

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

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

For NPS use only

received MAR 11 1985

date entered APR 11 1985

1. Name

historic Haymarket Commercial Historic District

and/or common Haymarket Historic District

2. Location

street & number (see map #1) S. Main St. NA not for publication

city, town Council Bluffs NA vicinity of

state Iowa code county Pottawattamie code

3. Classification

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

4. Owner of Property

name (see site inventory forms)

street & number NA

city, town NA NA vicinity of state NA

5. Location of Legal Description

courthouse, registry of deeds, etc. County Auditor, Pottawattamie County Courthouse

street & number 227 South 6th Street

city, town Council Bluffs state Iowa

6. Representation in Existing Surveys

title Council Bluffs: A Settlement History & Survey Findings has this property been determined eligible? yes no

date 1982 federal state county local

depository for survey records City of Council Bluffs Planning & Community Development

city, town Council Bluffs 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 Haymarket Historic District is an approximately three-block-long collection of primarily 19th century vernacular commercial buildings. This grouping represents the best individual examples and the most significant historic district of 1880's commercial structures in the City of Council Bluffs. The boundaries also include the site of the "Haymarket", the area at the junction of Main and Pearl Streets where the city scales were located. The integrity of the district is good; boundaries are carefully drawn to exclude as many modern buildings and historic buildings with entire facade alterations as possible. Many buildings, particularly key buildings, have original storefronts or storefronts with minimal changes.

The buildings of the Haymarket area can be divided into three major groups: 1865-1880, 1880-1900, and 1900-1930. There are eight intrusions or 23% of the total number of buildings and empty lots; four of the intrusions are historic buildings and could become contributing buildings with proper facade rehabilitation. The significant building periods of the district are the two in the 19th century era.

The four 1865-1880 buildings reflect the earliest period of extant commercial structures in the city. Although the city was first settled in the late 1840's, it was organized and named in 1854. No 1840's or 50's commercial buildings are currently known to be extant. The ca. 1867 St. Joseph House (#37) is the oldest known commercial building in the city. The two key buildings of the period (#14 and #15) were chosen for the integrity of their primary facades and as good representatives of their building type. The 1865-1880 buildings are two-story brick vernacular commercial structures of three bays with three second floor windows and one storefront on first with a centered recessed entrance. They differ from the 1880's buildings by the use of cast-iron only in first floor columns, wooden or brick cornices, round-arched second floor windows, and an overall simpler appearance. The 1880's buildings have cast-iron in the columns, pilasters, and stoops and pressed tin cornices. To reconstruct first floor integrity on buildings of the 1865-1880 era, elements listed above need to be incorporated, i.e. centered recessed entrance, large windows on each side of the door, and cast iron columns flanking the door.

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 checked="" 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 1865-1900 **Builder/Architect** NA

Statement of Significance (in one paragraph)

The Haymarket Historic District is significant to the architectural heritage of the City of Council Bluffs as the largest and most significant collection of 1870's, '80's, and '90's commercial retail buildings extant in the city. The significant structures are typical vernacular commercial buildings of the period in the Midwest: two-story brick buildings with first floor storefronts decorated with cast-iron elements and metal cornices. The 1880's and early 1890's buildings are the more prominent, numerous, and significant by reason of their size and architectural details. The 1860's and '70's buildings are similar in type, material, height, and use, and vary only in a simpler facade with fewer decorative details.

The site of Council Bluffs was first settled in the late 1840's by the Mormons. Kaneshville, as it was then called, was a jumping-off point for Mormons immigrating to Utah. In 1852 Brigham Young called all Mormons remaining outside Utah to travel to Salt Lake City. By the end of that year Kaneshville ceased to be dominated by the Mormons (Baskin, p. 22). The village's name was changed to Council Bluffs and the Government Land Office opened in 1853. The first city land survey was done in 1854 by Thomas Tostevin. Although most of the city on the flat ground is platted in the gridiron plan typical of the Midwest, the curving streets of Broadway, Main, and Pearl may have been the result of the use of these streets before a survey and plat. The streets show their present configuration in the 1854 plat. The curves were probably somewhat influenced by the bluffs east of Main and on both sides of Broadway. The relationship of Main and Pearl Streets is unusual with a narrow block between them and that they merge near 6th Avenue. The resulting open area is called "Haymarket" from the city scales placed therein the 1890's. The importance of the name Haymarket to the district and of the fork of Main and Pearl is the reason that the western boundary of the district includes most of the intersection. The narrow lots between Main and Pearl front on both streets from the Haymarket area to their terminus on Broadway. Buildings erected on these lots have placed primary facades on both streets. Examples of this have occurred on 1870's buildings (#13, #15) through 1960's ones. These unusual blocks have produced an unusual building characteristic.

The name "Main Street" carries a commercial connotation; however the primary retail street throughout the city's history has been

9. Major Bibliographical References

(see continuation sheet)

10. Geographical Data

Acreeage of nominated property 17.6

Quadrangle name Council Bluffs North, Iowa-Nebr.

Quadrangle scale 1/24,000

UTM References

| | | | |
|---|-------------------|---|--|
| A | <u>1</u> <u>5</u> | <u>2</u> <u>6</u> <u>1</u> <u>2</u> <u>1</u> <u>0</u> | <u>4</u> <u>5</u> <u>7</u> <u>1</u> <u>1</u> <u>0</u> <u>0</u> |
| | Zone | Easting | Northing |

| | | | |
|---|-------------------|---|--|
| B | <u>1</u> <u>5</u> | <u>2</u> <u>6</u> <u>1</u> <u>2</u> <u>6</u> <u>0</u> | <u>4</u> <u>5</u> <u>7</u> <u>1</u> <u>0</u> <u>9</u> <u>0</u> |
| | Zone | Easting | Northing |

| | | | |
|---|-------------------|---|--|
| C | <u>1</u> <u>5</u> | <u>2</u> <u>6</u> <u>0</u> <u>1</u> <u>9</u> <u>0</u> | <u>4</u> <u>5</u> <u>7</u> <u>0</u> <u>7</u> <u>8</u> <u>0</u> |
|---|-------------------|---|--|

| | | | |
|---|-------------------|---|--|
| D | <u>1</u> <u>5</u> | <u>2</u> <u>6</u> <u>0</u> <u>1</u> <u>1</u> <u>0</u> | <u>4</u> <u>5</u> <u>7</u> <u>0</u> <u>8</u> <u>0</u> <u>0</u> |
|---|-------------------|---|--|

| | | | |
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| E | <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> |
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| F | <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> |
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| G | <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> |
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| H | <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> | <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> |
|---|-------------------|---|---|

Verbal boundary description and justification

Refer to Continuation Sheet 10-1

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

| state | NA | code | county | code |
|-------|----|------|--------|------|
|-------|----|------|--------|------|

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

11. Form Prepared By

Nomination Prepared by Ms. Penelope Chatfield Sodhi, Preservation Historian Consultant
 name/title Form submitted by James E. Jacobsen, National Register Coordinator

organization Iowa HPO date 28 February 1985

street & number E. 12th & Grand Avenue 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 John A. Anderson

title Executive Director Iowa State Historical Department date 28 February 1985

For NPS use only
 I hereby certify that this property is included in the National Register
 Entered in the National Register
 Keeper of the National Register [Signature] date 4-11-85
 Attest: _____ date _____
 Chief of Registration

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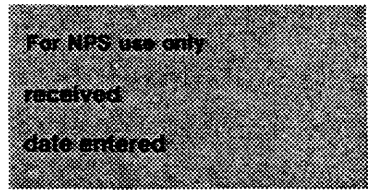
The streetscape of Main Street in the 1865-80 period was a mixture of dwellings and commercial buildings of frame or brick construction. There were more commercial buildings at the northern end of the Haymarket (closer to Broadway Street, the city's major commercial street). The buildings were not generally as wide as the lots and some were recessed from the sidewalk, so the overall effect was not that of a row of buildings, as seen today. The southern part of the Haymarket had more empty lots, dwellings, and businesses which used several lots and few buildings (such as coal yards, lumber yards, and a mill). Two extant buildings (#19 and #37) of the period had exterior stairways to the second floor, rising from the sidewalk along the southern wall. These stairway locations remain today as the main access to the second floor.

The Spetman building (#14) is more flamboyant than the others of this period in its ornate cornice and windows. It is later than the others and more transitional to the 1880's stylistically. It relates to the earlier era not only by its date, but by the wooden cornice, round-arched second floor windows, and less cast-iron. The Spetman facade, particularly the ornate cornice and second floor windows, is among the most unique and outstanding 19th century commercial fronts in the city and the area.

The 1880's and '90's buildings have set the scale, style, and character of the historic district. These buildings are two-story brick vernacular commercial buildings decorated with pressed tin cornices; cast-iron columns, pilasters, stoops, and wall cornices; storefronts on first floor; and recessed centered double front doors. Multiple storefronts are a characteristic of the key buildings (#9, #17, #18, #21). All are good products of 1880's commercial buildings of the Midwest. The metal cornice and capitals are highly ornamental reflecting different stylistic vocabularies. The Creston House (#9) has the premier pressed-tin cornice in the district and one of the best in the city (a major competitor, the Lacy Block #22). The Brown-Kelley Building (#17) has the most distinctive capitals on the cast-iron pilasters and columns. The narrow span of the first floor store establishes a similar loadbearing brick-wall structural system in all these period buildings. Party walls are common. Larger buildings consist of multiple storefronts. An exterior front door for direct access to the second floor is typical. Second floor windows are decorated with brick segmental arches and surrounds. The emphasis on decorative front facades reflect the retail nature of the businesses; they are more ornamental than warehouse structures of

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the period. To judge appropriateness of future storefront rehabilitations, elements listed above need to be used including cast-iron pilasters, columns, centered recessed entrance, pressed tin cornice, and large display windows.

The streetscape changes of the 1880-1900 period created the rhythm and scale of buildings seen today. Multiple storefront buildings were erected for the first time. Party-wall construction and buildings using the full frontage of the property created a "row" of commercial buildings. Certain street details, however, have been altered in the last one hundred years. The first attempt at paving South Main occurred in the early 1880's using wooden paving blocks. This material did not prove satisfactory in the often damp environment of the street. Rain runoff from the bluffs a few blocks to the east flowed to and through the street, and an old creek bed one-half to one block west of and parallel to the street, was a source of sub-soil moisture. South Main was then re-paved in brick within a few years in the 1880's. Today the street and sidewalk are concrete. A new sidewalk of concrete with rectangles of brick was installed in the summer of 1984. This sidewalk is slightly lower than the previous one, eliminating the high curbs typical of Council Bluffs and creating a higher step in the buildings. Many of the buildings had sidewalk access to their basement storage rooms through below-grade or slightly below-grade basement windows reached through a window well covered by a grill or cast-iron cover. Physical evidence on the buildings mark the past location of these windows, and most have been covered over. Sidewalk alterations have also eliminated most window wells (see site inventory forms for individual examples). On the alley side of the buildings, there are few rear additions. The length of each building varies considerably with its neighbors, creating a varied rhythm. The only exception is that corner buildings usually run the full length of the lot. Fire shutters are not common in the district; the Tholl-Weis building is a rare example with a full complement of such on the doors and windows of the rear facade.

The Creston House (#9) deserves individual mention for its unique characteristics. The most obvious difference is its stone facade. The first floor posts resemble cast-iron members, but they are made of stone. No other examples of similar stone fronts exist in the city. A few fronts with stone elements exist in the city, but there are no other full stone facades in extant 19th century commercial buildings. The stone front was also rare at the time of

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construction: "His (Max Mohn's) new building... is the only stone front that can be found in Council Bluffs", Hawley's Council Bluffs City Directory, 1880, p.60. The Creston House is also a typical facade building. The rest of the hotel is built of brick, and it was built in two sections. The earlier southern half (1880) has the centered door with the name above and the architect's name on the northern corner near the sidewalk. Proprietor Max Mohn purchased the northern property in 1882 and built the identical northern part in 1884. Viewed from the rear, the two halves are clearly visible. Each half is a different length. Party wall construction was not used for most of the building, unlike the rest of the district. The front rooms (office, saloon, etc.) have party walls, but the rest of the building's side walls are recessed from the property lines and the two halves are separated from each other. Since these side walls have windows on second and third floors, the purpose appears to have been to provide light and air to the hotel rooms.

The early 20th century buildings are listed as contributing buildings because they blend with older ones on the streetscape by reason of their height (1-2 stories), material (brick), and original use (commercial). The decorative richness of the 19th century buildings with the use of cast-iron and pressed tin is lacking but the brick facades and storefronts are compatible. Key buildings were not designated because this group was not seen as significant. Of the six early 20th century buildings (#11,#30,#31,#34,#35,#36) all but one are one story in height, so the 1880-1900 era buildings dominate the streetscape in height. The early 20th century buildings are characterized by simple brick facades (as compared to earlier buildings) with brick cornices and piers and no cast-iron. The storefront entry is no longer centered and recessed, but placed to one side of the storefront window (#31,#34) or placed on the corner for corner buildings (#32,#35). The entry is usually not recessed except on the corner entrance.

The early 20th century buildings continued the process of filling-in the row of commercial buildings in the Haymarket, although they often replaced previous structures, some of which were smaller buildings. Some 19th century buildings had new facades or storefronts added in this period. For the first time the centered entrance was not always used. The cornered entrance on corner buildings (#32 and #35) occurred for the first time.

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Most buildings have full basements with foundation material of brick. A stone watertable often was placed on primary facades (on two sides on corner buildings) just above the sidewalk (#38,#9,#10,#32,#13,#14,#15,#21). Basement windows were placed under the storefront windows on primary facades; only one (#15) has survived without alteration, most are completely covered up with cement. The remaining physical evidence (#15,#21,#32) suggests that most were a double-hung window placed below grade. A small brick-lined pit in the sidewalk covered by a grate provided basement access from the sidewalk. There is no evidence to suggest that basements extended under the sidewalk.

The most common wall material in the district is brick laid in common bond. The two early buildings erected by contractor and brickmaker James Wickham (#15,#37) were probably constructed of brick from his Council Bluffs yard. There is no evidence for the source of later brick. Facing brick is common on primary facades. Cast-iron details on the 19th century buildings have been noted. Two name plates have identified Council Bluffs and St. Louis foundries as the makers. It is possible that Council Bluffs foundries made others since the Council Bluffs Iron Works was established in the 1860's and the Ogden Iron Works was a large concern. Limestone and some sandstone trim is found in sills, lintels, window hoods, water tables, stringcourses, and stoops on the 19th century buildings, as well as the facade of the Creston House (#9) and pilasters of the Max Mohn Building (#10). Party walls are common in the district, although not every building has them. No evidence of reinforcing bars and bolts have been noted.

The buildings have, in general, grown very little over time. Some have minor additions at the rear, but many have maintained the original dimensions (#8,#9,#33,#14,#32,#21,#13,#15,#17,#35).

For additional information on the district in general and on individual buildings, see also the five district maps, the Iowa Site Inventory forms, and the historical background section in the statement of significance.

SURVEY METHODOLOGY

The first published interest in the Haymarket Historic district was in the Council Bluffs: A Plan for Historic Preservation and Council

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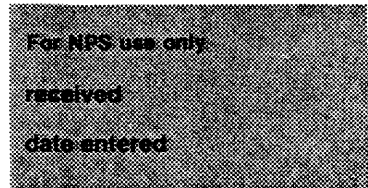
Bluffs: A Settlement History and Survey Findings, a two-volume survey and plan by Jennings, Gottfried, Cheek/Preservationists, printed in 1982, and financed by the City of Council Bluffs and the Iowa State Historical Department, Office of Historic Preservation. The report stated that "...South Main is the commercial district's outstanding street" and that "A National Register nomination should be prepared for a linear district to be Haymarket..." (Vol. II, P. 24). The Haymarket area was the first district recommended to be nominated (Vol. II, P. 71). The preparation of this National Register nomination is funded by the City of Council Bluffs and a grant from the Iowa State Historical Department, Office of Historic Preservation, to hire the present consultant.

Although the Jennings et al. work emphasized the importance of the Haymarket area, it noted that further survey and research was needed to judge South Main Street from the 100 to 900 block in order to establish boundaries and to prepare the nomination. The first step was to define the criteria and key buildings, and then the boundaries. The architectural theme of the district is set by the 1880's commercial buildings. The boundaries and other information was sent to the Iowa State Historic Preservation Office for the required district approval. Changes to the west and south boundaries were recommended by the state office, and the present boundaries were agreed upon by both parties. Additional research has since been undertaken in deed records, city directories, newspapers, Sanborn fire insurance maps, and local history books.

The eastern boundary follows the alley between Main Street and Fourth Street. The buildings along Fourth Street are generally residences with vacant areas for parking. The northern boundary consists of city and county buildings: the new Pottawattamie County Courthouse, the modern Community Fire Station, and the City Hall, a W.P.A. Art Deco style building. On 5th Avenue between Main and Pearl there are three buildings of appropriate vintage, however, their entirely new facades (on both Main and Pearl) with new material, windows, etc. make the buildings intrusive to the character of the district. The western boundary follows the western lot line of the triangular island on Pearl Street, then to the eastern lot line on Main between 6th Avenue and 7th Avenue. Site #21 is included as the only contributing building on the west side. The intersection of Main and Pearl is included as the site of the city scales and the Haymarket. The southern boundary is established by the intrusive buildings south of 7th Avenue on both sides until 8th Avenue.

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Council Bluffs' central business district has experienced considerable demolition and redevelopment in the last twenty years. Much of the redevelopment was concentrated along Broadway, the city's major retail and office street. Consequently most of the 19th century commercial buildings have been demolished, (see Council Bluffs CDB Plan maps, 1984). The only remaining historic groupings on Broadway are the one block between South 1st Street/Harrison Street and North Second Street/Park Avenue and the two blocks between Main and Sixth Street. Both of these areas are smaller than the Haymarket in numbers of blocks and buildings and produced considerably fewer sites in the 1982 Jennings Gottfried and Cheek survey and plan. The Haymarket district is the city's major remaining concentration of 19th century commercial buildings.

LIST OF INTRUSIONS*

Intrusions are defined as vacant lots or parking lots, modern buildings, or older buildings where alterations to the entire facade have destroyed the historic appearance. Storefront alterations did not exclude the building from contributing if the second floor retained its original appearance. The intrusions are as follows, also see map #1:

SITE NO.

- 8. 229 S. Main St. - Facade alteration.
- 11. 501-507 S. Main St. - Facade alteration (Kiel Hotel #33).
- 10. 500 S. Main St. - Modern building (ca. 1960's).
- 13. 508-510 S. Main St. - Facade alteration.
- 17. 516 S. Main St. - Facade alteration.
- 18. 517 S. Main St. - Parking lot.
- 22. 531 S. Main St.-recent construction.
- 24. 613 S. Main - Parking lot.
- 26. 619 S. Main St. - Facade alteration (Anderson Building #36).

*The Iowa Site Inventory Forms rate properties as follows, A=individually eligible or key building, B=contributing role, C=intrusive. A and B ratings are Tax Act eligible.

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Council Bluffs- Illustrated by:

J.P. Craig
R.A. Masservey
F.H. McMillan

1887



JUNCTION MAIN AND PEARL STREETS.

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Broadway. To judge the Haymarket area properly, it must be compared to other commercial areas in the city, hence comparisons with Broadway are necessary. The painting of Council Bluffs in 1853 by George Simon shows Broadway as the major street and town consisting of only a block or two on either side of Broadway. By 1879 Broadway was a solid commercial strip from 1st to 6th Streets, (sanborn insurance map, 1879). South Main Street, in contrast, was primarily commercial, but with some empty lots and dwellings particularly south of 5th Avenue. In the area of the Haymarket district, the 1879 Sanborn lists eight dwellings and twenty-three commercial buildings, so the commercial nature of the area is dominant. The types of businesses can be divided into the following: four groceries, three saloons, three hotels, two meat markets, two wagon shops, two dry goods stores, and nine miscellaneous stores. Whereas Broadway is already a solid commercial strip, the Haymarket area has dwellings, empty lots, fewer groupings of buildings as well as a lumber yard and a mill, which by their nature do not need buildings covering the entire property.

The Haymarket area experienced its primary growth in the 1880's and early 1890's. The majority of key buildings were erected during this period. Main Street, especially north of Story Street/6th Avenue experienced near total infill of commercial buildings (see map #4). The 1880's was a major growth period in the history of the Midwest with most towns experiencing considerable new construction (Olson, pp. 203-204). The growth was fed by good crop years, expansion of the railroads, increased immigration and development and monies entering the region from eastern investors (Olson, p. 195-203). This district expresses the importance of the 1880's growth in commercial buildings more than any other grouping in Council Bluffs.

By the end of the 1880's the major components and present extent of Council Bluffs' central business district were established. The retail heart was centered on Broadway Street with a secondary retail area on Main Street near the Haymarket area and extending to 9th Avenue. The county courthouse was erected at Pearl and 5th Avenue, to which city government later added nearby the Free Public Library (1905) and the City Hall (1939-40). The streets east of Main and west of Pearl were, and remain today, residential areas of primarily 19th century dwellings, representing nearly every decade from 1860 to 1910, including: the Thomas Jefferis House, 523 6th Avenue, 1869; the Gen. G.M. Dodge House, 605 3rd Street., 1869-70; and Rev.

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Little's Young Ladies Seminary, 541 6th Avenue, 1867 (a residence after 1875); Beresheim House, 621 3rd Street, 1899 (all four listed in the National Register of Historic Places), as well as the Sylvanus Dodge House, 629 4th Street, 1858; Kynett House, 625 Bluffs Street, 1862; and Hughes House, 903 3rd Street, 1888 (Whittaker, 1982, pp. 3,6).

New construction since 1930 is rare in the district, the only example is 500 S. Main Street. In surrounding lots the only new construction was by city or county government: county courthouse (1970's), City Hall (1939-40), Community Fire Station (1970's), and Dodge Light Guards Armory (1930's; 1950's). The Haymarket has experienced few demolitions or alterations beyond the first floor; demolition has been mainly on the fringes of the district. The lack of growth has resulted in the preservation of many storefronts, unlike the smaller section of Broadway with comparably aged building stock, which has altered storefronts in every instance.

Urban renewal and redevelopment in the central business district in the 1960's and '70's resulted in the demolition of entire blocks along Broadway (see Survey Methodology for discussion). Although noteworthy individual 19th and early 20th century buildings are extant there, the result of these changes was that the Haymarket became the largest and most significant collection of 19th century commercial structures in the city. This statement is supported by the few sites recorded along Broadway and the majority of central business district sites recorded in the Haymarket in the Jennings, Gottfried, and Cheek survey and plan (1982).

Architecturally there are two periods of 19th century commercial buildings in the district, each characterized by distinct physical features. The 1860's and '70's buildings are significant for their rarity in the city and for their association with Council Bluffs' early history. No 1840's or '50's commercial buildings are known to be extant, and the only commercial buildings from the 1860's identified outside the district and/or listed in the National Register is the now-demolished Ogden Hotel (1869). The 1880's and '90's buildings set the architectural style and tone of the district and are the most numerous (see map #4).

The 1865-1880 buildings are characterized by a specific building type with a relatively simple facade of three bays, round-arched second floor windows, frame or brick cornice, cast-iron restricted

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National Park Service**

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

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Continuation sheet Significance

Item number 8

Page 4

to two columns, recessed centered entrance, and stone stoops, sills, and watertables. The oldest building is the ca. 1867 St. Joseph House (#37). The key buildings are those with intact first floor storefronts: the Spetman Building, 1877 and 1880, #14, and the Wickham Building, 1870's, #15. The other two buildings (#19 and #37) are undoubtedly earlier but have altered first floor storefronts. Sensitive facade rehabilitation would result in their designation as key buildings.

The Spetman Building (#14) is a key building of the 1865-1880 era buildings and is significant to the architectural heritage of the city as one of its most unique and outstanding 19th century commercial fronts. It relates to its era not only by its date but by the round-arched second floor windows, wooden cornice, little cast-iron, and stone stoops and watertables. Stylistically it is more transitional to the 1880's with its flamboyant details. The storefront has the original windows, doors, stoops, cast-iron, etc. The ornate wooden cornice and second floor windows (see photo #13) are the features among Council Bluffs' commercial buildings.

James Wickham, bricklayer, contractor, and brickyard owner, owned and built both #15 and #37, probably for rental purposes. The Wickham Brothers (James and O.P.) and the subsequent contracting firms operated by their sons were prominent contractors for decades. Their contribution to Council Bluffs' history has been partially recognized in the O.P. Wickham House, NRHP listed building, and the Wickham-Beno Building, NRHP application.

The 1880's, especially the key buildings (#9, #17, #18, #21), are the most architecturally significant in the district as the best products of their building type in the Haymarket and in the city. The local use of cast-iron elements reached its zenith in this period with its placement in a variety of first floor locations (columns, pilasters, stoops) and various stylistic features (Egyptian motifs on the capitals of the Brown-Kelley Building, #17). Multiple storefront retail buildings occur in this period, so the larger, more prominent buildings in the district are from this period. Again, these buildings are architecturally significant as the best remaining examples of this building type, individually and collectively, in the city.

The Creston House (#9) is a key building and deserves individual attention for its unique architectural significance to the city. It

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Page 5

is the only extant 19th century commercial building with a stone facade, and there is no evidence to suggest that others were built which no longer exist (see #7). The pressed tin cornice is one of the most outstanding in the city. The form of the building with two rear portions recessed from the property lines and from each other to allow light and air to the hotel rooms is unusual in an area where party wall construction is common.

The Creston House is the only building where the architect is known. Frederick Rosenau designed the Creston House. He was raised and trained in Europe and came to the United States in 1870. He came to Council Bluffs in 1878 and practiced through much of the 1880's but moved away later in the decade.

Emphasis has been made on the retail nature of the businesses. A sample of the common businesses from the 1891 Sanborn map reveals six saloons, six groceries, two meat markets, three hotels, three drug stores, two harness shops, and three dry goods/clothing stores. There was some light manufacturing (tinware, cigars, harness), but the emphasis was on retail, probably even among those firms. Council Bluffs was a local market town, large for western Iowa, and a railroad center. The transfer of goods and passengers to the Union Pacific from many other railroads occurred in Council Bluffs, however, Omaha was growing at a faster rate as shown in population, manufacturing, and wholesaling. The railroads were a major Council Bluffs employer. The three hotels in the district (Creston House, #9; St. Joseph House, #37; and the Kiel Hotel, #33, an intrusion) are among the largest buildings; two of which are three stories tall. They probably served somewhat as boarding houses with a large number of single male laborers. A large number of single men could help explain the six saloons in two blocks.

The only historic district in the area comparable to the Haymarket in age (1880's and '90's) and type of building is the "Old Market" Historic District, Omaha, Nebraska (NRHP, 1979). Although there are some retail buildings similar to the Haymarket ones, the Old Market district consists primarily of warehouses. Most buildings are similar in height, material, and scale, but the warehouses lack the decorative details of the Council Bluffs retail buildings. The later warehouses are considerably larger than the retail "storefronts" in Council Bluffs. Omaha does not have an extant district of 19th century commercial retail buildings. Redevelopment pressures along Omaha retail streets resulted in demolitions many

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Continuation sheet Significance

Item number 8

Page 6

years ago, with the exception of the Old Market collection. A Comprehensive Program for Historic Preservation in Omaha describes several late 1870's buildings in the city - several military related and one three-storefront retail structure (Frenzer Block, p. 76). There are none of the three bay one-storefront building type as in the Haymarket. The early histories of Council Bluffs and Omaha are closely related from the time Council Bluffs residents founded Omaha in 1854 through the equal importance of the Union Pacific Railroad terminus to the sister cities (Olson, p. 80). Haymarket is important to the metropolitan area for the rarity of these building types in a commercial retail historic district.

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date entered

Continuation sheet Bibliography

Item number 9

Page 2

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Bushnell, J.P. Council Bluffs City and Pottawattamie County Directory. Des Moines, Iowa: Iowa Directory Company, 1892.

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

**National Register of Historic Places
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received

date entered

Continuation sheet Bibliography

Item number 9

Page 3

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Tostevin, Thomas. Survey Map of Council Bluffs. Council Bluffs: Endicott & Company, 1854. Council Bluffs Free Public Library.

Simon, George. "Council Bluffs in 1853". Photograph by J.H. Corties of the painting by George Simon. Located at Historic General Dodge House, Council Bluffs, Iowa. George Simon was a prominent Council Bluffs artist who resided in the City in the mid and later 19th Century.

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Whittaker, Jean Phillips. Early Homes of Council Bluffs: A Self-Guiding Auto Tour. Council Bluffs, Iowa, 1982.

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Wolfe, J.M. Council Bluffs City and Pottawattamie County Directory for 1893-1894. Omaha: J.M. Wolfe & Company, 1893.

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**National Register of Historic Places
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received

date entered

Continuation sheet Verbal Boundary Description Item number 10

Page 1

Beginning at the northwest corner of lot 13, block 4, Jackson's Subdivision, City of Council Bluffs, Pottawattamie County, Iowa, proceed east along the north lot line to the northeast corner, then proceed south along the lot lines to the southeast corner of lot 9, proceed south across 5th Avenue to the northeast corner of lot 16, block 5, Jackson's Subdivision, proceed south along the eastern lot lines to the southeast corner of lot 9, then proceed south across Story Street to the northeast corner of lot 16, block 9, Jackson's Subdivision, then proceed south along the eastern lot lines to the middle of the eastern lot line of lot 13, proceed west along the middle of lot 13 to the western lot line, proceed west across Main Street to the southeast corner of lot 6, block 8, Jefferis' Subdivision, then proceed along the southern, western, and northern lot lines to the northeast corner of lot 6, then proceed north along the eastern border of lots 1 through 5, to the northeast corner of lot 1, then proceed northeast across Pearl Street to the southern tip of lot 8, block A, Auditor's Subdivision of Jefferis' Subdivision, then proceed north along the western boundary of the block to the northwest corner of the block, then proceed east along the northern lot line of lot 1 of same block to the northeast corner of lot 1, then proceed east across Main Street to the northwest corner of lot 16, block 5, Jackson's Subdivision, then proceed north across 5th Avenue to the southwest corner of lot 9, block 4, Jackson's Subdivision, then proceed north along the western lot line to the point of beginning.

SITE MAP, SITE NUMBERS

HAYMARKET COMMERCIAL HISTORIC DISTRICT

County Property

City Property

Willow Avenue

5th Avenue

6th Avenue

7th Avenue

Pearl Street

Main Street

4th Street

Story Street

Key



Intrusions ("C" designations)



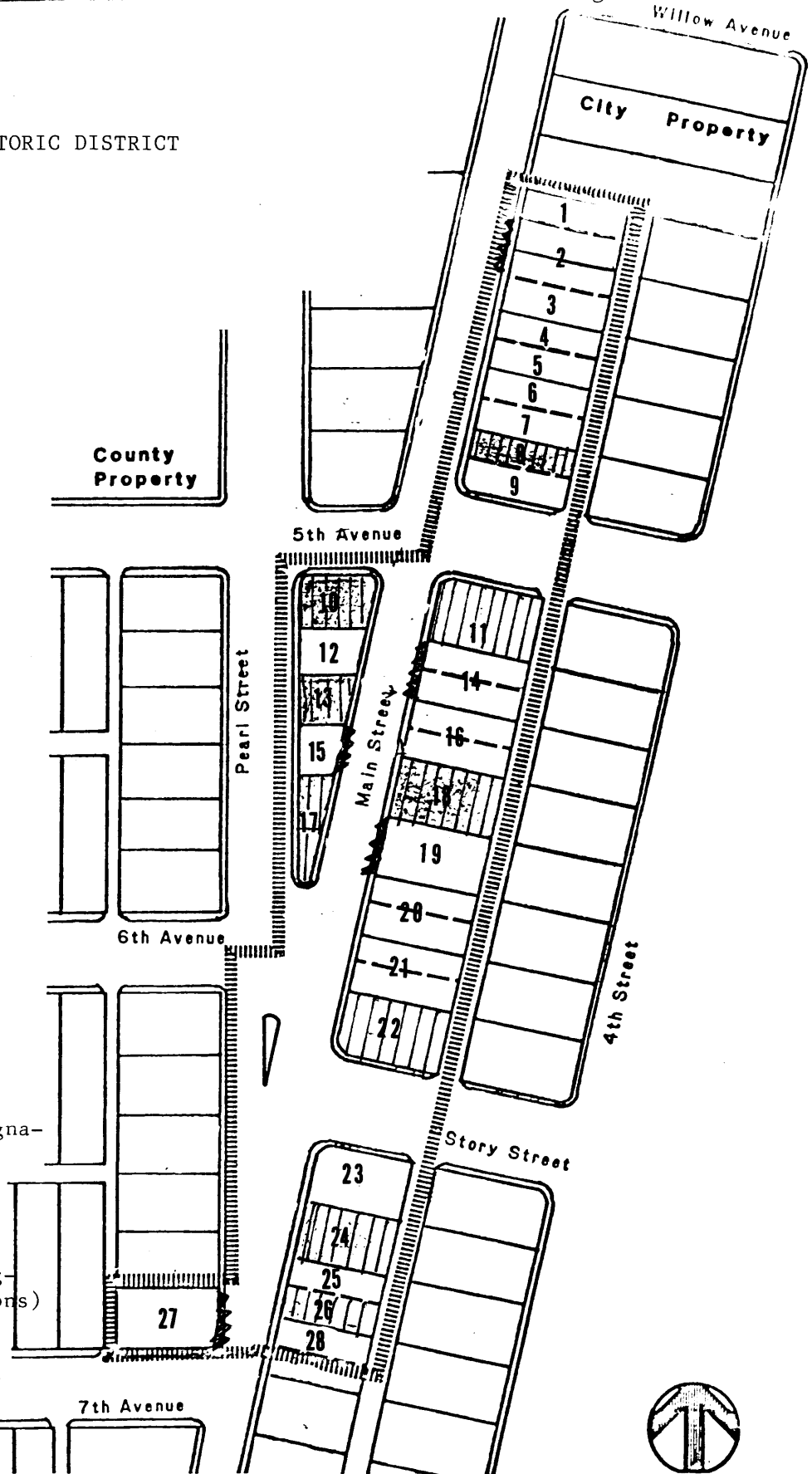
Individually Eligible or Key Buildings ("A" designations)

Note: Site sheets are marked as being one of the following:

A-individually eligible, or key.

B-contributing

C-intrusive to district



Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 1
District Name Haymarket
Map Reference # CBD-8

Identification

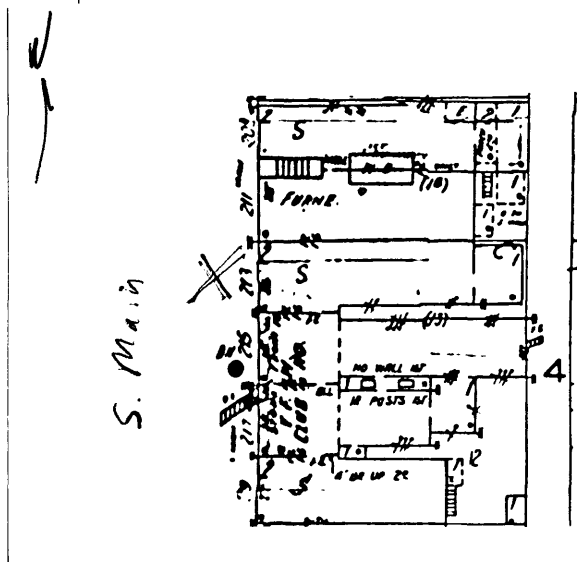
1. Site Name Ritter Building
2. Village/Town/City Council Bluffs Township - County Pottawattamie
3. Street Address 213 S. Main Street
4. Legal Location Co. Bluffs Jackson's Add. block 4, lot 13 N 1/2
Urban: subdivision block range parcel section Rural: township 1/4 section of 1/4 section
5. UTM Location: zone _____ easting _____ northing _____; Acreage _____
6. Owner(s) Name Ronald D. & Norma Weis
7. Owner(s) Address 213 S. Main St., Council Bluffs, Iowa 51501
(Street address) (City) (State) (Zip)
8. Use: Present Commercial Original Commercial

Description

9. Date of Construction ca. 1880 Architect/Builder unknown
10. Building Type:

| | | | |
|---|--------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> single-family dwelling | <input type="checkbox"/> industrial | <input type="checkbox"/> other institutional | <input type="checkbox"/> religious |
| <input type="checkbox"/> multiple-family dwelling | <input type="checkbox"/> educational | <input type="checkbox"/> public | <input type="checkbox"/> agricultural |
| <input checked="" type="checkbox"/> commercial | | | |
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other partly wall construction
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

see photos #4 & #5

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape; two stories; flat roof; pressed tin cornice; one storefront with recessed, centered entrance and door to second floor to south of storefront, five second-floor windows, one-over-one panes, cast-iron pilasters flanking entrances with foundry plates, "Christopher & Simpson, St. Louis," Cast-iron stoop to store, stone stoop at second floor entry, band of horizontal brick decorative panel between second floor windows and cornice; ca. 1880; corrugated siding over first floor transoms.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible intrusion

A contributing structure to the 1880's and '90's era commercial buildings in the district. Its typical features include the storefront facade arrangement and doorway to second floor, use of cast-iron, one-over-one windows, and pressed tin cornice.

Alexander Ritter owned the property from 1867 until his heirs sold it in 1912. He had the building erected ca. 1880 as a rental property. There is no evidence that he ever occupied it.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Sanborn Insurance Co. maps, 1879, 1885, 1891. Deed record, Pottawattamie County Courthouse Council Bluffs city directories. Jennings & Gottfried, Iowa Site Inventory form, 1982.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 North 32 St., Lincoln, NE 68503 Telephone (402) 477-3121
Organization Consultant with City of Council Bluffs Planning Dep't.

| | |
|---|---|
| <h3>For Office of Historic Preservation Use Only</h3> | |
| 1. Office Information Sources on this Property | <input type="checkbox"/> Review and Compliance Project: |
| <input type="checkbox"/> County Resource File | _____ |
| <input type="checkbox"/> Windshield Survey | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> National Register | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Grants-In-Aid: _____ | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Determination of Eligibility | |
| 2. Subject Traces | 3. Photo Images _____ |
| a. _____ | _____ |
| b. _____ | _____ |
| c. _____ | _____ |
| d. _____ | _____ |
| e. _____ | _____ |

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 2
District Name Haymarket
Map Reference # CBD-9

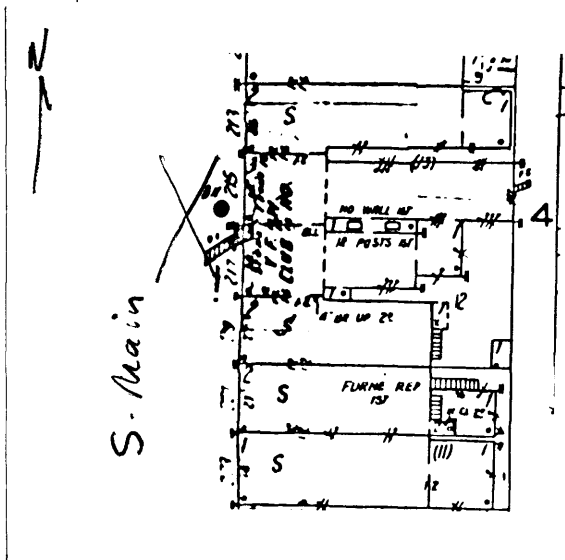
Identification

1. Site Name Creston House
2. Village/Town/City Council Bluffs Township - County Pottawattamie
3. Street Address 215-217 S. Main St.
4. Legal Location Council Bluffs Jackson's Add., block 4, N $\frac{1}{2}$ lot 12 & S $\frac{1}{2}$ lot 13.
Urban: Rural: subdivision township block range parcel section subparcel 1/4 section of 1/4 section
5. UTM Location: zone _____ easting _____ northing _____; Acreage _____
6. Owner(s) Name Kenneth & Velma Sacks
7. Owner(s) Address 215 S. Main St. Council Bluffs, Iowa 51501
(Street address) (City) (State) (Zip)
8. Use: Present commercial Original commercial

Description

9. Date of Construction 1880, 1884 Architect/Builder Frederick Rosenau, Council Bluffs
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

see photo #4 & #6

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Stone front, brick sides and rear; three stories; flat roof; two store-fronts on primary facade, each with three bays, on upper floors outer windows are paired, incised untel decoration on third floor, elaborate pressed tin cornice; built in two stages - southern half in 1880 with "Creston House" carved over front door and "F. Rosenau, architect" carved near sidewalk on north end, and "Max Mohn" over middle window on third floor; northern half built in 1884 with "1884" carved over middle third floor window; each half of building is clearly distinguished from the rear, each half is a different length and is separated from its neighbors, party wall construction only in front rooms, each section is recessed from all property lines so windows on second floor would open to light and air; storefront windows and door new, second floor windows

21. Historical Significance

Theme(s) _____ (continued)

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

One of the key buildings of the 1880-1900 era by reason of its height, striking cornice, relatively unchanged facade, and use of stone. An entirely stone facade is unique in extant Council Bluffs 19th century commercial building.

Max Mohn, proprietor of the Creston House, erected these buildings and operated the hotel until the turn of the century.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

History of Pottawattamie County, Iowa. Chicago: Baskin, 1883, p.38
Deed record, Pottawattamie County Courthouse
Council Bluffs city directories, 1880, 1884, 1886.
Jennings & Gottfried, Iowa Site Survey form, 1982.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 North 32 St., Lincoln, NE 68503 Telephone (402) 477-3121
Organization Consultant with City of Council Bluffs Planning Dep't

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| | |
|---|---|
| <p>1. Office Information Sources on this Property</p> <ul style="list-style-type: none"><input type="checkbox"/> County Resource File<input type="checkbox"/> Windshield Survey<input type="checkbox"/> National Register<input type="checkbox"/> Grants-In-Aid: _____<input type="checkbox"/> Determination of Eligibility <p>2. Subject Traces</p> <ul style="list-style-type: none">a. _____b. _____c. _____d. _____e. _____ | <p><input type="checkbox"/> Review and Compliance Project:</p> <p>_____</p> <p><input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> Other _____</p> <p>3. Photo Images _____</p> <p>_____</p> <p>_____</p> <p>_____</p> |
|---|---|

(Continuation Re: Site No. 2)

#9) Creston House

#20) one-over-one panes with upper half currently covered with panel; two-over-two pane windows on sides and rear, stone pilasters on first floor incised to look like cast-iron pilasters with rounded edges; stone sill across entire front at sidewalk level.

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 3
District Name Haymarket
Map Reference # CBD-10

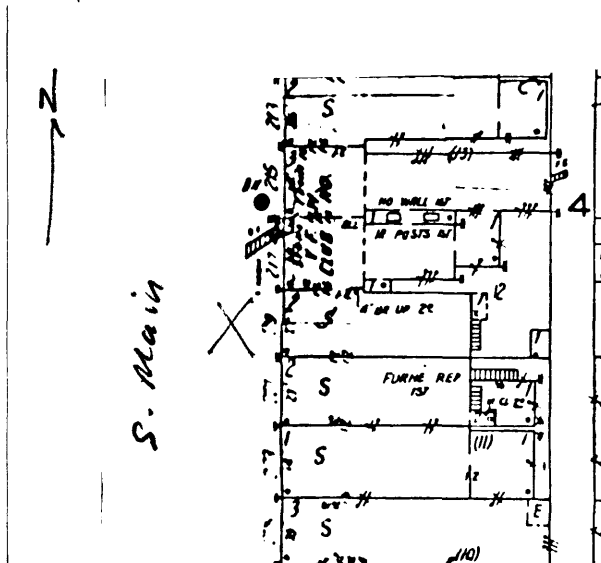
Identification

1. Site Name Max Mohn Building
2. Village/Town/City Council Bluffs Township - County Pottawattamie
3. Street Address 219 S. Main St.
4. Legal Location Co. Bluffs Jackson's Add. 4 12 S $\frac{1}{2}$
Urban: subdivision block range parcel section subparcel
Rural: township ¼ section of ¼ section
5. UTM Location: zone _____ easting _____ northing _____; Acreage less than one
6. Owner(s) Name Kenneth & Velma Sacks
7. Owner(s) Address 219 S. Main St., Council Bluffs, Iowa 51501
(Street address) (City) (State) (Zip)
8. Use: Present commercial Original commercial

Description

9. Date of Construction 1880 Architect/Builder unknown
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete,
 other party wall construction
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

see photo #4 and #7

Significance

(Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape; two stories; flat roof; four bays, one storefront with centered recessed entrance and doorway to second floor, four round-arched windows on second, stone sills, stone pilasters separate each bay on first floor, pressed tin cornice; 1880; modern infill of windows and entries on first floor.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

A contributing structure to the 1880-1900 era of Haymarket buildings by reason of its typical building type, form, height, scale, four-bay arrangement, and material. The use of stone pilasters and stone window arches is unusual. The use of stone suggest the influence of Max Mohn, proprietor of the Creston House (#10) next door, who did use this building as part of the Creston house for twenty years. However, deed record and published evidence (Baskin, p.38) suggest Mohn bought this building shortly after it was built.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

History of Pottawattamie County. Chicago: Baskin, 1883, p.38
Sanborn Insurance Co. Maps, 1879, 1885, 1891
Jennings & Gattfried, Iowa Site Inventory form, 1982.
Deed record, Pottawattamie County Courthouse
Council Bluffs city directories, 1880-1884.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 North 32 St., Lincoln, NE 68503 Telephone (402) 477-3121
Organization Consultant with City of Council Bluffs Planning Dep't.

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 4
District Name Haymarket
Map Reference # CBD-30

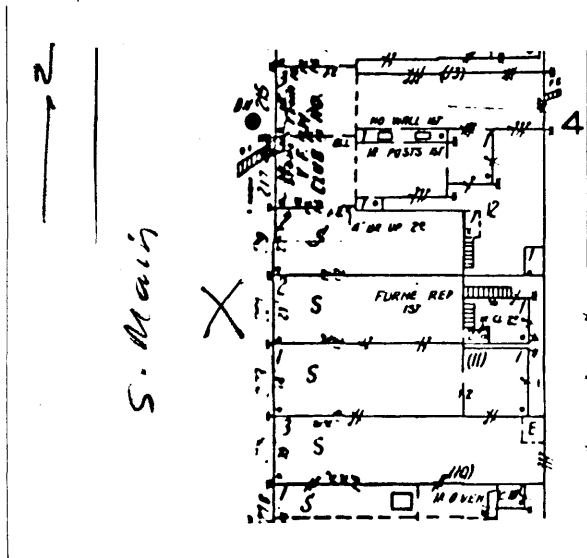
Identification

1. Site Name Straub Building
2. Village/Town/City Council Bluffs Township - County Pottawattamie
3. Street Address 221 S. Main St.
4. Legal Location Co. Bluffs Jackson's Add., block 4, lot 11-N 1/2
Urban: subdivision block parcel subparcel
Rural: township range section 1/4 section of 1/4 section
5. UTM Location: zone _____ easting _____ northing _____; Acreage _____
6. Owner(s) Name Michael A. Sciortino and Marvin Vannier
7. Owner(s) Address 221 S. Main St., Council Bluffs, Iowa 51501
(Street address) (City) (State) (Zip)
8. Use: Present commercial Original commercial

Description

9. Date of Construction ca. 1900 Owner & Architect/Builder Christian Straub
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other party wall construction
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

see photo # 4 and # 8

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape; two stories; flat roof; cast-iron pilasters and lintel flanking first floor and entrance; four windows on second floor capped by wall cornice at lintel level, brick quoins at corners, brick corbelled cornice; ca. 1900; storefront recently rehabilitated from a mon-original altered version, new stained glass transom and large storefront windows.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

A good example of an early 20th century commercial building which is compatible to the district. The height (two stories), material (brick), four bay storefront, and cast-iron pilasters is typical of the earlier structures. A suggestion of classical revival influence, appropriate to its later date is evident in the brick corbelled cornice, quoins, and wall cornice.

This building replaced an earlier commercial building. Christian Straub owned the property from 1885 until his widow sold it in 1928. It was (next pg.)

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Deed record, Pottawattamie County Courthouse
Council Bluffs city directories
Sanborn Insurance Co. fire maps, 1885, 1891, 1896

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 North 32 St., Lincoln, NE 68503 Telephone (402) 477-3121
Organization Consultant with City of Council Bluffs Planning Dep't.

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____

4 (continued)

used for rental purposes. Straub was a contractor, builder, and brick maker and did not use this property as his office. He probably erected the present structure himself.

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 5
District Name Haymarket
Map Reference # CBD-11

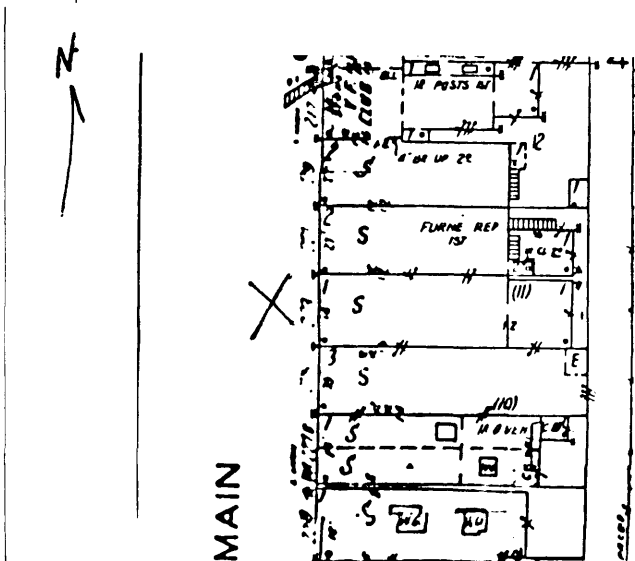
Identification

1. Site Name Grahl-Petersen Building
2. Village/Town/City Council Bluffs Township - County Pottawattamie
3. Street Address 223 S. Main St.
4. Legal Location Co. Bluffs Jackson's Add., block 4, lot 11-S 1/2
Urban: Rural: subdivision township block range parcel section subparcel 1/4 section of 1/4 section
5. UTM Location: zone _____ easting _____ northing _____ ; Acreage _____
6. Owner(s) Name Douglas and Linda Primmer
7. Owner(s) Address 223 S. Main St., Council Bluffs, Iowa 51501
(Street address) (City) (State) (Zip)
8. Use: Present commercial Original commercial

Description

9. Date of Construction 1907 Architect/Builder unknown
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other party wall construction
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

see photo # 4 and # 8

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape; one story; flat roof; pressed tin dentilled cornice; 1907; storefront recently rehabilitated from a previously altered version, large front windows, recessed entrance although not centered, transom.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible intrusion

An early 20th century building which is compatible with the 19th century structures. The storefront and material (brick and pressed tin cornice) blend in with earlier buildings. The use of pressed tin is somewhat unusual on district buildings of this period, but the Grahl-Petersen Co., who built the building, was a cornice manufacturer. The building replaced an earlier frame commercial building.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Deed record, Pottawattamie County Courthouse.
Council Bluffs city directories, 1897-1907.
Sanborn Insurance Co. fire maps, 1879, 1885, 1891, 1896.
Jennings & Gottbried, Iowa Site Inventory form, 1982.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 North 32 St., Lincoln, NE 68503 Telephone (402) 477-3121
Organization Consultant with City of Council Bluffs Planning Dep't.

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 6
District Name Haymarket
Map Reference # CBD-12

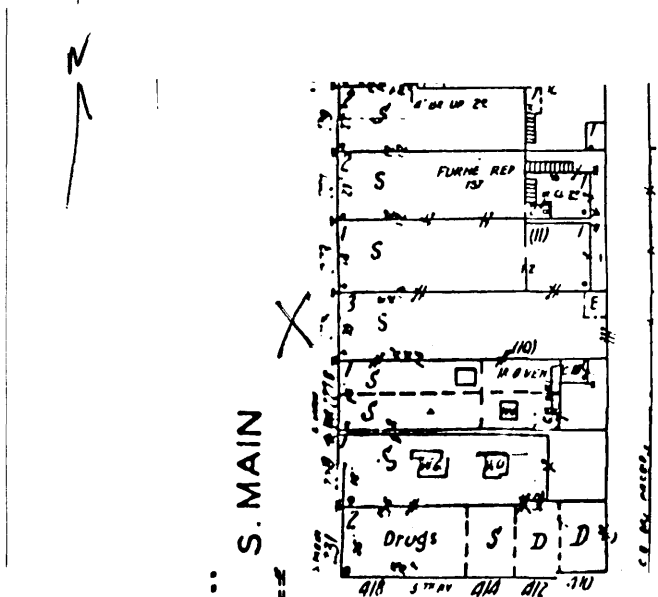
Identification

1. Site Name Jarvis Building
2. Village/Town/City Council Bluffs Township County Pottawattamie
3. Street Address 225 S. Main St.
4. Legal Location Co. Bluffs Jackson's Add., block 4, lot 10-N 1/2
Urban: Rural: subdivision township block range parcel section subparcel 1/4 section of 1/4 section
5. UTM Location: zone easting northing ; Acreage Less than one
6. Owner(s) Name Ross C. Russell
7. Owner(s) Address 225 S. Main St., Council Bluffs, Iowa 51501
(Street address) (City) (State) (Zip)
8. Use: Present commercial Original commercial

Description

9. Date of Construction 1895 Architect/Builder unknown
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other party wall construction
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when?
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site:
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other
16. Is the building endangered? no yes—if so, why?
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other

18. Map



19. Photo

Roll Frame View

 see photo # 9

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape; three stories; flat roof; brick corbelled cornice; stone stringcourse at lintel level, cast-iron pilasters flanking first floor, stone name plate in cornice with "Jarvis" carved in low-relief, one-over-pane windows on primary facade, two-over-two pane windows at rear; ca. 1895; storefront has modern infill.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

A contributing structure to the 1880-1900 era buildings because the commercial form, scale, material are typical. A storefront rehabilitation would improve the integrity considerably. This building replaced an earlier commercial building. Thomas C. Jarvis of Jarvis Wine Co. purchased the property in 1895, constructed the building, and moved within the next few years.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Deed record, Pottawattamie County Courthouse.
Council Bluffs city directories, 1893-1897.
Sanborn Insurance Co. firemaps, 1891, 1896.
Jennings & Gottfried, Iowa Site Inventory form, 1982.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 North 32 St., Lincoln, NE 68503 Telephone (402) 477-3121
Organization Consultant with City of Council Bluffs Planning Dep't.

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 7
District Name Haymarket
Map Reference # CBD-31

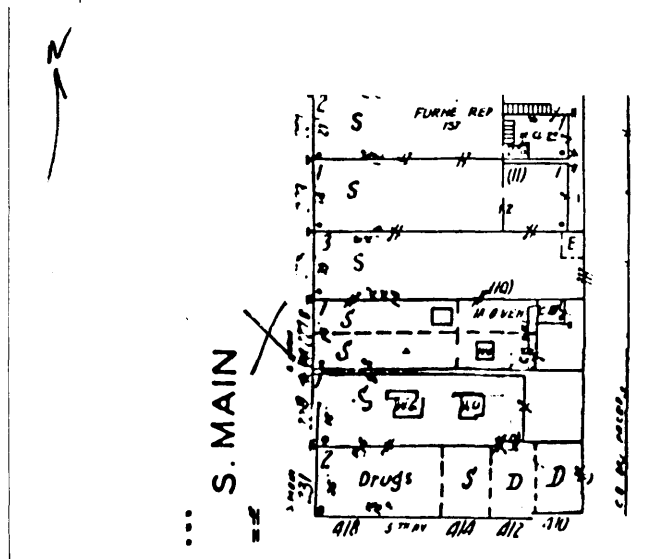
Identification

1. Site Name The White Bakery
2. Village/Town/City Council Bluffs Township County Pottawattamie
3. Street Address 227 S. Main and 227 1/2 S. Main St.
4. Legal Location Co. Bluffs Jackson's Sub 4 10 S¹/₂
Urban: subdivision block parcel subparcel
Rural: township range section ¹/₄ section of ¹/₄ section
5. UTM Location: zone easting northing ; Acreage Less than one
6. Owner(s) Name Earl C. & Harriet I. Buckness
7. Owner(s) Address 227 S. Main St., Council Bluffs, Iowa 51501
(Street address) (City) (State) (Zip)
8. Use: Present commercial Original commercial

Description

9. Date of Construction early 20th c Architect/Builder unknown
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other party wall construction
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when?
Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site:
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other
16. Is the building endangered? no yes—if so, why?
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other

18. Map



19. Photo

Roll Frame View

see photo #10

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape; one story; flat roof; brick corbelled cornice, standard building width but divided into two storefronts (227 and 227½), entries near center of building, windows on outer edges; early 20th century.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible intrusion

An early 20th century building which is compatible to the district in height and material. The narrow storefronts and their arrangement is uncommon in the district. This building replaced an earlier commercial building. The White Bakery has occupied the northern shop for over sixty years.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Deed record, Pottawattamie County Courthouse
Sanborn Insurance Co. fire maps, 1879, 1885, 1891, 1896
Council Bluffs city directories

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 North 32th St., Lincoln, NE 68503 telephone (402) 447-3121
Organization Consultant with City of Council Bluffs Planning Dep't.

| | |
|---|---|
| <h3>For Office of Historic Preservation Use Only</h3> | |
| 1. Office Information Sources on this Property | <input type="checkbox"/> Review and Compliance Project: |
| <input type="checkbox"/> County Resource File | _____ |
| <input type="checkbox"/> Windshield Survey | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> National Register | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Grants-In-Aid: _____ | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Determination of Eligibility | |
| 2. Subject Traces | 3. Photo Images _____ |
| a. _____ | _____ |
| b. _____ | _____ |
| c. _____ | _____ |
| d. _____ | _____ |
| e. _____ | _____ |

Iowa Site Inventory

Office of Historic Preservation
 Iowa State Historical Department
 East 12th & Grand Avenue
 Des Moines, Iowa 50319

Site Number 8
 District Name Haymarket
 Map Reference # _____

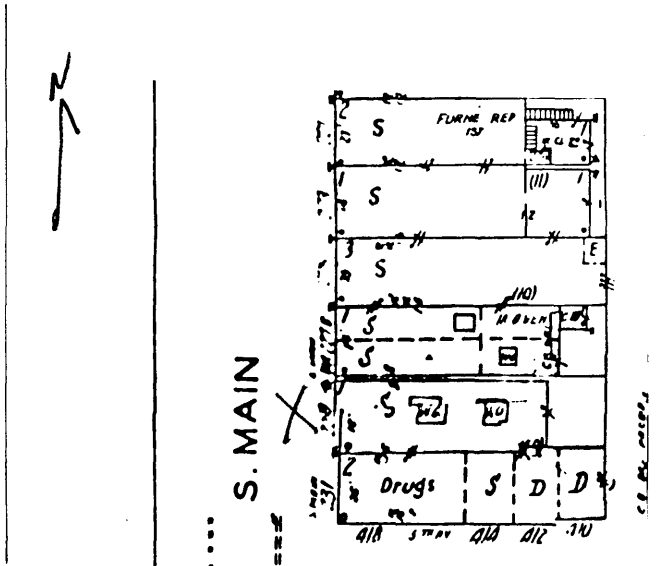
Identification

- Site Name Key Real Estate Company
- Village/Town/City Council Bluffs Township _____ County Pottawattamie
- Street Address 229 South Main St.
- Legal Location Jackson's Add. 4 9 (N $\frac{1}{2}$)
Urban: subdivision block range parcel section Rural: township subparcel ¼ section of ¼ section
- UTM Location: zone _____ easting _____ northing _____; Acreage _____
- Owner(s) Name Norman and Robert Edwards
- Owner(s) Address same as above
(Street address) (City) (State) (Zip)
- Use: Present commercial Original same

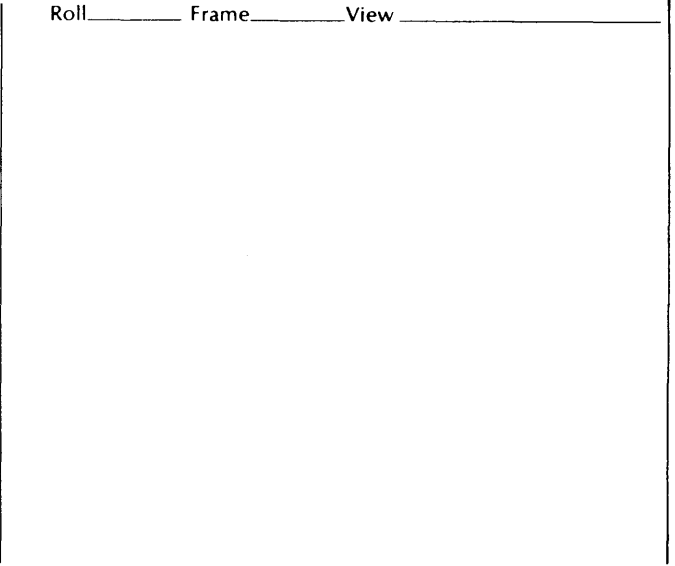
Description

- Date of Construction ? Architect/Builder _____
- Building Type:
 - single-family dwelling
 - multiple-family dwelling
 - commercial
 - industrial
 - educational
 - other institutional
 - public
 - religious
 - agricultural
- Exterior Walls: clapboard stone brick board and batten shingles stucco
 other mixed, brick
- Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
- Condition: excellent good fair deteriorated
- Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site:
Apparently an older building, single story with modern front and dropped ceiling screened by wooden false front.
- Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
- Is the building endangered? no yes—if so, why? _____
- Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo



Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Prepared by J. E. Jacobsen Date 16 January 1985
Address _____ Telephone _____
Organization Iowa SHPO

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- _____
- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 9
District Name Haymarket
Map Reference # CBD-32

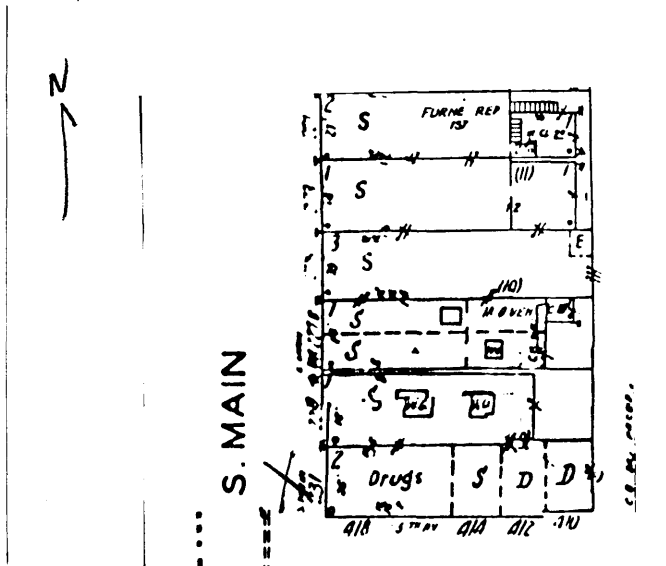
Identification

1. Site Name Kerney Block
2. Village/Town/City Council Bluffs Township - County Pottawattamie
3. Street Address 231 S. Main St.
4. Legal Location Co. Bluffs Jackson's Sub., block 4, lot 9-S $\frac{1}{2}$
Urban: Rural: subdivision township block range parcel section subparcel $\frac{1}{4}$ section of $\frac{1}{4}$ section
5. UTM Location: zone _____ easting _____ northing _____; Acreage Less than one
6. Owner(s) Name Abstract Guaranty
7. Owner(s) Address 231 S. Main St., Council Bluffs, Iowa 51501
(Street address) (City) (State) (Zip)
8. Use: Present commercial Original commercial

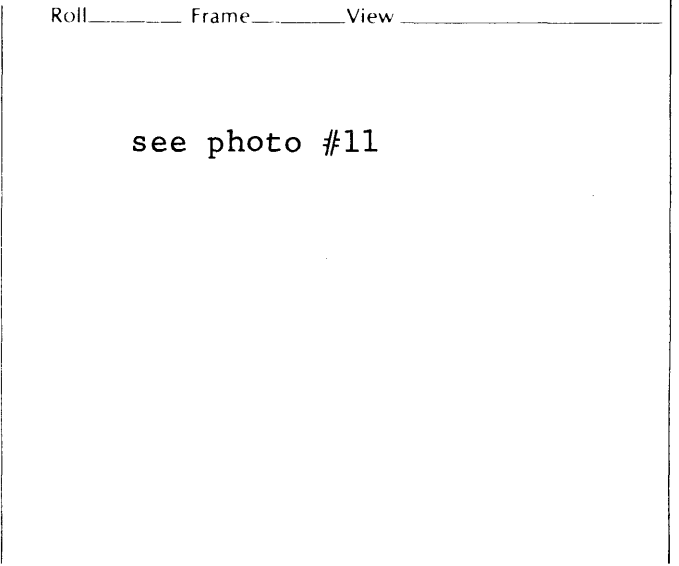
Description

9. Date of Construction 1892 Architect/Builder unknown
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other party wall construction
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo



Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape; two stories; flat roof; one storefront, three bay with two office spaces at rear each with their own entrances on the south side (5th Avenue), stringcourses on primary (west) and south facades, cast-iron pilasters define three bays on first floor, second floor windows and first floors transoms filled in with wooden panels; 1892; primary facade originally had a centered recessed entrance, altered to present corner entrance in early 20th century.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible intrusion

The scale, materials, form, and prominence of its corner location make the Kerney Block a significant contributing structure to the 1880-1900 era commercial buildings. The primary features (cast-iron, brick, storefront) are mainly intact. The change from a centered to corner entrance marks an early 20th century rather 19th century storefront, but this is still within the compatible period for the district. L.M. & W. L. Kerney built this building for their business, the Cattlemen's Bank, and named the building the Derney Block. It replaced a dwelling on the site owned but not occupied by D. C. and Amelia Bloomer.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Deed record, Pottawattamie County Courthouse
Council Bluffs city directories, 1889-1897, drawing-1892.
Sanborn Insurance Co. fir maps, 1885, 1891, 1896.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 North 32 St., Lincoln, NE 68503 Telephone (402) 477-3121
Organization Consultant with City of Council Bluffs Planning Dep't.

For Office of Historic Preservation Use Only

| | |
|---|--|
| <p>1. Office Information Sources on this Property</p> <ul style="list-style-type: none"><input type="checkbox"/> County Resource File<input type="checkbox"/> Windshield Survey<input type="checkbox"/> National Register<input type="checkbox"/> Grants-In-Aid: _____<input type="checkbox"/> Determination of Eligibility <p>2. Subject Traces</p> <ul style="list-style-type: none">a. _____b. _____c. _____d. _____e. _____ | <p><input type="checkbox"/> Review and Compliance Project:</p> <ul style="list-style-type: none">_____<input type="checkbox"/> Other _____<input type="checkbox"/> Other _____<input type="checkbox"/> Other _____ <p>3. Photo Images _____</p> <ul style="list-style-type: none">____________________ |
|---|--|

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 10
District Name Haymarket
Map Reference # _____

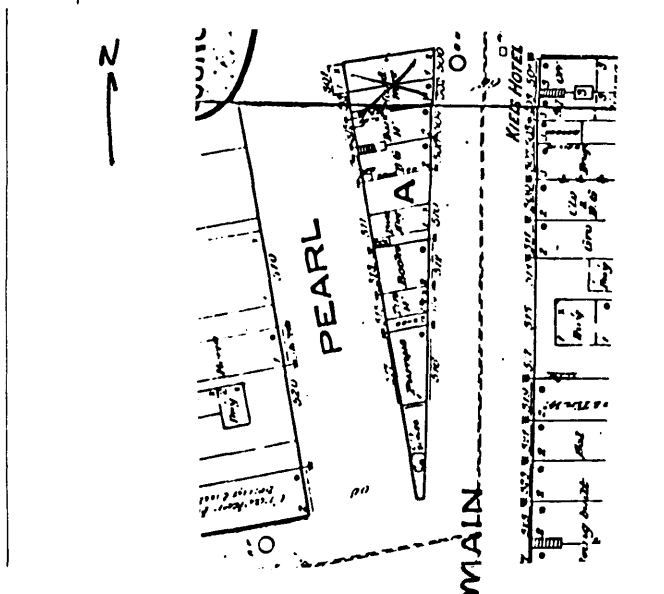
Identification

1. Site Name Title Guaranty Building
2. Village/Town/City Council Bluffs Township _____ County Pottawattamie
3. Street Address 500 S. Main St.
4. Legal Location Jeffries Sub. 0 1
Urban: subdivision block range parcel section subparcel
Rural: township ¼ section ¼ section of ¼ section
5. UTM Location: zone _____ easting _____ northing _____; Acreage _____
6. Owner(s) Name Mr. Dean Junker
7. Owner(s) Address same address
(Street address) (City) (State) (Zip)
8. Use: Present commercial Original same

Description

9. Date of Construction recent Architect/Builder _____
10. Building Type:
 - single-family dwelling industrial other institutional religious
 - multiple-family dwelling educational public agricultural
 - commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Prepared by J. E. Jacobsen Date 15 January 1985
Address _____ Telephone _____
Organization Iowa SHPO

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 10
District Name Haymarket
Map Reference # CBD-33

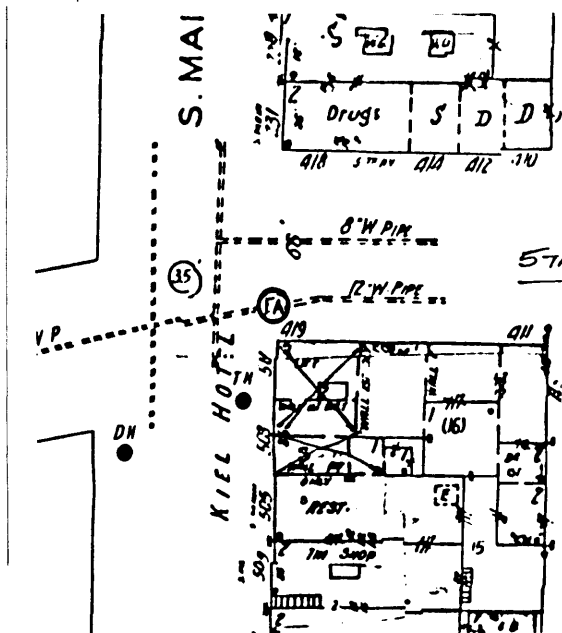
Identification

1. Site Name Kiel Hotel
2. Village/Town/City Council Bluffs Township - County Pottawattamie
3. Street Address 501-507 South Main Street
4. Legal Location Council Bluffs Jacksons Addition, block 5, lot 15, N26' and lot 16
Urban: subdivision block parcel subparcel
Rural: township range section ¼ section of ¼ section
5. UTM Location: zone _____ easting _____ northing _____; Acreage less than one
6. Owner(s) Name Michael G. & Kathleen A. Fahey
7. Owner(s) Address 501 5th Avenue Council Bluffs Iowa 51501
(Street address) (City) (State) (Zip)
8. Use: Present Commercial Original Commercial

Description 1878-1884

9. Date of Construction _____ Architect/Builder Unknown
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____
See Photo #12

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material, now covered with stucco; rectangular shape, three stories; flat roof; originally four storefronts each with three bays with the exception of 505 which was two bays, each of three bay fronts had a centered recessed door; the original building (1878) was 501 and 503, of two stories only, the two additional stores and third floor were all in place by 1884; the cornice has been removed, the storefronts completely altered and the brick covered with stucco.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

The major alterations to the street facades cause the Kiel to be listed as an intrusion even though its date of construction and prominence on the streetscape could have made it significance. The hotel was first owned by G.C. Kiel and Diedrich Holst, but Kiel sold his interest to Holst in the next year. Holst and Henry H. Spetman (see also #14) owned and managed the hotel until 1918. The Kiel was the largest hotel in the Haymarket. The building was completed in 1884.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Council Bluffs city directories, 1871-1897, 1880 p.71, 1884 p.29, deed record, Pottawattamie County Courthouse. Sanborn Insurance Company fire maps, 1879, 1885, 1891.

Prepared by Penny Chatfield Sodhi Date July, 1982
Address 406 North 32nd Street, Lincoln NE Telephone (402)477-3121
Organization Consultant with City of Council Bluffs Planning Department

For Office of Historic Preservation Use Only

| | |
|---|--|
| <p>1. Office Information Sources on this Property</p> <ul style="list-style-type: none"><input type="checkbox"/> County Resource File<input type="checkbox"/> Windshield Survey<input type="checkbox"/> National Register<input type="checkbox"/> Grants-In-Aid: _____<input type="checkbox"/> Determination of Eligibility <p>2. Subject Traces</p> <ul style="list-style-type: none">a. _____b. _____c. _____d. _____e. _____ | <p><input type="checkbox"/> Review and Compliance Project: _____</p> <p><input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> Other _____</p> <p>3. Photo Images _____</p> <p>_____</p> <p>_____</p> <p>_____</p> |
|---|--|

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 1A
District Name Haymarket
Map Reference # CBD-13

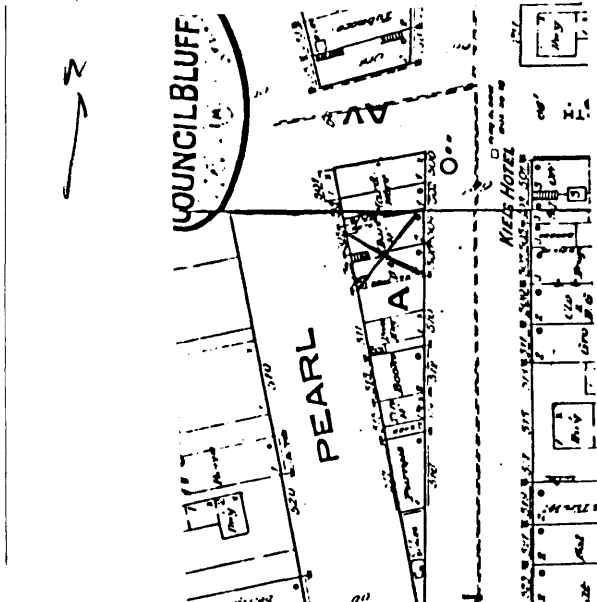
Identification

1. Site Name Culver Building
2. Village/Town/City Council Bluffs Township - County Pottawattamie
3. Street Address 504-506 S. Main St. and 505-507 Pearl St
4. Legal Location Co. Bluffs Jefferis Sub. Block 0 lot 2, 3
Urban: Rural: subdivision township block range parcel section subparcel 1/4 section of 1/4 section
5. UTM Location: zone _____ easting _____ northing _____; Acreage _____
6. Owner(s) Name Donald F. & Doris K. Schminke
7. Owner(s) Address 504-506 S. Main St., Council Bluffs, Iowa 51501
(Street address) (City) (State) (Zip)
8. Use: Present commercial Original commercial

Description

9. Date of Construction 1870's Architect/Builder unknown
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

see photos #19 and #20

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; parallelogram shap; two stories; flat roof; two primary facades (east and west) on Main and Pearl Streets, two-store-front building, each three bays, centered recessed entrances, slender cast-iron columns with Corinthian columns flank each door, simple modillioned wall cornice, simple brick window hoods and sills now covered with stucco, simple bracketed and modillioned pressed tin cornice; 1870's; non-original front doors and three of the second floor windows.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Built in the 1870's, the Culver Building has characteristics of both the earlier 1860's and '70's and the 1880-1890 buildings. Its simple, three bay storefront with minimal cast-iron is representative of the earlier era. The pressed tin cornice is more common in the later period. The building retains considerable integrity. Almiron Culver, dry goods and notions merchant, purchased and occupied the site in 1871; the present building was definitely extant in 1879. The two primary facades are an interesting feature, common to the land (continued)

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Deed record, Pottawattamie County Courthouse.
Council Bluffs city directories, 1868-1894 and 1880, p.76.
Jennings & Gottfried, Iowa Site Inventory form, 1982.
Sanborn Insurance Co. fire maps, 1879, 1885, 1891, 1896.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 N. 32 St., Lincoln, NE 68503 Telephone (402) 477-3121
Organization Consultant with City of Council Bluffs Planning Dep't.

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 13
District Name _____
Map Reference # _____

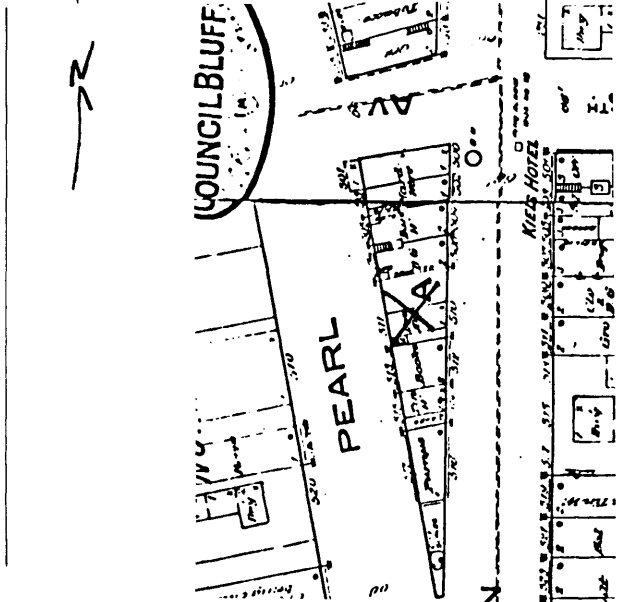
Identification

1. **Site Name** Commercial Construction Laborers, Local 1140
2. **Village/Town/City** Council Bluffs Township _____ County Pottawattamie
3. **Street Address** 508-10 S. Main St.
4. **Legal Location** A. S. Jeffries 0 4
Urban: subdivision block parcel subparcel
Rural: township range section ¼ section of ¼ section
5. **UTM Location:** zone _____ easting _____ northing _____; Acreage _____
6. **Owner(s) Name** Building Corporation of Iowa
7. **Owner(s) Address** same as above
(Street address) (City) (State) (Zip)
8. **Use:** Present commercial/hall Original same

Description

9. **Date of Construction** recent Architect/Builder _____
10. **Building Type:**
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. **Exterior Walls:** clapboard stone brick board and batten shingles stucco
 other unknown, possibly metal curtain?
12. **Structural System:** wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other not known
13. **Condition:** excellent good fair deteriorated
14. **Integrity:** original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. **Related Outbuildings and Property:** barn other farm structures carriage house garage privy
 other _____
16. **Is the building endangered?** no yes—if so, why? _____
17. **Surroundings of the building:** open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Prepared by J. E. Jacobsen Date 15 January 1985
Address _____ Telephone _____
Organization Iowa SHPO

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- _____
- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 14
District Name Haymarket
Map Reference # CBD-14

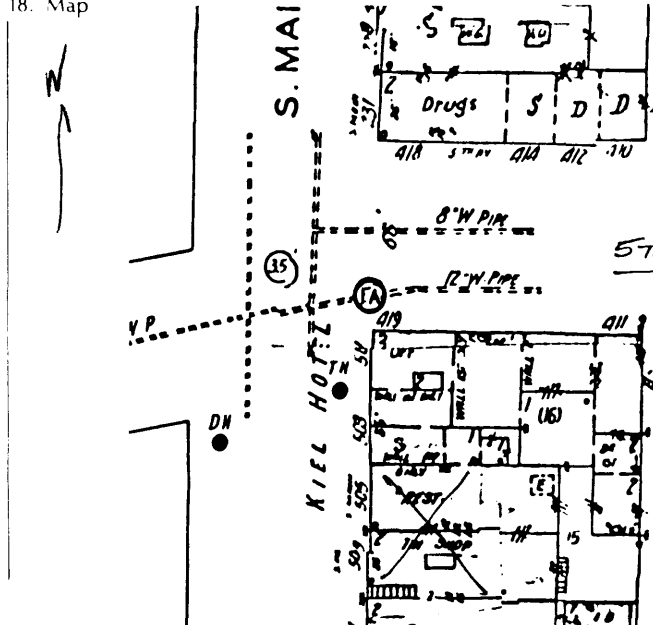
Identification

1. **Site Name** Spetman Building
2. **Village/Town/City** Council Bluffs Township - County Pottawattamie
3. **Street Address** 509-511 South Main Street
4. **Legal Location** Council Bluffs, Jackson's Addition, block 5, S 24' of 15 & N 22' of 14
Urban: subdivision block range parcel section subparcel 1/4 section of 1/4 section
Rural: township
5. **UTM Location:** zone _____ easting _____ northing _____; Acreage less than one
6. **Owner(s) Name** John A. Hansen Floyd Richardson
7. **Owner(s) Address** 511 South Main 509 South Main Council Bluffs, IA 51501
(Street address) (City) (State) (Zip)
8. **Use: Present** Commercial Original Commercial

Description

9. **Date of Construction** 1877, 1880 Architect/Builder unknown
10. **Building Type:**
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. **Exterior Walls:** clapboard stone brick board and batten shingles stucco
 other _____
12. **Structural System:** wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other party wall construction
13. **Condition:** excellent good fair deteriorated
14. **Integrity:** original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. **Related Outbuildings and Property:** barn other farm structures carriage house garage privy
 other _____
16. **Is the building endangered?** no yes—if so, why? _____
17. **Surroundings of the building:** open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____
 See Photos #12, #13, & 14

Significance

(Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape 50' x 70'; two stories; flat roof; two storefront building each half built in different years, each store three bays and recessed centered entrance, cast-iron columns flank doors, columns are only ones in district with full corinthian order - base, shaft, capital; wooden modillioned wall cornice, stone stoop, round-arched second floor windows with elaborate bracketed sills and hoods. Venetian center windows on each half, elaborate wooden cornice with paired brackets and pediments; southern building has stone cartouche with initials "H.S." and date "1877" in brick, northern building has stone nameplate in center of cornice, "H.S. 1880", stairway to second floor squeezed in on south windows of 1880 building.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible intrusion

A key building of the 1860's and '70's era in the Haymarket for its elements in common with that period (wooden cornice, stone stoop, round-arched windows), but overall its design is highly unique in the city for its rare ornamentation in the second floor and cornice. This ornamentation makes it a landmark in the city. The storefronts are also important for their near original condition. Henry H. Spetman, a prosperous county farmer and German immigrant, built this building in two parts and his sons, Fred W. and W.C. Spetman operated their general merchandise business there. Henry H. Spetman was also a major partner in the ownership, operation and management of the adjacent Kiel Hotel (#33). The Spetmans owned this building until 1917 and 1929, selling each half separately.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Deed record, Pottawattamie County Courthouse

Council Bluffs City Directories, 1871-1897, 1880, p. 97.

Biographical History of Pottawattamie County, Iowa, Lewis Publishing, 1891, p. 421, p. 528-529.

History of Pottawattamie County, Iowa, Chicago: Baskin, 1883, p. 56.

Jennings, Gottfried, Iowa Site Inventory form, 1982.

Prepared by Penny Chatfield Sodhi Date July, 1984

Address 406 North 32nd Street, Lincoln NE 68503 Telephone (402)477-3121

Organization Consultant with City of Council Bluffs Planning Department

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____
- _____

(Continuation Re: Site No. 11)

#21) between Pearl and Main. The building shape is also unusual.

Iowa Site Inventory

Division of Historic Preservation
Iowa State Historical Department
26 E. Market St., Iowa City, Iowa 52240

Site Number 15
District Name Haymarket
Map Reference # CBD-15

Identification

1. Site Name Wickham Building
2. Village/Town/City Council Bluffs Township - County Pottawattamie
3. Street Address 512 S. Main St. / 513 Pearl St.
4. Legal Location Co. Bluffs Jefferis Sub, block 0, lot 5

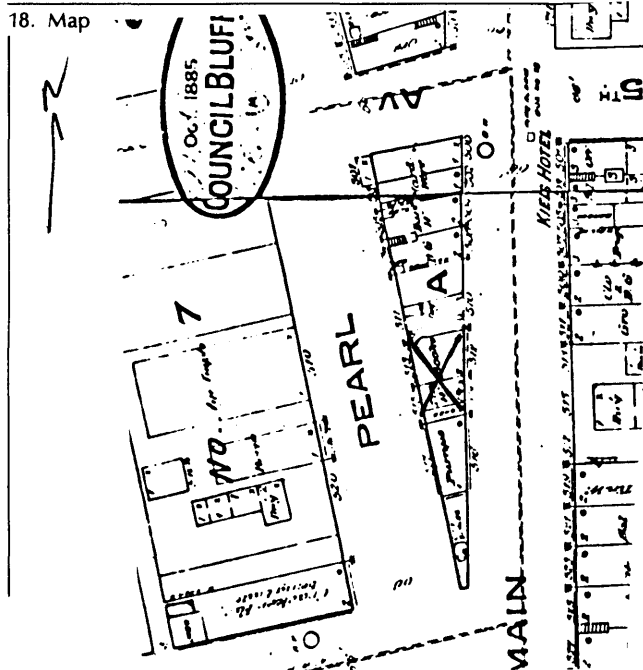
| | | | | |
|--------|-------------|-------|---------|------------------------|
| Urban: | subdivision | block | parcel | subparcel |
| Rural: | township | range | section | ¼ section of ¼ section |
5. UTM Location: zone _____ easting _____ northing _____; Acreage less than one
6. Owner(s) Name John S. Elias
7. Owner(s) Address _____ Neola, Iowa 51559
(Street address) (City) (State) (Zip)
8. Use: Present commercial Original commercial

Description

9. Date of Construction 1870's Owner & Architect/Builder James Wickham
10. Building Type:

| | | | |
|---|--------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> single-family dwelling | <input type="checkbox"/> industrial | <input type="checkbox"/> other institutional | <input type="checkbox"/> religious |
| <input type="checkbox"/> multiple-family dwelling | <input type="checkbox"/> educational | <input type="checkbox"/> public | <input type="checkbox"/> agricultural |

 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____



19. Photo
Roll _____ Frame _____ View _____

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; parallelogram shape; two stories; flat roof; one storefront, four bay, four windows on first and second, two primary facades, simple cylindrical cast-iron posts between each first floor bay, two-over-two pane windows, wooden wall cornice, stone sills on second floor windows, stone watertable across base of entire first floor, simple brick arched window hoods; 1870's; original cornice missing, garage door added to Pearl St. facade.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

A key building of the earliest period of district buildings. The materials and simple design as well as date mark, makes it a product of its time, although it still has its own unusual features (four-bay arrangement, two primary facades). James Wickham, contractor and brick maker, owned the property from 1869 to 1887 for rental purposes and erected the building.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Deed record, Pottawattamie County Courthouse
Biographical History of Pottawattamie County, Iowa. Lewis Publishing,
1891, pp.648-9.
Sanborn Insurance Co. fire maps,
Jennings & Gottfried, Iowa Site Inventory form 1982.
Council Bluffs city directory, 1880, p. 163.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 N. 32 St., Lincoln NE 68503 Telephone (402) 477-3121
Organization Consultant with City of Council Bluffs Planning Dep't

For Division of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 16
District Name Haymarket
Map Reference # CBD-16

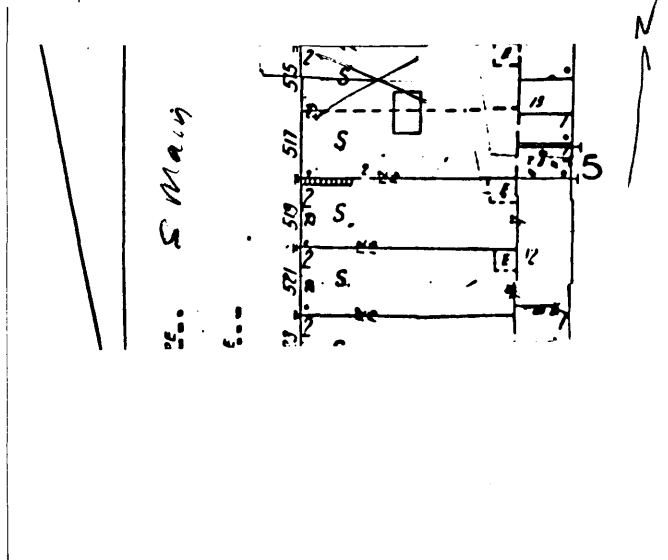
Identification

1. Site Name Davidson Building
2. Village/Town/City Council Bluffs Township -- County Pottawattamie
3. Street Address 513 South Main Street
4. Legal Location Council Bluffs, Jacksons Addition, block 5, lot 14 - S $\frac{1}{2}$
Urban: subdivision block parcel subparcel
Rural: township range section $\frac{1}{4}$ section of $\frac{1}{4}$ section
5. UTM Location: zone _____ easting _____ northing _____; Acreage less than one
6. Owner(s) Name Rash Brothers, Inc.
7. Owner(s) Address 513 South Main Street, Council Bluffs, IA 51501
(Street address) (City) (State) (Zip)
8. Use: Present Commercial Original Commercial

Description

9. Date of Construction ca. 1890 Architect/Builder unknown
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other party wall construction
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site:
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____
See Photo #12

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape; two story; flat roof; four bay, one storefront with three bays plus entry to second floor, cast-iron pilasters flanking doors, recessed storefront door with cast-iron stoop embossed with "Ogden Iron Works Company, Council Bluffs, Iowa", simple wall cornice, stone second floor sills and flat window hoods, pressed-tin cornice; ca. 1890; wooden panels infill on second floor windows, non-original front door to store.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible intrusion

The Davidson Building contributes to the 1880-1900 building era by embodying the typical form in the district; two-story, brick, commercial building with cast-iron elements on first floor and pressed tin cornice. The use of one bay for the door and stairway to second floor is one of the common forms. J.R. Davidson owned this property from 1882 to 1896 but never occupied the building.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Deed record, Pottawattamie County Courthouse.
Sanborn Insurance Company fire maps, 1879, 1885, 1891, 1896.
Jennings & Gottfried, Iowa Site Inventory Form, 1982.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 North 32nd Street, Lincoln, NE 68503 Telephone (402)477-3121
Organization Consultant with City of Council Bluffs Planning Department

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 17
District Name Haymarket
Map Reference # _____

Identification

1. Site Name _____
2. Village/Town/City Council Bluffs Township _____ County Pottawattamie
3. Street Address 516 South Main
4. Legal Location _____ 7 Jeffries Sub.

| | | | | |
|--------|-------------|-------|---------|------------------------|
| Urban: | subdivision | block | parcel | subparcel |
| Rural: | township | range | section | ¼ section of ¼ section |
5. UTM Location: zone _____ easting _____ northing _____; Acreage _____
6. Owner(s) Name Carol Daily (contract purchaser Richard J. Wood)
7. Owner(s) Address c/o same

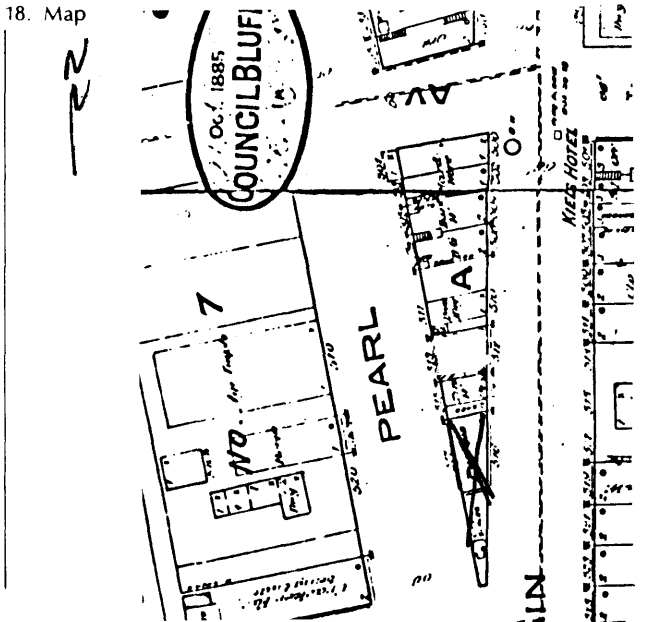
| | | | |
|------------------|--------|---------|-------|
| (Street address) | (City) | (State) | (Zip) |
|------------------|--------|---------|-------|
8. Use: Present Commercial/vacant Original Commercial

Description

9. Date of Construction recent Architect/Builder _____
10. Building Type:

| | | | |
|---|--------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> single-family dwelling | <input type="checkbox"/> industrial | <input type="checkbox"/> other institutional | <input type="checkbox"/> religious |
| <input type="checkbox"/> multiple-family dwelling | <input type="checkbox"/> educational | <input type="checkbox"/> public | <input type="checkbox"/> agricultural |
| <input type="checkbox"/> commercial | | | |
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other concrete block or tile, painted.
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Building functions only as entrance to adjacent barber shop at #512 Main.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Prepared by J. E. Jacobsen Date 15 January 1985
Address Iowa SHPO Telephone _____
Organization _____

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- _____
- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 18
District Name Haymarket
Map Reference # _____

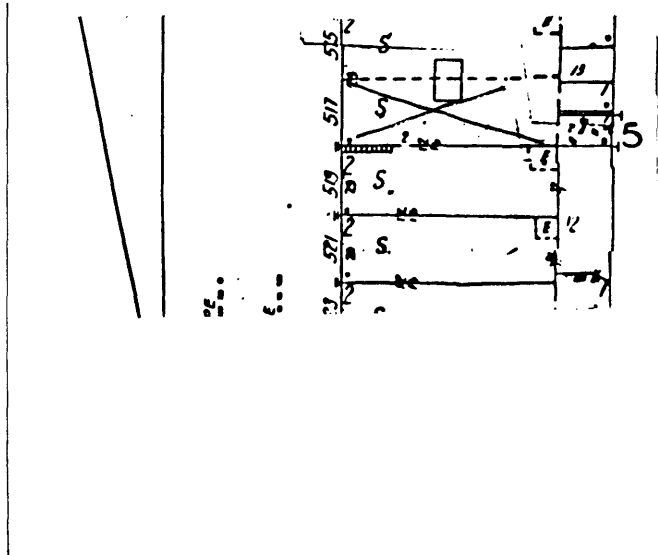
Identification

1. Site Name _____
2. Village/Town/City Council Bluffs Township _____ County Pottawattamie
3. Street Address 517 S. Main
4. Legal Location _____
Urban: _____ Rural: _____
subdivision township Jackson's Sub. block range 5 parcel section 13 subparcel $\frac{1}{4}$ section of $\frac{1}{4}$ section
5. UTM Location: zone _____ easting _____ northing _____; Acreage _____
6. Owner(s) Name H. Michael Cutler
7. Owner(s) Address 219 Carson Council Bluffs IA 51501
(Street address) (City) (State) (Zip)
8. Use: Present vacant lot Original commercial

Description

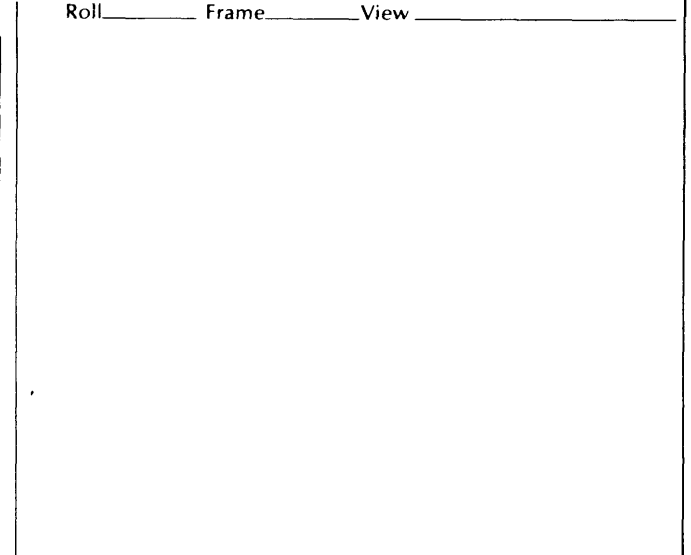
9. Date of Construction _____ Architect/Builder _____
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____



Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Prepared by J. E. Jacobsen Date 16 January 1985
Address _____ Telephone _____
Organization Iowa SHPO

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 14
District Name Haymarket
Map Reference # CBD-17

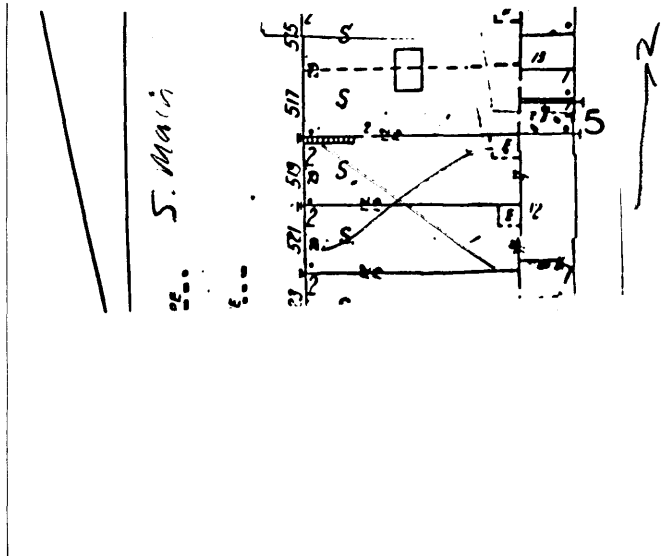
Identification

1. Site Name Brown-Kelley Building
2. Village/Town/City Council Bluffs Township -- County Pottawattamie
3. Street Address 519-523 South Main Street
4. Legal Location Council Bluffs, Jacksons Addition, block 5, lot 12 and 11, N 1/2
Urban: Rural: subdivision township block range parcel section subparcel 1/4 section of 1/4 section
5. UTM Location: zone _____ easting _____ northing _____; Acreage _____
6. Owner(s) Name Gerald & Alvera Hill Michael & Betty F. Cutler
7. Owner(s) Address 519 South Main Street 219 Carson Council Bluffs, IA 51501
(Street address) (City) (State) (Zip)
8. Use: Present Commercial Original Commercial

Description

9. Date of Construction 1884 Architect/Builder Unknown
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other party wall construction
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____
See Photo # 15

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape; two story; flat roof; three storefront building with three bays to each storefront, on second floor the center bay is a grouping of two windows with shared hood, doorway to second floor between 519 and 521 with narrow window above, cast-iron pilasters flanking each storefront, slender cast-iron columns flank each storefront doorway with cast-iron corinthian capitals at transom and incised decoration at base; centered recessed entrance in each storefront with cast-iron stoop, second floor windows have brick, arched hoods, pressed tin cornice; 1884; 517 storefront covers up original, new windows on rest of first floor and second floor.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

The only three storefront building in the district, it is an important building for the 1880-1900 period for displaying all the necessary features in relatively good integrity. The cast-iron work is particularly distinctive. J.J. Brown and Michael J. Kelley each owned part of the building at the erection. Brown was a prominent railroad contractor and an investor in this building.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Deed record, Pottawattamie County Courthouse; Sanborn Insurance Company fire maps, 1879, 1885, 1891, 1896; Council Bluffs City Directories 1886, 1894, History of Pottawattamie County, Iowa, Chicago; Baskin, 1883, p. 13, Part II. Jennings, and Gottfried, Iowa Site Inventory form, 1982.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 North 32nd Street, Lincoln, NE 68503 Telephone (402)477-3121
Organization Consultant with City of Council Bluffs Planning Department

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 20
District Name Haymarket
Map Reference # CBD-18

Identification

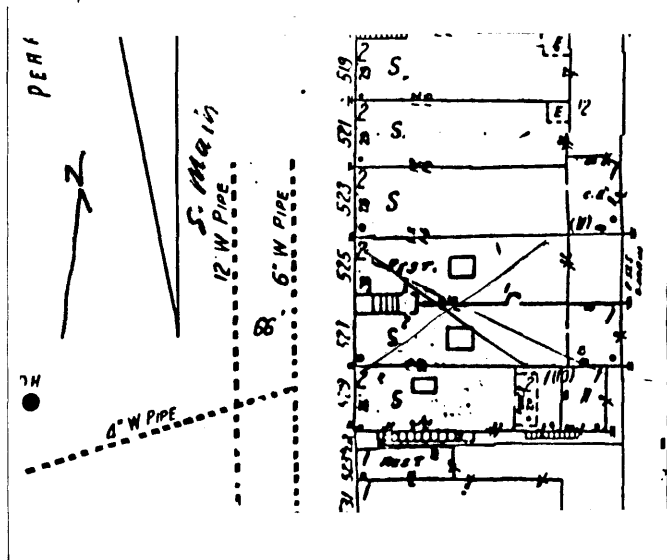
1. Site Name Peter-Plummer Building
2. Village/Town/City Council Bluffs Township - County Pottawattamie
3. Street Address 525-527 South Main Street
4. Legal Location Council Bluffs, Jackson's Addition, block 5, N $\frac{1}{2}$ -lot 10; S $\frac{1}{2}$ -11
Urban: Rural: subdivision township block range parcel section subparcel $\frac{1}{4}$ section of $\frac{1}{4}$ section
5. UTM Location: zone _____ easting _____ northing _____; Acreage less than one
6. Owner(s) Name Michael & Betty F. Cutler
7. Owner(s) Address 219 Carson Council Bluffs IA 51501
(Street address) (City) (State) (Zip)
8. Use: Present Commercial Original Commercial

Description

9. Date of Construction 1885 Architect/Builder unknown
10. Building Type:

| | | | |
|---|--------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> single-family dwelling | <input type="checkbox"/> industrial | <input type="checkbox"/> other institutional | <input type="checkbox"/> religious |
| <input type="checkbox"/> multiple-family dwelling | <input type="checkbox"/> educational | <input type="checkbox"/> public | <input type="checkbox"/> agricultural |
| <input checked="" type="checkbox"/> commercial | | | |
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other party wall construction
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____
See Photo #16

Significance

(Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Two story brick commercial building, two storefronts each with recessed centered entrance; center door direct to second floor; three windows above each store with seven windows over middle door (same facade arrangement as CBD-21); pressed-tin cornice, half of which is missing; part of upper windows filled-in with wooden panels and new panes, aluminum covering transom level of storefront, replacement windows and door in storefront; window hoods of recessed segmental arches and surrounds; 1885.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

An important building of the 1880's era because it exhibits all facets of the type, for multiple storefront variety. Minimal changes to doors, windows, cornice would restore the exterior. Built by John Peter and William Plummer, probably as rental property.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Deed record, Pottawattamie County Courthouse.
Sanborn Insurance Company fire maps, 1885, 1891.
Jennings & Gottfried, Iowa Site Inventory form, 1982.
Council Bluffs City Directories, 1892-1897.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 North 32nd Street, Lincoln, NE 68503 Telephone (402)377-3121
Organization Consultant with City of Council Bluffs Planning Department

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 26
District Name Haymarket
Map Reference # CBD-19

Identification

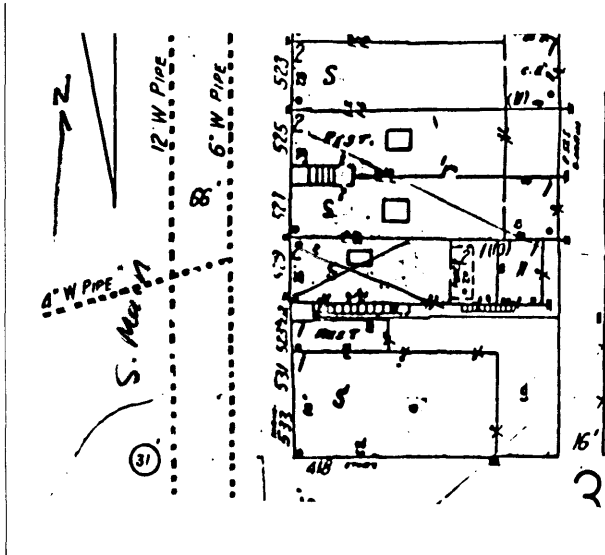
1. Site Name Schott Building
2. Village/Town/City Co. Bluffs Township - County Pottawattamie
3. Street Address 529 S. Main
4. Legal Location Co. Bluffs Jackson's Add., block 5, lot 10-S $\frac{1}{2}$
Urban: Rural: subdivision township block range parcel section subparcel $\frac{1}{4}$ section of $\frac{1}{4}$ section
5. UTM Location: zone _____ easting _____ northing _____ ; Acreage _____
6. Owner(s) Name Michael & Betty F. Cutler
7. Owner(s) Address 219 Carson, Council Bluffs, Iowa 51501
(Street address) (City) (State) (Zip)
8. Use: Present commercial Original commercial

Description

9. Date of Construction 1870's Architect/Builder unknown
10. Building Type:

| | | | |
|---|--------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> single-family dwelling | <input type="checkbox"/> industrial | <input type="checkbox"/> other institutional | <input type="checkbox"/> religious |
| <input type="checkbox"/> multiple-family dwelling | <input type="checkbox"/> educational | <input type="checkbox"/> public | <input type="checkbox"/> agricultural |
| <input checked="" type="checkbox"/> commercial | | | |
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

see photo #17
17

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape; two story; flat roof; three round-arched windows on second floor, brick cornice; 1870's; entire first floor storefront altered, windows altered.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

As probably the second oldest building in the district, a sensitive rehabilitation of the storefront could make this a key building. The round-arched windows, simple three-bay design, and brick cornice mark this building as part of the 1860 to 1870 era. V. & A. Schott owned the property from 1869 to 1881 and Mr. Schott operated a grocery store in the area as early as 1869, if the store was in this building, it's unclear from the records.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Deed record, Pottawattamie County Courthouse.
Council Bluffs city directories, 1869-1882.
Sanborn Insurance Co. fire maps, 1879, 1896.
Jennings & Gottfried, Iowa Site Inventory form, 1982.

Prepared by Penny Chatfield Sodhi Date: July, 1984
Address 406 N. 32 St., Lincoln, NE 68503 Telephone (402) 477-3121
Organization Consultant with City of Council Bluffs Planning Dep't.

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 22
District Name Haymarket
Map Reference # CBD-34

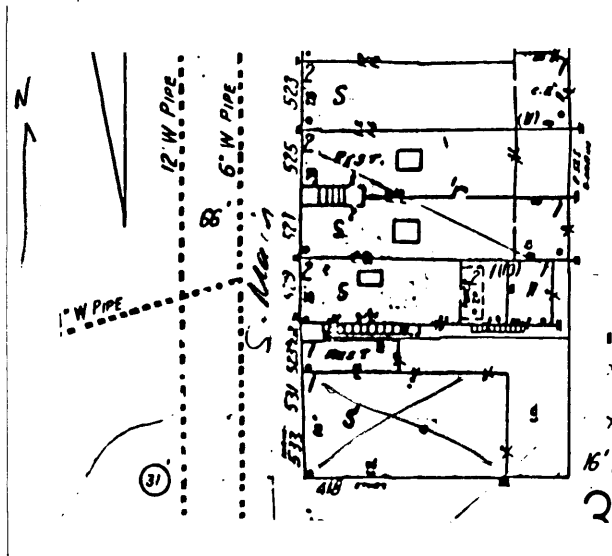
Identification

1. Site Name _____
2. Village/Town/City Council Bluffs Township - County Pottawattamie
3. Street Address 531 S. Main St.
4. Legal Location Co. Bluffs Jackson's Add., Block 5, Lot 9
Urban: subdivision block parcel subparcel
Rural: township range section ¼ section of ¼ section
5. UTM Location: zone _____ easting _____ northing _____; Acreage _____
6. Owner(s) Name James C. McPartland and Karen L. Ebner
7. Owner(s) Address 533 S. Main St., Council Bluffs, Iowa 51501
(Street address) (City) (State) (Zip)
8. Use: Present commercial Original commercial

Description

9. Date of Construction ca. 1930 Architect/Builder unknown
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

see photo #2

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape; one story; flat roof; originally three stores of unequal width, simple brick dentils at cornice; ca. 1930; two doors replaced and probably moved.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible intrusion

Although not a 19th century building, this building has similar scale, uses the same materials and has the same usage. This building replaced an earlier commercial building. The site was occupied by John Mergen's stores since the 1870's.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Council Bluffs city directories.
Deed record, Pottawattamie County Courthouse.
Sanborn Insurance Co. fire maps, 1879, 1896.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 N. 32 St., Lincoln Ne 68503 Telephone (402) 477-3121
Organization Consultant with City of Council Bluffs Planning Dep't.

For Office of Historic Preservation Use Only

| | |
|---|---|
| <p>1. Office Information Sources on this Property</p> <ul style="list-style-type: none"><input type="checkbox"/> County Resource File<input type="checkbox"/> Windshield Survey<input type="checkbox"/> National Register<input type="checkbox"/> Grants-In-Aid: _____<input type="checkbox"/> Determination of Eligibility <p>2. Subject Traces</p> <ul style="list-style-type: none">a. _____b. _____c. _____d. _____e. _____ | <p><input type="checkbox"/> Review and Compliance Project: _____</p> <p><input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> Other _____</p> <p><input type="checkbox"/> Other _____</p> <p>3. Photo Images _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> |
|---|---|

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 23
District Name Haymarket
Map Reference # CBD-35

Identification

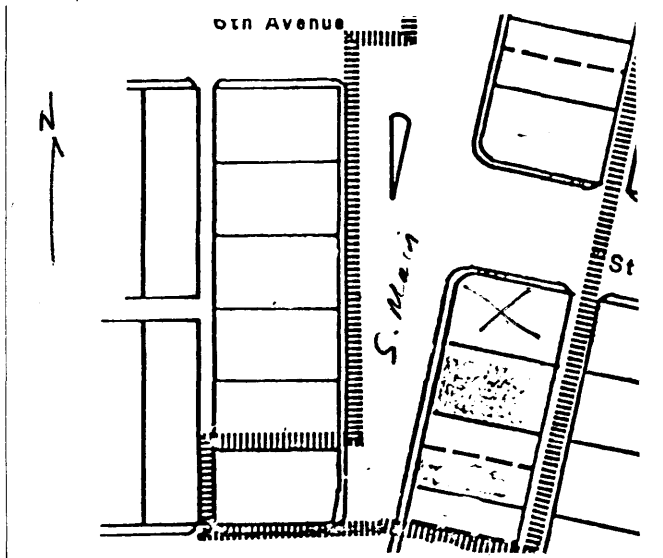
1. Site Name _____
2. Village/Town/City Council Bluffs Township - County Pottawattamie
3. Street Address 607-609 S. Main St.
4. Legal Location Co. Bluffs Jackson's Sub., block 9, lot 16
Urban: Rural: subdivision township block range parcel section subparcel 1/4 section of 1/4 section
5. UTM Location: zone _____ easting _____ northing _____; Acreage less than one
6. Owner(s) Name Ruth U. Platt
7. Owner(s) Address 659 Parkwood Lane, Omaha, NE 68132
(Street address) (City) (State) (Zip)
8. Use: Present commercial Original commercial

Description

9. Date of Construction ca. 1885; ca. 1910 Architect/Builder unknown
10. Building Type:

| | | | |
|---|--------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> single-family dwelling | <input type="checkbox"/> industrial | <input type="checkbox"/> other institutional | <input type="checkbox"/> religious |
| <input type="checkbox"/> multiple-family dwelling | <input type="checkbox"/> educational | <input type="checkbox"/> public | <input type="checkbox"/> agricultural |
| <input checked="" type="checkbox"/> commercial | | | |
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape; one story; flat roof; two storefront building now altered to one entry on corner.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible intrusion

This building is difficult to date because physical and bibliographical evidence suggest that this is a 19th century two storefront building with an early 20th primary facade. The arched windows on the rear and sides suggest the 19th century date. A two storefront building first appears at this address in the 1885 Sanborn map.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Council Bluffs city directories.
Deed record, Pottawattamie County Courthouse.
Sanborn Insurance Co. fire maps, 1879, 1885, 1891, 1896.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 N. 32 St., Lincoln, NE 68503 Telephone (402) 477-3121
Organization Consultant with City of Council Bluffs Planning Dep't.

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 24
District Name Haymarket
Map Reference # _____

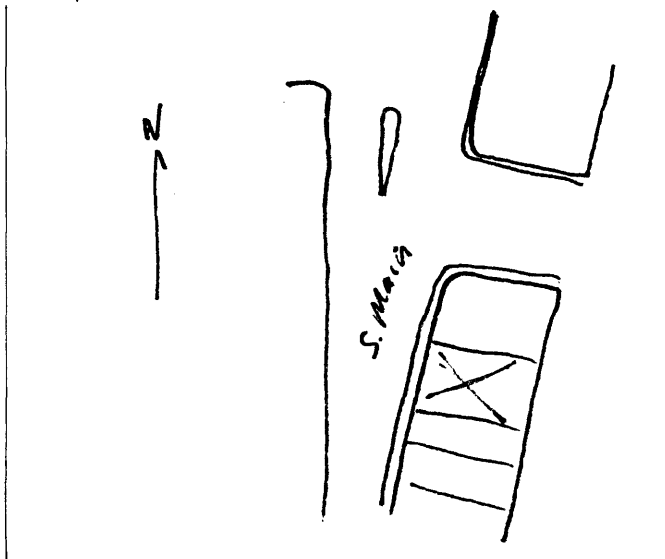
Identification

1. **Site Name** _____
2. **Village/Town/City** Council Bluffs Township _____ County Pottawattamie
3. **Street Address** 613 South Main
4. **Legal Location** _____ Jacksons _____ 9 _____ 15 _____
Urban: subdivision block parcel subparcel
Rural: township range section $\frac{1}{4}$ section of $\frac{1}{4}$ section
5. **UTM Location:** zone _____ easting _____ northing _____; Acreage _____
6. **Owner(s) Name** Ms. Ruth U. Platt
7. **Owner(s) Address** 659 Parkwood Lane Omaha NEB 68132
(Street address) (City) (State) (Zip)
8. **Use:** Present vacant lot Original _____

Description

9. **Date of Construction** _____ Architect/Builder _____
10. **Building Type:**
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. **Exterior Walls:** clapboard stone brick board and batten shingles stucco
 other _____
12. **Structural System:** wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
13. **Condition:** excellent good fair deteriorated
14. **Integrity:** original site moved—if so, when? _____
Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. **Related Outbuildings and Property:** barn other farm structures carriage house garage privy
 other _____
16. **Is the building endangered?** no yes—if so, why? _____
17. **Surroundings of the building:** open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Prepared by James E. Jacobsen Date 16 January 1985
Address _____ Telephone _____
Organization Iowa SHPO

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- _____
- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____
- _____

Iowa Site Inventory

Division of Historic Preservation
Iowa State Historical Department
26 E. Market St., Iowa City, Iowa 52240

Site Number 25
District Name Haymarket
Map Reference # CBD-20

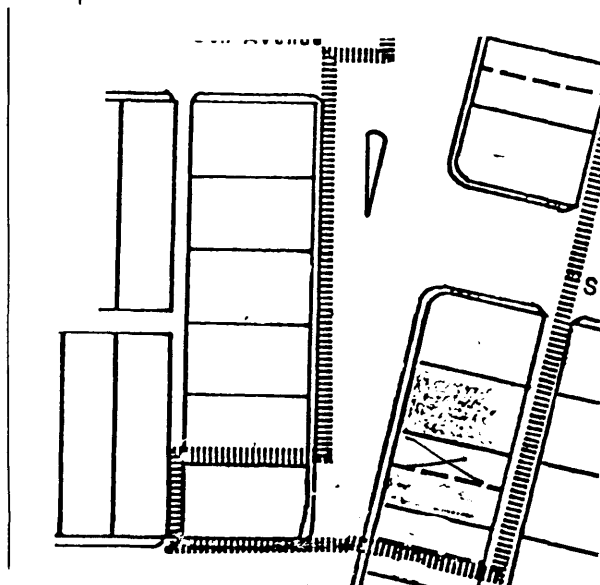
Identification

1. Site Name Andersen Co. Building
2. Village/Town/City Council Bluffs Township - County Pottawattamie
3. Street Address 617 S. Main St.
4. Legal Location Co. Bluffs Jackson's Add., block 9, lot 14 N $\frac{1}{2}$
Urban: Rural: subdivision township block range parcel section subparcel $\frac{1}{4}$ section of $\frac{1}{4}$ section
5. UTM Location: zone _____ easting _____ northing _____; Acreage less than one
6. Owner(s) Name Herbert & John P. Andersen
7. Owner(s) Address 3125 South 11th St., Council Bluffs, IA 51501
(Street address) (City) (State) (Zip)
8. Use: Present commercial Original commercial

Description

9. Date of Construction 1894 Architect/Builder unknown
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site:
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

see photo #23

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape; two stories; flat roof; one storefront commercial building, four bay, brick corbelled cornice with date plate "1894", four windows on second floor, one door on first floor as entry to second floor, decorative low-relief stone capitals flanking storefront; prominent lintel and string course at second floor windows; 1894; store front completely altered and second floor windows altered.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

The form of front facade, height, material, and use mark this as a contributory building of its era. The four bay arrangement is one of two typical fronts. The Mossler family owned the property at the time of construction, although there is no evidence that they occupied the building. The Anderson Co. have owned it since 1916.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Deed record, Pottawattamie County Courthouse.
Sanborn Insurance Co. fire maps, 1891, 1896.
Jennings & Gottfried, Iowa Site Inventory form, 1982.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 North 32nd Street, Lincoln, NE Telephone (402) 477-3121
Organization Consultant for City of Council Bluffs Planning Dep't.

For Division of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____
- _____

Iowa Site Inventory

Division of Historic Preservation
Iowa State Historical Department
26 E. Market St., Iowa City, Iowa 52240

Site Number 26
District Name Haymarket
Map Reference # CBD-36

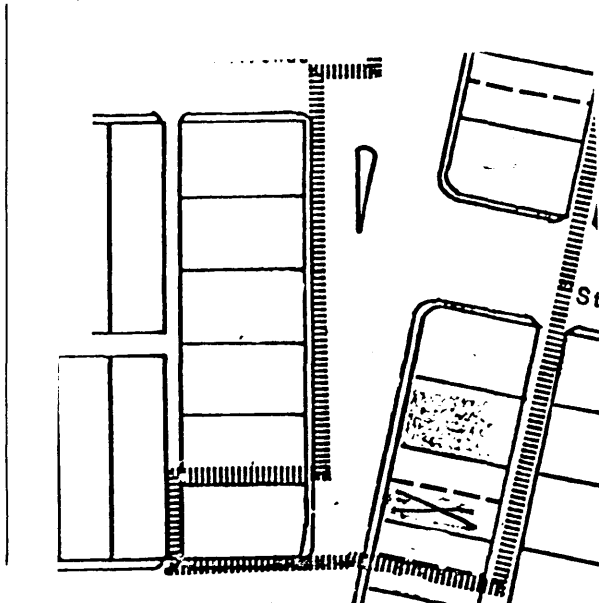
Identification

1. Site Name Andersen Co. Building
2. Village/Town/City Council Bluffs Township - County Pottawattamie
3. Street Address 619 S. Main St.
4. Legal Location Co. Bluffs Jackson's Add., Block 9, lot 14 S $\frac{1}{2}$
Urban: subdivision block parcel subparcel
Rural: township range section $\frac{1}{4}$ section of $\frac{1}{4}$ section
5. UTM Location: zone _____ easting _____ northing _____; Acreage _____
6. Owner(s) Name Herbert & John P. Andersen
7. Owner(s) Address 3125 South 11th St., Council Bluffs, IA 51501
(Street address) (City) (State) (Zip)
8. Use: Present commercial Original commercial

Description

9. Date of Construction 1927 Architect/Builder Andersen Construction Co.
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other party wall construction
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site:
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

see photo #23

Significance (Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape; one story; flat roof; 1927; altered storefront.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

The Andersen Construction Co. (See also #20) erected this one-story commercial building in 1927. Their offices were located there and they still retain ownership. this building replaced a small frame commercial building.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Council Bluffs city directories, 1925-1928.
Deed record, Pottawattamie County Courthouse.
Sanborn Insurance Co. fire maps, 1871, 1885, 1891, 1896.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 N. 32 St., Lincoln, NE 68503 Telephone (402) 477-3121
Organization Consultant with City of Council Bluffs Planning Dep't.

For Division of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 27
District Name Haymarket
Map Reference # CBD-21

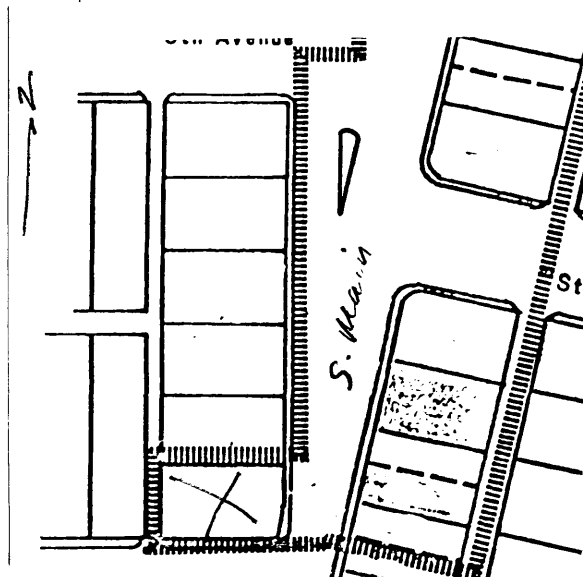
Identification

1. Site Name Tholl-Weis Building
2. Village/Town/City Council Bluffs Township - County Pottawattamie
3. Street Address 620-622 South Main Street
4. Legal Location Council Bluffs Hyatt Subdivision, block 8, lot 6
Urban: Rural: subdivision township block range parcel section subparcel 1/4 section of 1/4 section
5. UTM Location: zone _____ easting _____ northing _____; Acreage less than one
6. Owner(s) Name Robert S. Kennedy
7. Owner(s) Address 620 South Main Street Council Bluffs IA 51501
(Street address) (City) (State) (Zip)
8. Use: Present Commercial Original Commercial

Description

9. Date of Construction 1882 Architect/Builder unknown
10. Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
11. Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
12. Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
13. Condition: excellent good fair deteriorated
14. Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
15. Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
16. Is the building endangered? no yes—if so, why? _____
17. Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____

See Photos #25 & #26

Significance

(Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Two-story brick commercial building, two storefronts, three windows above each, centered recessed entrance in each storefront with original double doors, center door (now covered up) for direct access to second floor with second floor window above; cast-iron columns flanking doors and pilasters flanking storefronts; prominent pressed tin wall cornice and cornice; incised decorated window hoods also emphasized; cast-iron stoops, integrity very good. Wooden panels over upper half of second floor windows.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

An excellent representative of the 1880's type of commercial building; it has all the typical elements. The integrity is excellent, not only for the facade but for the southern side of this corner building as well. It is one of the "cleanest", most striking designs in the district. A key building. Peter Tholl operated the southern half as grocery from 1882 until his death. His family sold it in 1917.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Deed record, Pottawattamie County Courthouse.

Omaha Morning Bee, December 30, 1882, p. 6.

Council Bluffs City Directories

Sanborn Insurance Company fire maps, 1879, 1885, 1891.

Jennings & Gottfried, Iowa Site Inventory Form, 1982.

History of Pottawattamie County, Iowa, Chicago: Baskin, 1883, p. 61.

Prepared by Penny Chatfield Sodhi Date July, 1982

Address 406 North 32nd Street, Lincoln, NE 68503 Telephone (402)477-3121

Organization Consultant with City of Council Bluffs Planning Department

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____

Iowa Site Inventory

Office of Historic Preservation
Iowa State Historical Department
East 12th & Grand Avenue
Des Moines, Iowa 50319

Site Number 28
District Name Haymarket
Map Reference # CBD-37

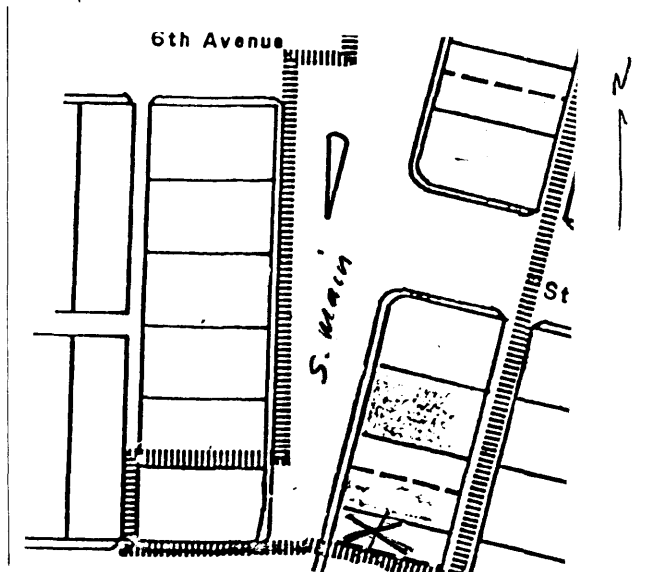
Identification

- Site Name St. Joseph House
- Village/Town/City Council Bluffs Township - County Pottawattamie
- Street Address 621 South Main Street
- Legal Location Council Bluffs, Jackson's Addition, block 9, lot 13 N $\frac{1}{2}$
Urban: subdivision block parcel subparcel
Rural: township range section $\frac{1}{4}$ section of $\frac{1}{4}$ section
- UTM Location: zone _____ easting _____ northing _____; Acreage less than one
- Owner(s) Name Gilbert & Jacquelyn Goos
- Owner(s) Address 621 South Main Street, Council Bluffs, IA 51501
(Street address) (City) (State) (Zip)
- Use: Present Commercial Original Commercial

Description

- Date of Construction ca. 1867 Owner & Architect/Builder James Wickham, Council Bluffs
- Building Type:
 single-family dwelling industrial other institutional religious
 multiple-family dwelling educational public agricultural
 commercial
- Exterior Walls: clapboard stone brick board and batten shingles stucco
 other _____
- Structural System: wood frame with interlocking joints wood frame with light members (balloon frame)
 masonry load-bearing walls iron frame steel frame with curtain walls reinforced concrete
 other _____
- Condition: excellent good fair deteriorated
- Integrity: original site moved—if so, when? _____
 Notes on alterations, additions (with dates and architect, if known) and any other notable features of building and site: _____
- Related Outbuildings and Property: barn other farm structures carriage house garage privy
 other _____
- Is the building endangered? no yes—if so, why? _____
- Surroundings of the building: open land woodland scattered outbuildings densely built-up commercial
 industrial residential other _____

18. Map



19. Photo

Roll _____ Frame _____ View _____
See Photo #24

Significance

(Indicate sources of information for all statements)

20. Architectural significance

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

Brick wall material; rectangular shape; two story; gable roof; three bay, wooden wall cornice, one-over-one window, brick cornice, stuccoed sides and rear, original storefront had two recessed centered doors; ca. 1867 recessed storefront done in 1981, metal stairway to second floor along south side, added in 1984, although this is the traditional place for the stairway.

21. Historical Significance

Theme(s) _____

- a. Key structure/individually may qualify for the National Register
- b. Contributing structure
- c. Not eligible/intrusion

The oldest building in the district, the St. Joseph House is a contributing structure to the 1860's and '70's buildings because of its simple arrangement - three bay, two-story, brick, wooden wall cornice and brick cornice. The building was used as the St. Joseph House, a hotel, for many years in the 19th century by different managers and owners. James Wickham, a prominent local contractor and brickmaker, owned the building at the time he erected.

22. Sources (for primary and secondary sources, give complete facts of publication: author, title, place of publication, date, etc.):

Council Bluffs City Directories, 1869-1882, 1880, p. 163
Deed record, Pottawattamie County Courthouse.
Sanborn Insurance Company fire maps, 1879, 1896.
Historic photo of St. Joseph House, owned by Gilbert & Jacqlyn Goos.
Bird's Eye View of the City of Council Bluffs, Iowa, Chicago: Merchant's Lithographing Company, 1868.

Prepared by Penny Chatfield Sodhi Date July, 1984
Address 406 North 32nd Street, Lincoln, NE 68503 Telephone (402)377-3121
Organization Consultant for City of Council Bluffs Planning Department

For Office of Historic Preservation Use Only

1. Office Information Sources on this Property

- County Resource File
- Windshield Survey
- National Register
- Grants-In-Aid: _____
- Determination of Eligibility

Review and Compliance Project:

- Other _____
- Other _____
- Other _____

2. Subject Traces

- a. _____
- b. _____
- c. _____
- d. _____
- e. _____

3. Photo Images _____

- _____
- _____
- _____
- _____
- _____