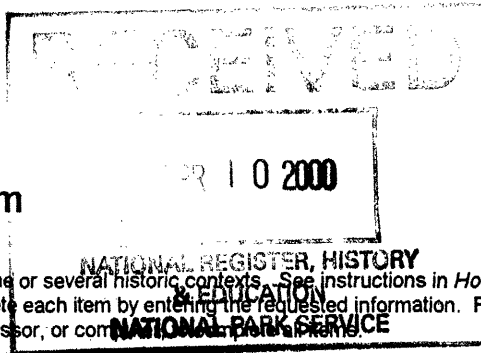


MAR 28 2000

United States Department of the Interior
National Park Service
National Register of Historic Places
Multiple Property Documentation Form



This form is used for documenting multiple property groups relating to one or several historic contexts. See instructions in *How to Complete the Multiple Property Documentation Form* (National Register Bulletin 16B). Complete each item by entering the requested information. For additional space, use continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer.

☒ New Submission ☐ Amended Submission

A. Name of Multiple Property Listing

Historic Resources of Iowa City, Iowa

B. Associated Historic Contexts

(Name each associated historic context, identifying theme, geographical area, and chronological period for each.)

Architectural and Historical Resources of Original Town Plat Neighborhood (Phase II), 1845 - 1945

C. Form Prepared by

name/title Marlys A. Svendsen

organization Svendsen Tyler, Inc.

Date March, 1999

street & number N3834 Deep Lake Road

telephone (715) 469-3300

city or town Sarona

state Wisconsin

zip code 54870

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this **documentation form** meets the **National Register** documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. () see continuation sheet for additional comments.

Patricia Ann Kim DSHPD 4-4-00
Signature and title of certifying official Date

STATE HISTORICAL SOCIETY OF IOWA

State or Federal agency and bureau

I hereby certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Edson H. Beall 5-11-00
Signature of the Keeper Date of Action

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Architectural & Historical Resources of Original Town Plat Neighborhood (Phase II), 1845 - 1945 Iowa
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E. Statement of Historic Contexts

i. Introduction

Iowa City's founding and early development are discussed in the original Multiple Property Documentation Form (MPDF) for "Historic Resources of Iowa City, Iowa" (submitted and approved by the NPS in 1994). The "Brown Street Historic District" was listed in the National Register of Historic Places (NRHP) in 1994 under the historic context "Iowa City Neighborhoods: Town and Country (1840 – 1940)". Other historic contexts relating to three chronological periods of development and a fourth relating to the development of the University of Iowa (non-campus historic resources) were included in this MPDF as well.¹

Since 1994 four amendments to the original MPDF have been developed to cover the previously developed historic contexts or based on intensive-level surveys of specific neighborhoods in Iowa City. They include:

- "Architectural and Historic Resources of the Dubuque/Linn Street Corridor, 1839-c.1940" (completed 1996),
- "Historic and Architectural Resources in College Hill, Iowa City, Iowa, 1839-1944" (approved by the NPS in 1997) with two historic districts, the "College Green Historic District" and the "East College Street Historic District (both listed in the NRHP in 1997),
- "Historic Folk Housing of Iowa City, Iowa, 1839-c.1910" (completed 1997), and
- "Architectural and Historic Resources of the Longfellow Neighborhood Area, Iowa City, Iowa, c.1860-c.1946" (completed 1998).

¹The "Muscatine Avenue Moffitt Cottage Historic District" was listed in the 1993 under a separate historic context "The Small Homes of Howard F. Moffitt in Iowa City and Coralville".

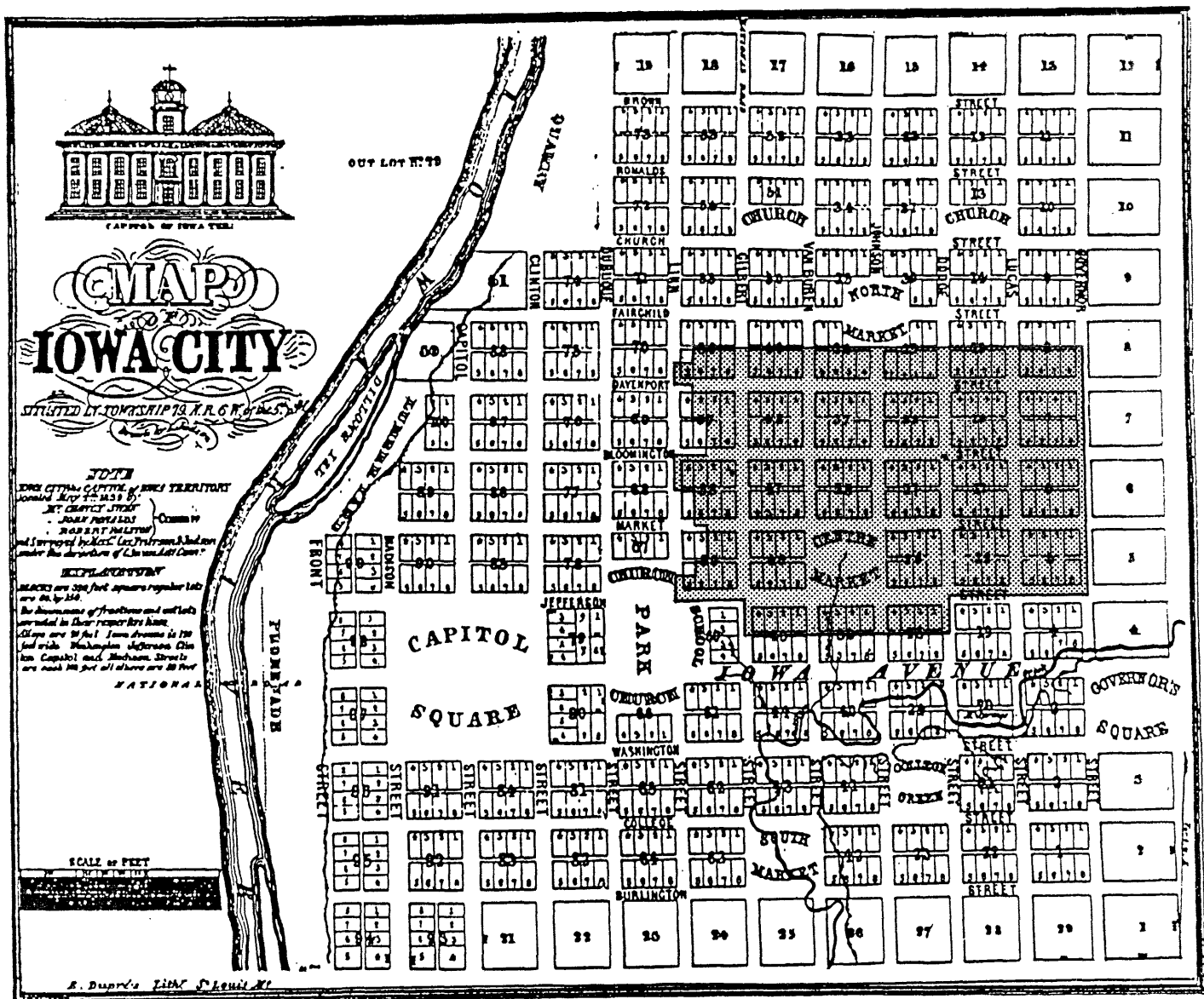
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Map of Iowa City showing the 1839 Original Town Plat. The survey area is shaded.²



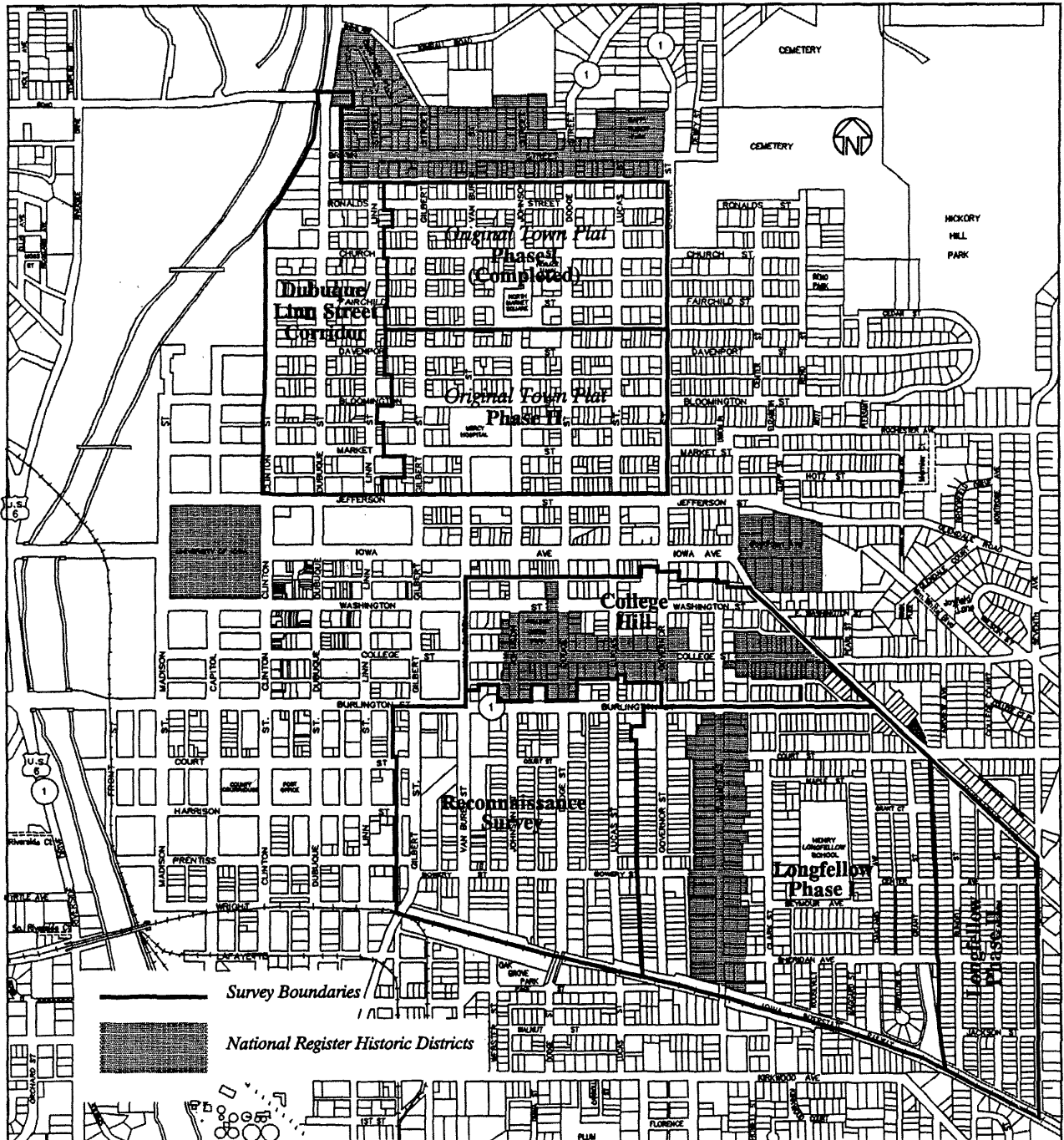
² Taken from "Map of Iowa City drawn by L. Judson," reprinted in *The Palimpsest*, (February, 1967) vol. 48, no. 2, pp. 60-61.

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Map of Iowa City with boundaries for survey projects and National Register historic districts.



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ii. Description and Overview of Development of Original Town Plat Phase II Area

The Original Town Plat Phase II Area is located east of the Iowa River and to the north and east of the University of Iowa campus. It is roughly bounded by the alley north of East Davenport Street, North Governor Street, East Jefferson Street and the alley south of East Jefferson, and North Linn Street. Downtown Iowa City begins just one block south of the Phase II Area. Several mixed commercial and residential blocks lie to the west. Residential blocks border the Phase II Area on the north and east. Its physical layout is relatively flat with the terrain rising gently from south to north and from west to east. The area contains no topographic features or waterways of consequence.³

Platted blocks in the Phase II Area measure 320' x 320' with 80' wide streets and 20' wide alleys. Each block originally contained eight large 80' x 150' lots laid out in a regular grid. East/west alleys divided the blocks in half with four lots to either side. Three square blocks were reserved for public use in and near the Phase II Area. They included a park located between Jefferson Street, Iowa Avenue, Dubuque Street, and Linn Street; "Centre Market" located between Market Street, Jefferson Street, Van Buren Street, and Johnson Street; and "North Market" situated just north of the Phase II Area at the intersections of North Johnson Street and East Fairchild Street.

Sixteen decades of city building have seen several phases of development and redevelopment in the Phase II Area. Single lots originally developed with individual commercial buildings or dwellings gave way to subdivision into multiple, irregular parcels. In other cases, lots were collected under single ownership and developed with building complexes that extended across lot boundaries. Subdivision of lots grew more commonplace after the turn of the century. This

³ In the 1892 Sanborn Map of Iowa City, a narrow creek appears along the west side of North Johnson Street. A series of wooden foot and wagon bridges were placed at crossings along Jefferson, Market, Bloomington and

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became especially true of the end or corner lots of each block (lots 1, 4, 5, and 8). Here, as many as three or four buildings were eventually crowded onto what had once been single lots. Houses on these subdivided end lots were usually oriented towards the north/south streets.

As a result, the strong orientation of the original plat for east/west thoroughfares changed. North Gilbert Street, an important early north/south transportation route through the Phase II Area, was joined by the other north/south streets. With the establishment of U.S. Highway 261 (later, Iowa Highway 1) along North Dodge Street by the 1950s and its expansion to one-way routes along both North Dodge Street and North Governor Street by the 1970s, the importance of north/south travel routes was permanently established.

The most recent phase of redevelopment in the Phase II Area began during the late 1960s and extended into early 1980s. It saw the construction of two and three-story apartment buildings with adjoining parking lots. These buildings were generally located on parcels consisting of two or more lots. They required existing buildings to be either razed or moved. Though apartments had been retrofitted into existing dwellings since the 1930s, the construction of 16 to 30-unit apartment buildings brought a substantially greater population density to the affected lots within the Phase II Area.

iii. 19th Century Development Patterns

Between 1840 and 1900, the north central portion of the Original Town Plat underwent various stages of commercial and industrial building, residential development, and institution building. At times these land uses were clustered on adjoining lots and contiguous blocks. At others they were sprinkled throughout the Phase II Area and along its borders. Two neighborhood names

Davenport streets. This creek or dry-run stream bed no longer appeared by the time the 1899 map was published.

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came to be associated with this part of Iowa City. The "North Side" was a local term traditionally used to describe both the commercial and residential areas north of the downtown. "Goosetown" was the name for the northeast section of Iowa City populated by Bohemian and German immigrants. The settlement patterns associated with each of these developments are discussed below.

Commercial and Industrial Building

The early economic life of a community is often based on natural transportation resources or physical improvements. The Phase II Area saw the latter when the Old Military or National Road was established along North Gilbert Street in 1840 after Iowa City was named the capital of Iowa Territory. Just to the west of the Phase II Area, North Dubuque Street was developed as the quarry and mill road allowing access to natural limestone deposits and water mill sites along the Iowa River. Both of these roads served as important transportation arteries as well as farm-to-market roads for northern Johnson County.

Before the Civil War the pioneer brewers who established operations along Market Street between Dubuque and Gilbert Streets recognized these transportation advantages. The Great Western Brewery, later known as the Dostal Brewery, was built on the north side of Market Street between North Linn Street and North Gilbert Street. The Englert or City Brewery was established on the south side of East Market Street opposite the Dostal Brewery. The Union Brewery was built at the southwest corner of Market Street and North Linn Streets. The three breweries prospered in the years leading up to national prohibition with early buildings periodically expanded, razed, burned, and rebuilt. Their Market Street location gave employment to hundreds of North Side and Goosetown residents through the years.

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The years before the Civil War brought a general level of prosperity to Iowa City that encouraged commercial development. After four unsuccessful attempts, Iowa City incorporated as a municipality in 1853. Concerns over the imminent departure of the state capital were allayed somewhat in 1856 when the Mississippi and Missouri Railroad reached Iowa City.

Between the Civil War and the turn of the century, the North Side commercial district grew up in the midst of the various brewery operations and along the well-traveled routes through the neighborhood (especially Linn, Gilbert, and Market Streets). The earliest commercial enterprises included hotels, saloons, livery stables, rooming houses, grocery stores, meat shops, restaurants, and bakeries. As with the breweries, these commercial enterprises periodically enlarged their buildings, experienced fires, and survived to rebuild new structures.

Several businesses were scattered throughout the balance of the Phase II Area before 1900. A rare example of a building that housed one of these enterprises is located at 117 North Governor Street. It was originally built as a residence sometime between 1869 and 1886 by Joseph Bauer with "Joseph Bauer & Sons" broom factory relocating to the site prior to 1900. Bauer's sons, Thomas and Charles, continued to operate the broom manufacturing concern under the style "Bauer Brothers Broom Co". By 1900 they had expanded the business substantially with the addition of a steam stitcher and employed 15 hands. The company's capacity was 40 dozen brooms per day or 144,000 brooms per year. Their brooms were sold locally as well as throughout Iowa, Minnesota, South Dakota and as distant as Montana. By the 1930s Charles Bauer was the company's sole owner and by 1938 it ceased operation.

Another smaller manufacturing concern was the Crescent Planing Mill operated by John

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Metzinger at 123 North Dodge Street. Metzinger used the mill beginning in 1891 in conjunction with his contracting business. The business disappeared from this site after the turn of the century.

Residential Development

The development of residential lots followed one of several patterns in the Phase II Area prior to 1900. The earliest lots purchased and improved were those with proximity to the central business district and Capitol Square or those that fronted on well-established roads entering Iowa City. The result was a development pattern that saw dwellings generally built in a west to east or south to north direction with preferred locations along the Military Road or North Gilbert Street. The development of residences near the Market Street commercial enclave came concurrently with the building of breweries.

In general, residential building followed the styles, materials, and construction practices of national trends with several local variations. For example, the continued presence of skilled stone masons and cutters after completion of the Capitol (a total of 85 in 1856) encouraged a continuation of stone construction. A commensurate number of skilled brick makers and bricklayers (a total of 80 in 1856) and a good source of local clay, allowed for the continued use of brick for both public and private building projects. Surviving residential examples from the *Territorial and Early Statehood Era (1839 - 1857)* in the Phase II Area include the following:

Henry Nicking House	410 East Market	stone	ca. 1854	NRHP
James Templin House	729 East Market	brick	ca. 1850	
Jacob Wentz House	219 North Gilbert	stone	ca. 1850	NRHP
William Bostick House	115 North Gilbert	brick	ca. 1850	NRHP
Branch-Horak House	120 North Dodge	brick	ca. 1852	
Schindhelm-Drews House	410 North Lucas	stone	ca. 1855	NRHP

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Henry Nicking House, 410 East Market Street (above); Jacob Wentz House, 219 North Gilbert Street (below)



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These 1 and 2-story houses were predominantly side-gabled with simple lines and little or no ornamentation. Though most were vernacular forms including several 2-story side-gabled I-houses, several displayed elements of the Greek Revival Style. This style had moved into eastern Iowa by the mid-19th Century.



William Bostick House, 115 North Gilbert Street

The decade of the Civil War saw a drop in residential construction that likely reflected the effect of the war and local population shifts. Iowa City population in 1860 stood at 5,214 and dropped to 4,417 three years later. By 1867 it had risen to 6,418 and by 1870 had dropped again to 5,914. Though residential development likely took place in the western and southern sections of the Phase II Area during the 1860s, only three dwellings – all located along East Jefferson Street – have been documented from this decade. Only the original St. Mary's Rectory (NRHP)

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at 610 East Jefferson Street retains its original integrity.



Original St. Mary's Rectory, 610 East Jefferson Street

The decade of the 1870s brought renewed growth in population and house building to the Phase II Area. Citywide population grew steadily throughout the decade from 5,914 in 1870 to 7,123 in 1880. At least 20 houses in the Phase II Area survive from this decade of homebuilding. A handful were built for Bohemian residents in the Goosetown section of the Phase II Area. Some are examples of unadorned vernacular house forms while others incorporated forms and decorative elements of popular architectural styles of the day. A few continued the tradition of small house building while a greater number were full 2-story in scale. A number of the houses continued the tradition of using brick as a construction medium. Approximately half of the houses dating from this decade survive with their original appearances substantially intact.

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Conrad & Anna Graf House, 319 East Bloomington Street

The neighborhood's earliest examples of Italianate and Queen Anne Style dwellings date from this decade. North Side brewer Conrad Graf and his wife Anna built a highly decorated gable-front Italianate Style dwelling at 319 East Bloomington Street in 1872. A similarly designed house was erected by Joseph Koza, a Bohemian meat market owner, at 618 East Davenport Street in ca. 1871. Pioneer Iowa Citians Robert and Julia Hutchinson's side-gabled Italianate Style house was constructed in ca. 1875 at 318 East Jefferson Street. Contractor and real estate developer Solomon Grimm built another side-gabled example at 411 East Bloomington Street (non-extant) in 1878. The earliest Queen Anne Style house in the Phase II Area, a turreted gable-front house at 425 East Jefferson Street was built in 1876 by Catherine Sueppel and her husband John, German immigrants and local merchants.

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Robert & Julia Hutchinson House, 318 East Jefferson St. (above); Catherine & John Sueppel House, 425 East Jefferson St. (below)



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The two decades preceding the turn of the century saw population grow at a more modest rate than the decade of the 1870s. Citywide population actually declined slightly between 1880 and 1890 rising again to 7,987 by 1900. The decade of the 1880s saw several dozen new dwellings appear in the Phase II Area with nearly two-thirds east of Dodge Street in Goosetown. This is not surprising since 1885 represented the peak of first generation Bohemian population in Iowa City with census records documenting 9.3 % of the city as native Bohemians.

Approximately one-third of the houses in the Phase II Area from the 1880s survives with their original appearances substantially intact. They range from modest, one-story Goosetown cottages such as the Frank and Elizabeth Kohr House built in ca.1885 at 812 East Davenport Street to larger 2-story side-gabled I-houses such as the James and Helen Vitoush House built



Frank & Elizabeth Kohr House, 812 East Davenport Street

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in 1887 at 830 East Bloomington Street or the Letovsky-Rohret House (NRHP) built in 1881 by a Bohemian newspaper publisher and now located at 515 East Davenport Street. More embellished examples include an Italianate Style 2-story gable-front house built in ca. 1880 at 504 East Bloomington Street by George Hummer, owner of a wholesale mercantile company, and his wife Mary Helen, and the Eastlake Style gable-front and wing house of brewer John Englert and his wife Magdalena. The Englert House originally was located at 321 East Market Street in 1885 and was moved several hundred feet to its current location at 320 East Jefferson Street in ca.1910.



George & Mary Helen Hummer House, 504 East Bloomington Street

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John & Magdalena Englert House, 320 East Jefferson Street

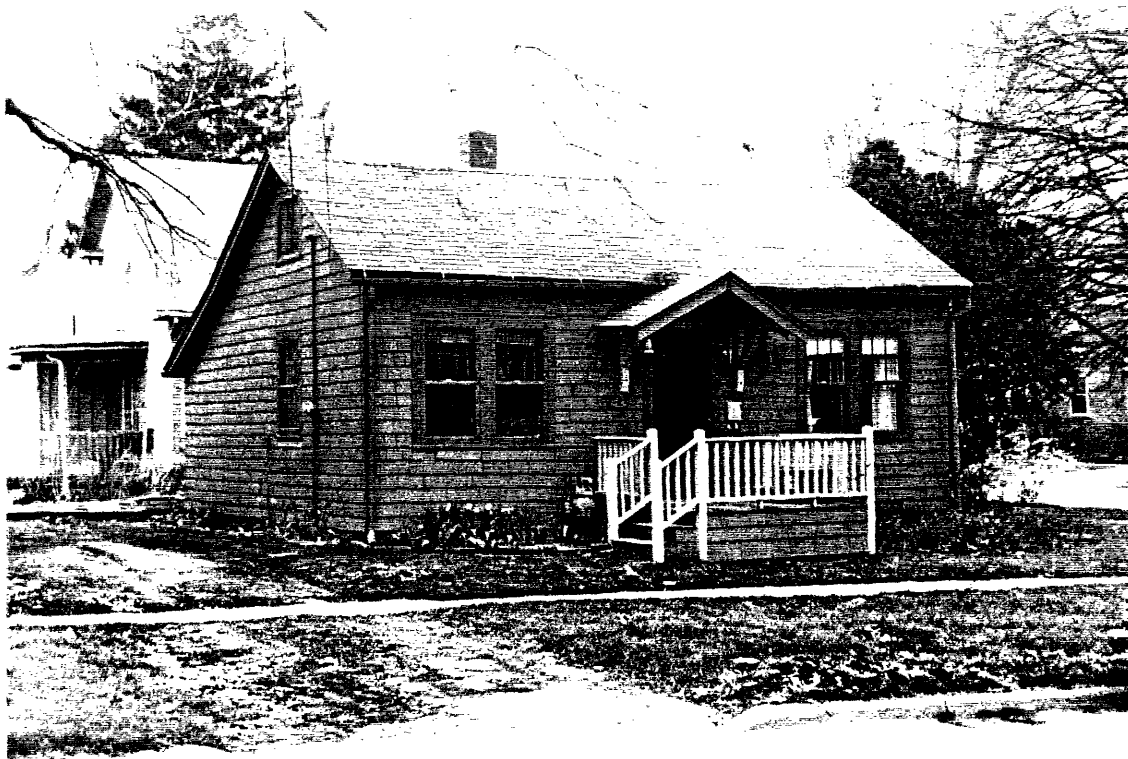
Approximately 40 houses built during the decade of the 1890s survive in the Phase II Area. As in the previous decade, new houses appeared throughout the Phase II Area. More than half located east of Johnson Street in the portions of the Goosetown neighborhood located within the survey area. Construction of houses in the western sections of the Phase II Area brought increased density to the neighborhood. Here, lots formerly occupied by a single house now saw two or more dwellings erected, sometimes requiring the demolition of an earlier building or its removal to a smaller section of the lot.

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Of the new houses built during the decade of the 1890s, at least ten retain their original integrity. They include several small houses in the Goosetown neighborhood. One is the 1-story hipped cottage built by Julia and Charles Boye at 119 North Governor Street in ca. 1890 and another is the 1-story side-gabled saltbox built at 329 North Lucas Street in 1892 by the Tremmel family.



Tremmel House, 329 North Lucas Street

Larger side-gabled I-houses continued to be built in the neighborhood including that built by the Otte family at 817 East Davenport in 1890 and the John Peters House at 608-610 East Davenport in 1894.

The gable-front and wing house form gained in popularity during the decade with two houses built by Joseph Cerny, a Bohemian bricklayer, the most important. One was erected at 718 East

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Davenport Street in ca. 1890 and the other at 214 North Gilbert Street in ca. 1899. Others located in the Goosetown section included the Hervert House occupied by brothers Joseph and Frank Hervert beginning in ca. 1890 located at 716 Bloomington Street and the Bittner family residence located at 816-818 East Market Street and constructed in ca. 1895.



Joseph Cerny House, 718 East Davenport Street

Only a few high style houses built in the Phase II Area survive from the 1890s. They include a Queen Anne house at 418 North Gilbert Street built in ca. 1896 and the Queen Anne house of Christian and Clara Hohenschuh at 229 North Gilbert completed in 1898. Both houses had asymmetrical designs and elaborate porches. Their construction was part of the building of a

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series of new homes in the 100-400 blocks of North Gilbert Street in the decades preceding and following the turn of the century.

Citywide residential development trends in evidence as the century drew to a close were in evidence in the Phase II Area. New houses were getting larger, building parcels smaller, and setbacks more uniform. An examination of building records and Sanborn maps depicting the



418 North Gilbert Street

Phase II Area shows that of the more than 200 houses in place by 1900, approximately 90 survive a century later. Since then the balance have been razed and replaced by over 200 newer houses, apartment buildings, and commercial buildings.

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Civic Development and Institution Building

Although the Phase II Area primarily contained residential and commercial neighborhoods it also saw construction of handful of civic buildings, churches, schools, and hospitals and two public market squares. At the eastern edge of the commercial district along North Gilbert Street, several buildings were adapted for governmental or civic use. The George and Mary Rohret House now located at 115 North Gilbert Street (NRHP) served as the city hall between 1875 and 1882. Quarters for a fire hose company were housed in a the Baker Building, a commercial block at 401 East Market Street during the 1880s.



Baker Building, 401 East Market Street

Churches and related ecclesiastical buildings were located in several parts of the Phase II Area. The oldest churches located just outside the Phase II Area west of Linn Street along East

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Jefferson Street and East Market Street. They included Old Brick Presbyterian Church (1850,1865), St. Mary's Roman Catholic Church (1841,1867), the Congregational Church (1868), and the Methodist Episcopal (1842, 1884). Church building continued further east along Jefferson Street when the Evangelical German Lutheran Church (non-extant) was constructed at the intersection of Johnson Street in 1880. A new building was constructed in 1900 along Market Street just west of the Phase II Area. The last church constructed along East Jefferson was St. Paul's Lutheran Church (1926). It has served as the University Lutheran church since its founding.



St. Paul's Lutheran Church, 404 East Jefferson Street

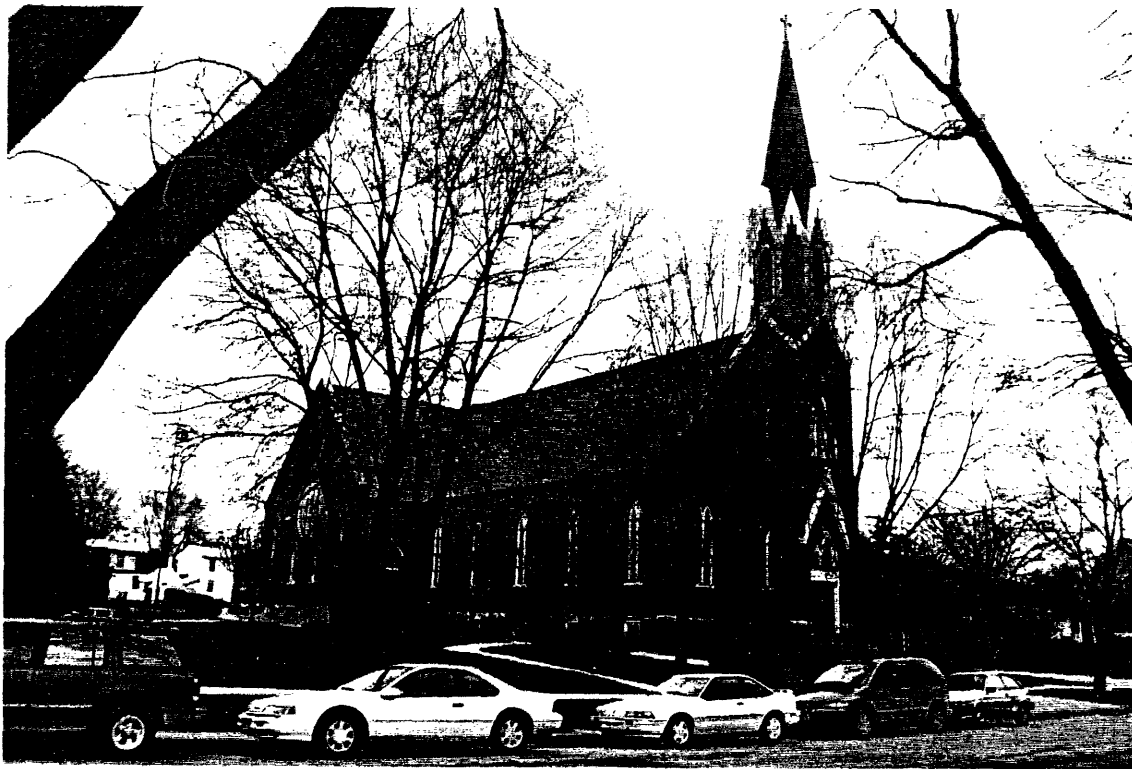
Two other churches with ethnic affiliations located in the Goosetown neighborhood in the blocks to the south of the North Market Square. Zion Evangelical German Lutheran Church built its first

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building (non-extant) at the corner of Johnson Street and Bloomington Street in 1861 and its current building at the same site in 1965. St. Wenceslaus Bohemian Catholic Church was constructed at 630 East Davenport Street in 1893. It has served as a social and cultural center for hundreds of Bohemian families in the century since its founding.



St. Wenceslaus Bohemian Catholic Church, 630 East Davenport Street

Three public open spaces included in the Original Town Plat had an impact on the development of the Phase II Area. A city park located between Jefferson Street, Iowa Avenue, Dubuque Street, and Linn Street separated the Phase II Area's commercial district from the downtown. Though located just outside of the Phase II Area, its role was important. Though retained as

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green space during Iowa City's early years, the park was appropriated for uses connected to the University and its hospital by 1892. The area formed a permanent barrier between the North Side and the downtown by 1899 when Linn Street south of Jefferson Street was vacated to allow expansion of the hospital.

Two other important open spaces in the North Side were originally platted as market squares and took up full city blocks or their equivalent. Centre Market was located between Market Street, Jefferson Street, Van Buren Street, and Johnson Street. North Market was situated just north of the Phase II Area at the intersections of North Johnson Street and East Fairchild Street. The impact these two North Side squares had on the development of surrounding blocks was significant. They attracted certain types of activities while discouraging others. Of even greater importance, they allowed assembled parcels of ground to be retained in public ownership while serving a succession of public uses.

In the case of Centre Market, the square remained unimproved during its early years. Located several blocks east of the Market Street breweries and one block east of the north/south route of the Military Road along North Gilbert Street, Centre Market was not well positioned to attract commercial development around its perimeter. However, as Iowa City's public school population grew at the end of the 19th century, a specific civic purpose was determined for the Centre Market block. Beginning in 1885 a series of schools (all non-extant) were erected on the block and successively used for various grade levels. The first building, the Grammar School, was erected at the northwest corner of Johnson and Jefferson Streets in 1885 and converted to the 2nd Ward Elementary School in 1903. It was converted to an Administration Building for the Iowa City School District in the early 1920s.

The second building, Iowa City's first high school, was built in 1891 at the northeast corner of

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Van Buren and Jefferson streets and was converted to use as a grammar school in 1903. The same year the third building, Iowa City's second high school, was constructed at the southwest corner of Johnson and Market Streets. It was converted to Central Junior High School in 1939 when a third high school was completed in the east end of Iowa City. In ca. 1915 a fourth and final building was added to the former Centre Market block at the southeast corner of East Market and North Van Buren streets. It included classrooms for manual training and domestic science courses and a gymnasium.

The second market square, North Market, is located just north of the Phase II Area in the northeast quarter of the Original Town Plat. As with the Centre Market, the North Market square remained unimproved during its early years. The presence of the square along with other factors drew the first Bohemian immigrants to the sparsely populated blocks of the surrounding neighborhood in the years immediately preceding and following the Civil War. The North Market square along with other vacant lots nearby provided the immigrant families with areas for keeping flocks of geese. This practice led to the sobriquet of "Goosetown" for this Bohemian and German neighborhood.

North Market served another agricultural purpose as well. Every day wagon loads of expended malt were brought from North Side breweries to the square or other empty lots. Cows and pigs belonging to the neighborhood's Bohemian and German families fed on this valued source of nourishment.⁴

Following the Civil War the first of two important buildings in the history of Iowa City's Bohemian community was erected facing North Market square. The 3rd Ward School (non-extant) was

⁴ Page, W. C., "Goose Town Historic District," National Register of Historic Places nomination (not submitted) prepared for the Iowa City Historic Preservation Commission, 1985.

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located opposite the southwest corner of the square at the intersection of North Johnson and East Davenport Streets. For hundreds of first, second, and third generation Bohemian-American children, the 3rd Ward School provided their first educational experience in the English language and American culture. And then, each summer for four weeks, they would take classes here in reading and writing the Bohemian language. This early approach in bilingual education was successful for several generations and continued at Horace Mann Elementary School (extant) when it replaced the 3rd Ward School in 1917. Horace Mann School was sited just east of North Market Square at 521 North Dodge Street.

The second important public building facing North Market square was the Cesko-Slovanska Podporujici Spolku (Czecho-Slovak Protective Society) Hall. The CSPS Hall (NRHP) located at 524 North Johnson Street was erected in 1899-1901 by the P.F. Safarik No. 75 chapter. The presence of the CSPS Hall and successive school houses adjacent to North Market square attracted Bohemians to this neighborhood and helped establish it as Iowa City's principal ethnic neighborhood.

As noted above, the campus of Mercy Hospital was located north of the Centre Market square. The Chicago Province of the Sisters of Mercy of the Union was invited to Iowa City to build a hospital by the State University of Iowa College of Medicine in 1873. The first building occupied by Mercy Hospital was the former Mechanics Academy located in Block 60 between East Jefferson Street and Iowa Avenue and North Linn Street and North Gilbert Street. Mercy continued at this location until 1884 when it purchased local brewer John P. Dostal's house at the southeast corner of Van Buren and Bloomington Streets. The Dostal house was remodeled to hold 20 beds with surgery performed in the barn at the rear of the property. The hospital continued to cooperate with the University College of Medicine until 1898 when the University opened its own hospital at East Hall. By the turn of the century, Mercy had erected several

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additions and a separate building to the east of the Dostal residence alternately known as the "Josephite Sanitarium" and "St. Joseph's Sanitarium". None of the pre-1900 hospital buildings survive.

Ethnic Settlement Patterns:

The principal ethnic groups associated with the Original Town Plat Phase II Survey Area were Bohemians and, to a lesser extent, Germans. Census records indicate that members of both groups settled throughout the Phase II Area.⁵ Bohemians collected more densely in the northeast section of the Phase II Area during the latter half of the 19th century as part of the neighborhood that came to be known as "Goosetown". Goosetown's boundaries are somewhat indistinct but oral tradition and various printed sources set its location in the northeast corner of the Original Town Plat and portions of Wood's Addition. It stretched from Bloomington Street and the flood plain north of Ralston Creek to Oakland Cemetery. The western boundary of Goosetown extends at least as far west as North Market square while the eastern edge is Reno Street. Although a more specific identification of Goosetown's boundaries awaits completion of the third phase of the Original Town Plat Survey, it can be assumed that several blocks of the original "Goosetown" are included in the Phase II Area. As a result a discussion of the history of this Bohemian-American neighborhood is included in this survey.

Bohemians began settling in eastern Iowa and Johnson County in the 1850s. They appeared in Goosetown beginning at the same time, peaked in the 1880s, and continued through the turn of the 20th century. During this time, Bohemians grew to constitute the largest single ethnic group in Iowa City and their pattern of settlement created the clearest ethnic community in the city. Employment for Goosetown residents ranged from unskilled occupations, like day

⁵ Jacobsen, James. "The Use of Computer-assisted Census Data Analysis in the Study of Historic Ethnicity and Assimilation: The North Side Neighborhood of Iowa City, Iowa, 1880-1900." Unpublished MA Thesis, Department of Urban and Regional Planning, University of Iowa, Iowa City, IA, 1982, pp. 110 & 111.

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laborers, farm hands, brickyard workers, quarrymen, factory hands, livery grooms, and domestic help to skilled work such as carpenters and horticulturists. After a time, the Bohemians gained the economic means to own businesses including tailor shops, restaurants, saloons, grocery stores, meat markets, and clothing stores. Only a handful of Bohemians entered the professions.

A cultural identity for Goosetown was retained in religious and ethnic institutions mostly located in the western section of Goosetown in the immediate vicinity of North Market square. These institutions included several churches located south and east of North Market square: St. Wenceslaus Bohemian Catholic Church (1893, 630 East Davenport Street) and St. Zion Evangelical Lutheran Church (original church – 1861, current church – 1965, 310 North Johnson Street). Another important ethnic symbol was the Cesko-Slovanska Podporujici Spolku (Czecho-Slovak Protective Society) Hall (1899-1901, 524 North Johnson Street). These three buildings were discussed previously as a part of the history of civic development and institution building in of the Original Town Plat Phase II Area.

The Bohemian community in Iowa City put great value on self-sufficiency, homeownership, family, patriotism, and the culture of their homeland. These values are manifested in visual reminders still evident in Goosetown. Self-sufficiency is evidenced in utilitarian landscape features such as rhubarb patches, fruit trees, and grape arbors. To increase the prospects of homeownership, Bohemians were willing to buy affordable, modest houses on small lots. Members of the same family would often share quarters or build houses near one another out of a sense of familial closeness or economic self-reliance. Examples of the latter practice in the Phase II Area included members of the Benda family, the Rohret family, the Novak family, the Cerny family, and the Hohenschuh family.

In addition to the development pattern of Goosetown, several individual residences associated with prominent Bohemians survive. They include the boyhood home of Bohumil Shimek, an

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important botanist and professor at the State University of Iowa (ca. 1875, 406 North Van Buren Street), the home of Joseph Cerny, a brick mason and contractor (ca. 1890, 718 East Davenport Street), the home of Bohumil Letovsky, a Bohemian newspaper publisher (1881, 515 East Davenport Street, NRHP), the residence of Joseph Koza, a meat market owner (1871, 618 East Davenport Street), and the residence of John Horak, a local attorney and professor of political science at the State University of Iowa (ca. 1852, 120 North Dodge Street).



Branch-Horak House, 120 North Dodge Street

iv. 20th Century Development Patterns

The most important development trend in the Original Town Plat Phase II Area after the turn of the century involved the increased density of land use patterns. In some cases the land to be

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developed had remained undeveloped since Iowa City's founding. In other cases, first or second generation buildings had become less desirable or their uses had grown obsolete due to changing economic conditions. The new development patterns created dense residential blocks throughout the Phase II Area. Though minimal construction continued on the few remaining available lots through the 1930s and 1940s, the number of residents in the neighborhood continued to increase through the conversion of single-family homes to duplexes and apartment buildings.

The latter half of the 20th century saw a pattern of redevelopment that differed from the more moderate, organic changes of the late 19th and early 20th centuries. The decision by the University of Iowa to forgo the creation of new student housing through the construction of new dormitories during the 1960s resulted in increased pressure on neighborhoods located near the University to provide student housing. The practice of carving small parcels out of single lots to build more single-family houses was abandoned. Instead, multi-lot parcels were combined, their existing single-family houses were razed, and larger, multi-unit apartment buildings were constructed in their place. As a result, the 1960s and 1970s saw new apartment building construction as well as the increased conversion of single-family residences to boarding houses, duplexes, and apartment buildings. By the late 1980s, the passage of zoning changes made large-scale apartment construction and multi-family conversions more difficult in the Phase II Area.

Commercial and Industrial Building

Beginning shortly before 1900 several important changes occurred in the commercial and industrial development of the Phase II Area. The most significant was the closure of the three breweries located in the 200 and 300 blocks of East Market Street. The Englert or City Brewery (south side of East Market Street and north side of East Jefferson Street, 300 block) was the first

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to close in 1897. Over the next few decades various brewery buildings were used for the Englert Ice Company's ice house, a machine shop, and a warehouse. All are non-extant.

The Union Brewery (southwest corner of East Market Street and North Linn Street, NRHP) continued to produce beer until Iowa prohibition came in 1916. Thereafter, unsuccessful attempts were made to bottle soda and near beer. By the mid-1920s, the former brewery buildings were taken over by Economy Advertising Company, a printing and advertising firm formerly located in the downtown. It became a major employer in the community in the decades following World War II.

The third Market Street brewery, the Iowa Brewing Company (north side of East Market Street, 300 block), was sold by the Dostal family in 1902 to Fred Kemmerle and Andrew Feely. The brewery sustained a fire in 1904 but the owners continued to produce their "Erlanger Beer", advertised as the "Beer that made Milwaukee jealous". Following the advent of state prohibition in 1916, the brewery owners established the Iowa City Produce Company in the Market Street buildings. The company manufactured butter and ice cream and provided cold storage. The building plant was added to over the next 40 years and used by various creameries. In 1955 a major fire occurred at the site resulting in the razing of all of the buildings.

The 1960s brought new construction to the 300 block of East Market Street. A three-story office building, a large retail paint store, and several parking lots replaced the former Englert and Dostal brewery buildings. Other new retail business operations were introduced in existing buildings along North Linn Street, East Market Street, and North Gilbert Street. Many North Side businesses serviced the growing daytime student population as well as continuing to provide products and services for nearby residents. They included a grocery store, restaurants, barbershops, bars, bakeries, etc. Beginning in the 1980s the neighborhood experienced a

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revival associated with the historic rehabilitation of the Union Brewery, the last extant neighborhood brewery, and the introduction of several restaurants and a legitimate theater.

A second change in commercial development after 1900 saw small retail establishments scatter throughout the Phase II Area. Prime examples were the small "mom and pop" grocery stores and meat shops located at intersections and mid-block locations. The list of extant and non-extant locations indicates that they were, for the most part, short lived.⁶ East Davenport Street, for example had a grocery store or meat market at virtually every intersection. This commercial development pattern followed a boom in homebuilding that occurred along Davenport Street between 1900 and 1920. More than 70 new houses were constructed during these two decades along seven blocks of East Davenport Street. The markets included the following locations:

<i>Building</i>	<i>Address</i>	<i>Status</i>	<i>Combined Use/Dates Present</i>
Meat Market	524 E. Bloomington	non-extant	ca. 1912 –1933
Grocery	806 E. Bloomington	non-extant	combination house/store ca. 1910 -1918
Grocery	332 E. Davenport	non-extant	combination house/store ca. 1900
Meat Market	408 E. Davenport	non-extant	ca. 1912 – ca. 1924
Meat Market	432 E. Davenport	non-extant	ca. 1910 – ca. 1913
Peters Meat Market/Groc.	602 E. Davenport	non-extant	ca. 1899-1909
Vondrasek Meat Market	629 E. Davenport	extant	combination store/apts., ca.1905
Benda Grocery	701 E. Davenport	extant	building moved to site, ca.1917
Rittenmyer Meat Market	123 N. Gilbert	non-extant	ca. 1906-1922
Bittner Grocery	818 E. Market	extant	combination house/store, ca.1900

By the 1930s most of these small markets were replaced by new residential buildings or were closed due to the financial difficulties of their owners or changing shopping practices. Turnover of the surviving buildings saw specialty shops and offices appear briefly in these market buildings.

⁶Grocery store and meat market locations are taken from information compiled from city directories and Sanborn Maps.

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As the 20th century drew to a close, another change in commercial development saw the location of several professional offices in the lower levels of converted apartment buildings. These conversions were usually accompanied by the establishment of parking areas in side and rear yard areas and the addition of handicapped entrances.

Residential Development

At the dawn of the 20th century, Iowa City's North Side comprised one of the city's most important residential neighborhoods – a collection of houses described in a contemporary account as "well designed and constructed,...[with] ample room, some of them being highly ornamental."⁷ The houses had accrued over a 50-year period representing virtually every architectural style and vernacular house form popular in Iowa. The next century would see the North Side continue to maintain its important role as a residential district while continuing to evolve in response to local population growth, changes in student population, shifts in housing patterns, and changes in real estate development practices.

Citywide population nearly doubled from 7,987 in 1900 to 15,340 in 1930. Growth slowed somewhat during the decade of the Great Depression but resumed vigorous expansion after World War II concluded. Population rose from 17,182 to 27,212 between 1940 and 1950. The most intense local growth came in the five years between 1920 and 1925 when population jumped more than 4,000 persons or nearly 36% and during the ten years between 1940 and 1950 when more than 10,000 persons increased local population rolls by 58%.

The growth in the general population was paralleled by growth in student enrollment at the State

⁷ *Atlas of Johnson County, Iowa*, (Davenport, Iowa: Huebinger Survey and Map Publishing Co.), 1900.

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University of Iowa. Student enrollment mushroomed from nearly 1,500 in 1900 to more than 8,000 by 1930 and 13,000 by 1950.⁸ The combined effect of general population growth and student enrollment was especially noticeable in neighborhoods such as the North Side that abutted the East Campus. Such areas were likely candidates for redevelopment or infill. One pattern saw smaller, outdated houses replaced by larger residences. More than 120 houses or 40% of the primary structures in the Original Town Plat Phase II Area in 1999 were newly built between 1900 and 1950.

Of the homes built during the first decade of the 20th century in the Phase II Area, approximately 45 are extant. Two house forms, the traditional gable-front and wing and the newly introduced four-square were the most popular forms of the decade. Twenty four-squares and a dozen gable-front & wing examples built between 1900 and 1909 survive in the neighborhood today. Well-preserved examples of each form are scattered throughout the neighborhood with a significant cluster of four-squares located along North Gilbert Street. Despite the generally small size of available lots, both of these large house forms were selected as infill housing. As the century wore on, these choices would contribute to a growing dense quality for the North Side.

Houses built in the gable-front and wing form had asymmetrical massing and were 1, 1½ or 2-story in scale. They frequently retained design features common 10 and 20 years earlier. The continued use of decorative shingles as a cladding component was one such feature. In each of the following examples of the gable-front and wing form, gables were set off with fish-scale shingles. They include the 1-story cottage at 220 North Dodge Street built in ca. 1900, the 2-story house at 810 East Market Street constructed in ca. 1908, and the John and Mary Miller

⁸ Actual enrollment figures: 1896 - 1,331; 1900 - 1,450; 1913 - 2,255; 1916 - 3,523; 1920 - 5,345; 1928 - 6,808; 1930 - 8,235; 1936 - 6,076; 1940 - 9,283; 1946 - 8,422; 1947 - 11,988; and 1950 - 13,044. From *State University of Iowa Building Situation*. (Iowa City: University of Iowa), 1923; the Registrar's Office and *The University of Iowa Fact Book*. (Iowa City: Office of University Relations, 1979 & updated 1987).

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220 North Dodge Street

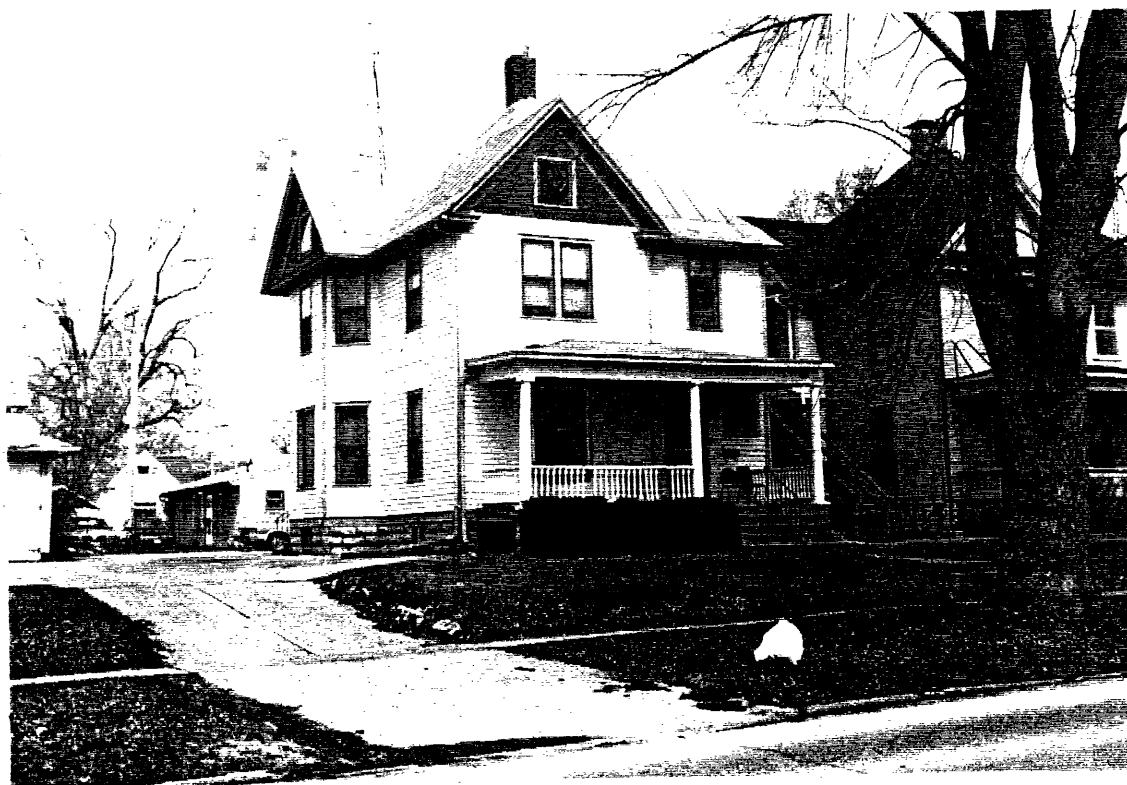
House at 320 North Johnson Street. Miller, a building contractor when the house was erected in ca. 1909, went on to serve as Iowa City's chief of police and 4th Ward Alderman.

If the gable-front and wing form looked back for its design ideas the American Four-square looked forward. Experimentation with the new four-square house form in the Phase II Area in the years immediately following 1900 produced several fine examples. They were replete with

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810 East Market Street

massive bell-cast hipped roofs, pedimented verandas spanning wide front facades, large attic and wall dormers filled with Palladian window groups, projecting angular walls and bay windows, and in virtually every instance, a cottage window flanking the entrance. Individually significant examples built between 1900 and 1910 along North Gilbert Street included the house of Alois Smith, brewmaster for the Iowa Brewing Company, and his wife Esther at 120 North Gilbert Street, the Joseph and Theresa Stach House at 325 North Gilbert Street, and the Seeman House at 331 North Gilbert Street. This large house form was especially well suited for the Stach family who moved from above Stach's Shoe Store with their six children in 1ca. 1908. Other important examples include the Justine Mueller House at 420 East Jefferson Street (Justine was a widow with four children), the Nicking-Harding House at 424 East Davenport Street (Nicking was a collector for the Johnson County Savings Bank and Harding was a

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professor of medicine at the State University of Iowa hospital), and the Adam and Cora Lantz House at 719 East Market Street (Lantz was a painter).



Joseph & Theresa Stach House, 325 North Gilbert Street

Between 1910 and 1919 homebuilding appears to have dropped off slightly in the Phase II Area. This was likely due to the disruption caused by World War I including the scarcity of building materials as well as the popularity of several new suburban neighborhoods including the Rundell Addition (platted 1908), Manville Heights (platted 1909), Kirkwood Heights and Kirkwood Place (both platted 1910), and Raphael Place (platted 1906).⁹

⁹Nauman, Molly Myers, "Survey and Evaluation of the Longfellow Neighborhood I 7 II, Iowa City, Iowa," Iowa City Historic Preservation Commission, November 1996 and July 1998, pp. E18 and E22.

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Justine Mueller House, 420 East Jefferson Street (above); Adam & Cora Lantz House, 719 East Market Street



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Approximately three dozen new houses built during the decade are extant. The four-square form continued as the most popular. Several of the more important examples occupied corner lots. They included the Mary Rohret House built in 1911 at 328 East Jefferson Street after Mary's husband George Rohret, a retired farmer, died. Others included the house across the street at



Mary Rohret House, 328 East Jefferson Street

403 East Jefferson Street built the same year for other members of the Rohret family, the house constructed in ca. 1912 at 431 East Market Street for Mary Ragan, a widow, and the Jesse and Ella Southwick House completed in 1914 at 804 East Market Street. The Southwicks were retired farmers and like many who lived in the North Side neighborhood, had two children at home attending the State University of Iowa when they purchased this property. By the end of

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Mary Ragan House, 431 East Market Street

the decade, Nancy Graham, a widow, completed a house at 413 North Gilbert Street that pushed beyond the four-square's traditional cube shape by incorporating an upper level sleeping porch – a feature popularized by house designers during the era who alleged their healthful benefits.

Other examples during the decade frequently used hipped attic dormers on one or more facades while a few incorporated a more dominant front dormer. The John and Mary Messner House, for example, built in 1911 at 117 North Van Buren had a bay window inset into a gambrel wall dormer that extended from the second floor into the attic area. Messner was a partner in Messner, Koza & Co. meat shop at the time and served as 4th Ward alderman during 1911-1912.

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Nancy Graham House, 413 North Gilbert St. (above); John & Mary Messner House, 117 North Van Buren St. (below)



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When Mary Ragan built her new house in ca. 1912 she took advantage of its corner location by having a gable dormer set at an angle to the intersection. Additional dormers were located above projecting second story window groups facing both principal facades. Another widow, Ellen Hughes, built the house next door at 427 East Market Street in ca. 1910 and included a wide close gable wall dormer with a Palladian window group to define its front façade.

A new house style that grew in popularity during the decade was the Craftsman Style. The Craftsman Style grew out of the Arts and Crafts movement in America and was strongly promoted by architect and furniture designer Gustav Stickley in his magazine *The Craftsman* published between 1903 and 1916. Manufacturers of prefabricated houses such as the Gordon-Van Tine Company in Davenport (discussed in greater detail below) and Sears Roebuck and Company included Craftsman Style houses and cabins in their catalogues as well. Two Craftsman forms that became popular for homebuilders were the bungalow and the gable-front (1, 1½ and 2-story). A pair of identical 1-story bungalows was built in the Phase II Area in 1918. Ethel and Ralph Mayne, co-owner of an automobile repair shop, built the house at 808 East Bloomington Street and the Schuppert family built the house at 812 East Bloomington Street as a rental property. Both examples had a contiguous gable design for the offset front porch and main house, 5/1 vertical light sash, and clapboard porch skirting that extended to the ground.

Some of the more modest examples of the bungalow and gable-front forms were well suited for the small lots being created in the North Side and Goosetown neighborhoods during this period. A pair of nearly identical 2-story Craftsman houses were constructed in 1915 when Jennie Woltman, a widow, built the house located at 819 East Market Street and the Charles Benda, a retail store clerk, built a similar house two blocks away at 402 North Dodge Street. The Woltman House retains a well-preserved early garage. The Benda House was built on a small corner

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Jennie Woltman House, 819 East Market Street (above); Charles Benda House, 402 North Dodge Street (below)



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parcel created after the original house on the lot was moved a short distance and the original lot was divided. Such a practice was typical of the creative residential redevelopment techniques described in greater detail below.

House building during the decade of the 1920s appears to have kept pace with the previous decade. Approximately three dozen houses survive from the decade, most built on vacant infill parcels or lots created through the razing of one or more existing buildings. The removal of the old 3rd Ward School presented the single largest development site with seven houses constructed on the former school site during the 1920s. The four-square remained the most popular house form for the third consecutive decade and a greater variety of Craftsman Style houses emerged.

Two of the four-squares from this decade employed elements of the Prairie School Style popularized by Midwest architect Frank Lloyd Wright. The Thomas and Gladys Holy House at 530 East Davenport Street was one of the houses built on the former 3rd Ward School site and is attributed as prefabricated home by the Gordon-Van Tine Company (see Footnote 11). Lavinia and Martin Bridenstine, a watchman at the State University of Iowa House, constructed a house at 404 East Davenport Street in 1924. It is not attributed to the Gordon-Van Tine Company, but like the Holy House, it features a low-pitched hipped roof and raised belt course. The Holy House uses a stucco finish with exposed rafter tails while the Bridenstine House has narrow clapboard cladding and paired 5/1 sash.

Use of the four-square form was not limited to houses during the 1920s. The Phi Rho Sigma Annex built in 1924 at 430 East Jefferson Street served as a fraternity annex. Its construction showed how the four-square form could be readily adapted to a larger building while maintaining

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Thomas & Gladys Holy House, 530 East Davenport St. (above); Lavinia & Martin Bridenstine House, 404 East Davenport St., (below)



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its residential quality. Its scale eventually allowed its easy conversion to apartment building use.

The gable-front variation of the Craftsman Style house continued to be popular during the 1920s. Use of the clipped or jerkin-head gable is seen in several well-preserved houses. Ida and John Yocum, a railroad signal foreman for the Chicago, Rock Island & Pacific RR, built a house at 402 East Davenport Street in 1925. Anna and Joseph Benda, retired grocers, built the house at 717 East Market Street in 1929, and Helen and Frank Novotny, owner of the Stillwell



Anna & Joseph Benda House, 717 East Market Street

Paint Store, built a house next door at 715 East Market Street the same year. The Yocum House, an example of a Gordon-Van Tine Company house, was sited on a corner lot with a massive clipped gable dormer above a sun porch facing one side. In addition to

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Helen & Frank Novotny House, 715 East Market Street

their distinct clipped gable roof lines, the 1½-story Benda House and 2-story Novotny House share other features. Both have enclosed front porches occupying half the front façade, identical paneled porch columns, narrow clapboard siding, and vertical upper light double-hung windows.

Other extant Craftsman Style houses from the decade of the 1920s include the 2-story gable-front house built in ca. 1920 at 730 East Market Street, the 1½-story gable-front cottage built by Charles Rickstine, a harness maker, and his wife Anna in 1926 at 115 North Dodge Street, and the 1½-story bungalow built in 1924 by Celesta and Carl Stach, an electrical contractor, at 412 East Bloomington Street (attributed to the Gordon-Van Tine Company). All three of the houses feature low-pitched front-gable porches, exposed rafter tails or purlins, and double-hung

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Iowa
State



730 East Market Street

windows with vertical light upper sash. The flexibility of the Craftsman Style is seen in the varied materials used for exterior cladding – stucco, narrow clapboard, and square-cut shingles, respectively.

One of the most important houses in the Phase III Area in terms of historical and architectural significance was built by Emma Harvat and Mary Stach at 332 East Davenport Street in 1918.⁹ Harvat began her career in local business as a shop clerk in the late 1880s and eventually came to own a local book store, a ladies clothing store with her partner Mary Stach, and several businesses of her own in Missouri towns. Harvat and Stach retained Iowa City architect O.H. Carpenter in 1916 to design a residence for the two to share. By that time the two were involved

*The Harvat-Stach House is being nominated to the National Register as a part of this nomination.

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in numerous real estate investments together as well. In 1921 shortly after national women's suffrage was passed, Harvat was elected to the city council. She served as Iowa City's first woman mayor from 1924 to 1927. In this position she was also the first women in the United States to serve as chief executive of a municipality with a population of over 10,000.

Architecturally speaking, the Harvat House is an eclectic blend of elements of several architectural styles including the Colonial Revival, the Georgian Revival, and the Prairie School. It features a low-pitched hipped roof, a pair of hipped multi-light attic dormers, a symmetrical front facade, 15/1 double-hung sash, an eye-brow arched portico, and multi-light sidelights and transom surrounding the front entrance.



Emma Harvet-Mary Stach House, 332 East Davenport Street

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Given the drop in local population, the decline in student enrollment, and the national economic depression of the 1930s, it is not surprising that homebuilding fell off dramatically during the decade. Of the houses constructed during the 1930s in the Phase II Area, fewer than ten survive. The American Four-square, symbol of economic prosperity and the embodiment of the nation's burgeoning middle-class since 1900, all but disappeared during the decade to be replaced by more modest house forms. When the decade of the 1940s dawned and homebuilding resumed in Iowa City, new housing tracts were developed on the city's outskirts. Older neighborhoods such as the North Side and Goosetown saw only scattered new homes built.

A summary of home building trends for existing buildings that were built after 1900 with a breakdown by major house form, decade, and National Register eligibility appears below.

Post-1900 House Building by Decade, House Form, and National Register Eligibility

<i>Decade</i>	<i>Total Built</i>	<i>NRHP Eligible</i>	<i>Bungalow</i>	<i>4-Square</i>	<i>Gable&Wing</i>	<i>Gable-Front</i>	<i>Side-Gable</i>	<i>Other</i>
1900-09	45	12	1	20	12	5	3	3
1910-19	33	19	7	16	3	4	1	3
1920-29	33	15	10	14	1	4	2	2
1930-39	8	1	2	1	3	0	0	2
1940-49	5	0	1	0	1	1	2	0
Total	123	47	21	51	20	14	8	10
Eligibility, by type			8	25	5	3	1	5

A by-product of the general boom in new construction after 1900 was a flourish of house moving. During the 20 years between 1904 and 1935, nearly 10% of the buildings in the Phase II Area (at least 25 houses and one grocery store) were moved to their current locations.¹⁰ To put this

¹⁰Though no studies or systematic inventories of moved buildings have been completed in Iowa City to date, anecdotes and documentary records suggests the practice was commonplace throughout the city. Monumental moves dating back to the 19th century included Butler's Capitol, Old City Hall, and Calvin Hall. The more

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house moving in context, this would amount to approximately one house moved for each block in the Phase II Area, all in the span of 20 years.

House moves followed several common patterns. Some house moves were done to create new building parcels. In these cases, houses might be moved short distances of less than 100 feet to allow a lot to be divided into two or more new building sites. Catherine Benda moved her house from 402 to 416 North Dodge Street in 1915 in order to create a new house site for her son, Charles, to use in building a home.

Other buildings were moved several blocks including instances when institutional building sites were assembled through the combination of a series of smaller parcels. One such example occurred when Horace Mann Elementary School on North Dodge Street and East Church Street was constructed in 1917. Joseph Benda (relationship to Catherine and Charles Benda unknown) moved his grocery store and another small house a block and a half south to the corner of East Davenport Street. The new school filled a multi-parcel site vacated through a combination of house moving and razing.

House moves sometimes created a "domino effect". One such example occurred in the 200 block of North Johnson Street in the early 1930s. Mercy Hospital began a series of physical plant expansions after first acquiring several residential lots in the 500 block of East Market Street. To relocate one of the displaced houses, another house on the east side of Johnson Street had to first be relocated approximately 80 feet to the south. The cleared parcel at 224 North Johnson could then accommodate the house moved from 530 East Market Street.

Along with an increase in house building and house moving came the rush to convert single-

representative types of moves involved residences moved only short distances.

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Koser brothers acquired the site of the former 3rd Ward School located at the northwest corner of the intersection of North Johnson and East Davenport Streets along the south edge of North Market square. The school was abandoned and replaced in 1917 by Horace Mann School. The old school house was razed a short time later.

The school site acquired by the Koser brothers consisted of two platted lots and by the time the brothers had disposed of the property a few years later, the site had been carved into seven parcels facing onto East Davenport Street, North Johnson Street, and East Fairchild Street (north of the Phase II Area). Each parcel eventually contained a house attributed to the Gordon-Van Tine Company. The six houses within the Phase II Area boundaries are all extant. They include two small one-story, gable-front Craftsman Bungalows, one large 2-story gable-front Craftsman house, and three nearly identical narrow front, four-squares. Of these, only the stucco-clad four-square built for Thomas and Gladys Holy at 530 East Davenport Street retains its original appearance. Its raised belt-course, exposed rafter tails, 10/1 windows, and low, hipped roof are typical of Craftsman designs offered by the Gordon-Van Tine Company in catalogues and magazine advertisements of the period.

Perhaps the best preserved and most directly attributable of the houses identified as Gordon-Van Tine origin, is the John and Ida Yocum House at 402 East Davenport Street. It is an example of Gordon-Van Tine Home No. 605 featured in the company's 1923 catalogue with only minor differences in the exterior cladding and porch windows.¹¹

¹¹ *117 House Designs of the Twenties – Gordon-Van Tine Co.* The Athenaeum of Philadelphia and Dover Publications, Inc., 1992 (originally published as *Gordon-Van Tine Homes*, Davenport, Iowa: Gordon-Van Tine Company, 1923), p. 74.

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A list of houses attributed to the Gordon-Van Tine Company follows.¹²

Gordon-Van Tine Company Houses in Phase II Area

<i>Address</i>	<i>Style/Form</i>	<i>Original Exterior</i>	<i>Date</i>	<i>National Register Eligibility</i>
404 East Bloomington	Four-square	stucco	1921	not-eligible
412 East Bloomington	Craftsman Bungalow	wood shingle	1924	eligible
508 East Bloomington	Four-square	clapboard	1916	eligible
402 East Davenport	Craftsman Bungalow	clapboard	1925	eligible
424 East Davenport	Four-square	clapboard	ca.1909	eligible
430 East Davenport	Craftsman Bungalow	clapboard	1913	eligible
509 East Davenport	Four-square	unknown	1925	not-eligible
518 East Davenport	Gable-front	unknown	1920	not-eligible
522 East Davenport	Four-square	unknown	ca.1923	not-eligible
528 East Davenport	Four-square	unknown	ca.1923	not-eligible
530 East Davenport	Four-square	stucco	1926	eligible
411 North Johnson	Craftsman Bungalow	clapboard	1923	not-eligible
415 North Johnson	Craftsman Bungalow	unknown	1926	not-eligible
332 North Van Buren	Four-square	unknown	1924	not-eligible

Redevelopment in the late 20th century differed from the slower, organic changes of the 19th and early 20th centuries. Student housing needs soared in the 1960s and 1970s and the same factors which had made the Near North Side a convenient residential choice for University faculty and student boarders in 1900 made the area ideal for development of apartment houses. This new housing took the form of four and six-unit buildings constructed of brick with mansard roofs. Construction of these "mansard plexes"¹³ had declined by the late 1980s following passage of zoning changes making apartment construction more difficult in the North Side.

¹²The list of attributed Gordon-Van Tine houses is based on information provided by a long standing resident (now deceased) of the North Side. These locations were provided to Marlin Ingalls, a current neighborhood resident who shared this information in response to a questionnaire circulated to property owners during the survey.

¹³The term "mansard plex" was first used in the MPDF for "Iowa City Historic Resources" completed in 1994.

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Civic Development and Institution Building

The development of Centre Market Square and North Market Square continued after 1900. Centre Market saw construction of a new high school (Iowa City's second) at the southwest corner of Johnson and Market Streets in 1903. The former high school (Iowa City's first) at the northeast corner of Van Buren and Jefferson streets was converted to use as a grammar school the same year. Iowa City's second high school was converted to Central Junior High School in 1939 when a third high school was completed in the east end of Iowa City. In ca. 1915 a fourth and final building was added to the former Centre Market block at the southeast corner of East Market and North Van Buren Streets. It included classrooms for manual training and domestic science courses and a gymnasium. The close proximity of these various schools to North Side residences solidified the popularity of this neighborhood for families with school age children. It also gave brought an important citywide purpose to the neighborhood.

By the 1980s each of the schools had been abandoned or razed. By the end of the decade the property was sold by the local school district to a private institution located in the North Side neighborhood, Mercy Hospital. In 1990-91 the Mercy Medical Plaza and Parking Ramp were erected on the former Centre Market just south of the main campus of Mercy Hospital.

At the turn of the century North Market square was strongly associated with Iowa City's Bohemian-American population. The recently completed Czecho-Slovak Protective Society Hall stood at the north edge of the square and the 3rd Ward School, the public school attended by most Goosetown's children, stood at the southwest corner of the square. The CSPS Hall prospered from its new location as the century wore on but growing class sizes dictated the need for a new neighborhood school. Horace Mann Elementary School (extant) replaced the 3rd Ward School in 1917. Horace Mann School was sited just east of North Market square at 521 North Dodge Street north of the Phase II Area. In 1923 the Iowa City School District razed the old

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school building and sold the site to local real estate developers, George and Lee Koser. As noted previously, the Kosers subdivided the two city lots into seven smaller parcels. By 1926 new houses had been constructed on each lot.

In the years following 1900, the North Market square became a well-used neighborhood park. It hosted a series of footpaths, open areas, and play ground equipment suitable for a variety of recreational activities. The square was eventually linked to the Horace Mann School site.

Summary

The Original Town Plat Phase II Survey Area includes an eclectic mix of building types, forms, uses, and styles. Portions of the area were settled and then redeveloped several times over a period of nearly 160 years. During that time early brewery sites were transformed into commercial districts and residential areas. Sparsely populated semi-agricultural areas became dense residential neighborhoods. Schoolhouse sites became housing sites and vice versa.¹⁴ Large lots were readily subdivided and houses were freely moved when circumstance required it. Dozens of single-family residences were converted into rooming houses and apartment buildings for growing student populations. These changes brought a host of attendant physical changes to individual buildings and streetscapes.

Through the years the North Side and Goosetown neighborhoods hosted a mix of social classes and ethnic groups. University professors, doctors, teachers, business owners, and lawyers lived next door to laundry workers, brewery workers, carpenters, domestics, mechanics, bakery workers, harness makers, and retired farmers. Students lived wherever rooms were available.

¹⁴ Instances of housing sites being converted to schoolhouse sites occurred early in the Phase II Area and were reconverted later accounting for the lack of schools in the neighborhood today. An example of the assembling of residential lots for a present day school site is seen with the construction of Horace Mann School just north of the Phase II survey area at 521 North Dodge Street.

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First and second generation Bohemian and German families identified with Goosetown in the early years were intermixed throughout the neighborhood by the 1930s.

Together these patterns of development produced a truly organic neighborhood, one where diversity and change were guiding principals.

F. Associated Property Types of the Original Town Plat Neighborhood (Phase II), 1845-1945

i. **Property Type:** Architectural and Historical Resources of Original Town Plat Neighborhood (Phase II) 1845-1945

ii. **Description:**

The historic resources in this property type are all located within the 18 full blocks and 11 half-blocks included in the Phase II Survey Area including portions of the North Side commercial and residential neighborhoods and the Goosetown neighborhood. All of the resources date from the period 1845 to 1945. The historic resources are principally dwellings with the exception of several contiguous blocks of commercial structures, several scattered commercial buildings, and two churches.

Residential buildings include single and two-family vernacular house forms (1 and 2-story side gable, gable-front, hipped, or gable-front and wing) and most of the architectural styles popular during the period in Iowa (Greek Revival, Italianate, Eastlake, Queen Anne, Colonial Revival, Prairie School, American Four-square, Craftsman, and Bungalow). Several dozen houses are fabricated from masonry materials including native stone and locally manufactured brick while a majority are wood-frame with weatherboard finish. Standing seam metal roofs generally dating from the 1930s or earlier survive on more than 10 % of the houses in the neighborhood. In

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addition to single-family dwellings, historic resources in this property type include several apartment buildings and a handful of early garages.

Commercial buildings appear in clusters in the 300 and 400 blocks of East Market Street and in the 100 and 200 blocks of North Gilbert Street¹⁵ or singularly, scattered throughout the Original Town Plat Phase II Survey Area. A number contain residential uses in upper or rear levels. Some are fashioned from masonry materials while a few are wood-frame construction with a weatherboard finish. The area's commercial buildings are small scale, 2-story or less, and generally simple interpretations of styles of the periods covered.

There are three churches in the neighborhood including a Bohemian Catholic church and two Lutheran churches. Their construction dates span the period 1893 to 1965. Two of the churches are located in the Goosetown section of the survey area and one has an important historic association with Iowa City's Bohemian community. The third church has an association with a University congregation.

The physical integrity of resources in the survey area ranges from well-preserved, nearly original condition to substantially intact with minor alterations to very altered or nearly unrecognizable.

iii. Significance

The historic resources for this property type represent noteworthy architectural examples of vernacular house forms, late 19th and early 20th century residential and commercial styles, and several important examples of church architecture. Buildings are associated with previous historic contexts developed in the MPDF "Historic Resources of Iowa City, Iowa" (1994) as well

¹⁰These commercial blocks adjoin several additional blocks of commercial buildings located along East Market Street and North Linn Street just west of the Phase II Survey Area.

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as the historic context for the Original Town Plat Neighborhood (Phase II) 1845 – 1945. They demonstrate the organic development of the North Side commercial district, North Side residential neighborhood, and Goosetown neighborhood. They illustrate local trends in building design and construction practices. And, they catalog the important historic associations of both residential and commercial buildings with Iowa City's civic, business, and ethnic leaders.

iv. Registration Requirements

a. Area of Significance

Significant resources are found under National Register Criteria A, B and C or combinations thereof. No examples were found for Criterion D although recommendations for further study were made in cases where historic archeological remains may remain.

Criterion A: Properties and districts should be associated with important residential development trends in Iowa City's North Side and Goosetown neighborhoods. Individual buildings may be associated with other areas of significance including commercial and industrial development, educational history, ethnic history, social history, and the history of local government and politics.

Criterion B: Properties should be associated with persons who made individual contributions to Iowa City's history or the history of the University of Iowa. Although no individuals of statewide or national significance were identified during the Phase II survey, new information may uncover such individuals in the future.

Criterion C: Individual properties should illustrate architectural styles, building forms, building types, materials, or construction practices that represent the various periods of residential, commercial and civic development in the North Side and Goosetown neighborhoods. Individual

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properties may be associated with a master designer, collection of designs (i.e. mail order houses), or craftsman. Historic districts should include collections of properties, some of which may individually lack significance, but as a group demonstrate important trends in local or neighborhood development.

Criterion D: Properties that are likely to yield important information about residential or commercial building practices. Significant elements under this criterion could include sub-surface evidence of earlier buildings (including outbuildings) such as foundations, cisterns, privies, waste pits, etc.

b. Levels of Significance

Most properties will be found significant on a local level based on their association with residential neighborhood development in Iowa City or as expressions of architectural designs or vernacular housing patterns significant at the community level. A few residences associated with figures prominent within the State University of Iowa or State University of Iowa Hospital may be significant on the state level.

c. Integrity Considerations

Individually significant buildings or contributing resources in historic districts should be relatively unaltered, retaining their original appearance in terms of basic shape, proportions, and rooflines. Principal facades should remain relatively unchanged with the placement and size of window openings and primary entrances consistent with the original design. Residential buildings should maintain original porches though sympathetic enclosures or modifications made more than 50 years ago will be accepted. The presence of unobtrusive additions on non-principal faces and modern roofing materials will not automatically preclude a building from being eligible for the NRHP. Alterations made to convert single-family residences to apartment buildings will

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be assessed on a case-by-case basis to determine if the changes support or detract from a house's important design elements. Easily reversible alterations such as the addition of fire escape ladders will not be considered significant. In general, integrity standards should be highest for house types or architectural styles that are most represented within the Phase II Area. For example, integrity standards should be more demanding for American Four-square houses because of the large number present – fully one-sixth of the principal buildings in the Phase II Area.

Commercial buildings should retain their original appearance in terms of shape, proportion, and roofline. Acceptable alterations include changes to first floor storefront designs and entrances. Less acceptable are alterations to second floor window openings and cornices. Exterior cladding and other important design features should be original or altered to only a minor extent. Additions, especially those on non-principal façades, are acceptable if their design, proportion, and construction materials are sympathetic to the building's original appearance. Modifications made more than 50 years ago will generally be accepted as part of the historic appearance of a building.

Integrity standards for churches are somewhat higher than for residential and commercial buildings. Churches are expected to retain their original shape and proportions with original window openings, doors, spires, and other architectural features preserved. Construction materials for foundations, walls, and windows should be original. The use of modern roofing materials is an acceptable alteration. In general, modifications made more than 50 years ago will be accepted as part of the historic appearance of a church. New additions or wings will be accepted if they are located along a non-principal façade, have sympathetic design elements, and are constructed of compatible building materials.

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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, 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.

Buildings within historic districts fall into two categories: *non-contributing* and *contributing*. Non-contributing resources are those buildings that do not share a common heritage with the district as evidenced in building type, architectural style(s), materials, or period of significance. Non-contributing buildings are generally considered to be intrusive in nature and would not be missed if they were removed from the district.

The category of contributing resources can be further broken down to include *key buildings* and *supportive buildings*. Key buildings within historic districts are those buildings that are individually eligible for the National Register of Historic Places. Integrity standards for these properties should be the same as those set for individually eligible buildings outside of historic districts. The architectural integrity of supportive buildings may be somewhat less. For example, minor changes in windows, door openings, and porch elements may be acceptable. The addition of modern sidings and roofing materials would also be acceptable for supportive buildings.

The final issue of building integrity involves moved buildings and relates equally to buildings being evaluated for individual significance or as a part of a historic district. Moved buildings are rarely found suitable for National Register listing. The assumption is that a move detracts from a building's significance by destroying its original setting and context. For moved buildings in the Phase II Area, a different evaluation standard is recommended. Research has shown that the practice of moving buildings of all sizes was well established by the turn of the century in Iowa

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City. During the next 30 years, it became a creative redevelopment technique used by various real estate developers, contractors, and dozens of private property owners. Mary Rohret had the brick house that she and her husband George occupied at the northwest corner of East Jefferson and North Gilbert streets moved after she became a widow so that she could build a new house at the corner (328 East Jefferson Street) in 1911. Two other houses in the 300 block of East Jefferson Street were moved by their owners as well – the Hutchinson House at 318 East Jefferson Street and the Englert House at 320 East Jefferson Street. As was noted previously, nearly 10% of the primary buildings in the Phase II Area were moved to their current locations. Most moves involved sites with close proximity to their original location, similar physical qualities, and similar landscape features.

As a result, moved buildings should not automatically be precluded from being eligible for the National Register. Instead, they should be evaluated on a case-by-case basis. Every effort should be made to determine the history of the move and to evaluate whether the move itself may *add* significance to the property. Moves made more than 50 years ago should be treated as historic alterations. Building alterations considered acceptable for moved buildings include changes in foundation materials, changes in porches built after a move, some entrance modifications, and some changes in building orientation. Moves should be considered detrimental if they resulted in the loss of significant architectural elements.

Examples of moved buildings where eligibility remains likely include 608 East Davenport Street, 709 East Davenport Street, 220 North Dodge Street, 225 North Gilbert Street, 418 North Gilbert Street, 117 North Governor Street, 318 East Jefferson Street, and 320 East Jefferson Street. In these instances, the moves have been short distances, the new settings are similar to the former locations, the moves occurred more than 50 years ago, and the moves helped tell the story of how the Phase II Area's density was accomplished during the early decades of the 20th century. It should be noted that three buildings already listed on the NRHP in this neighborhood have

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experienced moves. They include the William Bostick House at 115 North Gilbert Street, the original St. Mary's Rectory at 610 Jefferson Street, and the Letovsky-Rohret House at 515 East Davenport Street.

iv. Historic Districts and Individually Eligible Properties

Portions of at least one proposed historic district eligible for the National Register of Historic Places are located within the Original Town Plat Phase II Survey Area. This district is located in the southwest corner of the Phase II Survey Area and includes buildings in the 300 and 400 blocks of East Jefferson Street, 300 and 400 blocks of East Market Street, 300 and 400 block of East Bloomington Street, and 300 and 400 blocks of East Davenport Street. It adjoins areas previously surveyed along North Linn Street, East Jefferson Street, East Market Street and East Bloomington Street in the Dubuque/Linn Corridor study completed in 1996.

The buildings in this potential "North Side Historic District" include a mix of commercial buildings, former industrial buildings, single-family dwellings, and churches. A number of buildings are associated with the operation of the three breweries that located in this neighborhood during the 19th century including one extant brewery and the residences of several brewery owners and workers. Several blocks of commercial buildings are located along the 100 and 200 blocks of North Linn Street, the 200 and 300 blocks East Market Street, and the intersection of East Market Street and North Gilbert Street. All of the churches are located along East Jefferson Street between North Dubuque Street and North Gilbert Street.

The dwellings include a wide range of style, form, material, and age. Most of the buildings date from 1900 to 1940 with few built since that time and the balance before 1900. The most frequently found form is the four-square with examples of the I-house, gable-front and wing, gable-front, and bungalow common. Well-preserved examples of the Italianate, Greek Revival, Queen Anne, Neo-Classical Revival, and Craftsman styles are present. Most dwellings are

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frame set on stone or concrete block foundations. A small number are limestone or brick. Standing seam metal roofs, a common building feature in many Iowa City neighborhoods, are present on a number of houses.

The most frequent alterations to dwellings include porch changes (screening, balustrade changes, new skirting, etc.), the addition of fire escape ladders, the addition of second entrances, the addition of non-original cladding, and, to a lesser extent, the enclosure of porches. The commercial blocks contain the most significant change including the presence of several at-grade parking lots and a number of buildings constructed outside the period of significance for the district. A substantial majority of the dwellings in the North Side Historic District meet the criteria for integrity established for contributing resources (key and supportive) in a historic district.

Portions of a second potential historic neighborhood, the Bohemian area known as Goosetown, are located in the northeast section of the Phase II Area. Few of the buildings in these blocks are architecturally or historically significant individually. Rather, the continued presence of many of these modest, vernacular houses identify a pattern of development for this neighborhood that sets it apart from other 19th and early 20th century residential districts in Iowa City. It is recommended that the Goosetown blocks contained in the Phase II Area be closely evaluated when survey work is completed in the Phase III study which will include the blocks east of the Original Town Plat Phase II Area.

If the elements necessary to establish a historic district do not exist due to integrity issues and infill development, it is recommended that the area be evaluated based on a historic context focusing on the history of Iowa City's Bohemian-American community. Examples of buildings to be included in such a context would be Bohemian churches, Bohemian fraternal halls, commercial establishments owned and operated by Bohemians, schools attended principally by Bohemian children or that hosted Czecho-Slovak language classes, well-preserved private

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Bohemian children or that hosted Czecho-Slovak language classes, well-preserved private residences built and occupied by Bohemian families for one or more generations, private residences occupied by prominent leaders of the Bohemian-American community, and buildings that demonstrate the cultural practices or values of Iowa City's Bohemian settlers. Such buildings need not be located on contiguous lots but may gain in significance if they are located within the boundaries of the traditional Goosetown neighborhood.

v. Properties in the Original Town Plat Phase II Survey

Site #	Address	Historic Name	Date	Individual Eligible/ Not Eligible	District Key/Con./ Non-Con.
3270	317 E. Bloomington St.	Bloomington Street Parking Lot	n/a	NE	NC
3200	318 E. Bloomington St.	Bio Resources Building	1974	NE	NC
3269	319 E. Bloomington St.	Conrad & Anna Graf House	1872	E	K
3201	322 E. Bloomington St.	Hoffelder House	1916	E	Key
3206	404 E. Bloomington St.	Woodford House	1921	NE	C
3264	411 E. Bloomington St.	Solomon Grimm House ¹⁶	1878	E	K
3207	412 E. Bloomington St.	Carl & Celesta Stach House	1924	E	K
3208	424 E. Bloomington St.	John & Josephine Englert House	1937	NE	
3209	430 E. Bloomington St.	Mary & Albert Hemmer House	1893	NE	
3211	432 E. Bloomington St.	Katherine & Thomas Kelley House	1930	E	
3213	504 E. Bloomington St.	George & Mary Helen Hummer House	ca.1880	E	
3214	508 E. Bloomington St.	Frances Foley House	1916	E	
3215	510 E. Bloomington St.	Joseph & Annie Dribel House (second)	1916	NE	
3216	512 E. Bloomington St.	Hummer House	1895	NE	
3217	522 E. Bloomington St.	Unnamed apartment building	1969	NE	
3219	530 E. Bloomington St.	John & Clara Lumsden House (second)	ca.1915	E	
3262	601 E. Bloomington St.	Iowa City Cancer Treatment Center	1985	NE	
3261	609 E. Bloomington St.	Eda Louis House	1915	NE	
3260	611 E. Bloomington St.	Dora Louis House	ca.1915	NE	
3221	616 E. Bloomington St.	Unnamed house	ca.1910	NE	
3259	619-625 E. Bloomington	Mercy Hospital Parking Lot	n/a	NE	
3222	620 E. Bloomington St.	Unnamed house	ca.1900	NE	
3223	626 E. Bloomington St.	Esther & Harold Hatcher House	1905	NE	
3225	630 E. Bloomington St.	Unnamed house	1898	NE	

¹⁶The Grimm House was razed in late 1998 before the survey was completed.

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Site #	Address	Historic Name	Date	Individual Eligible/ Not Eligible	District Key/Con./ Non-Con.
3256	703 E. Bloomington St.	Unnamed house	1896	NE	
3227	704 E. Bloomington St.	Calta House	ca.1870	NE	
3228	710 E. Bloomington St.	Lark House	ca.1870	E	
3255	711 E. Bloomington St.	Unnamed house	ca.1850	NE	
3254	715 E. Bloomington St.	Catherine Schlenk House	ca.1910	NE	
3229	716 E. Bloomington St.	Hervert House	ca.1890	E	
3253	717 E. Bloomington St.	Unnamed duplex	1960	NE	
3252	719 E. Bloomington St.	John & Annie Bolton House	1907	NE	
3230	720 E. Bloomington St.	Teresa Dolezal House	ca.1880	E	
3231	724 E. Bloomington St.	Lewis & Anna Jiroski House	ca.1870	E	
3233	730 E. Bloomington St.	Doris Mae Walden House	1948	NE	
3236	808 E. Bloomington St.	Ethel & Edna Miller House	1908	E	
3246	809 E. Bloomington St.	Jule Adelsheim House	1897	NE	
3237	812 E. Bloomington St.	Schuppert House	1918	E	
3245	815 E. Bloomington St.	Jule Adelsheim House (second)	1915	NE	
3238	816-818 E. Bloomington	Unnamed house	1962	NE	
3244	817 E. Bloomington St.	Annie & William Tomlin House	1893	NE	
3239	820 E. Bloomington St.	Unnamed house	1964	NE	
3241	830 E. Bloomington St.	James & Helen Vitoush	1887	E	
3101	304 E. Davenport St.	Unnamed house	1906	NE	C
3102	308 E. Davenport St.	Clarence & Minnie Wassam House	ca.1906	NE	C
3199	311 E. Davenport St.	Emil & Blanche Ruppert House	ca.1920	NE	C
3103	312 E. Davenport St.	Novak-Maresh House	1893	NE	C
3104	314 E. Davenport St.	Frank & Anna Larker House	1893	NE	C
3198	315 E. Davenport St.	John & Francis Wydenkoff House	1880	NE	C
3197	319 E. Davenport St.	Heck House	1906	NE	C
3105	320 E. Davenport St.	Henrietta & George Freyder House	1907	E	Key
3196	321-323 E. Davenport St.	Adam Ohnhaus House	1870	E	Key
3106	324 E. Davenport St.	Cerney-Brockman House	1880	NE	C
3109	332 E. Davenport St.	Emma Harvat-Mary Stach House	1918	E	Key
3112	402 E. Davenport St.	John & Ida Yocum House	1925	E	Key
3113	404 E. Davenport St.	Lavinia & Martin Bridenstine	1924	E	Key
3190	411 E. Davenport St.	Haberstroh House	1881	NE	C
3114	414 E. Davenport St.	Unnamed house	1898	NE	
3189	415 E. Davenport St.	Unnamed house	1958	NE	
3115	420 E. Davenport St.	Joseph & Annie Dribel House	1881	NE	
3188	421 E. Davenport St.	Unnamed house	ca.1895	NE	
3116	424 E. Davenport St.	Nicking-Harding House	1909	E	
3187	425 E. Davenport St.	Unnamed house	1895		
3118	430 E. Davenport St.	Nicking-Hughes House	1913	E	
3122	502 E. Davenport St.	Jacob Kuebrick House	1928	NE	
3123	508 E. Davenport St.	Charles & Rose Karel House	1910	NE	
3181	509 E. Davenport St.	Unnamed house	1925	NE	

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Site #	Address	Historic Name	Date	Individual Eligible/ Not Eligible	District Key/Con./ Non-Con.
3124	512 E. Davenport St.	Agnes Kouba House	ca.1925	NE	
3180	515 E. Davenport St.	Letovsky-Rohret House	1881	NRHP	
3125	518 E. Davenport St.	Albert Pohler House	1920	NE	
3126	522 E. Davenport St.	Daniel & Ethel May Yoder House	ca.1923	NE	
3127	528 E. Davenport St.	Lulu Harfst House	ca.1923	NE	
3130	530 E. Davenport St.	Thomas & Gladys Holy House	1926	E	
3132	604 E. Davenport St.	Charles Shay House	1912	NE	
3133	608-610 E. Davenport St.	John Peters House	1894	E	
3173	619-621 E. Davenport St.	St. Wenceslaus Parking Lot	n/a	NE	
3134	618 E. Davenport St.	Joseph Koza House/St. Wenceslaus Rectory	ca.1871	E	
3172	625 E. Davenport St.	Unnamed house	1905	NE	
3135	630 E. Davenport St.	St. Wenceslaus Catholic Church	1893	E	
3171	631 E. Davenport St.	Unnamed house	1905	NE	
3167	701-703 E. Davenport St.	Benda Grocery Store	1895	NE	
3166	709 E. Davenport St.	Unnamed house	ca.1895	E	
3168	710 E. Davenport St.	Frank & Emma Meintzer House	ca.1906	E	
3165	711 E. Davenport St.	Unnamed house	1892	NE	
3164	713 E. Davenport St.	Unnamed house	ca.1885	NE	
3139	714 E. Davenport St.	William & Clara Cerny House	ca.1906	NE	
3163	715 E. Davenport St.	Unnamed house	ca.1890	NE	
3162	717 E. Davenport St.	Rose Kehrer House	1885	NE	
3140	718 E. Davenport St.	Joseph Cerny House	ca.1890	E	
3141	720 E. Davenport St.	Fiala-Beckman House	1875	E	
3161	725 E. Davenport St.	Unnamed house	1902	NE	
3142	732 E. Davenport St.	Unnamed house	1880	NE	
3144	804 E. Davenport St.	Unnamed house	1896	NE	
3145	808 E. Davenport St.	Unnamed house	1887	NE	
3155	809-811 E. Davenport St.	Unnamed house	ca.1890	NE	
3146	812 E. Davenport St.	Frank & Elizabeth Kolar House	ca.1885	E	
3147	814 E. Davenport St.	Unnamed house	ca.1885	NE	
3154	817 E. Davenport St.	Otte House	1890	E	
3148	820 E. Davenport St.	Unnamed house	1960	NE	
3149	826 E. Davenport St.	Unnamed house	1902	NE	
3151	830 E. Davenport St.	Pribyl House	1880	NE	
3358	109 N. Dodge St.	Unnamed house	1941	NE	
3361	110 N. Dodge St.	Frew & Mary Tucker House	ca.1922	E	
3360	114 N. Dodge St.	Severin & Mary Burich House	ca.1870	NE	
3357	115 N. Dodge St.	Charles & Anna Rickstine House	ca.1922	E	
3314	120 N. Dodge St.	Branch-Horak House	1852	E	
3315	127 N. Dodge St.	John & Maggie Metzinger	ca1910	E	
3313	132 N. Dodge St.	Unnamed apartment building	1976	NE	
3282	218 N. Dodge St.	Ernest & Elizabeth Wagner House	1939	NE	

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Site #	Address	Historic Name	Date	Individual Eligible/ Not Eligible	District Key/Con./ Non-Con.
3258	220 N. Dodge St.	Unnamed house	ca.1900	E	
3257	224 N. Dodge St.	Magdalena Grimm House	ca.1903	NE	
3224	309 N. Dodge St.	William Goettle House	ca.1939	NE	
3226	316 N. Dodge St.	Unnamed house	1953	NE	
3170	319 N. Dodge St.	Walter Donahue House	1942	NE	
3169	320 N. Dodge St.	Barbara & Frank Andriik House	ca.1900	NE	
3168	328 N. Dodge St.	Barbara Kohl House	ca.1900	NE	
3137	402 N. Dodge St.	Charles Benda House	ca.1915	E	
3150	415 N. Dodge St.	Unnamed house	1912	NE	
3136	416 N. Dodge St.	Stephen & Catherine Benda House	ca.1900	NE	
3341	114 N. Gilbert St.	Joseph & Ludmila Barborka	ca.1900	E	Key
3340	115 N. Gilbert St.	George & Mary Rohret House	ca.1850	NRHP	Key
3329	119 N. Gilbert St.	Mollie Englert House	ca.1900	NE	C
3328	120 N. Gilbert St.	Alois & Esther Smith	ca.1908	E	Key
3330	125 N. Gilbert St.	Jacob & Sarah Goldberg House	ca.1922	NE	C
3276	204 N. Gilbert St.	Joseph Hervert House	ca.1885	E	Key
3275	210 N. Gilbert St.	Joseph & Mary Chudacek House	ca.1900	E	Key
3295	213 N. Gilbert St.	Unnamed house	1883	NE	C
3274	214 N. Gilbert St.	Cerny House	ca.1899	E	Key
3266	219 N. Gilbert St.	Jacob Wentz House	ca.1850	NRHP	Key
3267	225 N. Gilbert St.	Hohenschuh House (second)	1935	E	Key
3268	229 N. Gilbert St.	Christian & Clara Hohenschuh House	1898	E	Key
3265	230 N. Gilbert St.	Adam Schneider House ¹⁷	1875	E	Key
3204	305 N. Gilbert St.	Russ's Amoco Station	ca.1955	NE	NC
3205	310 N. Gilbert St.	Frederick & Louisa Rothweilder House	ca.1875	E	Key
3203	311 N. Gilbert St.	Edward & Edna Miller House	1908	E	Key
3202	315 N. Gilbert St.	Peter & Matilda Miller House	ca.1907	NE	C
3193	318 N. Gilbert St.	Unnamed house	1958	NE	NC
3192	324 N. Gilbert St.	Julius & Veronica Haberstroh House	ca.1881	NE	C
3194	325 N. Gilbert St.	Joseph & Theresa Stach	ca.1908	E	Key
3191	330 N. Gilbert St.	Unnamed house	1953	NE	NC
3195	331 N. Gilbert St.	Seeman House	ca.1901	E	Key
3108	409 N. Gilbert St.	Daniel & Alice Peters House	1920	E	Key
3107	413 N. Gilbert St.	Nancy Graham House	1919	E	Key
3111	414 N. Gilbert St.	Unnamed house	1939	NE	C
3110	418 N. Gilbert St.	Unnamed house	ca.1896	E	Key
3375	117 N. Governor St.	Bauer Bros. Broom Factory	1873	E	
3299	119 N. Governor St.	Julia & Charles Boye House	ca.1890	E	
3297	207-209 N. Governor St.	Unnamed house	1950	NE	

¹⁷ The Schneider House was razed in late 1998 before the survey was completed.

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Site #	Address	Historic Name	Date	Individual Eligible/ Not Eligible	District Key/Con./ Non-Con.
3295	213 N. Governor St.	Unnamed house	1883	NE	
3243	225 N. Governor St.	Unnamed house	1935	NE	
3242	227 N. Governor St.	Philip & Anna Weber House	ca.1867	NE	
3240	315 N. Governor St.	Unnamed house	1951	NE	
3153	321-323 N. Governor St.	Unnamed house	1967	NE	
3152	329 N. Governor St.	Unnamed house	1971	NE	
3150	415 N. Governor St.	Unnamed house	1912	NE	
3334	302 E. Jefferson St.	Hugh & Josephine McCabe House	1925	NE	C
3335	306 E. Jefferson St.	Mary Thoman House	ca.1925	NE	C
3336	318 E. Jefferson St.	Robert & Julia Hutchinson House	ca.1875	E	Key
3337	320 E. Jefferson St.	John & Magdalena Englert House	1885	E	Key
3338	324 E. Jefferson St.	Clarence & Marie Englert House	1940	NE	C
3339	328 E. Jefferson St.	Mary Rohret House	1911	E	Key
3388	403 E. Jefferson St.	Rohret House	1911	E	Key
3342	404 E. Jefferson St.	St. Paul's Lutheran Church	1926	E	K
3387	405 E. Jefferson St.	Thomas & Martina Brown House	1907	NE	
3386	409-411 E. Jefferson St.	Andrew & Mary Beermaker House	ca.1883	NE	
3385	413 E. Jefferson St.	Unnamed house	1892	NE	
3384	415 E. Jefferson St.	F.A. Lucas House	1868	NE	
3343	420 E. Jefferson St.	Justine Mueller House	ca.1905	E	
3344	424 E. Jefferson St.	David & Isabell Abrams House	1893	E	
3383	425 E. Jefferson St.	John & Catherine Sueppel House	1876	E	
3345	428 E. Jefferson St.	Warren & Anna Irons House	ca.1921	NE	
3348	430 E. Jefferson St.	Phi Rho Sigma Annex	1924	E	
3382	431 E. Jefferson St.	Laura & William Foster House	ca.1894	NE	
3381	505-515 E. Jefferson St.	Unnamed apartment building	1972	NE	
3349	540 E. Jefferson St.	Mercy Medical Plaza	1990-91	NE	
3380	605 E. Jefferson St.	Unnamed office building	1981	NE	
3352	606 E. Jefferson St.	Jefferson Street Grocery	1910	NE	
3353	608 E. Jefferson St.	Unnamed house	1908	NE	
3354	610 E. Jefferson St.	Original St. Mary's Rectory	1865	NRHP	
3355	614-618 E. Jefferson St.	Unnamed apartment building	1967	NE	
3356	622 E. Jefferson St.	Unnamed house	1895	NE	
3379	623 E. Jefferson St.	Hugh & Mary McGovern House	ca.1900	NE	
3378	629 E. Jefferson St.	Quinlan House	1898	NE	
3359	630 E. Jefferson St.	Unnamed house	1962	NE	
3377	631 E. Jefferson St.	Unnamed house	ca.1893	NE	
3362	704 E. Jefferson St.	Unnamed house	ca.1922	NE	
3363	706 E. Jefferson St.	Unnamed house	1921	NE	
3364	710 E. Jefferson St.	Gill House	1923	NE	
3365	714 E. Jefferson St.	Nancy Schaefer House	1895	E	
3366	720 E. Jefferson St.	Michael & Mary McLaughlin House	1902	NE	
3367	722 E. Jefferson St.	Millicent Cisney House	ca.1883	NE	

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Site #	Address	Historic Name	Date	Individual Eligible/ Not Eligible	District Key/Con./ Non-Con.
3368	730 E. Jefferson St.	William Schneider House	1869	NE	
3369	732 E. Jefferson St.	Henry Schneider House	1908	NE	
3370	804 E. Jefferson St.	Michael Villhauer House	1886	NE	
3371	810 E. Jefferson St.	Winifred & Michael McLaughlin House	1882	NE	
3372	814 E. Jefferson St.	McLaughlin House	1883	NE	
3373	818 E. Jefferson St.	Dennis Murphy House	1883	NE	
3374	824 E. Jefferson St.	Unnamed house	1939	NE	
3376	830 E. Jefferson St.	Unnamed apartment building	1971	NE	
3351	108 N. Johnson St.	Frank Novak House	ca.1875	NE	
3350	112 N. Johnson St.	Unnamed house	ca.1895	NE	
3321	118 N. Johnson St.	Unnamed apartment building	1975	NE	
3263	220-222 N. Johnson St.	Adelaide & Charles Springer House	ca.1875	NE	
3220	310 N. Johnson St.	Zion Lutheran Church	1965	NE	
3218	317 N. Johnson St.	John & Clara Lumsden House (first)	1901	NE	
3176	320 N. Johnson St.	John & Mary Miller House	ca.1909	E	
3177	321 N. Johnson St.	Unnamed apartment building	1970	NE	
3175	326 N. Johnson St.	Edward & Barbara Houser House	ca.1910	E	
3178	327 N. Johnson St.	Unnamed house	ca.1897	NE	
3179	331 N. Johnson St.	John & Mary Lumsden House	ca.1892	NE	
3174	332 N. Johnson St.	Unnamed house	ca.1880	NE	
3129	411 N. Johnson St.	Louisa Seaberg House	1923	NE	
3131	414 N. Johnson St.	St. Wenceslaus Church Parking Lot	n/a	NE	
3128	415 N. Johnson St.	Gunda Abrahamson House	1926	NE	
3306	117 N. Lucas St.	Peter & Anna Zachs House	1898	NE	
3307	119-121 N. Lucas St.	Unnamed double-house	1927	E	
3287	209 N. Lucas St.	Unnamed house	ca.1926	E	
3289	218 N. Lucas St.	Unnamed house	ca.1909	NE	
3249	220 N. Lucas St.	Rummelhart House	1900	E	
3248	224 N. Lucas St.	Stephen & Celia Rummelhart House	1907	NE	
3250	225 N. Lucas St.	Edward & Mary Melichar House	1910	NE	
3247	226 N. Lucas St.	Unnamed house	ca.1940	NE	
3251	227-229 N. Lucas St.	Unnamed duplex	1960	NE	
3235	310 N. Lucas St.	Unnamed house	1968	NE	
3232	315 N. Lucas St.	Marguerite Roose House	1947	NE	
3158	317 N. Lucas St.	Unnamed house	1880	NE	
3234	320 N. Lucas St.	Unnamed house	1892	NE	
3159	323 N. Lucas St.	Unnamed house	ca.1880	NE	
3157	324 N. Lucas St.	Unnamed house	1895	NE	
3160	329 N. Lucas St.	Tremmel House	1892	E	
3156	330 N. Lucas St.	John & Margeurite Schuppert House	1902	NE	
3143	410 N. Lucas St.	Schindhelm-Drews House	1855	NRHP	

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Site #	Address	Historic Name	Date	Individual Eligible/ Not Eligible	District Key/Con./ Non-Con.
3271	312 E. Market St.	Kanak Building	1938	NE	C
3272	320 E. Market St.	Market Street Parking Lot	n/a	NE	NC
3333	321 E. Market St.	Unnamed office building	1960	NE	NC
3332	323-327 E. Market St.	Goldberg Building	1948	NE	C
3273	330 E. Market St.	Gilpin Paint & Glass Building	1963	NE	NC
3331	331 E. Market St.	Shinn Building	ca.1880	NE	C
3327	401 E. Market St.	Baker Building	ca.1875	E	C
3277	402 E. Market St.	Joseph Hervet Saloon	1892	E	Key
3278	410 E. Market St.	Henry C. Nicking House	1854	NRHP	Key
3279	414 E. Market St.	Mary Pusateri House	1941	NE	
3326	411-417 E. Market St.	Senate Apartments	19661	NE	
3325	421 E. Market St.	John Euler House	ca.1890	NE	
3324	427 E. Market St.	Ellen Hughes House	ca.1910	E	
3323	431 E. Market St.	Mary Ragan House	ca.1912	E	
3280	500 E. Market St.	Mercy Hospital	1932-70	NE	
3281	600 E. Market St.	Mercy Hospital Parking Ramp	ca.1985	NE	
3320	603 E. Market St.	Herman Lorenz House	ca.1875	NE	
3319	611 E. Market St.	William & Frances Sommerhauser House	ca.1892	NE	
3318	619 E. Market St.	George Schlenk House	ca.1875	NE	
3317	625 E. Market St.	Mercy Services Building	1967	NE	
3316	629 E. Market St.	George McCleary House	ca.1870	NE	
3283	706 E. Market St.	Louis & Sarah Hackbert House	1907	NE	
3284	712 E. Market St.	Concord Apartments (second)	1969	NE	
3312	715 E. Market St.	Frank & Helen Novotny House	1929	E	
3311	717 E. Market St.	Joseph & Anna Benda House	1929	E	
3310	719 E. Market St.	Adam & Cora Lantz	1909	E	
3285	720 E. Market St.	Concord Apartments (first)	1967	NE	
3309	721 E. Market St.	Unnamed house	1910	NE	
3286	726 E. Market St.	Unnamed house	1903	NE	
3308	729 E. Market St.	James Templin House	ca.1850	E	
3288	730 E. Market St.	Unnamed house	1920	E	
3305	803 E. Market St.	Joseph Vrchoticky House	ca.1910	NE	
3290	804 E. Market St.	Jesse & Ella Southwick House	1914	E	
3304	807 E. Market St.	Dennis & Bridget Murphy House	ca.1893	NE	
3291	810 E. Market St.	Unnamed house	ca.1908	E	
3303	811 E. Market St.	Henry & Jennie Woltman House	1888	NE	
3292	814 E. Market St.	Unnamed house	ca.1910	E	
3293	816-818 E. Market St.	Bittner House	ca.1895	E	
3302	819 E. Market St.	Jennie Woltman House	1915	E	
3301	821 E. Market St.	Frank & Katherine Zara House	1878	E	
3294	824 E. Market St.	Thomas Fay House	1903	NE	
3200	827 E. Market St.	Unnamed house	ca.1880	NE	
3296	828 E. Market St.	Unnamed house	ca.1900	NE	

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Site #	Address	Historic Name	Date	Individual Eligible/ Not Eligible	District Key/Con./ Non-Con.
3298	831 E. Market St.	Unnamed house	1910	NE	
3347	109 N. Van Buren St.	Eugene & Susan Nicola House	1920	NE	
3346	117 N. Van Buren St.	John & Mary Messner	ca.1911	E	
3389	121 N. Van Buren St.	Mary Meyer House	ca.1910	E	
3322	125 N. Van Buren St.	Ethel Watson House	ca.1908	NE	
3212	314 N. Van Buren St.	Sylvester & Louise Critz House	ca.1923	NE	
3210	315 N. Van Buren St.	Chris & Eleanor Rayner House	1933	NE	
3184	319 N. Van Buren St.	Michael & Mary Protz House	ca.1870	NE	
3183	322-324 N. Van Buren St.	Unnamed apartment building	1971	NE	
3185	323 N. Van Buren St.	Herman & Martha Nicking House	1918	NE	
3186	331 N. Van Buren St.	Henrietta Paulus House	ca.1895	NE	
3182	332 N. Van Buren St.	George & Edna Mocha House	1924	NE	
3121	406 N. Van Buren St.	Frank Shimek House	ca.1875	?	
3120	410 N. Van Buren St.	Joseph & Mary Cummings House	ca.1921	NE	
3119	414 N. Van Buren St.	Wesley & Emma Kohl House	1920	NE	
3117	415 N. Van Buren St.	Unnamed house	1911	NE	

G. Geographical Data

The Phase II Survey involved completion of an intensive level survey for the approximately 18 full blocks and 11 half-blocks with approximately 291 properties containing 284 buildings, all within a portion of the Original Town Plat of Iowa City. The Phase II Survey Area began just east of Linn Street on the west and extended to Governor Street on the east with the alley south of Jefferson Street as the southern boundary and the alley north of Davenport Street as the northern boundary.

H. Summary of Identification and Evaluation Methods

This amendment to the Multiple Property Document Form (MPDF) "Historic Resources of Iowa City, Iowa" was completed under the authority of the City of Iowa City, Iowa and the direction of the Iowa City Historic Preservation Commission, Doris Makmus, chairperson. Grant support was provided by the Community Programs Bureau of the State Historical Society of Iowa (State Historic Preservation Office). This amendment serves as the final report for the Phase II Survey

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of the Original Town Plat, one of a series of ongoing studies being completed by the Iowa City Historic Preservation Commission in response to recommendations contained in the "Iowa City Historic Preservation Plan" adopted in 1992 by the City of Iowa City.

Marlys A. Svendsen with Svendsen Tyler, Inc. of Sarona, Wisconsin was retained by the City of Iowa City to complete the Phase II Survey. Svendsen served as principal for the project in the capacity of both historian and architectural historian. Svendsen holds a B.A. in history and political science from Luther College in Decorah, Iowa. Her previous work in Iowa City has included completion of the "Iowa City Historic Preservation Plan" (1992), the MPDF "Historic Resources of Iowa City, Iowa (1994), and the "Brown Street Historic District" National Register Nomination (1995). Interns from the City of Iowa City's Planning Department, Kristi A. Bales, and Catherine Firth, completed photography and other research assignments for the project under Svendsen's supervision.

Work on the Phase II Survey was completed over an eight-month period beginning in the spring of 1998 and concluding in the winter of 1999. A public information meeting was held in March 1998 in order to explain the survey process, answer questions, and invite neighborhood residents and property owners to assist in the project. Shortly thereafter, questionnaires requesting information about individual properties were sent to all property owners.

Respondents were asked to submit information about past occupants, dates for construction, sources for early photographs, interior design elements, etc. The questionnaire had a response rate of nearly 8 % with several useful items incorporated into the survey.

Fieldwork on the survey began in March 1998 with completion of black and white photographs for each property prior to the emergence of leaf cover. Individual site numbers were assigned to each property and entered in photo log sheets. Data was collected from the City of Iowa City Assessor's Office showing ownership and the estimated year for construction of each property.

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Archival research was completed at the State Historical Society Library in Iowa City, the University of Iowa Library Special Collections and Map Collections in Iowa City, and the Iowa City Public Library. Research began with the compilation of a chain of ownership for each property based on property transfer records obtained from the Johnson County Auditor's Office. This information was then cross checked and compared with 19th and 20th century city directory entries and Sanborn map records to confirm dates of construction. Directory searches also determined residents, their occupations, and family size for all dwellings and changes in use over time for all commercial properties. Sanborn map examinations identified original building locations, if and when buildings may have been relocated, and what building additions may have occurred over time. Data from building permits was obtained for buildings erected within the last few decades.

Other archival research included examination of county histories, biographical directories, city histories, obituaries, architectural studies, census records, historic photographs, newspaper records, and histories of local businesses.

A computer based Iowa Site Inventory Form (adopted by the Iowa State Historical Society in 1997) was then completed for each of the properties in the Phase II Area. Each form included two pages of standardized information for inclusion in the computerized database for Iowa's Statewide Inventory, and a third page containing an architectural description, statement of significance, and list of major bibliographical references. A plat map and 4"x6" black and white photograph were attached to each form.

Using the information gathered in the field and archival research, the development of the Phase II Area was considered and individual properties assessed to determine their likely eligibility for the National Register. The *Secretary of the Interior's Standards for Identification and Evaluation*,

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National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, National Register Bulletin 16A: How to Complete the National Register Registration Form, National Register Bulletin 16B: How to Complete the National Register Multiple Property Documentation Form, and Iowa's Survey Procedures and Guidelines Manual were used in these assessments. Once individual eligibility had been identified, potential boundaries for historic districts were determined.

Of major importance in these assessments was the issue of building integrity. The assessments were based on a knowledge of the existing condition of each of the properties and with an understanding of building modification practices throughout Iowa City. Integrity assessments took into consideration the long-standing tradition of house moving in Iowa City. Integrity considerations were also formulated with a knowledge of the City of Iowa City's present local historic district and historic landmark ordinances.

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