

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

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received **AUG 31 1983**
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic ~~The~~ Summit Apartment Building

and/or common Summit Street Cooperative Apartments

2. Location

street & number 228 ~~South~~ Summit St. ___ not for publication

city, town Iowa City ___ vicinity of

state Iowa code 019 county Johnson code 103

3. Classification

Category	Ownership	Status	Present Use
___ district	___ public	<input checked="" type="checkbox"/> occupied	___ agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	___ unoccupied	___ commercial
___ structure	___ both	___ work in progress	___ educational
___ site	Public Acquisition	Accessible	___ entertainment
___ object	___ in process	<input checked="" type="checkbox"/> yes: restricted	___ government
	n/a being considered	___ yes: unrestricted	___ industrial
		___ no	___ military
			___ museum
			___ park
			<input checked="" type="checkbox"/> private residence
			___ religious
			___ scientific
			___ transportation
			___ other:

4. Owner of Property

name Summit Apartments Cooperative

street & number 228 S. Summit St.

city, town Iowa City ___ vicinity of state Iowa

5. Location of Legal Description

courthouse, registry of deeds, etc. County Clerk's Office

street & number Johnson County Courthouse

city, town Iowa City state Iowa 52240

6. Representation in Existing Surveys

title College Square Survey has this property been determined eligible? yes ___ no

date Summer 1981 ___ federal ___ state ___ county local

depository for survey records Iowa SHPO

city, town Des Moines state Iowa

7. Description

Condition excellent good fair deteriorated ruins unexposed**Check one** unaltered altered**Check one** original site moved

date _____

Describe the present and original (if known) physical appearance

The Summit Apartment Building is an excellent and intact example of the work of Prairie School architect Parker Noble Berry, and was the first building of its type, the apartment flat, to be built in Iowa City. As such it offered "a high class type of building...for discriminating people who are looking for all the comforts and conveniences of a modern home without the drudgery that goes with the keeping up of a large house." Its construction, on this scale, and in the midst of an opulent residential neighborhood, reflects the impact of "big city" models on the small Iowa town early in this century.

This building stands four stories high (three stories on a raised basement) and is essentially a "U" plan, with overall dimensions of 74' by 70'. Internally, four rectangular masses, defined by intervening fire walls, comprise the building and two of these masses flank the forecourt. On the two side walls, recessed patio porches, further enclosed by projecting side bays, provide fire escape access, and break up the plan. The building is built of hollow tile supported by a steel skeleton with stucco and dark brown brick veneer exterior. Stairs are built of steel and concrete as are the service porches

Architect Berry's tenure under Louis Sullivan in the years 1909-1917 is reflected in the building's design, although a redesign effort by Berry in early 1916 stripped the building of a roof-top garden and considerable ornate detail in order to cut costs. The building still retains a Prairie School influence, a school in which Berry primarily worked. The building is vertically broken into ground floor, intermediate floors, and attic components. Dark brown bands of soldier brick form window surrounds, and define these divisions on the stuccoed tan-colored wall mass. A horizontal banding formed by a triple rowlock brick course and single soldier brick course caps the ground floor level with the lower course running even with the upper window level on that floor. Similarly, a wider, double band defines the attic. Geometric figures are formed by the provision of vertical brick bands which break up these horizontal bands. These visual contrasts, the geometric forms to a lesser extent, and the overall symmetry of the plan and fenestration evoke Sullivan's influence. The stucco exterior, the substantial yet finely worked wooden balconies, the visual sense of flanking wings around the forecourt, and the horizontal banding of double and triple windows are examples of the Prairie School. In addition, Berry evidences a somewhat modern sense by applying prairie and Sullivanesque ornamentation to a very large and essentially square building which also incorporates various vertical projecting elements (balcony side bays, and forecourt bays) into the plan.

Fenestration is simple and consistent. The triple windows, with one full sized central window and two narrower side windows predominates, and each floor above the ground floor has an identical fenestration scheme.

Inside the building are two symmetrical halves, each originally a mirror image of the other in terms of interior partitions and room plan. The lobby itself projects out into the forecourt on the first floor and matching staircases are located at each end. The building is bisected into front and rear halves as well by a vertical break which is formed by the end porches, the interior fire walls, and the open space above the lobby. In the projecting front wings are two apartments on each floor. Each has (or had) a large

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Continuation sheet Physical Description

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frontroom, and kitchen and bedroom off of a short hallway. Similarly, two apartments per floor are in the rear half of the building, except on the ground floor where storage and furnace areas substitute for one apartment. These apartments are larger than those in the front, containing up to four rooms each not counting bathrooms.

Originally, these apartments were furnished with pantries, Murphy in-a-door beds, vacuum steam heating, a central vacuum cleaning system with weekly cleaning service, speaking tubes, electronic announcers, basement and closet storage, full laundry equipment complete with a mangle in the basement, built-in bath tubs, and built-in dining room buffets. Ceilings were 9 feet high. Bathroom floors were tiled with black and white tile, kitchens and bathrooms were wainscoted in oak and fifteen light French doors separated bedrooms. Ice could be delivered through delivery chutes in the halls. Woodwork is of oak. It is interesting to note that the building did not have an elevator.

Individual owners have altered apartments in various ways but only the Murphy beds have totally been lost, and these can still be seen next door at the Burlington Apartments, which were built ten years later.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1916 **Builder/Architect** Parker N. Berry

Statement of Significance (in one paragraph)

The Summit Apartment Building (1916) is the only known in-state work by the noted Prairie School architect Parker Nobel Berry (1888–1918), a student of Louis Sullivan. The building is the first walk-up flat or apartment block to be constructed in Iowa City, and as such is significant as an unusual building type executed in the Prairie School. The building represents the accomplishments of Dr. Frank C. Titzell, local promoter and developer, a noted Iowa citizen, and the building also housed the first cooperative housing association in the State of Iowa.

Parker Nobel Berry served as chief designer for architect Louis H. Sullivan for eight years until 1917. His professional training included only two years of study at the University of Illinois. By 1912 Berry could boast "I do all the original work in the office now and look after some of the specialists." Berry was to receive the first perfect score for his submission to the Illinois State Board examinations in 1912. Berry also did his own commissions while working for Sullivan, designing banks (Manlius, Ill. 1915, Chicago, 1917 and Princeton, Ill.) of which only the that in Manlius, Ill. survives. Berry's early death in December 1918 terminated a promising and creative career. Of his few executed works many are demolished and others are greatly altered. The Summit Apartment Building, even in its redesigned and simplified form, is a rare surviving and intact example of the work of Berry.

The Summit Apartment Building, designed in 1915 is one of his Sullivan period private commissions. The original design, of which a front elevation survives, conceived of a very ornate Sullivan Chicago skyscraper type building. A multitude of shallow front pavilions and bays contained vertical bands of windows with ornate spandrels as well as blank walls, framed by vertical pilasters. The roof featured a six sided penthouse with flanking pergolas. In April, 1916 the plans were largely redrawn by Berry, the original plan proving too costly. In the final plan Berry retained the frontal side wings but added a deep frontal courtyard. Surface ornamentation was largely eliminated. The final plan was for a thirteen apartment complex with pressed brick and stucco exterior, with internal steel frame. The original reported cost of \$30,000 was to prove \$20,000 too low. Excavation work began in April, and the building was completed by the end of the year. F. X. Freyder, the most notable local building firm, served as contractor for "Titzell Flats."

Iowa City in 1916 was a town of private residences and a few half blocks of row houses. The construction of a multi-story walk up apartment flat apparently was both an idea to ridicule as well as a threat to local property values in the College Hill neighborhood. Dr. Frank C. Titzell (1863–1936) was the project promoter, a faculty member of the College of Medicine at the University of Iowa. He came to Iowa City from Chicago in 1906, obtained a law degree in 1910, in addition to his medical degree, served as city council alderman and in 1928 ran unsuccessfully as a Democrat for the U.S. Congress. His obituary however first noted him as builder of the Summit (and Burlington) Apartments. The local paper in December 1916 lauded the building, stating that Iowa City had "arrived" with the construction "...of one of the finest and most up-to-date apartment buildings to be found anywhere." The paper defended Dr. Titzell's judgement, stating "...the venture has fully ratified the progressive ideas of Dr. Titzell in being the first to

9. Major Bibliographical References

Refer to Continuation Sheet 9-2

10. Geographical Data

Acreeage of nominated property less than one acre

Quadrangle name Iowa City West

Quadrangle scale 1/24,000

UTM References

A

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6	2	3	1	8	0
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4	6	1	2	6	6	0
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Zone Easting Northing

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Zone Easting Northing

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H

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Verbal boundary description and justification

The north 87' of Lot 26 in J. and J.W. Clark's Addition to Iowa City.

List all states and counties for properties overlapping state or county boundaries

state n.a. code county code

state code county code

11. Form Prepared By

name/title James E. Jacobsen, National Register Coordinator

organization Iowa SHPO

date 24 August 1983

Historical Building

street & number East 12th & Grand Ave.

telephone 515-281-4137

city or town Des Moines

state Iowa 50319

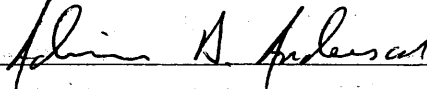
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



title Executive Director Iowa State Historical Department

date 24 August 1983

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

date 9/29/83

for  Keeper of the National Register

Attest:

date

Chief of Registration

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Continuation sheet

Significance

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supply a need in our city...This is not the first time Dr. Titzell has surprised us with an innovation. Four years ago he build (sic) the Sigma Chi Fraternity house at Dubuque and Brown Street. At that time the wise acres lifed their eyebrows and opined that the doctor was A1 on the diagnose of disease but Z0 on selecting a site for a fraternity house. His judgement, however, has since been vindicated by others building similar houses near his property. The differences of opinion has made Iowa City the richer." (Iowa City Daily Press, 11 December 1916). The construction of this building took place during a boom period of construction and development in pre-World War I Iowa City. In 1916 alone, one and a quarter million dollars were expended to construct five new university buildings, a new bridge, and large scale street and sewer improvements.

Titzell in the 1920's promoted his apartments (the management of which had replaced his medical practice, he occupied the ground level north side apartment as residence and office) in a leaflet which stated "The day of the large house is apparently gone and the tendency of the time is toward apartments. One reason for this is undoubtedly the inability in most communities to obtain competent domestic help and the high wages demanded by such help when it can be had at all...Many good business opportunities have been lost by men who could not accept them because they could not dispose of a home on the spur of the moment without great sacrifice. Then, too, owning a home may act as a handicap, so far as increase in salary is concerned. Your employer...soon knows that you are anchored hand and foot and also knows that you will remain on the job anyway, so no increase in salary is proposed." Titzell appealed to small families, groups of "faculty bachelors" or "bachelor girls" to investigate his new mode of living. "Our constant aim has been to keep these buildings high class in every respect."

Frank, and after 1932, his wife Bertha Titzell owned the building until 1939 when it passed to out-of-state ownership and management. In 1947, probably in response to the post-war housing shortage, the Iowa State General Assembly passed a Cooperative Housing Authorization Act. On May 26, 1947 fifteen residents incorporated the "Summit Apartment Co-operation" and on June 27 were issued Perpetual Certificate Number One, being the first such cooperative to incorporate and to be recognized. This same organization has subsequently continued to own and operate the building.

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Bibliography

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Mr. Paul Kruty, College of Letters and Science, Department of Art History, The University of Wisconsin-Milwaukee is credited with providing several reference sources concerning Berry's work (Hoffman, American Contractor) and with originally connecting this building with that architect.

Spencer, Brian A. The Prairie School Tradition. New York; Whiting Library of Design, 1979, p. 119 (Berry's original design).

Hoffman, Donald L. "The Brief Career of a Sullivan Apprentice; Parker N. Berry." The Prairie School Review, 4:1 (1967), pp. 7-15.

American Contractor, 1 April 1916, 15 April 1916, 6 May 1916, and 24 June 1916.

"'The Summit' Iowa City's New Up-To-Date Apartment Building." Iowa City Daily Press, 11 December 1916.

"Dr. Frank C. Titzell, 73, Passes After Long Illness." Iowa City Press Citizen, 19 October 1936.

Iowa City Press Citizen, 25 October 1944, and 2 July 1983.

Titzell, Dr. Frank C. Untitled, undated apartment promotional leaflet (c. late 1920's).