

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED FEB 13 1979

DATE ENTERED MAR 30 1979

## NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

### 1 NAME

HISTORIC

Woodlawn Historic District

AND/OR COMMON

### LOCATION

*irregular pattern along*

STREET & NUMBER

Woodlawn Ave. and Evans St

NOT FOR PUBLICATION

CITY, TOWN

Iowa City

VICINITY OF

CONGRESSIONAL DISTRICT  
First

STATE

Iowa

CODE

COUNTY

Johnson

CODE

103

### 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"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

### OWNER OF PROPERTY

NAME

multiple ownership (see continuation sheets)

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

### LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Johnson County Courthouse

STREET & NUMBER

Court and Clinton Streets

CITY, TOWN

Iowa City

STATE

Iowa 52240

### 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input checked="" type="checkbox"/> MOVED DATE <u>1926</u>
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		(bldg. at 19 Evans St.)

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Woodlawn Historic District is an enclave of 14 residential structures situated at the eastern end of Iowa Avenue, at the Y-shaped junction of Iowa, Evans and Muscatine Aves. Woodlawn Avenue is a dead-end extension of Iowa Avenue. The latter was planned as a principal urban axis in the 1830's, with the Old (Third Territorial, First State) Capitol at the western terminus and the Governor's Mansion (never built) at the eastern end. 12 of the properties are located on Woodlawn Avenue. The other two are on Evans Street, a short block connecting the eastern end of Iowa Ave. to Jefferson Street. Of the 14 buildings, 9 are houses of late 19th century vintage, two are 1920's Tudor (one of which is a 3-story apartment block), one is a 1920's bungalow, and two are modern ranch-style.

The district presents feelings both of seclusion and cohesion. The houses are situated on relatively spacious lots, with many trees and much shrubbery, and are set well back from the unpaved oval of Woodlawn Avenue. Although they vary in form, from the rectangular cross-gable to the square hipped, they are all similar in presenting prominent front gable bays to the street. The 19th century houses are all 2-2½ stories, of frame construction. Stylistically, they range between the Italianate and the Queen Anne, but, with one notable exception (1036 Woodlawn) they are restrained and not highly ornamental, although protruding polygonal bays (one or two stories) are a popular feature. The two modern ranch-style structures (one of which is a duplex) are located at the extreme eastern end of the district, and thus are not particularly intrusive. Their tendency to blend well is reinforced by their deep setbacks and shaded lots, and by the proximity of the low-scaled bungalow to the south.

The two buildings on Evans Street are included in the district for different reasons. 20 Evans Street, the apartment block, is within the northern boundary of the district, which is formed by Ralston Creek, and the property directly abuts 1010 Woodlawn. Like the other properties, it is on a secluded lot; although larger and taller than the other buildings, it does not give the impression of inappropriate scale. The house at 19 Evans Street is included because it was originally an integral part of the immediate Woodlawn area, having been constructed at 1010 Woodlawn; despite its relocation, this house is one of the more significant buildings in the district.

After the individual descriptions (see continuation sheets), each house is given a letter rating. "A" structures are stylistically the most outstanding; "B" structures contribute materially to the overall character of the district; "C" structures, by virtue of age, style and scale, are intrusive.

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Woodlawn Historic District, Iowa City, Johnson County, Iowa

CONTINUATION SHEET

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1011 Woodlawn:

A two-story, cross-gable house of frame construction, built in 1888. It presents a three-bay front gable to the street, with a one-story porch, supported on slender posts and brackets, wrapped around the north and west sides with steps at the northwest corner. On the east, toward the front, is a more recent two-story screened porch. Windows are segmentally arched on the first floor, round-arched on the second, all with flat enframements with "keystones" topped with curved or straight cornices. The full-height gabled projection on the west side features a first-floor polygonal bay window, above which is a pair of round-arched windows beneath a single curved hood. The main cornice has partial returns and paired brackets. At the rear is a one-story kitchen wing, with a smaller addition beyond. (A)

1025 Woodlawn:

This two-story frame house, built in 1891, has a hipped roof with full-height gabled projections (which are identical) on north and west. They feature vergeboards, small semicircular windows with leaded glass above paired second-story windows, and gable ends faced with scalloped shingling on the attic story. Windows are rectilinear, with plain, flat enframements. A form of imbricated shingling is found between the first and second-story windows on the east side. The main feature of the house is the porch which wraps around the north and west sides, and displays a small triangular pediment above the entrance and a Chinese lattice "frieze", the whole supported on slender turned posts with diminutive brackets. The various decorative elements of this house are suggestive of Stick Style and Eastlake detail. (B)

1033 Woodlawn:

Unlike other houses in the district, this 2-story cross-gable frame house presents a side, rather than a front, gable to the street, with entrances on the east and west sides. A one-story porch, with plain wood columns extends across the west side to meet the intersecting full-height gable at the rear. On the east side is a two-story protruding polygonal bay, and a second-story sunporch (probably later) over the east entrance. The main cornice is wide, with partial returns and panelled frieze. North and west side windows are set in panelled surrounds topped with narrow cornices broken by semicircular "pediments". (B)

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1041 Woodlawn:

4 The original appearance of this house has largely been obscured due to loss of all porches, rearrangement of fenestration (particularly on the north side) and the sheathing of the exterior walls with cedar shingles. The house, built in 1891, is of frame construction, two stories, with the main gable roof intersected toward the rear by full-height gabled projections on east and west. The narrow cornice has partial returns. There is a first-floor protruding polygonal bay on the west side. On east and west, windows retain their original surrounds, which are plain with slightly pointed tops. (B)

1047 Woodlawn:

5 Built in 1888, this frame cross-gable house presents a somewhat "Gothic" effect, due to the steep pitch of the roof and the pairs of small, second story windows with flat-sided pointed heads on the north and west sides. The north and west gable ends are decorated with lacy vergeboards. On the north, is a first-floor protruding polygonal bay, with bracketted cornice and iron cresting on the roof. It is probable that a similar bay was located on the west side. The porch in the angle between the north and east wings is of a later date; it is supported on short, square posts. At the rear is a two-story, hipped roof section, with a small porch on the west side with spindled balustrade and "frieze" and slender, turned posts. The second floor of this rear portion, and a one-story kitchen block, were added c. 1915. (B)

1049 Woodlawn:

6 This WW I-vintage bungalow is one story, with very shallow gable roofs intersecting at right angles to form a deep porch on the northeast corner. The broad eaves and wide windows, grouped in bands within simple surrounds, emphasize the low, horizontal character of the house. The gable ends are shingled, and have projecting rafters and purlins. The porch has short, square posts on high brick pedestals. (B)

1050 Woodlawn:

7 Assessor's records date this house at 1950. It is a low, one-story ranch-type dwelling, sheathed with permastone and vertical siding. (C)

1042-44 Woodlawn:

8 Believed to have been built in the late 1880's, this house has been extensively altered, and it is difficult to determine its original appearance. The house is two stories, of frame construction, with the main gable roof ridge parallel to the front facade, and a shallow front gable (flush with the main wall) to the left of the center entrance. The entrance is flanked by wide plate-glass windows, one of which (perhaps original) has a leaded-glass transom panel. Aluminum shutters and a picture window in the front gable are recent additions. A shed-roofed porch extends across the front, supported on plain square wooden posts. The house has been converted into a duplex. (B)

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④ 1044-46 Woodlawn:

A one-story duplex built in 1964, with low gable roof and vertical siding. (C)

⑥ 1036 Woodlawn:

This, the most high-style and elaborate house in the district, was built c. 1895. It is roughly square in plan, with a high hipped roof rising to a peak. The front gable is flush with the main (south) facade; there are side gabled bays on east and west which are faceted on the first floor. The house is distinguished by a profusion of porches and balconies, detailed with spindle railings and friezes and turned or spool posts. The main porch (first floor) wraps around the south and west sides. Above this, on the southwest corner, is a semicircular porch topped with a high-pitched conical roof. There is a small porch set into the roof of the first-story porch in the front gable bay; above this in the attic story is a small balcony, with lattice railing. Decorative detail is concentrated in the front gable end, and includes quadrant sunburst flanking the attic windows, multiple verge boards, and a full sunburst at the top. Other features include the "belly" windows in the turret, which light the attic and form a "frieze" below a denticular cornice, and the small dormer, centered in the front of the main roof, topped with a high-pitched hipped roof.

The builder and first owner of the house was George Kenyon. The second owner, Harry Bremer, was reputed to have housed pet lions in the carriage house. He also had the ceiling of the dining room sprayed with diamond dust.

The carriage house, to the northwest of the main house, is two stories high, topped with a gable roof with shed extensions. A large wall dormer is centered in the front (south) above a hay door flanked by windows. There are two wide carriage doors. (A)

⑦ 1024 Woodlawn:

This house, built 1885, is essentially a "farmhouse" type, with a two-story front gable intersected on the west rear by another full height gable. The west gable has a first-floor polygonal bay. The main facade is two bays wide, with entrance to the right of center. Windows have plain surrounds with simple cornices, and there is a small oculus window in the attic story. On the east side is a three-bay 1½-story wing, added in the 1930's. The front porch, which has a flat, balustraded roof and small brackets on the cornice, was cut down in size at that time, and elements from it were used on the new wing. (B)

⑧ 1010 Woodlawn:

This suburban "Tudor" house was built in 1926, on the site where the house presently at 19 Evans Street was originally located. The house now on the lot has stuccoed exterior walls above a high basement, the exterior walls of which are covered with rock-faced stone of irregular shape and size. The dominant feature of the house is the immensely high-pitched gable roof, with ridge parallel to the front facade. The same pitch is found on dormers, a one-story "sunroom" on the west side, and the entrance pavilion. The doorway itself is recessed within a round-arched opening formed by rock-faced stone voussoirs. (B)

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19 Evans Street:

This well-preserved house was built in 1883. It has a center front gable, intersected at the rear by full-height gabled projections on north and south, forming a T-shaped plan. Behind this is a large, two-story gabled mass, with roof ridge at right angles to the front and slightly higher than the front portion of the house, creating a small "dormer" at the intersection of the four roof ridges. The side gable projections are identical, with first-floor polygonal bays. Windows on both sides have segmental arches on the first floor, round arches on the second, all set within simple "keystone" surrounds topped with straight or slightly curved cornices. There is a large plate-glass window to the left of the main entrance. A one-story porch wraps around the south and east sides, supported on Tuscan columns and edged with a spindled balustrade. The eaves of the house are wide, with partially returned cornices and paired brackets. (A)

20 Evans Street:

A 4-story apartment block built in 1926. It is rectangular in form, with main facades on north and south and center entrances on both these sides. The outer walls are covered with red brick. On the east and west ends, the fourth floor is topped with gable roofs which intersect the main roof at right angles. These gabled ends are decorated with pseudo half-timberwork, giving the building a vaguely "Tudor" air. (B)

# 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 c. 1880-1930

BUILDER/ARCHITECT

## STATEMENT OF SIGNIFICANCE

Cohesion, seclusion and continuity of form are the principal characteristics which make the Woodlawn Historic District significant in the architectural and natural landscape of Iowa City. This essentially late 19th century enclave of upper middle class residential structures is distinguished by its large lots, deep setbacks, and the preservation of prominent front gables, each with its own particular decorative details, to the narrow, unpaved oval of Woodlawn Avenue. With one picturesque exception, the houses of the Woodlawn district present a feeling of solid comfort, of prosperity expressed in a restrained manner. Continuity of materials, scale, features and age are also elements of significance. Most of the houses were built between 1880 and 1900, of frame construction, 2-2½ stories high. Many retain original porches, decorative eaves and window hoods, and protruding polygonal bays popular at the time. Continuity of siting and natural environment plays an important role in the character of the district -- and allows the buildings of later ages and forms to blend remarkably well despite their very different architectural styles.

Architecturally, the house at 1036 Woodlawn, an archetypical manifestation of the American Queen Anne, is the most prominent and "stylish" of the district's resources. 1011 Woodlawn and 19 Evans Street are also worthy of particular mention. They are strikingly similar examples of the rectangular cross-gable form, once near mirror images of one another. Before 10 Evans was moved from its original location at 1010 Woodlawn (directly opposite 1011, and at the entrance to the district) they must have presented a singular visual experience from Iowa Avenue. Despite its relocation, 19 Evans is on the exterior very well preserved, having suffered few, if any, of the additions and alterations experienced, to a greater or lesser degree, by most of Woodlawn's houses. Two other houses (1010 Woodlawn and 1049 Woodlawn) are of interest because they, like the Queen Anne at 1036, are fairly clear expressions of particular formal architectural styles, in contrast to the essentially vernacular character of the district as a whole.

According to the 1839 plat of Iowa City, the Woodlawn area was then about one block west of the original town, just beyond the block called "Governor's Square". Iowa City was planned as the third territorial capital of Iowa, with Iowa Avenue -- the capitol building at the west and the governor's mansion at the east end -- as a principal axis. The removal of the capital to Des Moines in 1857 mooted this original plan. The governor's mansion was never built, and the city proceeded to develop in a principally north-south direction. By 1868, the city had built as far east as Muscatine Avenue, but the Woodlawn area adjacent was not platted until the 1880's (it first appears in a plat of 1889 as S.M. Clark's Subdivision).

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

County Assessor's Records  
 Keyes, Margaret N. Nineteenth Century Home Architecture of Iowa City. Iowa City: University of Iowa Press, 1966.  
 Johnson County Plat Books: 1870, 1889  
 Bird's Eye View of Iowa City, 1868.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY approx. 8

QUADRANGLE NAME Iowa City West, Iowa

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 

1	5	6	2	3	3	8	0	4	6	1	3	0	6	0
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1	5	6	2	3	3	8	0	4	6	1	2	9	0	0
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ZONE EASTING 230 NORTHING

ZONE EASTING NORTHING

C 

1	5	6	2	3	2	6	0	4	6	1	2	9	0	0
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1	5	6	2	3	1	2	0	4	6	1	3	0	6	0
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E 

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H 

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## VERBAL BOUNDARY DESCRIPTION

Lots One through 14, S.M. Clark's Subdivision of Lot 14, Iowa City;  
 Lots One and Four, Block 4, J.W. Clark's Addition to Iowa City

## LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

M.H. Bowers, Historian

ORGANIZATION

Division of Historic Preservation

DATE

January 1979

STREET & NUMBER

26 East Market Street

TELEPHONE

319/353-6949

CITY OR TOWN

Iowa City,

STATE

Iowa 52240

# 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

*Adrian D. Anderson*

TITLE

Director, Division of Historic Preservation

DATE

2/8/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE

3.30.79

ATTEST:

WILLIAM H. BRUNHAM

3.29.79

DATE



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1011 Woodlawn; 1010 Woodlawn, and 20 Evans Street: Charles Hicks, 1010  
Woodlawn, Iowa City, Iowa 52240 ✓

1025 Woodlawn: Estate of W. Ross Livingston ✓

1033 Woodlawn: Constance Sayre, ✓ 1033 Woodlawn, Iowa City, Iowa 52240

1041 Woodlawn: Gordon Webster, ✓ 1041 Woodlawn, Iowa City, Iowa 52240

1047 Woodlawn: Gerald and Sandra Eskin, ✓ 1047 Woodlawn, Iowa City, Iowa 52240

1049 Woodlawn: Gary and Kathy Edwards, ✓ 1049 Woodlawn, Iowa City, Iowa 52240

1050 Woodlawn: Stuart C. Gray, ✓ 1050 Woodlawn, Iowa City, Iowa 52240

1042 Woodlawn; 1046 Woodlawn: ✓ Gordon Webster, 1041 Woodlawn, Iowa City, Iowa 52240

1036 Woodlawn: Kenneth and Janice Printen, ✓ 1036 Woodlawn, Iowa City, Iowa 52240

1024 Woodlawn: Larry Sgontz, ✓ 1024 Woodlawn, Iowa City, Iowa 52240

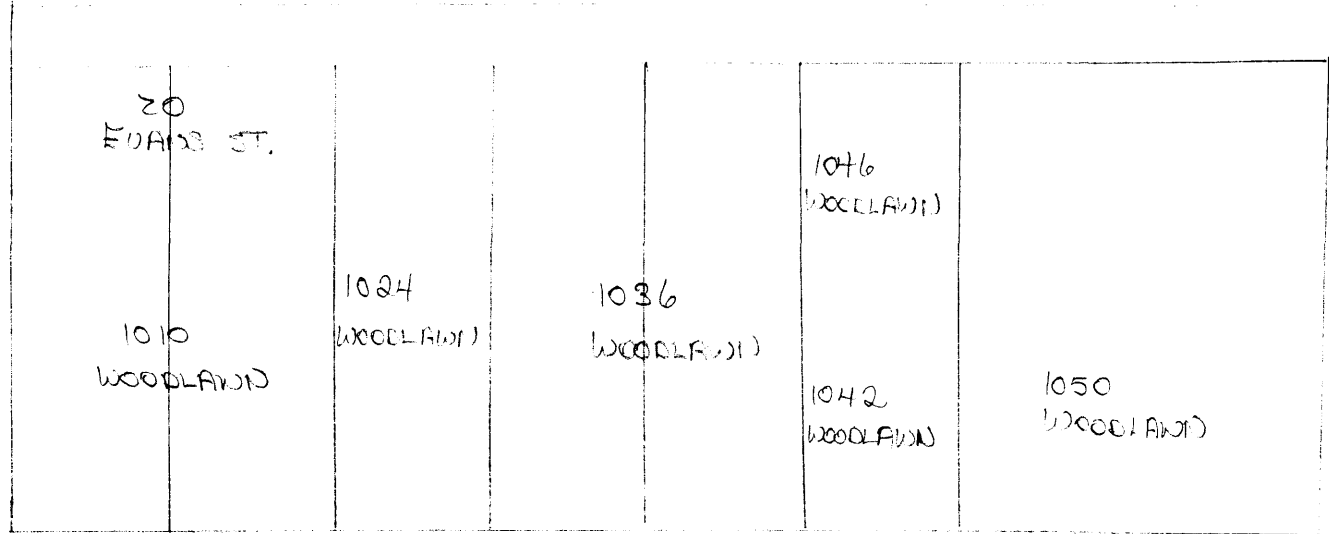
19 Evans Street: Dorothy Stoflet, 1703 1st Avenue SW, Cedar Rapids, Iowa 52405

JEFFERSON ST.



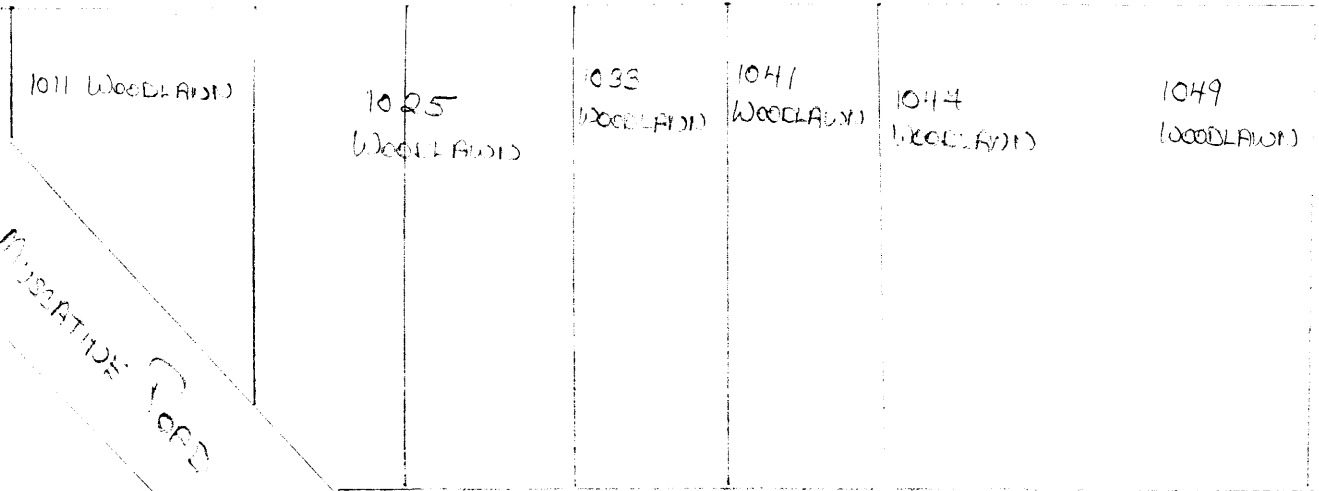
19  
EVANS  
ST.

EVANS ST.



IOWA AVENUE

WOODLAWN AVENUE



MUSCATINE PLACE

WOODLAWN HISTORIC DISTRICT  
AND JOHN JOHNSON CO. LOT

FEB 19 1979