick and stone entrance surround, a bracketed entrance hood, and multi-light double-hung windows in singles, pairs and triples on each of the façades. The use of a shed roofed wall dormer seen here is typical of several houses in the District. Another element found elsewhere in the District is the use of a wall extension with an arched opening, which continues the roofline established in the gabled entrance bay. Other examples of larger scale Period Cottages include the John and Rose Brady House at 513 Brookland Park Drive (contributing) built in 1932, the Charles and Louise Kennett House at 517 Brookland Park Drive (contributing) built ca. 1928, and the Ernest and Myrtle Anthony House at 605 Brookland Park Drive (contributing) built ca. 1927.

On the eve of World War II a new house form and architectural style was introduced to the Melrose Historic District – the Cape Cod. Beginning in the 1930s with establishment of the Federal Housing Administration's programs for providing mortgages for small homes, these 1½-story brick and frame houses became increasingly popular. Plan services in Washington, D.C. and around the country issued catalogues of small house plans frequently touting the Cape Cod cottage as ideally suited to the new homebuyers. When the FHA introduced its minimal house in 1936, the form was praised for its careful economy and compact interior arrangement. On the exterior the Cape Cod houses had steeply pitched side-gable roofs that enclosed potential living space. This area was made more habitable by the presence of gable attic dormers. Fenestration generally included multi-light double-hung windows, and the center entrance was usually detailed in simple Colonial Revival ornamentation. Chimneys were placed on interior or end walls. Frequently Cape Cod cottages would have one-story sunrooms attached at the gable end or room for attaching a garage sometimes via a connecting breezeway.

The examples of Cape Cod cottages in the Melrose Historic District follow the general principles in use for this form in the late 1930s. Both the Gretchen and C. Merton Spicer, Jr., House built in 1939 at 624 Brookland Park Drive (contributing, Photo #18) and the Ostdiek Rental House at 424 Melrose Court (contributing, Photo #19) built the same year have retained their basic form with any small additions invisible from the public right-of-way. In the case of the Spicer House, the formerly freestanding porch has been attached to the house. The garage for the Ostdiek Rental House is similar to those of several other Cape Cod cottages in the District that were originally attached to the main house. Other Cape Cod cottages in the District include the Albert and Dorothy Erbe House at 409 Melrose Court (contributing) built in 1939 and the George and Leona Rebal House at 614 Brookland Park Drive (contributing) built in 1942.

About the same time that Cape Cod houses were being introduced in the 1930s, the small house movement spreading across the U.S. was introducing plans for even smaller, one-story houses that were well suited to the remaining lots available in the Melrose Historic District, mostly along the east side of Melrose Court. Some of these basic one-story, side gable houses have come to be known as Minimal Traditional houses. Their asymmetrical façade frequently included a front facing gable that might project slightly from the main block. These houses also frequently included an oversized fixed sash flanked by operable double-hung windows that came to be described as a "picture window." To avoid the extra cost, garages were usually left for later construction. The building of Minimal Traditional houses continued sporadically in the Melrose Historic District from the 1940s into the 1950s and 1960s.

The last major residential style to be introduced in the Melrose Historic District was the Ranch. The first houses to adopt this design form were built along Brookland Park Drive in 1949, with several more to follow on Lucon Drive between 1950 and 1953. Like the Minimal Traditional form, the Ranch included a one-story configuration generally horizontal in nature with either a low-pitched side gable or hipped roof. The garage was nearly always attached at one end. In some cases in the District, narrow lots required that the floor plan be configured as an L or U. Ideally suited lots provided wide-open spaces for the house to be viewed at a distance. The Thelma and Donald Lewis House at 300 Lucon Drive built in 1951

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

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8 Page 47

Melrose Historic District
Name of Property

Johnson County, IA
County and State

(contributing, Photo #20) is a good example of the Ranch form. Its long side-gable roof had a porch recessed along the front and a front facing gable wing to break the monotony that sometimes prevailed in Ranch designs. Other intact Ranch houses in the District include the F. Neal and Ruth Miller House at 603-603½ Brookland Park Dr. (contributing) built ca. 1949 by Neal Miller's construction company and the Davis-Walker House at 335 Lucon Drive (contributing) built in 1953. Like the single-family houses in the Melrose neighborhood, the four duplexes and one apartment building are representative of multi-family buildings being constructed elsewhere in Iowa City during the late 1920s-1940s. The side-by-side brick duplex at 216-218 Melrose Court (contributing, Photo # 21) was completed ca. 1929. Although the building does not have a strong sense of style; however, individual features such as the arched entrance porches, brick water table and beltcourse detailing, and the 6/1 double-hung windows in singles and groups, suggest a Colonial Revival Style influence. The Colonial Revival Style was employed for two other duplexes along Melrose Court – the building next door at 220-222 Melrose Court (contributing) built in ca. 1927 and the Nelson Duplex at 402-404 Melrose Court (contributing) built ca. 1939. The Howard Duplex at 401-403 Melrose Court discussed previously used the Bungalow form of the Craftsman Style when it was completed in 1924.

The Melrose Apartment Building at 741 Melrose Avenue (contributing, Photo #22) was the largest building in the District when it was completed in 1929. Its 12 units are laid out on three floors with large single, paired and triple 6/1 double-hung windows providing ample light for each unit. The rectangular floor plan has seven bays across the front facing Melrose Avenue, brick quoined corners, front gable roofs over each end, and a mansard roof extending over the five center bays between the gabled roof sections. An arched entrance bay is set between corbeled brick pilasters. The straightforward exterior design is mildly Craftsman in style. The Melrose Apartments building was originally owned and perhaps designed by Thomas Caywood, an engineer and professor at SUI.

Contributing and Noncontributing Resources:

The Melrose Historic District contains a total of 137 resources including one site, one structure, and 135 buildings of which 115 are contributing primary and secondary buildings (112 currently nominated and 3 previously NRHP listed). Of these buildings, 31 are key or individually significant primary buildings, and 38 are contributing secondary buildings. The balance of the District includes one contributing site (Brookland Park), one noncontributing site (Brookland Park shelter), 9 noncontributing primary buildings, and 12 noncontributing secondary buildings. Two properties containing three key contributing resources were previously listed on the NRHP: the A.W. Pratt House at 503 Melrose Avenue and the Billingsley-Hills House and garage at 629 Melrose Avenue.

Integrity requirements used to determine contributing and noncontributing designation for both primary and secondary buildings in the Melrose Historic District were developed using *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Individual building evaluations were consistent with local standards further refined in the multiple property documentation form completed in 1992 for "Historic Resources of Iowa City, Iowa MPS" and listed in the National Register of Historic Places (NRHP) in 1994.

By definition, historic districts are collections of buildings that, when considered as a group rather than individually, possess a sense of time and place. They may have a shared building type, style, form, or material. They have a common period of significance that may extend over a few years or decades. They consist of contiguous properties or multi-block areas with relatively few intrusions. Integrity for individual buildings as well as the setting as a whole should be high. The Melrose Historic District meets these requirements.

Individual buildings were evaluated and ranked according to one of three designations: 1) key contributing, 2) contributing or 3) noncontributing. For single or multi-family buildings to be designated as "key contributing," they had to be substantially unaltered and retain their original appearance in shape, proportions, and roofline. Principal façades had to remain intact and largely unchanged. If synthetic siding has been installed it was considered acceptable if the cladding width matched that of the original surfaces and few architectural features had been compromised by its installation.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8 Page 48

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Original porches were required to be substantially intact, windows had to remain unchanged except for the installation of metal storm sash, and primary entrances had to remain consistent with the original design.

Single-family or multi-family buildings designated as "contributing" retain their original form and massing. Examples of acceptable alterations are as follows. Porches may be enclosed but the original columns remain visible or the enclosure is easily reversible with little or no damage to the massing and proportions of the original porch. The majority of windows remain unchanged, but if altered the sizes of window openings conform to those of original openings. Any wings or additions made to a house are subordinate to the original structure and do not cover significant architectural detailing. For secondary structures such as garages, changes considered acceptable for contributing status include the replacement of garage doors.

Buildings designated as "noncontributing" include all resources built outside of the period of significance – 1870 to 1955. Buildings altered to such a degree that the original structure is no longer readily identifiable are also considered noncontributing. Examples of significant changes include a change in roofline, porch enclosures of a non-reversible nature, and major additions or modifications of primary façades. Changes involving the addition of synthetic siding, installation of storm windows and doors, and the construction of breezeway connections between houses and garages are not sufficient to make a building noncontributing.

A list of resources in the Melrose Historic District appears below. Primary buildings include single-family dwellings, duplex, or multi-family apartment building. Secondary buildings include barns or garages. If no box is marked under the secondary building columns for a particular address, no building is present.

Melrose Historic District – Contributing and Noncontributing Resources

#	STREET	ORIGINAL/ LONG-TERM OWNER(s)	DATE	PRIMARY BLDG. STATUS		SECONDARY BLDG. STATUS		ARCH. STYLE-VERNACULAR FORM
				Contributing	Key Non-Contributing	Contributing	Non-Contributing	
505	Brookland Park Dr.	Nelson, Richard & Marian	ca. 1926	X		X		Minimal Traditional
506	Brookland Park Dr.	Fry, Frederick & Nellie	ca. 1925		X	X		Craftsman/Bungalow
513	Brookland Park Dr.	Jones, Kenneth & Margaretta/ Brady, John & Rose	ca. 1932		X	X		Tudor Revival/ English Period Cottage
516	Brookland Park Dr.	Fry, Eldon & Marie	1953	X				Minimal Traditional
517	Brookland Park Dr.	Kennett, Charles & Louise	ca. 1927	X			X	Tudor Revival/ English Period Cottage
520-520½	Brookland Park Dr.	Means, Elza & Mary	1927	X		X		Craftsman/Bungalow
603-603½	Brookland Park Dr.	Miller, F. Neal & Ruth (first house)	1949	X				Ranch
605	Brookland Park Dr.	Anthony, Ernest & Myrtle	ca. 1927		X	X		Tudor Revival/ English Period Cottage
611	Brookland Park Dr.	Miller, F. Neal & Ruth (second house)	ca. 1962				X	Ranch
614	Brookland Park Dr.	Rebal, George & Leona	1942		X	X		Cape Cod Cottage
618	Brookland Park Dr.	Nickols, Irvine & Moyne/ Boiler, Wm. & Bertha	ca. 1937		X		X	Tudor Revival/ English Period Cottage
622	Brookland Park Dr.	Gross, Erwin & Eva	ca. 1931		X		X	Tudor Revival/ English Period Cottage
624	Brookland Park Dr.	Spicer, C. Merton, Jr. & Gretchen	1939		X		X	Cape Cod Cottage
625	Brookland Park Dr.	Michener, R. Byran & Edith	1951	X				Cape Cod Cottage
626	Brookland Park Dr.	Huit, Marion & Jane	1942	X		X		Cape Cod Cottage
400	Brookland Place	Larson, Edwin C. & Grace/ Beebee, Frederic	ca. 1920	X		X		Gable-Front

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 49

Melrose Historic District
Name of Property

Johnson County, IA
County and State

#	STREET	ORIGINAL/ LONG-TERM OWNER(s)	DATE	PRIMARY BLDG. STATUS			SECONDARY BLDG. STATUS		ARCH. STYLE-VERNACULAR FORM
				Contributing	Key	Non-Contributing	Contributing	Non-Contributing	
402	Brookland Place	Meier, Norman & Clea	1927		X		X		Gable-Front, Craftsman
408	Brookland Place	Huffman, Clarence & Frances (second house)	ca. 1925	X					Gable-Front & Wing
412	Brookland Place	Vandenburg, Jack & Anna	ca. 1960			X			Ranch
223	Lucon Dr.	Huston, Paul & Margaret	1951	X					Shed Roof/Contemporary
300	Lucon Dr.	Lewis, Thelma & Donald	ca. 1950	X					Ranch
320	Lucon Dr.	Parsons, Carlyle & Joan	1951			X			International (altered)
331	Lucon Dr.	Brechler, Paul & Bonnie	ca. 1950	X					Minimal Traditional
335	Lucon Dr.	Davis, Wallace & Helen	1953	X					Ranch
303	Melrose Ave.	Manley, Ralph & Dorothy/ Mahan, Bruce & Edna	ca. 1910	X					Am. Four-Square
309	Melrose Ave.	Shuck, Wm. & Virginia	ca. 1903	X					Gabled-Front & Wing
315	Melrose Ave.	Miller, John & Mary	ca. 1925	X			X		Craftsman/Gable-Front
407 (incl. 401)	Melrose Ave.	Wales, Robert & Luveme	ca. 1910		X		X		Colonial Revival/ Am. Four-Square
421	Melrose Ave.	Richey, Dolorosa	1918		X				Dutch Colonial/ Gambrel Cottage
503	Melrose Ave.	Pratt, Albert W. & Sarah/ Pratt, Walter & Louise	1885		X NRHP				Italianate/ Colonial Revival
511	Melrose Ave.	Connell, James & Mary/ Hartsock, Jacob & Mary	ca. 1917	X					Craftsman/Gable-Front
521	Melrose Ave.	Munger, Don & Margaret	ca. 1911		X				Am. Four-Square/ Dutch Colonial
601	Melrose Ave.	Paden, James & Augusta (first house)	ca. 1914	X					Craftsman
605	Melrose Ave.	Nagy, Christian & Eva/ Lewis, Frank & Elsie	ca. 1918		X				Dutch Colonial/ Gambrel Cottage
607	Melrose Ave.	Smith Rental House (first)	ca. 1926	X			X		Colonial Revival
609	Melrose Ave.	Manley, Ralph & Dorothy/ Eggenberg, Fred & Josephine (first house)	ca. 1910	X			X		Gable-Front
629	Melrose Ave.	Billingsley-Hills House	1870		X NRHP		X		Greek Revival/Italianate/ Colonial Revival
701	Melrose Ave.	Randall, George S. & Annabell	ca. 1915	X			X		Craftsman/Bungalow
707	Melrose Ave.	Miller, Fred & Anna	ca. 1918	X					Craftsman
711	Melrose Ave.	Wiese, Albert & Augusta	ca. 1910	X			X		Gable-Front
727	Melrose Ave.	Rohret, Wm. & Jane	ca. 1905	X			X		Hipped Cottage
741	Melrose Ave.	Melrose Apartments/ Caywood Apartments	1929		X		X		Colonial Revival
1	Melrose Circle	Montgomery, Joseph & Irene	1975			X			Neo-Colonial
2	Melrose Circle	Hicks, Frank & Romola/ Andrews, George & Etta	1923		X				Colonial Revival/Georgian
3	Melrose Circle	Jones, Howard & Leah/ Cretzmeyer, Francis Jr. & Marian	ca. 1923	X			X		Colonial Revival/One- Story Pyramidal
4	Melrose Circle	Lambert, Byron & Helen	ca. 1923		X		X		Colonial Revival/Tudor Revival
5	Melrose Circle	Kuever, Rudolph & Ruth/ Mason, Edward & Dordana	1925		X		X		Colonial Revival
6	Melrose Circle	Nagler, Floyd & Marian	ca. 1925		X		X		Dutch Colonial

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 8 Page 50

Melrose Historic District
Name of Property

Johnson County, IA
County and State

#	STREET	ORIGINAL/ LONG-TERM OWNER(s)	DATE	PRIMARY BLDG. STATUS			SECONDARY BLDG. STATUS		ARCH. STYLE- VERNACULAR FORM
				Contributing	Key	Non-Contributing	Contributing	Non-Contributing	
215	Melrose Court	Paden, James & Augusta (second house)	ca. 1938	X			X		Cape Cod Cottage
216-218	Melrose Court	Keyser Duplex	1929		X				Colonial Revival
219	Melrose Court	Hoppin, Richard & Marjorie	ca. 1952	X					Minimal Traditional
220-222	Melrose Court	Carson Duplex	ca. 1927	X					Colonial Revival
223	Melrose Court	McLaughlin, Jeremiah & Laura	1925		X		X		Craftsman, Side-Gable
224	Melrose Court	Mumma Rental House (first)/ Swensen, Wm. & Elaine	1938			X			Tudor Revival/ English Period Cottage
228	Melrose Court	Mumma Rental House (second)	1940	X					Gambrel Cottage
229	Melrose Court	Noel Rental House	1931		X		X		Am. Four-Square
233	Melrose Court	Wennerberg Rental House	1949	X				X	Minimal Traditional
300	Melrose Court	Layton, Jack & Lois	1957			X			Minimal Traditional
302-302½	Melrose Court	Wiese, Wm. & Susan	ca. 1928	X			X		Craftsman/Bungalow
303	Melrose Court	Eggenberg, Fred & Josephine (second house)	ca. 1924	X			X		Am. Four-Square
304	Melrose Court	Comfort, Frank & Mary	1949	X			X		Minimal Traditional
306	Melrose Court	Baldrige, Ada	1949		X		X		Minimal Traditional
308	Melrose Court	Claussen, Gene & Margaret	ca. 1953	X			X		Minimal Traditional
310	Melrose Court	Furst Rental House	1927		X				Craftsman/Side-Gable Cottage
311	Melrose Court	Smith Rental House (second)	ca. 1928		X		X		Tudor Revival/ English Period Cottage
313	Melrose Court	Unnamed	1993			X			Neo-Colonial
318	Melrose Court	Dryer, Robert & Caroline	1955	X					Minimal Traditional
321	Melrose Court	Records, Edwin & Kathryn	ca. 1923	*X			X		Am. Four-Square
325	Melrose Court	Holland, Wm. & Betty	ca. 1932	X					Tudor Revival/ English Period Cottage
326	Melrose Court	Swank, J. Miller & Mary	1941	X					Tudor Revival/ English Period Cottage
331	Melrose Court	Armbruster, David & Edna	ca. 1931	X			X		Dutch Colonial/ Gambrel Cottage
401-403	Melrose Court	Howard Duplex	1924		X		X		Craftsman Bungalow
402-404	Melrose Court	Nelson Duplex	ca. 1939	X			X		Colonial Revival
409	Melrose Court	Erbe, Albert & Dorothy	1939		X		X		Cape Cod Cottage
410	Melrose Court	Brady, James & Virginia	ca. 1932	X			X		Tudor Revival/ English Period Cottage
421	Melrose Court	Roben, William & Harriet/ Weber, Irving & Martha	ca. 1929	X			X		Tudor Revival/ English Period Cottage
422	Melrose Court	Switzer, Leslie & Wilma	ca. 1924		X		X		Craftsman/Side-Gable
423	Melrose Court	Miller, Vern & Marie	ca. 1927	X					Craftsman/Side-Gable
424	Melrose Court	Ostdiek Rental House	1939		X				Cape Cod Cottage
508	Melrose Court	Miller, Jacob & Augusta/ Patrick, Geo. T.W. & Maude/ Johnson, Wendell & Edna	ca. 1915		X		X		Craftsman, Side-Gable
521	Melrose Court	Walker, Katherine	ca. 1927	X				X	Hipped Cottage
316	Myrtle Ave.	Hunter, Robert & Ethel	ca. 1915		X			X	Craftsman Bungalow
402	Myrtle Ave.	Elliott, Luther E.	ca. 1890	X				X	I-House

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

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 8 Page 51

Melrose Historic District
Name of Property

Johnson County, IA
County and State

#	STREET	ORIGINAL/ LONG-TERM OWNER(s)	DATE	PRIMARY BLDG. STATUS		SECONDARY BLDG. STATUS		ARCH. STYLE- VERNACULAR FORM
				Contributing	Key Non-Contributing	Contributing	Non-Contributing	
408	Myrtle Ave.	Huffman, James & Florence	ca. 1906	X		X		Gable-Front & Wing
412	Myrtle Ave.	Huffman, Clarence & Frances (first house)	ca. 1890	X			X	I-House
	South end of District, bet. 500 block of Melrose Court and Railroad	Brookland Park/ Brookland Park Picnic Shelter	1924/ ca. 1980	X (Site)		X (Structure)		Municipal park & picnic shelter

Summary:

In summary, the Melrose Historic District is locally significant under Criteria A and C. Under Criterion B the District has both local and state level significance. Under Criterion A it derives significance from its association with an important era of residential development along and south of Melrose Avenue in Iowa City adjacent to the State University of Iowa West Side Campus. The Melrose Historic District developed in several stages beginning in the late 19th century and extending through the post-World War II period. Its greatest growth was associated with the establishment of the State University of Iowa General Hospital and the creation of facilities for the University's athletic programs during the late 1920s. The mixture of small and large lots available in Custer's Addition, Lambert's (Melrose Circle) Subdivision, Paden's Addition, Melrose Court Addition, Brookland Park Addition, and Lucon Subdivision were all located south of Melrose Avenue and north of Brookland Park. These lots provided ideal home sites in the Melrose Historic District for the staff and faculty of the SUI hospitals and athletic programs who needed housing.

Under Criterion B the Melrose Historic District derives significance from its association with important Iowa City residents and a number of prominent SUI faculty members whose contributions were on the state and national level. These individuals included outstanding SUI professors and pioneering researchers and coaches, Iowa City's second female mayor, and a prominent Iowa City businessman, newspaper columnist, and local historian. Each of these individuals resided in the Melrose Historic District during the times that they made their main contributions to their respective fields.

Under Criterion C the Melrose Historic District is significant as a representative collection of the architectural styles and vernacular house forms that primarily appeared in Iowa City neighborhoods beginning in the period before World Wars I and continued through the post-World War II era. The juxtaposition of at least a dozen different architectural styles and house forms for single-family dwellings, duplexes, and a large apartment building testifies to the architectural diversity of the District. The District demonstrates both the organic development practices seen when a rural neighborhood becomes absorbed into an urban area and the developer-homebuilder practices seen in an early automobile suburb developed between World War I and II.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 9 Page 52

Melrose Historic District
Name of Property

Johnson County, IA
County and State

9. Major Bibliographical References:

"100 Years of Caring: A Century of Healing and Hope." *Pacemaker*, Vol. 24, Number 2, March/April 1998.

117 House Designs of the Twenties, Gordon-Van Tine Co. New York: Dover Publications, Inc. and Philadelphia: The Athenaeum of Philadelphia, 1992. (Reprint of *Gordon-Van Tine Homes*, originally published by the Gordon-Van Tine Co., Davenport, Iowa, 1923).

Ames, David L., and Linda Flint McClelland. *National Register Bulletin: Historic Residential Suburbs, Guidelines for Evaluation and Documentation for the National Register of Historic Places*. Washington, D.C.: U.S. Department of the Interior, National Park Service, National Register of Historic Places, September 2002.

"Amos B. Emery Obituary," *Des Moines Register*, February 3, 1973.

Annual construction summaries in *Iowa City Press-Citizen*:

"\$1,049,450 in Improvements, January 1, 1921, p. 9.

"Improvements Aggregating Large Amount," January 1, 1921, p. 7.

"Other Builders of Homes in the Athens," January 1, 1921, p. 11.

"All Records Broken in Building of New Homes in Iowa City," December 31, 1921, p. 6.

"Business Improvements Are Many in Year 1921," December 31, 1921, p. 9.

"Many Garages Built Here, Remodeling," December 31, 1921, p. 3.

"Builders of Iowa City List Names of Citizens Who Got Homes in '22," December 30, 1922, p. 12, 16.

"235 New Homes Erected for Local Citizens During Year," December 31, 1923, p. 4.

"Home Building Reached High Level In Past Year," December 31, 1924, p. 4.

"1925 Record Year in City," December 31, 1925, p. 10.

"Home Building Booms in 1926, December 31, 1926, p. 4.

"Many Residences Built in Iowa City During the Last Year Show Records," December 31, 1927, p. 15.

"Iowa Cityans Put Over \$400,000 in Construction of New Homes During 1928," December 31, 1928, p. 11.

"\$311,000 Invested by Local Residents for New Homes During Last Year," December 31, 1929, p. 6.

"Home Builders of City Busy Last Year; Permits Show Value Over \$384,000," December 31, 1930, p. 4.

Atlas of Johnson County, Iowa. [publisher unknown] 1917.

Atlas of Johnson County, Iowa. Davenport, Iowa: The Huebinger Survey & Map Publishing Co., 1900.

Atlas of Johnson County, Iowa. Iowa City, Iowa: J. J. Novak, 1889.

Aurner, Clarence Ray. *Leading Events in Johnson County, Iowa History*, Volumes 1 and 2. Cedar Rapids: Western Historical Press, 1912 and 1913.

"The Billingsley-Hills House." Undated manuscript provided by Michaelanne Widness, owner of 629 Melrose Avenue.

"Breaking Ground for the New Medical Plant (program)," State University of Iowa, Iowa City, Iowa, June 17, 1924.

Brenner, Vida. "University Hospitals Started Small." *Iowa City Press-Citizen*, March 26, 2004.

Brown, E. Richard. *Rockefeller Medicine Men: Medicine and Capitalism in America*. Berkley, CA: University of California Press, 1979.

Carlson, Richard, Iowa City Historic Preservation Commissioner. Email re: study of Iowa City buildings as recorded in

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 9 Page 53

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Iowa City newspapers, 1897– 1908, and study of O.H. Carpenter buildings in *The American Contractor*, 1897 – 1930, November, 2003.

Carlson, Richard, Iowa City Historic Preservation Commissioner. "Orville H. Carpenter (1865-1938), Iowa City Architect," November 18, 2003 draft.

Carlson, Richard. "Early History of Houses at 303–741 Melrose Avenue," unpublished research study for Melrose Neighborhood Survey Project, April 28–May 3, 2004.

Carlson, Richard. Email interview re: Iowa City city directory listings of John H. Hunzinger's contracting business, its successor firms, and the firms' partners/officers, 1904-1940," compiled May 2004.

Carlson, Richard. Email interview re: J. H. Hunzinger references in *The American Contractor*, 1898-1930, compiled May 2004.

Census of Iowa for the years 1854, 1865, 1875, 1880, 1885, 1885, 1887, 1889, 1895, 1905, 1915, and 1925 as printed by various State Printers.

Census of the United States for 1850 to 2000.

City Directories of Iowa City, Iowa. Multiple years.

City Directories of Cedar Rapids, Iowa. Multiple years.

City Directories of Davenport, Iowa. Multiple years.

"Coach and Superintendent," *Golf Course Management*, Golf Course Superintendent Association of America, October, 1999 (from Special Collections Department, University of Iowa Libraries, Iowa City, Iowa).

"College of Medicine, State University of Iowa (dedication program for the General Hospital and Medical Laboratories Building)," State University of Iowa, Iowa City, Iowa, November 1928.

"Council Proceedings and Index," City of Iowa City, Iowa City, Iowa, ca. 1910-ca. 1920.

"Dolphin Kick Makes Olympic Splash," *The Iowa Alumni Review*, May/June 1984, pp. 16-19.

Eggers, Lolly. "Introduction" to *Iowa City's Irving Weber*, unpublished July 2003 draft.

Ellis, Edwin Charles. "Certain Stylistic Trends in Architecture in Iowa City." Unpublished M.A. Thesis, University of Iowa, 1947.

"Establish B.J. Lambert Scholarship Fund," *Iowa City Press-Citizen*, April 26, 1944.

Farquhar, J.S. "Mark Anthony – Architect," *Cedar Rapids Republican*, Cedar Rapids, Iowa, September 12, 1926.

"Former Iowa Swimming Coach Dies." News Release, University of Iowa Sports Information Service, August 6, 1985.

Gebhard, David, and Gerald Mansheim. *Buildings of Iowa*. New York: Oxford University Press, 1993, pp. 259-264.

Gerber, John C. *A Pictorial History of the University of Iowa*. Iowa City, Iowa: University of Iowa Press, 1988.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 9 Page 54

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Gottfried, Herbert and Jan Jennings. *American Vernacular Design, 1870 – 1940*. New York: Van Nostrand Reinhold Company, 1985.

Hibbs, Bob. *Iowa City, A Sense of Place*. Iowa City, IA: Iowa City Press-Citizen, 2001.

"Hospital to be Dedicated in November," *University of Iowa News Bulletin*, Volume III, Number 8, August, 1928.

"Hunter Rouse," John Fritz Medal booklet, 1991.

"Hunter Rouse, retired University of Iowa Carver Professor, dies," University of Iowa news release, October 24, 1996.

"Imposing Figures Marked City at Turn of Century," *Iowa City Press-Citizen*, February 28, 1979.

Insurance Maps of Iowa City, Iowa. (New York: The Sanborn Map Company and the Sanborn and Perris Map Company; 1920, 1926, 1933, and 1933 updated to 1944, 1933 updated to 1970).

Interview via email with Jim Andrews (resident, 2 Melrose Circle, Iowa City, Iowa) by Annette Schlueter, April 23, 2004.

Interview via email and letter with Jeff Dodd, Assistant Engineering Librarian, Lichtenberger Engineering Library, University of Iowa, Iowa City, May 20, 2004.

Interview via email with Lolly Eggers (Irving Weber's biographer) by Mariys Svendsen, April 4, 2004.

Interview with Jane Huit (resident, 626 Brookland Park Drive, Iowa City, Iowa) by Mariys Svendsen, April 1, 2004.

Interview via email with Huston family descendants by Jean Walker, May 2004.

Interview with Nicholas Johnson (resident, 508 Melrose Court, Iowa City, Iowa) by Mariys Svendsen, April 2, 2004.

Interview via email with Fletcher Miller and Edward Mason (resident, 5 Melrose Circle, Iowa City, Iowa) by Annette Schlueter, April 22, 2004.

Interviews with Ruth Miller (widow of F. "Neal" Miller) by Jean Walker, May 2004.

Interview via email with Joan Frohwein Parsons by Jean Walker, May 2004.

Iowa City, Iowa, a City of Homes. Iowa City, Iowa: Iowa City Commercial Club, 1914.

Iowa Writers' Program of the Work Projects Administration. *Johnson County History*. Iowa City, Iowa: Johnson County Superintendent of Schools, sponsor, 1941.

"Iowa City Zoning Map," City of Iowa City, 1935.

"J. Bradley Rust, Architectural Plans, 1932-1987" and "J. Bradley Rust Collection, Residential Index." State Historical Society of Iowa, Iowa City, Iowa.

"James M. Harris, University of Iowa Line Coach," University of Iowa Sports Information Service, undated.

Kent Collection (photographs), Special Collections Department, University of Iowa Libraries, Iowa City, Iowa.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 9 Page 55

Melrose Historic District
Name of Property

Johnson County, IA
County and State

-
- Keyes, Margaret N. *Nineteenth Century Home Architecture in Iowa City*. Iowa City, Iowa: University of Iowa Press, 1966.
- Kuever, R.A. "The Aspirin Story at the State University of Iowa," Unpublished manuscript, June 5, 1958.
- Kuever, R.A. "History of the College of Pharmacy," Unpublished manuscript, provided by Denise L. Merriss, Director, External Relations, College of Pharmacy, University of Iowa, May 2004.
- Lafore, Laurence Davis. *American Classic*. Iowa City, Iowa: State Historical Society of Iowa, 1975.
- "Lambert, Professor of Engineering, Dies; Funeral Services to be Held Saturday," *Iowa City Press-Citizen*, October 30, 1953.
- "Late SUI Faculty Member Applied Structure Theory," *Daily Iowan*, May 11, 1960.
- Leamer, Laurence. "The Sunset Ride of a TV Reformer," *Harper's Magazine*, December 1973, pp. 22-32.
- Letter to Dean Raymond, SUI, Department of Engineering, from B.J. Lambert, April 5, 1924.
- Levey, Samuel, Derek Maurer, Lee Anderson, and Matthew Schaefer. *The Rise of a University Teaching Hospital, A Leadership Perspective, The University of Iowa Hospitals and Clinics*. Chicago: Health Administration Press, 1996.
- Lewis, Thelma B. "Iowa City, Observations on 1961 City Election." Unpublished paper, May 16, 1962.
- McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1992.
- Magnuson, Linda Westcott. "Sheets and Company, an Iowa City Builder/Architect Firm, 1870-1905." Masters thesis, University of Iowa, Iowa City, Iowa, 1980.
- Mansheim, Gerald. *Iowa City: An Illustrated History*. Norfolk, Virginia: The Downing Company, 1989.
- "Max S. Hawkins, 1987 Distinguished Alumni Service Award." Provided by David Huston to Jean Walker, May 3, 2004.
- McKay, Joyce. "Civilian Conservation Corps Properties in Iowa State Parks: 1933-1942". National Register of Historic Places Multiple Property Listing Form prepared for the Iowa Department of Natural Resources, 1989.
- Mozer, Mindy. "Irving Weber Rings in 90th Birthday," *Iowa City Press-Citizen*, December 18, 1990.
- Muller, Lyle. "No Place Like a Moffitt." *Iowa City Press-Citizen*, December 30, 1992.
- Mutel, Cornelia F. *Flowing Through Time: A History of the Iowa Institute of Hydraulic Research*. Iowa City, Iowa: Iowa Institute of Hydraulic Research, 1998.
- Mutel, Cornelia F. "Floyd Nagler's Passion for Water Power," *Iowa Heritage Illustrated*. Volume 77 (Winter 1996), pp. 152-156.
- Obituary, Wallace Davis, *Iowa City Press-Citizen*, ca. January 27, 1999.
- Obituary, Margaret Ann Huston, *Iowa City Press-Citizen*, July 14, 1965.
- Obituary, Paul E. Huston and "Memories of Huston Fond," *Iowa City Press-Citizen*, November 23, 1988.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 9 Page 56

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Obituary, Thelma Lewis, *Iowa City Press-Citizen*, October 15, 1988.

Obituary, F. Neal Miller, *Iowa City Press-Citizen*, ca. October 19, 1999.

Obituary, Robert Richardson, *Iowa City Press-Citizen*, September 19, 2001.

Obituary, Suzanne Rickerson, *Cedar Rapids Gazette*, April 19, 1996.

Obituary, William Swenson, *Iowa City Press-Citizen*, October 31, 1995.

Obituary, Maurice Van Allen, *Iowa City Press-Citizen*, May 2, 1986.

Obituary, Donald Hodges Walker, Jr., *Iowa City Press-Citizen*, March 12, 1997.

Obituary, Irving B. Weber, *Iowa City Press-Citizen*, March 17, 1997.

Pattern book collection of Mariys A. Svendsen (author):

America's Best Planned Small Homes. Washington, D.C.: Standard Homes Company, 1946.

The Book of Brick Homes, 36 Designs. St. Paul, MN: Home Plan Book Company, 1941.

The Book of Economical Homes. St. Paul, MN: Home Plan Book Company, 1941.

The Book of New Homes, 32 Designs. St. Paul, MN: Home Plan Book Company, undated, ca. 1941.

The Book of Small Homes, 33 Designs. St. Paul, MN: Home Plan Book Company, undated, ca. 1941.

Cape Cod Cottages. Washington, D.C.: Federal Housing Administration, Plan Service Department, undated, ca. 1935.

New Homes of Beauty and Character. Davenport, Iowa: The Packard Service Bureau, 1938.

New Spanish Homes. Topeka, Kansas: L.F. Garlinghouse Co., undated, ca. 1940.

Petite Homes of Budget Appeal. National Plan Service, Inc., undated, ca. 1940.

Small Practical Homes. Topeka, Kansas: Modern Homeways, 1945.

Perl, Larry. *Calm and Secure on the Hill: A Retrospective of the University of Iowa*. Iowa City, Iowa: University of Iowa Alumni Association, 1978.

Persons, Stow. *The University of Iowa in the Twentieth Century: An Institutional History*. Iowa City, Iowa: University of Iowa Press, 1990.

Petersen, William John. "Iowa City – Then and Now." *The Palimpsest*, Vol. 48, No. 2 (February 1967).

Portrait and Biographical Record of Johnson, Poweshiek and Iowa Counties, Iowa. Chicago: Chapman Bros., 1893.

Richardson, Jim. *The University of Iowa*. Louisville, Kentucky: Harmony House Publishers, 1989.

Rohner, Mark F. "Even Huit Needs 'Dean Huit' to Straighten This Out," *Iowa City Press-Citizen*, November 17, 1977.

Ruger, A. "Bird's Eye View of Iowa City, Johnson County, Iowa." Chicago: Chicago Lithographing Company, 1868.

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

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 9 Page 57

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Stevenson, Katherine Cole and H. Ward Jandl. *Houses by Mail: A Guide to Houses from Sears, Roebuck and Company*. Washington, D.C.: The Preservation Press, 1986.

Svendsen, Mariys. "Historic Resources of Iowa City, Iowa". National Register of Historic Places Multiple Property Documentation Form prepared for the Iowa City Historic Preservation Commission, 1992.

University of Iowa Football Programs Collection, Special Collections Department, University of Iowa Libraries, Iowa City, Iowa.

University of Iowa Directory Collection, Special Collections Department, University of Iowa Libraries, Iowa City, Iowa.

University of Iowa Yearbook Collection, Special Collections Department, University of Iowa Libraries, Iowa City, Iowa.

Weber, Irving. Selected articles from *Irving Weber's Iowa City – Volumes 1, 2, 3, 4, 5, 6, 7 and 8*. Iowa City, Iowa: Iowa City Lions Club, 1976, 1979, 1985, 1987, 1989 and 1990.

Weber, Irving. "How's Your Building IQ? (University of Iowa General Hospital)," *Iowa City Press-Citizen*, April 9, 1973.

Weber, Irving. "They Moved University Hospital to West Side of the River in 1928," *Iowa City Press-Citizen*, June 2 and July 5, 1984.

Weber, Irving. "West Side Story (Part I and Part II)," *Iowa City Press-Citizen*, July 5 and July 6, 1993.

Wilcox, Carol. "100 Years of Iowa Football," *Iowa Alumni Review*, September 1989.

Wine, George. *Black & Gold Memories: The Hawkeyes of the 20th Century*. Iowa City, Iowa: University of Iowa Department of Intercollegiate Athletics, 2003.

Melrose Neighborhood Researchers, April-June 2004:

- Richard Carlson
- Dedra Diehl
- Mark Linder
- Annette Schlueter
- Ann Stromquist
- Mary Vasey
- Jean Walker
- Tim Weitzel

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number 10 Page 58

Melrose Historic District
Name of Property

Johnson County, IA
County and State

10. Geographical Data

UTMs Continued:

Zone	Easting	Northing
[1] 5]	[6] 2] 0] 8] 0] 0]	[4] 6] 1] 2] 3] 0] 0]

Verbal Boundary Description:

Within the City of Iowa City, Johnson County, Iowa:

Beginning at the northwest corner of Lot 6 of Custer's Subdivision of the west 18 acres of Government Lot 1, Sec. 16-79-6; thence east along the south side of Melrose Avenue to the east property line of 303 Melrose Avenue (west edge of Lot M in Crowley's Riverview Addition); thence south along said line approximately 267 feet; thence west to the east property line of Lot 1 of Lucon Subdivision; thence south along the eastern line of Lots 2 and 3 of Lucon Subdivision; thence east approximately 30 feet to the east property line of 400 Brookland Place extended; thence south along the east property line of 400, 402, and 408 Brookland Place to the southwest corner of Lot 1 in Oak Park Court Addition; thence east along the south property line of Lot 1 across Oak Park Court and continuing along the north property line of Lot 7 in Oak Park Court Addition to the east property line of said lot; thence south along the east line of Lot 7 to the north side of Myrtle Avenue; thence west along the north side of Myrtle Avenue to the east property line extended of Lot 20 in Brookland Park Addition; thence south along said line to the north side of Greenwood Avenue; thence southwest along the north side of Greenwood Avenue to the southeast corner of Brookland Park where it joins the right of way of the Iowa Interstate Railroad; thence northwest following the southwest edge of Brookland Park and northeast edge of the railroad right of way to the south line of Lot 6 in Melrose Place Addition; thence east along said line to the east line of Lot 5 in Melrose Place Addition; thence north along said line along the east line of Lots 1, 2, 3 and 4 of Melrose Place Addition to the north line of Lot 1; thence west along said line to the west side of Melrose Place; thence north approximately 25 feet to the north line of 15 Melrose Place; thence west along said line approximately 107 feet to the west line of Lot 6 in Custer's Subdivision; thence north approximately 130 feet along said line to the point of beginning.

Boundary Justification:

The boundary for the Melrose Historic District relates to the surviving group of historic resources located in the residential neighborhood located south of the West Side Campus of the University of Iowa Hospital and Clinics between Melrose Avenue on the north and the right of way of the Iowa Interstate Railroad (former Chicago, Rock Island and Pacific Railroad) along the south, and including Melrose Circle, Melrose Court (except 501, 503, and 505), Brookland Park Drive, Brookland Place, Lucon Drive, and a section of Myrtle Avenue (316, 402, 408, and 412). Melrose Avenue is a major arterial street that marks the south edge of the University of Iowa's West Side Campus. This area south of Melrose Avenue includes a mix of single family and multi-family residential building stock that was developed from ca. 1870 through the 1950s with the majority of buildings constructed between 1910 and 1950. The house at 321 Melrose Avenue located at the rear of 315 Melrose Avenue on a separate parcel is not included in the District. The west boundary of the District was drawn to include the largest apartment building in the neighborhood built across Melrose Avenue from the University of Iowa's athletic facilities in the 1920s. It was built to provide housing for junior staff at the new University of Iowa General Hospital. The east boundary of the District is at the point where Melrose Avenue ends at Byington Road. The meandering eastern boundary follows the eastern edges of the Lucon Subdivision, the Brookland Park Addition, and part of the historic Myrtle Grove area. The Oak Park Court Addition was excluded because of its more recent development. The south boundary is inclusive of Brookland Park established in 1924 following the historic route of Myrtle Avenue and the former Rock Island Railroad.

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number _____ Photographs _____ Page 59

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Photograph Key for Melrose Historic District: (See Photo Map, page 64)
Marlys A. Svendsen, photographer

1. Billingsley-Hills House, 629 Melrose Ave., looking south
2. Pratt, A.W. House, 503 Melrose Ave., looking southwest
3. Huffman, Clarence & Frances House, 412 Myrtle Ave., looking northwest
4. Wales, Robert & Luverne House, 401-407 Melrose Avenue, looking southeast
5. Smith Rental House, 607 Melrose Avenue, looking south
6. Kuever, Rudolph & Ruth House, 5 Melrose Circle, looking southeast
7. Nagler, Floyd & Marian House, 6 Melrose Circle, looking northwest
8. Munger, Don & Margaret House, 521 Melrose Avenue, looking south
9. Hill, Theron & Lela House, 229 Melrose Court, looking west
10. Miller, Fred & Anna House, 707 Melrose Avenue, looking south
11. Switzer, Leslie & Wilma House, 422 Melrose Court, looking east
12. Fry, Frederick & Nellie House, 506 Brookland Park Dr., looking west northwest
13. Howard Duplex, 401-403 Melrose Court, looking west
14. Miller, Chester & Lois House, 311 Melrose Court, looking west
15. Holland, William & Betty House, 325 Melrose Court, looking west
16. Weber, Irving & Martha House, 421 Melrose Court, looking west
17. Gross, Erwin & Eva House, 622 Brookland Park Drive, looking northeast
18. Spicer, Gretchen & C. Merton, Jr. House, 624 Brookland Park Drive, looking north
19. Ostdiek Rental House, 424 Melrose Court, looking east
20. Lewis, Thelma & Donald, House, 300 Lucon Drive, looking east
21. Keyser Duplex, 216-218 Melrose Court, looking northeast
22. Melrose Apartments/Caywood Apartments, 741 Melrose Avenue, looking southwest
23. Billingsley-Hills House, garage, 629 Melrose Ave., looking west
24. Armbruster, David & Edna Garage, 331 Melrose Court, looking northeast
25. Miller-Johnson Garage, 508 Melrose Court, looking north
26. Brookland Park and Brookland Park Shelter, looking northwest

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number _____ Property Owners _____ Page 60

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Property Owners within the Melrose Historic District

#	STREET	TITLEHOLDER	TITLEHOLDER ADDRESS	CITY	STATE	ZIPCODE
	Brookland Park	City of Iowa City c/o Parks & Recreation Dept.	220 S. Gilbert St.	Iowa City	IA	52240
505	Brookland Park Dr.	Erma Joan Thomas	505 Brookland Park Dr.	Iowa City	IA	52246
506	Brookland Park Dr.	Paul A. & Cristina L. Leonard	506 Brookland Park Dr.	Iowa City	IA	52246
513	Brookland Park Dr.	Paul B. & Dedra O. Diehl	513 Brookland Park Dr.	Iowa City	IA	52246
516	Brookland Park Dr.	Atty Real Estate LC	516 Brookland Park Dr.	Iowa City	IA	52246
517	Brookland Park Dr.	Dean H. & Elizabeth Riedesel	2148 State Ave.	Ames	IA	50014
520-520½	Brookland Park Dr.	David L. & Joni L. Caplan	520 Brookland Park Dr.	Iowa City	IA	52246
603	Brookland Park Dr.	Patrick & Cynthia Elbert	143 Ravencrest Dr.	Iowa City	IA	52245
605	Brookland Park Dr.	Jatin G. Vaidya & Roopa M. Goswami	605 Brookland Park Dr.	Iowa City	IA	52246
611	Brookland Park Dr.	Charles F. Grose	611 Brookland Park Dr.	Iowa City	IA	52246
614	Brookland Park Dr.	Kenneth Ray & Barbara Gail Brown	614 Brookland Park Dr.	Iowa City	IA	52246
618	Brookland Park Dr.	Kelly L. Cobb & Mohamad A. Allam	618 Brookland Park Dr.	Iowa City	IA	52246
622	Brookland Park Dr.	Michael K. & Mary Kingan	622 Brookland Park Dr.	Iowa City	IA	52246
624	Brookland Park Dr.	Benjamin F. Clark III & Eve D. Clark	624 Brookland Park Dr.	Iowa City	IA	52246
625	Brookland Park Dr.	Patricia G. Buroker Trust	111 Foster Dr.	Des Moines	IA	50312
626	Brookland Park Dr.	Jane C. Huit	626 Brookland Park Dr.	Iowa City	IA	52246
400	Brookland Pl.	Matthew M. & Laurel L. Hibbard	400 Brookland Pl.	Iowa City	IA	52246
402	Brookland Pl.	Frederick Stern	402 Brookland Pl.	Iowa City	IA	52246
408	Brookland Pl.	Harlan W. Sifford	408 Brookland Pl.	Iowa City	IA	52246
412	Brookland Pl.	Stephen D. Thayer	412 Brookland Pl.	Iowa City	IA	52246
223	Lucon Dr.	University of Iowa	4 Jessup Hall	Iowa City	IA	52242
300	Lucon Dr.	Marc Linder	300 Lucon Dr.	Iowa City	IA	52246
320	Lucon Dr.	Steven C. Bruell & Sandra L. Whelan	320 Lucon Dr.	Iowa City	IA	52246
331	Lucon Dr.	Hal B. Richerson	331 Lucon Dr.	Iowa City	IA	52246
335	Lucon Dr.	Jean M. Walker	335 Lucon Dr.	Iowa City	IA	52246
303	Melrose Ave	University of Iowa	4 Jessup Hall	Iowa City	IA	52242
309	Melrose Ave	University of Iowa	4 Jessup Hall	Iowa City	IA	52242
315	Melrose Ave	University of Iowa	4 Jessup Hall	Iowa City	IA	52242
407 (incl. 401)	Melrose Ave	University of Iowa	4 Jessup Hall	Iowa City	IA	52242
421	Melrose Ave	University of Iowa	4 Jessup Hall	Iowa City	IA	52242
503	Melrose Ave.	Church of Jesus Christ of Latter-Day Saints	503 Melrose Ave	Iowa City	IA	52246
511	Melrose Ave.	Our Redeemer Lutheran Church	2301 Court St.	Iowa City	IA	52245
521	Melrose Ave.	Rodney G. & Heidi Christianson	521 Melrose Ave.	Iowa City	IA	52246
601	Melrose Ave.	University of Iowa	4 Jessup Hall	Iowa City	IA	52242
605	Melrose Ave.	University of Iowa	4 Jessup Hall	Iowa City	IA	52242
607	Melrose Ave.	Sandersfeld Properties LLC	715 38th Ave.	Amana	IA	52203
609	Melrose Ave.	University of Iowa	4 Jessup Hall	Iowa City	IA	52242
629	Melrose Ave.	Michaelanne B. Widness	629 Melrose Ave.	Iowa City	IA	52246
701	Melrose Ave.	University of Iowa	4 Jessup Hall	Iowa City	IA	52242
707	Melrose Ave.	University of Iowa	4 Jessup Hall	Iowa City	IA	52242
711	Melrose Ave.	George A. & Patricia S. Turecek	711 Melrose Ave.	Iowa City	IA	52246
727	Melrose Ave.	MCF Investment Company	4050 Westmark Dr.	Dubuque	IA	52002
741	Melrose Ave.	University of Iowa	4 Jessup Hall	Iowa City	IA	52242
1	Melrose Circle	Carole J. Moore	1 Melrose Cir.	Iowa City	IA	52246
2	Melrose Circle	Barbara J. Andrews	2 Melrose Cir.	Iowa City	IA	52246
3	Melrose Circle	Annette J. Schlueter	3 Melrose Cir.	Iowa City	IA	52246

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

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

Section Number _____ Property Owners _____ Page 61

Melrose Historic District
Name of Property

Johnson County, IA
County and State

#	STREET	TITLEHOLDER	TITLEHOLDER ADDRESS	CITY	STATE	ZIPCODE
4	Melrose Circle	Rhonda Kay Juhlin	517 S. Shore Dr.	Clear Lake	IA	50428
5	Melrose Circle	The Dordana Fairman Mason Living Trust	5 Melrose Circle	Iowa City	IA	52246
6	Melrose Circle	Colleen M. Kennedy	6 Melrose Circle	Iowa City	IA	52246
215	Melrose Ct.	Collin & Anne Yoder	215 Melrose Ct.	Iowa City	IA	52246
216-218	Melrose Ct.	Duane E. Means	120 Fairchild St.	Iowa City	IA	52245
219	Melrose Ct.	Sally A. Beckman	219 Melrose Ct.	Iowa City	IA	52246
220-222	Melrose Ct.	Lotta May Lewis	1404 Lakeview Dr.	Mendota	IL	61342
223	Melrose Ct.	Mark R. & Carole L. Ramsey	223 Melrose Ct.	Iowa City	IA	52246
224	Melrose Ct.	Harlan E. & Jeanne B. Wittkopf	216 Robinson Dr.	Algona	IA	50511
228	Melrose Ct.	Brittany Lynn & Donna Lee Donnelly	228 Melrose Ct.	Iowa City	IA	52246
229	Melrose Ct.	University of Iowa	4 Jessup Hall	Iowa City	IA	52242
233	Melrose Ct.	Bradley L. & Deborah B. Smith	233 Melrose Ct.	Iowa City	IA	52246
300	Melrose Ct.	Bill C. F. & Maris E. Snider	300 Melrose Ct.	Iowa City	IA	52246
302-302½	Melrose Ct.	South Liberty Inc.	3294 480th St.	Iowa City	IA	52240
303	Melrose Ct.	Daniel D. & Kathleen W. Anderson	303 Melrose Ct.	Iowa City	IA	52246
304	Melrose Ct.	Joseph V. & Donna M. Morreale	412 Craig Ct.	Mount Prospect	IL	60056
306	Melrose Ct.	Brent R. Brown & Mark R. & Julie L. Brown	1435 Phoenix Dr.	Iowa City	IA	52246
308	Melrose Ct.	Jacquelyn R. Scorza c/o Crane & Associates	916 Maiden Lane	Iowa City	IA	52240
310	Melrose Ct.	Thaddeus A. Hackney	310 Melrose Ct.	Iowa City	IA	52246
311	Melrose Ct.	Joseph V. & Donna M. Morreale	412 Craig Ct.	Mount Prospect	IL	60056
313	Melrose Ct.	Neal and Dianne Rinehart	313 Melrose Court	Iowa City	IA	52246
318	Melrose Ct.	Brent R. Brown & Mark R. & Julie L. Brown	1435 Phoenix Dr.	Iowa City	IA	52246
321	Melrose Ct.	Jo G. Richardson	321 Melrose Ct.	Iowa City	IA	52246
325	Melrose Ct.	Robert S. Bacus	325 Melrose Ct.	Iowa City	IA	52246
326	Melrose Ct.	Amy C. Butler	326 Melrose Ct.	Iowa City	IA	52246
331	Melrose Ct.	Mary K. Rauscher	331 Melrose Ct.	Iowa City	IA	52246
401-403	Melrose Ct.	Don Breese	1020 Kirkwood Ave.	Iowa City	IA	52240
402-404	Melrose Ct.	Joan & Keith Beddow	823 Weldon Rd.	Santa Barbara	CA	93109
409	Melrose Ct.	Helen Brom	409 Melrose Ct.	Iowa City	IA	52246
410	Melrose Ct.	William C. & Jacalyn L. Thompson	410 Melrose Ct.	Iowa City	IA	52246
421	Melrose Ct.	Martha Weber c/o US Bank	Real Estate Tax Desk	St. Paul	MN	55164
422	Melrose Ct.	Sue Marie Swearingen	422 Melrose Ct.	Iowa City	IA	52246
423	Melrose Ct.	Charles J. & Julie M. Arlen	423 Melrose Ct.	Iowa City	IA	52246
424	Melrose Ct.	Julia M. Anderson	424 Melrose Ct.	Iowa City	IA	52246
508	Melrose Ct.	Nick Johnson	508 Melrose Ct.	Iowa City	IA	52246
521	Melrose Ct.	Roy L. Yelder	521 Melrose Ct.	Iowa City	IA	52246
316	Myrtle Ave.	H. Shelton & Ann M. Stromquist	316 Myrtle Ave.	Iowa City	IA	52246
402	Myrtle Ave.	Eileen Jayyoung Shin	402 Myrtle Ave.	Iowa City	IA	52246
408	Myrtle Ave.	Steven Kay Richardson	408 Myrtle Ave.	Iowa City	IA	52246
412	Myrtle Ave.	Michael Klevay & Christine Schwab	412 Myrtle Ave.	Iowa City	IA	52246

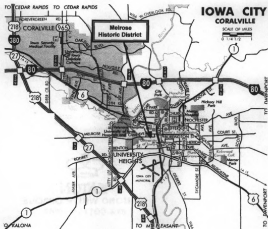
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number _____ Maps _____ Page 62

_____ Melrose Historic District
Name of Property

_____ Johnson County, IA
County and State

Map Showing Location of Melrose Historic District
(Transportation Map, Iowa Department of Transportation, 2002)



United States Department of the Interior
National Park Service

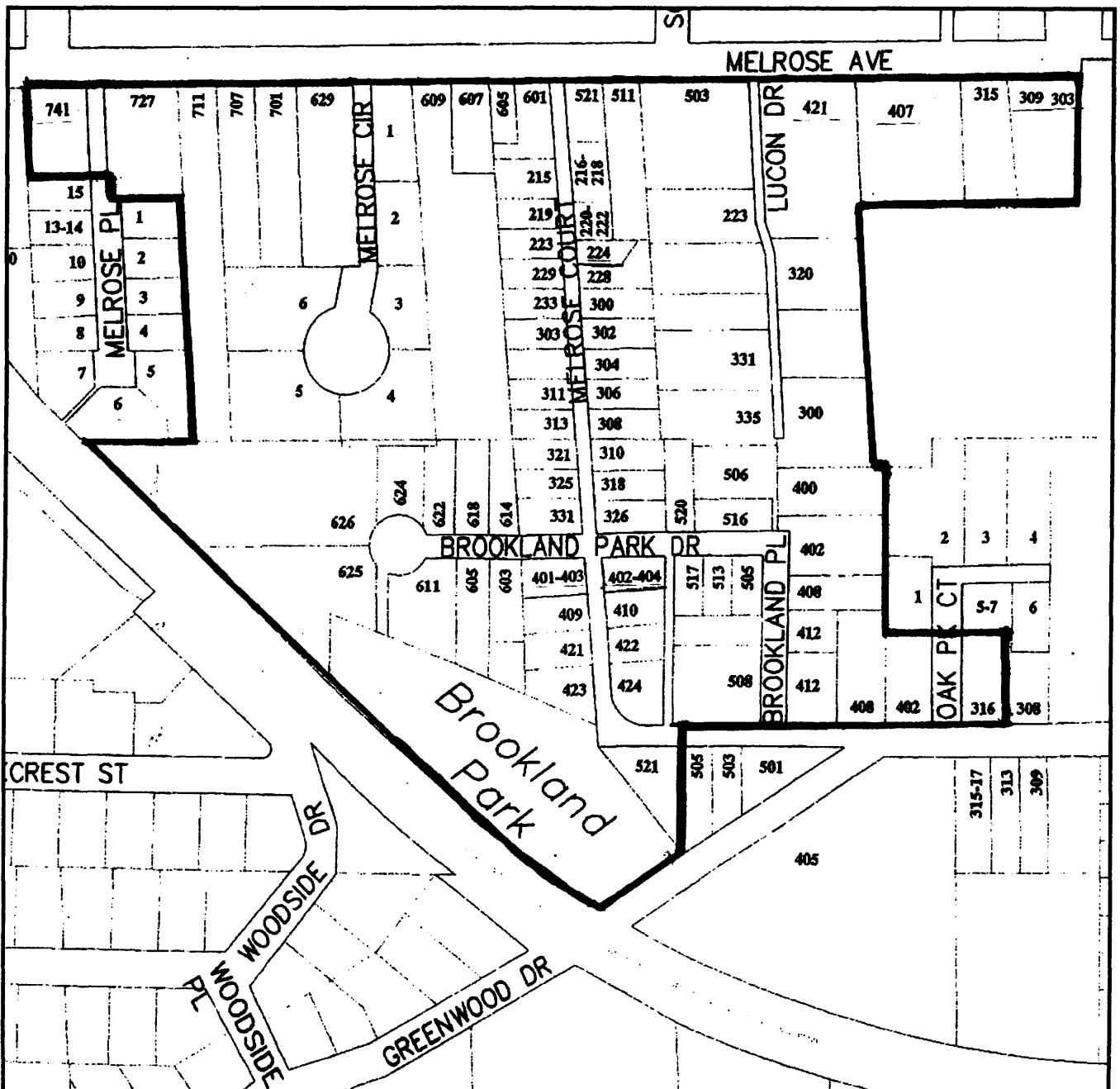
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number _____ Maps _____ Page 63

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Sketch Map of Melrose Historic District



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number _____ Maps _____ Page 64

Melrose Historic District
Name of Property

Johnson County, IA
County and State

Photo Map of Melrose Historic District

