

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

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001112

Date Listed: 9/23/94

Property Name: Brown Street Historic District

County: Johnson State: Iowa

none
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

Sept. 23, 1994
Date of Action

=====
Amended Items in Nomination:

Section 8: Significance

Criterion A is hereby added to the criteria for which property is documented as significant.

Beth Foster of the Iowa State Historic Preservation Office was notified of this amendment on Sept. 23, 1994.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

1112

United States Department of the Interior
National Park Service

AUG 10 1994

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Brown Street Historic District

other names/site number n/a

2. Location

street & number 6 1/2 blocks of Brown St. & intersecting streets from west of Linn St. to Governor St. not for publication

city or town Iowa City vicinity

state Iowa code IA county Johnson code 103 zip code 52240

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (see continuation sheet for additional comments).

[Signature] 8-3-94
Signature of certifying official/Title Date

State Historical Society of Iowa
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

- I hereby certify that the property is:
 - entered in the National Register. See continuation sheet.
 - determined eligible for the National Register. See continuation sheet.
 - determined not eligible for the National Register.
 - removed from the National Register.
 - other, (explain): _____

Signature of the Keeper [Signature] Date of Action 9/23/94

Brown St. Historic District
Name of Property

Johnson County, Iowa
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
86	9	buildings
0	0	sites
1	0	structures
0	0	objects
87	9	Total

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

Historic Resources of Iowa City, Iowa

Number of contributing resources previously listed in the National Register

4

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

TRANSPORTATION: road-related

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

MID-19TH CENTURY/Greek Revival

LATE VICTORIAN/Italianate

LATE VICTORIAN/Queen Anne

Materials
(Enter categories from instructions)

foundation STONE:limestone

walls WOOD:weatherboard

WOOD:shingle

roof ASPHALT

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Brown St. Historic District
Name of Property

Johnson County, Iowa
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

TRANSPORTATION

EDUCATION

Period of Significance

1851-1929

Significant Dates

n/a

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

n/a

Primary location of additional data:

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

Name of repository:

Brown St. Historic District
Name of Property

Johnson County, Iowa
County and State

10. Geographical Data

Acreage of Property _____

UTM References

(Place additional UTM references on a continuation sheet.)

1 [15] [6221140] [4614280]
Zone Easting Northing

2 [15] [6221110] [4613910]
Zone Easting Northing

3 [15] [6221980] [4614100]

4 [15] [6221980] [4613920]
 See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Marlys Svendsen, Svendsen Tyler, Inc. (Route 1, Box 388, Sarona, WI 54870)
organization City of Iowa City (Robert Miklo, Assoc. Planner) date 2/94
street & number Civic Center, 410 E. Washington St. telephone 319/356-5240
city or town Iowa City state IA zip code 52240

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

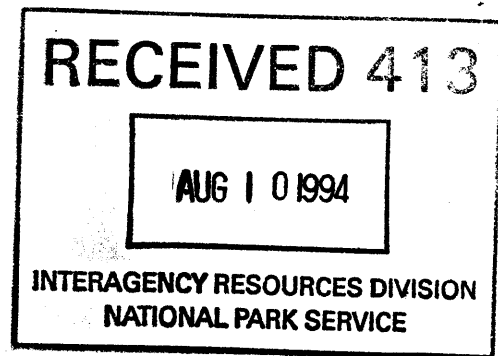
name various - list of property owners attached
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet



Section Number 7 Page 1

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

Architectural Classification (continued)

LATE VICTORIAN/Stick/Eastlake

LATE 19TH AND 20TH CENTURY REVIVALS/Mission/Spanish Colonial Revival

LATE 19TH AND 20TH CENTURY REVIVALS/Colonial Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS/Bungalow/Craftsman

LATE 19TH AND EARLY 20TH CENTURY

Materials (continued)

foundation: CONCRETE

walls: BRICK

walls: STUCCO

roof: METAL: tin

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 2

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

Narrative Description:

The Brown Street Historic District is a linear neighborhood extending along nearly seven brick-paved blocks from just east of Dubuque Street on the west to Governor Street on the east. Brown Street lies just below a ridge that runs along the northern edge of Iowa City's original 1839 town plan. The original plat had a series of full-block outlots laid out along the north block faces opposite four 150' by 80' lots laid out on the south block faces. The terrain along the north side of the street was wooded and irregular and, except for a roadway cut through at Gilbert Street, the natural boundary created by these topographic features remains intact more than 150 years later.

The original delineation of outlots along the north side of Brown Street was being abandoned by the turn-of-the-century as demand for residential building sites saw the outlots subdivided into a patchwork of parcels with depths ranging from 150' to 320' and widths from 40' to 160'. Corner lots were further divided during the 1920s and 30s creating small lots (widths of 40' to 75' and depths of 60' to 80') facing the intersecting streets of Linn, Gilbert, Van Buren, Johnson, Dodge and Lucas. Van Buren and Johnson were dead end streets north of Brown; Lucas Street was platted but never built north of Brown due to the use of Outlot 13 as a brick yard.

At the western end of Brown Street, Linn Street was extended to the north terminating with a private, circular drive through Bella Vista Place. This small residential subdivision eventually saw eight houses built on relatively small flat lots. The land drops off sharply to the east and north and more gradually to the west. Large shade trees dot the private yards and natural areas ring the perimeter of the area. The narrow, one-way paved drive runs very near several of the houses and between the garage and house of one property. The difficult topography of the area in part accounts for its late development.

The balance of the Brown Street Historic District retains the characteristics of a neighborhood developed over more than eight decades extending from before the Civil War through the 1920s. The area's irregular terrain required terracing or sloping front yards for most of the houses on the north side of Brown. Elevations above street level range from 2 to 10 feet. Houses on the south side have generally flat lots with little or no elevation above the public sidewalks. Mature oak and maple trees arch over Brown Street and a mixture of deciduous trees, including some ornamentals, and conifers dot the heavily landscaped lots. Hedges and foundation shrubs are abundant with most rear yards containing either small vegetable gardens, flower beds, rhubarb patches or grape vines. Side yard fences are uncommon and when they are present, are usually constructed of wood pickets or chain link covered with vines.

A 20' alley is located at the rear of the lots along the south side of Brown Street. Dead end, half-block alleys are located west of Gilbert Street, north of Brown and east of Johnson Street, north of Brown. A majority of the lots feature garages with access generally from the alley. High stone curbs and original brick streets are retained along the length of the district. Beginning in 1990, the City of Iowa City began repairing asphalt utility patches in the brick streets with salvaged brick in an effort to reestablish the historic character of Brown Street.

Two sources of construction material were readily available for building houses and terracing the sloping

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 3

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

lots of Brown Street homebuilders. At the west end of Brown Street, a public quarry was located below Bella Vista Place to the north and the crest of the hill overlooking the Iowa River. Additional quarry sites were located upstream. At the east end of Brown Street, on Outlot 13 between Lucas and Governor streets, a brickyard operated. Extraction of clay for brick making added to the natural depression on this site which is now used as Happy Hollow Park. Together these materials were used in constructing many of the early residences of Iowa City's north side. On Brown Street, locally quarried stone is evident in foundations for the district's earliest residences - the Reno House, 1851 (327-329 Brown Street) and Prospect Hill, c.1854 (834 N. Johnson Street). Rubble foundations, some now parged, were fabricated from the quarry by-products.

Local brick and stone were employed in the Berryhill House, c.1850-65 (414-418 Brown Street, National Register); a pair of adjacent brick houses at 713 Brown Street, c.1910-12 and 717 Brown Street, c.1910-12; and the small side-gable residence at 722 North Lucas, c. 1865. Other brick houses in the neighborhood appeared at later dates and cannot be attributed to local brick sources. These included the Vogt House, 1889 (800 N. Van Buren Street); and residences at #8 Bella Vista Place, 1922 (brick lower and stucco upper); 328 Brown Street, 1892; 618 Brown Street, 1922; and 727 N. Lucas (moved to this site in the 1930s and brick veneered).

Most residences in the neighborhood are frame construction with exterior cladding consisting of a combination of 2" to 4" clapboards or decorative shingles (square-cut or fish scale designs). A handful of houses were constructed with stucco finishes over frame, poured concrete or building tile shells including the Arthur Hillyer Ford House, 1908 (228 Brown Street, National Register); 814 N. Linn Street, 1922; 815 N. Linn Street, 1915; #2 Bella Vista Place, 1923 (asbestos shingles over stucco in 1940s); #8 Bella Vista Place, 1922 (brick lower and stucco upper); #12 Bella Vista Place, 1912; 833 N. Johnson Street, c. 1923-25; and 727 N. Dodge Street, 1923. Some residences retain their original scale and massing despite having their original cladding covered with synthetic sidings (vinyl, aluminum, asbestos shingle, or asphalt brick) in recent years.

Roofing materials are mostly asphalt replacement shingles with a few examples of original or early materials surviving. The house at 815 N. Linn Street and the Ford House retain the use of original clay tiles and a handful of more modest houses continue the use of metal standing seam roofs - a practice originating before World War I as a result of a local ban on wood roofs due to the hazard they posed for fires.

Brown Street residences range in size from small one and two-story gable cottages to medium sized Gabled Ell cottages and to large hipped-roofed, two-story Four-Squares and sprawling asymmetrical organic cottages, both one and two-story forms.

The condition of houses in the Brown Street District is good to excellent with only a few exceptions. A substantial number of residences continue as single family homes with subdivision into two and three family residences most common at the west end of the district nearest the University of Iowa campus. The larger residences are the most likely to be converted to apartment use. Conversion to multi-family use sometimes caused the addition of exterior stairs and new entrances on secondary facades. In one instance (414/418 Brown Street, National Register), the house and a series of additions were densely developed as

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 7 Page 4

Brown Street Historic District

Name of Property

Johnson County, Iowa

County and State

apartments and sleeping rooms. Over time, similar uses were established in added outbuildings.

Together, the well-kept, large and moderate sized residences along Brown Street and short sections of adjoining streets combine with the densely landscaped private yards and boulevards and an intact brick street to give Brown Street a distinct sense of place.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 5

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

Narrative Statement of Significance:

General:

The Brown Street Historic District is significant for its association with Iowa City's neighborhood settlement patterns; the development of a major transportation corridor and its related sub-themes; its affiliation with the growth of the State University of Iowa after the turn-of-the-century; and its collection of representative examples of architectural forms and styles from the period extending from the 1850s through the 1920s.¹ Each of these aspects of significance is discussed separately below.

It should also be noted that the Brown Street Historic District already contains four buildings individually listed on the National Register of Historic Places including the Charles Vogt House (800 N. Van Buren, listed July, 1978); the Charles Berryhill House (414 Brown, listed May, 1979); and the Arthur Hillyer Ford House (228 Brown, listed April, 1986); and the Bohumil Shimek House (529 Brown Street, 1992).

Neighborhood Identity:

The topography and original town plan of Iowa City provided opportunities for the development of distinct neighborhoods and districts. The presence of two waterways, the Iowa River and Ralston Creek, created bluffs and gradual ascents. The town plan laid out by Territorial Commissioners included a typical grid system of streets and alleys along with public squares and parks.

Historical events or trends exploited these natural and human-made features in subsequent years. The result for Iowa City was a community with distinct neighborhood identities based on topography, planning features, ethnic traditions, residential building styles and forms, University growth, transportation connections, and commercial and industrial land use patterns.

The Brown Street Historic District is one of several neighborhoods identified in the "Town and Country Neighborhoods Context (1850 - 1940)," one of five associated historic contexts developed in the "Historic Resources of Iowa City, Iowa" Multiple Property Listing completed in 1993. The Brown Street Historic District contains 90 contributing buildings (including four buildings already listed on the National Register), one contributing structure (Brown Street itself), and nine non-contributing buildings.

The Brown Street neighborhood achieved its distinct neighborhood identity as a result of its physical relationship to the balance of the town. Lying on the north edge of the original 1839 town plan, lack of proximity to both the central business district and the University's early campus precluded the area from

¹The period of significance for the Brown Street Historic District is 1851 to 1929. This period covers the years during which significance was obtained under the themes of transportation, education, and architectural history. These years also bracket construction of all contributing residences in the neighborhood. No residences were constructed prior to 1851 in the area and the construction of residences after 1929 involved only a handful of buildings (including several less than 50 years old).

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 6

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

being a neighborhood of choice by Iowa City's first residents. Rugged topographic features which included steep, tree-covered hillsides and ravines slowed development of Brown Street. The area's development was further complicated by early plans for the route to serve as a railroad corridor (see below). Later, as the State University of Iowa expanded after the turn-of-the-century, Brown Street's proximity relative to the growing east campus made it a favored residential district for individuals affiliated with the University. Together these physical and historical attributes of neighborhood identity set Brown Street apart from other Iowa City neighborhoods.

Transportation:

The Brown Street neighborhood's linear definition and settlement pattern derive not only from the topographic positioning of the street but also from a series of transportation plans and developments along the Brown Street corridor. The first development involved construction of the Military or National Road. Building of this road between Dubuque and Iowa City was ordered as one of the first acts of the new Territorial Assembly. The road - at first nothing more than a plowed furrow - entered Iowa City from the northeast along the route of Iowa State Highway 1 and then south along Dodge Street and then west on Brown Street. The route followed Brown Street for three blocks before turning south on Gilbert and turning west again on Iowa Avenue. By following Brown Street, the in-town route taken by the Military Road successfully avoided the low lands along Ralston Creek and the need to bridge its course. As a result of this route, Iowa City's first hotel was established at the intersection of Gilbert and Brown streets (Reno House, 327-329 Brown Street). Several early acreages were established on the north slopes of Brown Street with the presence of the Military Road assuring a maintained roadway into the city's center.

In 1850, a second chapter in Brown Street's transportation history began. Promoters of a new railroad, the Lyons Iowa Central R.R., successfully petitioned the State Assembly for a grant of right-of-way across the state from Lyons, part of present day Clinton, to the Missouri River via Iowa City and Fort Des Moines. In 1853, voters in Johnson County overwhelmingly approved the issuance of \$50,000 in bonds to support construction of the route through the county. Work began a short time later and grading was completed as far as the Iowa River before the company's capital ran out. A high bridge planned over the Iowa River was never completed. The route of the Lyons Iowa Central entered Iowa City from the northeast and traversed the lots which paralleled the south side of Brown Street from Johnson Street to the river. The company failed before track was actually laid leaving behind its crew of unpaid Irish workers. The legal struggle that ensued over payments by the county to bondholders was not resolved for several decades and probably contributed to the minimal development which took place along Brown Street until that time. The positive dimension of the Lyons Iowa Central project, however, was that the grading which was completed assisted in the creation of future house sites.

The third transportation development in this corridor involved the installation of brick paving bricks on Brown Street in 1907 from Linn Street east to Oakland Cemetery. The practice of using these streets for funeral processions between churches located along Market, Clinton, Iowa and Jefferson streets and the cemetery was already well established when paving occurred. This existing use served as a catalyst for paving at that time, a relatively early date for Iowa City paving projects. In the latter half of the twentieth century, east-west routes along Market and Jefferson streets became arterial streets leaving the brick pavement of Brown Street without overlayment of asphalt or concrete. Utility cuts and random repairs were made with these

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 7

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

materials until 1990 when the City of Iowa City established a policy of making repairs with brick pavers on Brown Street and other intact brick streets. Inappropriate concrete and asphalt patches have since been removed and replaced with brick on Brown Street. Several sections of original high stone curb exist along Brown Street.

As was already noted, Brown Street was used as a route between Iowa City's churches and the cemeteries. City Cemetery appeared on the 1854 map of the city at the eastern terminus of Brown Street and before 1870 was renamed Oakland Cemetery. St. Joseph's Catholic Cemetery was located north of Oakland Cemetery with the paved brick ending at its entrance. The location of these facilities brought cemetery visitors as well as mourners regularly along Brown Street, a practice which strengthened its linear identity for local residents. Neither of these cemeteries are included in the Brown Street Historic District.

Concurrent with the Brown Street paving project in 1907 came the installation of a new municipal sewer extension in the west end of the neighborhood. This project was a major incentive for the construction of new homes before 1920 in the 300 and 400 blocks of Brown Street.

University:

The State University of Iowa (SUI)² was located in Iowa City in 1855, shortly before the state capital was removed to Des Moines. In the decades that followed, much of the community's growth rested on the prosperity of SUI and its affiliated research facilities. University expansion was slow and steady in the early years. The tripling of enrollment between 1876 and 1896 prompted the first step towards long-range campus planning in 1898. The Olmsted brothers, sons of Frederick Law Olmsted and important American landscape architects in their own right, were retained to develop a comprehensive plan for the growing university. Plans for the east campus (east of the Iowa River) included the concept of constructing four substantial Beaux Arts style buildings surrounding the former Territorial Capitol. The collection of five buildings became known as the "Pentacrest" (National Register). Attendance quadrupled again by the 1920s, and 40 new buildings were erected between 1899 and 1934.

The growth of Iowa City's population paralleled SUI's growth with population increasing from 7,987 in 1900 to 15,340 in 1930. The east campus was extended north with its size growing from 13 to 40 acres between 1900 and 1911. University related growth was also evidenced by the considerable increase of infill construction along established streets such as Brown Street itself. More than 60 residences were built on Brown Street and its adjoining streets between 1900 and 1930. Fully one third of the new houses built during these years were built by university-affiliated individuals. Dozens of existing houses were purchased or rented by university staff as well.

²The names "State University of Iowa" (SUI) and "University of Iowa" (UI) are used in this nomination to refer to the same state-funded institution of higher education. The name used in the State Constitution, State University of Iowa, was used throughout the historical period of development of the Brown Street Historic District. Beginning in the 1930s and 1940s, the "State" gradually disappeared from references in written materials about the University.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 8

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

One example in particular proves the popularity of the Brown Street area for SUI staff. Ralph Otto built and occupied three separate residences in the neighborhood during his career - 415 Brown Street (1909), 404 Brown Street (1916), and 824 Gilbert Street (1924). His life-long career as a professor of law at SUI saw him connected to the work of the community as well, first as mayor in 1911 and later as a judge.

Another example was the development of Bella Vista Place by Milton Remley, an SUI staff member. The 12 lots making up this subdivision were eventually developed to include eight houses between 1910 and 1924. Three houses were built by SUI professors and others were occupied by SUI faculty shortly after construction. Development of Bella Vista Place encouraged the development of ten additional parcels along Linn Street north of Brown during this same period, five of which were built by SUI faculty members.

A more recent example of a property gaining renown through association with the university is the former Berryhill residence (414 Brown, National Register). Locally known as "Black's Gas Light Village," this rental property obtained notoriety during the 1960s and 1970s as a haven for talented writers associated with the University of Iowa's Writers' Workshop and their bohemian lifestyle.

A list of residences occupied by University affiliated individuals both before and after 1900 follows:

<u>Address</u>	<u>Yr. Built</u>	<u>Occupant(s)</u>	<u>SUI Affiliation</u>
215 Brown	(1916)	William Bates	SUI Secretary
228 Brown	(1908)	Arthur H. Ford	Prof., Elect. Eng.
721 Linn	(1924)	Chester Phillips	1st Dean, College of Business Admin.
814 Linn	(1922)	Lemuel Raiford	Prof., Chemistry
		Alice Raiford	daughter, librarian at University High
815 Linn	(1915)	Carl Seashore	Prof., Psychology; Dean, Graduate Sch.
819 Linn	(1922)	James Pearce	Prof., Chemistry
6 Bella Vista	(1912)	George Kay	Dean, College of Liberal Arts
10 Bella Vista	(1910)	Forest Ensign	Prof., Education
12 Bella Vista	(1911)	Milton Remley	Professor
304 Brown	(1909)	Frank Titzell	M.D., Prof., Homeopathic Medical Dept.
318 Brown	(1905)	Wm. Bywater	M.D., Prof., Eye, Ear, Nose & Throat; Vice-Dean, College of Homeopathic Med.
824 Gilbert	(1924)	Ralph Otto	Prof., Law School; Judge
828 Gilbert	(1885)	Claude Horak	Prof., Law School
401 Brown	(1916)	Jacob Seitsinger	Watchman, SUI
404 Brown	(1916)	Ralph Otto	Prof., Law School
415 Brown	(1909)	Ralph Otto	Prof., Law School; Mayor in 1911
430 Brown	(1913)	Wm. Raymond	Prof., Civil Eng.; Dean, College of Applied Science
720 Van Buren	(1913)	Ruth Gallaher	Librarian & Editor, State Hist. Society
520 Brown	(1905)	John Semrod	Janitor, SUI Armory
529 Brown	(1893)	Bohumil Shimek	Prof., Botany

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 9

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

<u>Address</u>	<u>Yr. Built</u>	<u>Occupant(s)</u>	<u>SUI Affiliation</u>
825 Johnson	(1925)	Roland Williams	Asst. Prof. & Head Basketball Coach
833 Johnson	(1923)	Ann Sook	Supervisor, SUI General Hospital
834 Johnson	(1854)	Hugh Downey	Trustee, First Board, SUI
621 Brown	(1922)	George Boss	Janitor, SUI

Brown Street's connection to SUI was further evidenced by the role it played in providing rental housing for students and junior faculty in boarding houses. City directories often denote the operators of such establishments as widows. Examples of residences which served as boarding houses included: 730 Linn, 819 Linn, 328 Brown, 409 Brown, 508 Brown, and 603 Brown.

Proximity to the University is one reason that explains the differences in building stock found in the Brown Street neighborhood. East of Dodge Street, the size and scale of residences are more modest than on the five blocks to the west. Houses are more likely to be 1 to 1½-stories in height with small building foot-prints. No examples of rambling Gabled-Ells or Four Squares are present. Proximity to the former brick yard operation along the north side of the 800 block of Brown may have also contributed to the development of the more modest, working class residences east of Dodge Street.

A dramatic increase in housing demand since the late 1960s and 1970s, saw intrusive apartment buildings erected on a number of parcels in the north side neighborhood. Both mid-block and corner properties saw single family residences razed and four or six-family apartment buildings with off-street parking lots constructed in their place. The fact that Brown Street has been spared this less favorable aspect of modern university-related growth enhances its significance.

Architecture:

The Brown Street Historic District provides a sampler of architectural styles, house forms, decorative details, and materials used in Iowa City from c. 1850 through 1935. During this time period, residential buildings evolved from basic, symmetrical plans with simple decorative trim to more complicated plans, both symmetrical and asymmetrical in design, with complicated roof and porch patterns and decorative millwork. Design elements from the Greek Revival, Italianate, Queen Anne, Craftsman, Georgian or Colonial Revival, Prairie School, Bungalow, Mediterranean, and Mission styles are applied to a range of vernacular house forms and sizes.

The discussion of architecture which follows is based on building form categories identified by Gottfried and Jennings in *American Vernacular Design, 1870 - 1940*, (New York: Van Nostrand Reinhold Company, 1985). They include: Hipped Cottage or Four-Square; Gabled-Ell; Open-Gable Cottage; Organic Cottage; Bungalow or Bungalow Cottage; Closed Gable Cottage; Gambrel Cottage; One-Story Gable; and Shot-Gun Cottage. Illustrations of these forms taken from Gottfried and Jennings' book appear as part of the discussion which follows.

The most common house form in the Brown Street Historic District is the Hipped Cottage or Four-Square. A total of 22 houses were built in the district between 1899 and 1925 in variations of this form. Common

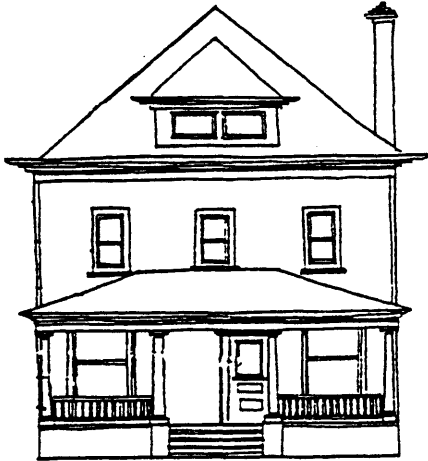
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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 10

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State



Hipped Cottage or Four-Square²



Gabled-El1 Cottage

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 11

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

characteristics of the form evidenced in the examples found on Brown Street include a 2-story, 3-bay configuration; hipped roof of various pitches; centrally placed, hipped roof dormer(s); porches across entire front facade; asymmetrically placed entrance door (common); cottage window on first floor (common); double hung windows or groups of windows on upper floor and secondary facades; and horizontal members separating 1st and 2nd stories (common).

The Hipped Cottage appeared either unadorned with clean lines and decoration confined to material changes between stories and divided window lights (407, 530, 617 and 632 Brown Street; 810 and 821 Linn Street; 821 Gilbert Street and 825 Johnson Street) or with streamlined embellishments of the Prairie School (814 and 818 Linn Street), the Georgian or Colonial Revival (404 Brown Street and 720 Van Buren Street) or the Mediterranean Revival (815 Linn Street). Hipped Cottages are found throughout the west end of the Brown Street Historic District but the lesser valued lots east of Dodge Street saw no Four-Squares built in the east end of the District.

Two other common vernacular house forms found in the Brown Street Historic District are the Gabled-Ell Cottage and the Open-Gable Cottage. Twelve examples of the former built between 1875 and 1903 survive with most of the examples constructed during the 1880s and 90s. The Gabled-Ell form consisted of an ell shape with the inner corner used for placement of a porch and the entrance. A variation saw a T-shape plan with two inner corners used for porches. The roof plan for the main house used intersecting gables with a half gable or hipped roof for the porch. As with the Four-Squares, the Gabled Ells readily accepted ornament. Good examples of Gabled-Ells in the District include 325, 409 and 417 Brown Street - each with Queen Anne decoration, and 529 Brown Street which features a less common wrap-around porch with neo-classical detail. Other examples of the Gabled-Ell form have been altered to a greater or lesser extent.

Thirteen examples of the Open-Gable Cottage were built between the Civil War and the beginning of the Great Depression in 1929. As its name suggests, this house form takes its name from a single dominating feature - the open gable. The front facade has the entrance off-set of center, symmetrical fenestration, and a porch extending across the facade. Along Brown Street, it is found in either 1½ and 2-story sizes and is constructed of frame or brick. As with the other cottage forms found in the District, the Open-Gable Cottage can be left relatively simple or embellished. Two early examples in the District, both constructed of local brick, are 414 Brown Street which features Italianate detailing and 722 Lucas Street, a side-gabled form with minimal decoration. An example built in 1893 at 311 Brown features Queen Anne detailing. Ferdinand Goss, a local brick manufacturer, built three Open-Gable Cottages between 1910 and 1912 in the 700 block of Brown Street. All three were solidly built, simple designs without obvious decoration. He used the two brick houses at 713 and 717 Brown Street as rental housing for students and blue-collar workers and sold the frame cottage at 721 Brown a few years later.

Craftsman detailing was the most common architectural expression seen in the Open-Gable Cottages of the Brown Street Historic District. Examples include 304, 603, and 619 Brown Street and 724 Dodge Street. The house at 811 Brown features the only example of a clipped gable or pent gable roof and dormer in the District.

The two architectural forms with the briefest lives in the Brown Street District were the Organic Cottage with

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 12

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State



Open-Gable Cottage



Organic Cottage - 2½ and 1½-story

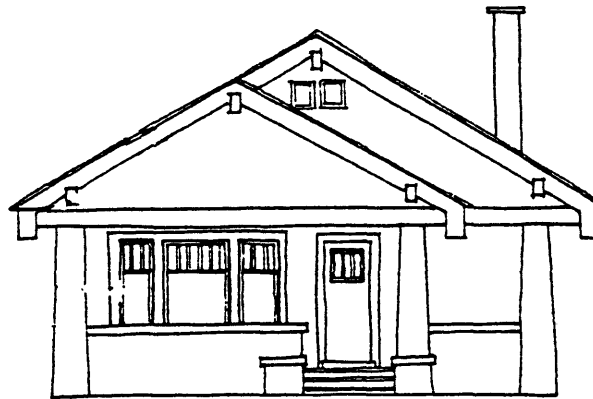
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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 13

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State



Bungalow



Bungalow Cottage

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 14

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

examples dating from the 15 years between 1889 and 1904 and the Bungalow and Bungalow Cottage from 1915 to 1930. The Organic Cottage appeared in either 1½ or 2½-story form in the District in both brick and frame (clapboard and shingle) construction. It is characterized by asymmetrical massing and the use of a central hipped roof with gable roofed wings and dormers. Like the Gabled-El Cottage, verandas and porches fill the inset corners and in some examples wrap two sides. Decorative treatments generally use the vocabulary of the Queen Anne for porch posts or columns, spindled balustrades, bargeboards, window treatments, and shingled gable ends.

All of the Organic Cottage examples appear in the west half of the District with six of the ten located at highly visible intersection or corner lots. The two brick houses designed by local architect O.H. Carpenter were built at such prominent intersections - 328 Brown Street (1892) and 800 Van Buren Street (1889). Both use the basic Organic Cottage form with Queen Anne detailing - arched window and door openings, bargeboard (328 Brown), elaborately detailed wall and roof dormers, classical porch columns and cornice frieze designs (328 Brown), lattice work porch details (800 Van Buren), corner towers and bay windows, and conical roofed porch section (800 Van Buren).

The Organic Cottage design was used for three houses located at a key intersection in the District at Linn and Brown streets. All three houses (725, 729 and 730 Linn Street) have a central hipped section with gable roof wings. The latter two are situated on corner lots. Decorative fish scale shingles were used for all three with bargeboards and scroll work embellishing the gables at 725 Linn. An intact set of turned posts, turned balusters, and spindle frieze adorn the house at 730 Linn Street. Two of the smaller scale Organic Cottage examples include the houses at 730 Van Buren (1904) and 502 Brown (1899). Built on opposite corner lots, both have steeply pitched hipped roofs with similarly pitched wall dormers and wrap around porches.

The Bungalow and Bungalow Cottage began appearing before World War I and continued through the decade of the 1920s. Bungalows were generally modest 1 or 1½-story residences with broad gable roofs for the main building and inset gable roofs for the porches. In the Bungalow Cottage, the gable faced the side and a shed dormer faced the street. Craftsman detailing was frequently used for porch trim, eaves, brackets and interior finishes. The Bungalow (and its variations) was the last house style to be introduced into the Brown Street Historic District and, as a result, the few small lots still available for infill construction were well suited to this compact house form. One can generally assume that a Bungalow style house was the last house built on a particular block except for the Bungalows built in the 800 block of Brown Street. Only the Bungalow Cottage built at the end of Johnson Street (900 Johnson, 1915) with its broad gable roof extending over its porch and its large shed dormer across the front facade had a site of any consequence. The best examples of the classic Bungalow form are at 718 Johnson, 609 Brown, and 833 Johnson streets. The latter employs stucco and shingles for exterior cladding and Craftsman style detailing.

The other house forms found in the District, but which appear infrequently, include the Suburban Cottage, the Gambrel Cottage, and the One-Story Gable or Shot-Gun Cottage. For example, only four examples of the Gambrel Cottage (318, 415, and 430 Brown Street and 810 Johnson Street) were built between the turn-of-the-century and World War I. The District's sole Suburban Cottage is located at 315 Brown Street with a pair of Shot-Gun type houses located nearby at 323 Brown Street and 811 Linn Street.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 15

Brown Street Historic District
Name of Property

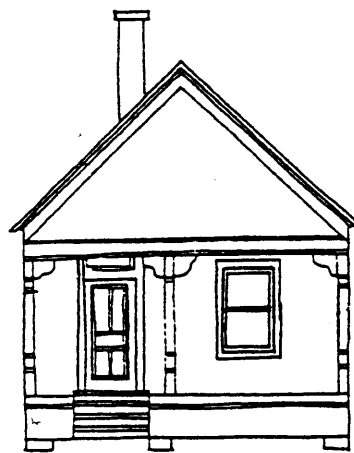
Johnson County, Iowa
County and State



Suburban Cottage



Gambrel Cottage



Shot-Gun Cottage

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 16

Brown Street Historic District

Name of Property

Johnson County, Iowa

County and State

Design elements present in high styles such as the Greek Revival, Italianate, Mission, and Colonial Revival styles are found in isolated examples. Only two examples of the Greek Revival (327-29 Brown Street and 834 Johnson Street) were constructed, both in the mid-1850s. Five Colonial Revival style residences were built during the 1920s at 721 and 819 Linn Street, and another at 427 Brown Street. The district's only example of the Italianate style is at 414 Brown Street, and the singular example of the Mission Style is found at 228 Brown Street.

The listing which follows groups the Brown Street properties by basic design form. Properties are listed as they appear along Brown Street from west to east and its north/south side streets, dates of construction and any stylistic attributes or important features are also noted.

List of Properties by Design Form:

Four-Squares or Hipped Cottages/2-story

215 Brown (1916)
810 Linn (1899)
814 Linn (1922) - Prairie School
815 Linn (1915) - Mediterranean/Mission
818 Linn (1916) - Prairie School/Craftsman
821 Linn (1912)
6 Bella Vista Place (1912) - Colonial Revival
8 Bella Vista Place (1922) - Prairie School
12 Bella Vista Place (1911) - Colonial Revival
821 Gilbert (1901)
404 Brown (1916) - Georgian detail
407 Brown (1917)
422 Brown (1916)
431 Brown (1920)
720 Van Buren (1913) - Georgian detail
721 Van Buren (1922)
514 Brown (1920)
520 Brown (c.1905)
530 Brown (1901)
815 Johnson (1918)
825 Johnson (1925)
617 Brown (1915)
618 Brown (1922) - Villa Form w/Prairie School and Mediterranean
629 Brown (1922)
632 Brown (1912)

Gabled-ElI Cottages/2-story

222 Brown (1900)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8

Page 17

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

817 Linn (1882)
325 Brown (1896)
718 Gilbert (1891)
409 Brown (1903)
417 Brown (c.1896)
509 Brown (c.1895)
528 Brown (c.1887)
529 Brown (1893)
802 Dodge (1875) - one-story
727 Brown (1900)
727 Lucas (1875)

Open-Gable Cottages/2-story

304 Brown (1909) - Craftsman
311 Brown (1893) - Queen Anne
414 Brown (1866) - Italianate
603 Brown (1910) - Craftsman
619 Brown (1914) - Craftsman
726 Van Buren (1904)
713 Brown (1910-12)
717 Brown (1910-12)
721 Brown (1910) -
722 Lucas (1865) - side-gabled
811 Brown (1922) - clipped gable roof/clipped gable dormers
815 Brown (c.1925)

Organic Cottages/2 and 1½-story

725 Linn (1891)
729 Linn (1896)
730 Linn (1891)
314 Brown (1892)
328 Brown (1892) - Queen Anne
715 Gilbert (c.1900)
730 Van Buren (1904)
800 Van Buren (1889) - Queen Anne
502 Brown (1899) - Queen Anne
523 Brown (1902)

Bungalows and Bungalow Cottages/1½ and 2-story

5 Bella Vista Place (1924)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 18

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

10 Bella Vista Place (1910) - Craftsman
824 Gilbert (1924)
401 Brown (1916) - Craftsman
718 Johnson (1920)
833 Johnson (1923)
900 Johnson (1915)
609 Brown (1921) - Craftsman
621 Brown (1922)
720 Dodge (1930)
724 Dodge (1929) - Craftsman
727 Dodge (1923)
714 Brown (1922) - Craftsman
827 Brown (c.1916)
831 Brown (1916)

Suburban Cottages

315 Brown (1896)

Gable Cottages or Shot-Guns/1-Story

811 Linn (1900)
323 Brown (1890)

Gambrel Cottages/2-story

318 Brown (1905)
415 Brown (1899)
430 Brown (1913)
810 Johnson (1918)

Greek Revival/2-story

327-29 Brown (1851)
834 Johnson (1854)

Italianate/2-story

414 Brown (1866)

Mission Style/2-story

228 Brown (1908)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 19

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

Colonial Revival/2-story

4 Bella Vista Place (c.1921) - side-gabled
721 Linn (1924)
819 Linn (1922)
427 Brown (1921)
508 Brown (1882) - gabled cottage

Other

1 Bella Vista Place (date unknown) - hipped cottage
2 Bella Vista Place (1923) - unidentified

Contributing and Non-Contributing Properties:

The Brown Street Historic District contains 90 contributing buildings (including four buildings already listed on the National Register), one contributing structure (Brown Street itself), and nine non-contributing buildings.

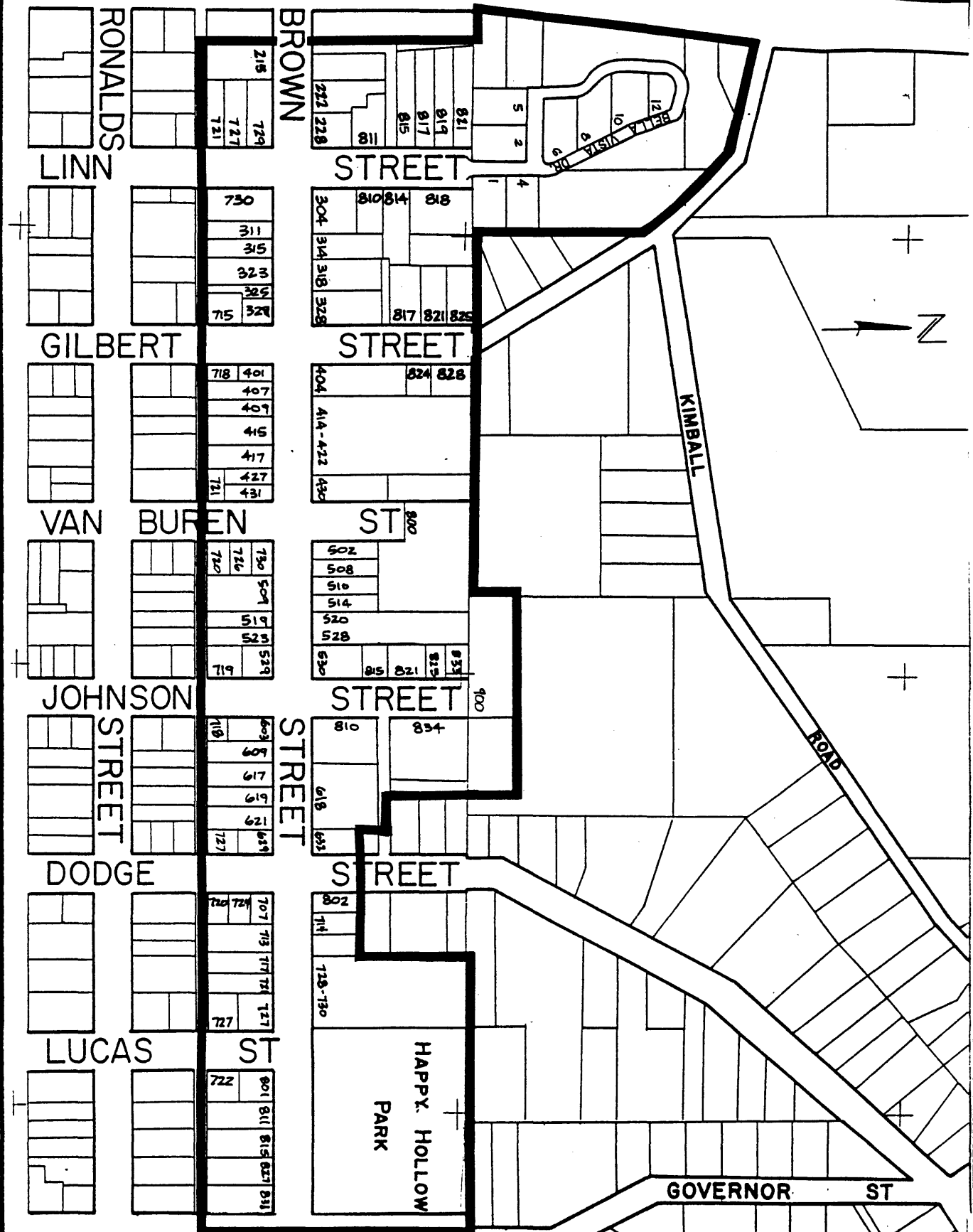
Integrity requirements used to determine contributing and non-contributing designation were drawn from discussion included under "Section F. Associated Property Types" of the "Historic Resources of Iowa City" multiple property nomination submitted to the National Park Service in 1994. Registration requirements for properties associated with two historic contexts, "The Development of the University of Iowa (1855-1940)" and "Iowa City Neighborhoods: Town and Country (1840-1940)," recognize and accept organic changes to residences in Iowa City's historic neighborhoods. Nevertheless, in these areas, houses are expected to be minimally altered with the most change expected in the earliest buildings. For a building to be designated as "contributing," its integrity will be considered sufficient if principal facades remain relatively intact, window and door openings appear intact, decorative trim survives, and roof lines are unaltered. Synthetic siding will not automatically preclude designation of a building as contributing if its scale and massing remain, its placement is critical to maintain a sense of streetscape, it is felt the installation of the siding is reversible, and the balance of the building meets the other integrity tests. In a similar fashion, the addition of later porches, unobtrusive additions on non-principal facades, and modern roofing materials will not automatically disallow a building from consideration.

All buildings included in the *List of Properties by Design Form* above are classified as "contributing." Non-contributing buildings listed below and are so designated because their construction falls outside of the period of significance for the Brown Street Historic District, alterations are of a substantial nature, or the building has been moved to the present site.

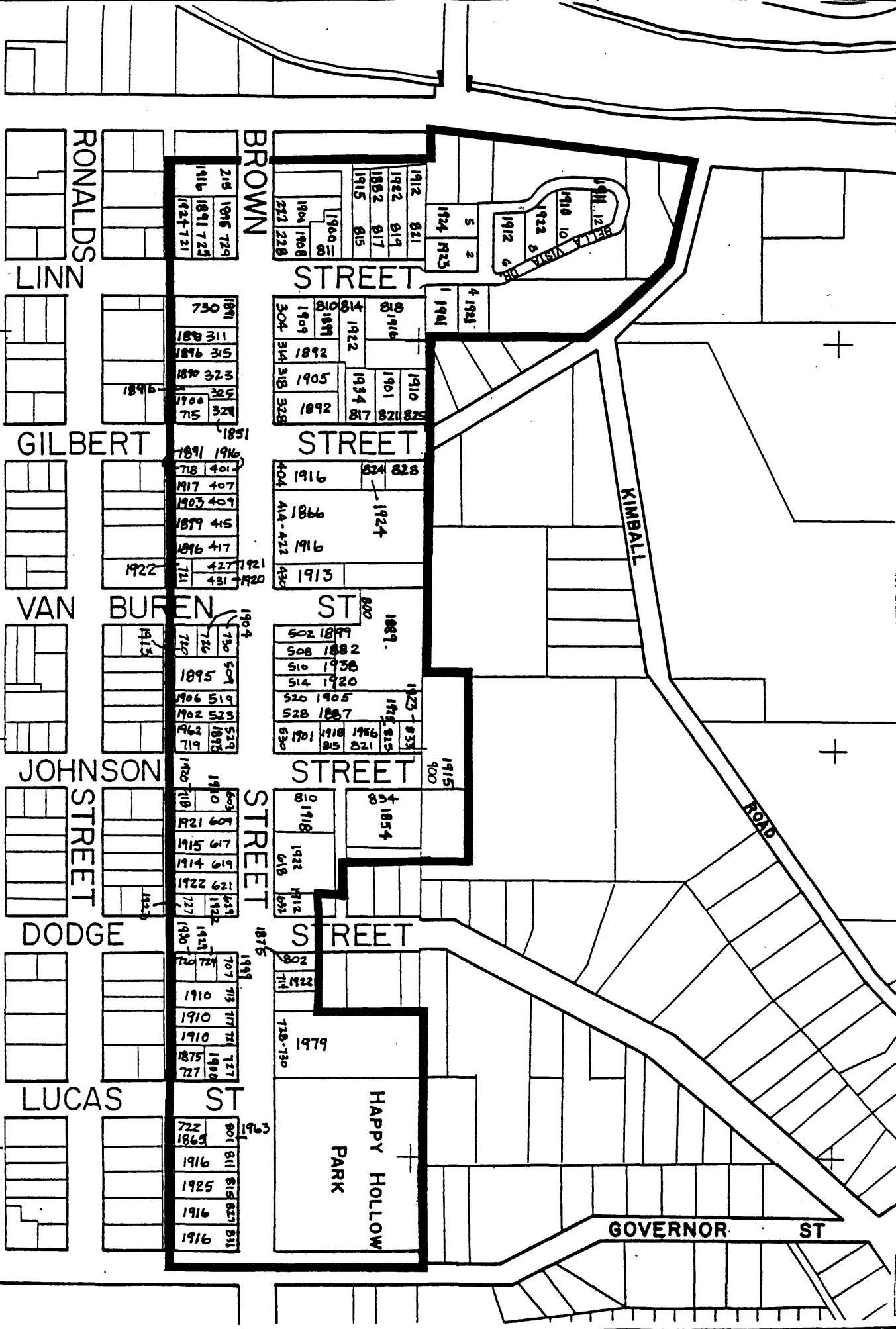
Non-contributing buildings:

510 Brown Street (1938)
519 Brown Street (1890; major alterations)
707 Brown Street (1949)

Brown Street Historic District



Construction Dates-Brown Street Historic District



BROWN STREET

BETA VISIA DR
1910 10
1922 8
1912 6

5 2
1924 1925
1941

1912 821
1922 819
1922 817
1915 815
1924 88
1924 1925
232 228

1891 1900
1909
1922
1905
1910
1901
1934
1892
1917 821 823

1916
1866
1916
1913

800
502 1899
508 1882
510 1958
514 1920
520 1905
528 1887
1927 833
1925 815
1901 1918 1956
805 821

1915
900
1854

1915
1918
1922
618
1922

1875
1949
707 713
1910
1910
1910
1910
1875 1908
727

722
1863
1916
1925
1916
1916

750
1893 311
1896 315
1890 323
325
1900 325
715 328

1851
1891 1916
718 401
1917 407
1923 409
1899 415
1896 417
1922
427 421
431 420

1904
1915
720
716
1895
1906 519
1902 523
1902 529
719 1892

1903 609
1921 607
1915 617
1914 619
1922 621
1927
1927 1930

1910
713
1910
1910
1910
1908
727

801 811
1863
1916
1925
1916
1916

HAPPY HOLLOW PARK

GOVERNOR ST

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 20

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

728-30 Brown Street (two-family; 1979)
801 Brown Street (1963)
817 Gilbert Street (1934)
828 Gilbert Street (1885; moved to site in 1922)
719 Johnson Street (1962)
821 Johnson Street (1956)

Contributing Structure:

Due to the significance of Brown Street's association with the theme of transportation (Military Road, railroad corridor, church-cemetery route and brick street) and the brick street's high level of integrity, it is considered a separate contributing structure to the Brown Street Historic District. Portions of the designated street extend between the east and west boundaries of the Brown Street Historic District.

Summary:

In summary, the Brown Street neighborhood is a reflection of its topography, the taste of its homebuilders, the story of transportation developments along its corridor, and the growth of the nearby State University of Iowa. The house forms and architectural styles selected by its resident builders reflected the trends in both vernacular and high style domestic architecture from before the Civil War to the Great Depression. The combination of visual qualities and historical associations gives the Brown Street Historic District its distinct neighborhood identity and significance.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 21

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

Appendix A: Brown Street Historic District - Occupants

- 215 Brown - 1916 - William Bates - Secretary, SUI
- 222 Brown - 1900 - William Rittenmeyer - dairy, milk dealer
1909 - J. Otto Schulze (Agnes)-Pres, IC Electric Ry
- 228 Brown - 1908 - Arthur H. Ford - Prof., electrical engineering, SUI; nationally known researcher
- 721 Linn - 1924 - Chester Phillips (Mary), 1st dean of college of business administration; Phillips Hall namesake
- 725 Linn - 1891 - John Dietz, insurance agent; 1902 to Congregational Society - parsonage; Rev. Ira Houston during pre-WWI yrs.
- 729 Linn - 1896 - Paul Korab, cashier, Iowa State Bank; president, IC Savings Bank; later, lawyer in practice with son; 1948 - Edward Korab, lawyer
- 730 Linn - 1891 - Martin E. Freeman (Frances); by 1898, Frances is widow with boarders; children worked in county auditor's office in various capacities
- 810 Linn - 1899 - Frank K. Stebbins, mayor; mgr. Hawthorne Glove Co.; retired by 1912; daughters Kate and Lida continued in residence after father
- 811 Linn - c.1900 - rental housing until David Thomas, 1922
- 814 Linn - 1922 - Lemuel Charles Raiford (Sarah)-prof.of chemistry, SUI; daughter Alice, librarian at University H.S., SUI
- 815 Linn - 1915 - Carl E. Seashore (Roberta), prof. of psychology, SUI; dean of graduate school, 1908-1937; internationally known scholar of psychology of music, acoustics, speech correction, scientific approaches to various subjects, etc.; first recipient of SUI's "Distinguished Service Professor" in 1948
- 817 Linn - 1882 - Barbara Rittenmeyer (widow Wm.L.)
- 818 Linn - 1916 - Fred Seemann (Mae), Ruppert & Seemann Furniture
- 819 Linn - 1922 - James N. Pearce (Martha), prof. chemistry, SUI with English prof. as a boarder
- 821 Linn - 1912 - Emma Taylor (widow James A. Taylor); 1930-M. Willard Lampe, dir. school of religion, SUI
- 1 Bella Vista - date unknown - Unknown builder; moved to site

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 22

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

2 Bella Vista - 1923 - Unknown builder; later occupant - Maude McBroom, prin. of SUI's Experimental School

4 Bella Vista - c.1921 - Hornell Hart, occupation unknown

5 Bella Vista - 1924 - Unknown builder; later occupant Wm. Malamud, prof. of psychiatry, SUI

6 Bella Vista - 1912 - George Kay, Dean, Liberal Arts Coll. from 1917-1941, SUI; noted geologist of glacial history of Iowa ; head of geology department; State Geologist, 1911-1934

8 Bella Vista - 1922 - Fred Seemann; owner, Rupert & Seemann Furniture Store (prev. at 818 Linn)

10 Bella Vista - c.1910 - Forest Ensign, prof. of education, SUI; distinguished career, founder of Memorial Union; dean of men and SUI registrar

12 Bella Vista - 1911 - Milton Remley; developer of Bella Vista Place subdivision and SUI employee

304 Brown - 1909 - Frank Titzell, MD, Prof. of surgery, Homeopathic Medical Dept., SUI; builder and owner of Summit and Burlington Apartments
1920 - John Dunlap (Anna), assoc. prof. of hydraulics, SUI

311 Brown - 1893 - William Rummelhart, driver Union Bakery, later, grocer

314 Brown - 1892 - Joseph Holub, clerk, Gramling Bros. and later Denecke & Yetter, both drygoods; Holub married Anna Slezak and managed of former Slezak Grocery from 1901 to 1934.

315 Brown - 1896 - J. William Rummelhart (Mary A.), grocer, very similar to 311 Brown

318 Brown - 1905 - Rental property, tenant - dr. Wm. Bywater, prof. of eye, ear, nose & throat, vice-dean of college of homeopathic medicine; later Dr. John Cogswell, prof. gynecology & obstetrics, Howard H. Jones, director of athletics, SUI

323 Brown - 1890 - Catherine Fitzsimmons, widow Michael, remarried Robert Freeman in 1915, trav. salesman

325 Brown - 1896 - Winfield S. Grim (Katie), barber, Grim and Lindeman

328 Brown - 1892 - Joseph Slezak (Eva)-proprietor of Slezak Hall, Hotel and Grocery; leader in local Bohemian community; 1915-1919 house was a fraternity house; later boarding house by Mrs. Amy Littig (widow, Dr. Lawrence Littig)

327-29 Brown - 1851 - two cabins hooked together to form hotel, now form basement of house; Lewis T. Reno (1868-77)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 23

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

- 715 Gilbert - c.1900 - Rev. A.B. Leamer (Agnes); pastor English Lutheran Church
- 718 Gilbert - 1891 - John Cerney (Mary); clothing store clerk
- 817 Gilbert - 1934 - residence
- 821 Gilbert - 1901 - rental residence owned by Joseph & Eva Slezak
- 824 Gilbert - 1924 - Ralph Otto (Alma)
- 825 Gilbert - 1910 - residence
- 401 Brown - 1916 - Jacob Seitsinger (Lucy) - watchman, SUI; earlier frame dwelling on this site
- 404 Brown - 1916 - Ralph Otto, prof. of law, SUI & attorney for Jefferson Hotel; later judge, dist. court
- 407 Brown - 1917 - George Katzenmeyer (Ella) - Katzenmeyer Bros. flour and feed store , moved from next door @ 409
- 409 Brown - 1903 - George Katzenmeyer (Ella) - Katzenmeyer Bros. flour and feed store; later, Bertha Shellady, boarding house
- 414 Brown - 1866 - Charles Berryhill House, merchant, farmer & speculator
- 415 Brown - 1899 - Joseph Koza, Koza and Co. Meats; real estate
1909-14 - Ralph Otto, prof. of law, SUI; lawyer, mayor in 1911
- 417 Brown - c.1896 - Frank Konvalinka, Hemmer & Kovalinka drygoods; later, dept. mgr. @ Yettters;
later, SUI hospital maintenance worker
- 422 Brown - 1916 - Jacob Axmear (Rosa), retired
- 427 Brown - 1921 - J. Elzear Ries (Bertha), clk. Ries Iowa Book Store
- 430 Brown - 1913 - William G. Raymond (Helen), prof., civil engineering, SUI; pres., IC School Board;
later, dean of college of applied science
- 431 Brown - 1920 - Cloyde Shellady (Louise)
- 720 Van Buren - 1913 - Daniel Gallaher (Sarah); later, Ruth Gallaher, daughter, librarian at State
Historical Soc., SUI, 1930
- 721 Van Buren - 1922 - Raymond Pohler (Edna), groceries & meats
- 726 Van Buren - 1904 - Fran Vesely (Clara), clerk

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 24

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

- 730 Van Buren - 1904 - Joseph Holubar (Arnostina), clerk Maresh Bros.
- 800 Van Buren - 1889 - Charles Voght; Jacob Hotz-builder; O.H. Carpenter-architect, N. R. listed
- 502 Brown - 1899 - William Adams, carpenter (tenant)
1909 - Charles Unash, cigar mkr., band director
- 508 Brown - 1882 - Carrie Lewis, widow John; teacher; remarries Frank Chapman, dentist; widowed again in 1920 & takes in SUI boarders
- 509 Brown - c.1895 - James Dvorsky (Anna), insurance and secy. of Commercial Club; Anna teaches school
- 510 Brown - 1938-40
- 514 Brown - 1920 - George Hornung (Josephine), carpenter, Hunzinger-Wagner Co.
- 519 Brown - 1906 - Albert Drews, Jr. (Emma), drugstore clerk
- 520 Brown - c.1905 - John Semrad (Barbara), janitor, SUI Armory
- 523 Brown - 1902 - Michael Jirava (Mary)
1907 - Joseph Dvorsky (Ella), retired
- 528 Brown - c.1887 - Barbara Kosderka (later Semrad)
- 529 Brown - 1893 - Bohumil Shimek (Anna), prof. of botany, SUI beginning 1899, N.R. listed
- 530 Brown - 1901 - Frank Sook (Anna), nightwatchman
- 718 Johnson- 1920 - Unknown owner-builder
- 719 Johnson- 1962 - Residence
- 810 Johnson- 1918 - Dr. Theodore L. Hazard
- 815 Johnson- 1918 - rental residential owned by Frank Sook, adjacent property owner
- 821 Johnson- 1956 - residence
- 825 Johnson- 1925 - rental residential owned by Henry Soucek (Gertrude); Roland Williams, asst. prof & head basketball coach in 1930
- 833 Johnson- 1923 - Robert S. Sook (Ann), carpenter; Ann-supervisor of urology, SUI General Hospital

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 25

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

- 834 Johnson- 1854 - "Prospect Hill," residence of Hugh Downey, attorney, banker, real estate dealer & member of first board of trustees of SUI; later John A. Pickering (Barbara), china & glass store.
- 900 Johnson- 1915 - Sylvester Critz (Louisa), tailor at The Rex Tailors; duplex by 1930.
- 603 Brown - 1910 - Julia McElroy, widow with boarders, 1st listing beg. 1917
- 609 Brown - 1921 - William Reha (Mary), laborer, Smith and Burger, general contractors
- 617 Brown - 1915 - Albert Drews (Emma), contractor
- 618 Brown - 1922 - Fred Racine (Ethel), Racine's Cigar Stores
- 619 Brown - 1914 - rental house initially; 1930 - Ralph and Clara House, prof. romance language
- 621 Brown - 1922 - George L. Boss (Rosa)-janitor, SUI; and after 1930, also Virgil H. Boss (Helen)-wholesale news dealer
- 629 Brown - 1922 - Frank Burger (Lula) - Smith & Burger, general contractors
- 632 Brown - 1912 - J.A. Pickering
1918 - Marcus Deaton (Claire)-dist. mgr. NW Mutual Life Insurance Co.
- 720 Dodge - 1930 - Blecha family
1935 - Alfred Blecha (Margeurite)-Blecha and Owen Transfer Co.
- 724 Dodge - 1929 - Mary Prizler (wid. Joseph) - no occupation
- 727 Dodge - 1923 - Theresa Blecha (wid. Frank)
- 802 Dodge - c.1875 - after 1899, Charles Hayek (Anna) - tinner
- 707 Brown - 1949 - unknown
- 713 Brown - 1910-12 - Ferdinand Goss, brickmaker - rental housing for students and SUI teachers; Goss was brickmaker nearby
- 714 Brown - 1922 - Will Hayek (Helen), City solicitor, lawyer
- 717 Brown - 1910-12 - Ferdinand Goss, brickmaker - rental housing - blue collar workers
- 721 Brown - 1910 - built by Ferdinand Goss; sold to Frank & Anna Neider, 1914; to Fred and Rose Neider, 1915; clerk at Slavata & Eppel

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 8 Page 26

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

- 726 Brown - 1890 - Building razed; original residence of Michael Goss (Eve), brick manufacturer
- 727 Brown - 1900 - Matthias Plevka; beginning 1904 - Albert Soucek (Barbara), bricklayer
- 728 Brown - 1979 - Rental duplex
- 722 Lucas - c.1865 or 1880 - Christian Gaulocher (1886-1922), brickmaker & third ward councilman;
building was office for Gaulocher & Son Brick Manufacturers (brickyard in
Happy Hollow Park)
- 727 Lucas - 1875 - Albert Soucek (Barbara), mason; at this site in 1930; house moved from Horace
Mann School site and covered with brick at that time
- 801 Brown - 1963 - Residence
- 811 Brown - 1922 - Fred J. Zinkula, laborer
- 815 Brown - c.1925 - rental house by Ralph Shalla; then Joseph Shalla, laborer-painter
- 827 Brown - c.1916 - rental house owned by Mary Shimon
- 831 Brown - 1916 - Charles Picha; 1930-John Lemons, SUI instructor, military

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 9 Page 27

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES

Continuation Sheet

Section Number 9 Page 28

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 9 Page 29

Brown Street Historic District

Name of Property

Johnson County, Iowa

County and State

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Ellen (Mrs. George) Katzenmeyer, January 22, 1947
George Kay, July 20, 1943
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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 9 Page 30

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 10 Page 31

Brown Street Historic District
Name of Property

Johnson County, Iowa
County and State

Verbal Boundary Description:

An area containing the northern half of Blocks 11, 12, 32, 33, 52 and 53, Original Town, Iowa City, Iowa as shown on a plat recorded in the Johnson County Recorder's Office in Book 1, Page 116 (hereinafter said plat is referred to as "Original Town").

Block Outlots 13, Outlot 16, Outlot 17 and Outlot 18, all lots fronting Brown Street and Linn Street on Outlot 19 of said Original Town. Said area also containing all lots except Lot 4 of the north half of Block 73, Original Town. Said area also containing Lots 1 through 14 Bella Vista Place.

Said area also to contain the east half of Outlot 14 and the east 10 feet of the south 170 feet of the west half of Outlot 14, Original Town. Also including the south 100 feet by 160 feet of the west half of Outlot 14, Original Town.

Said area also to contain the south half of Outlot 15, except: Commencing 100 feet north of the southeast corner of Outlot 15, in Iowa City, Iowa according to the recorded plat thereof, on the west side of Dodge Street; thence west 60 feet; thence north 70 feet; thence east 60 feet to the west side of Dodge Street; thence south 70 feet to the place of beginning, Original Town, Iowa City, Iowa.

Also including: The west 170 feet by 170 feet of Outlot 15 in Iowa City, Iowa, according to the recorded plat thereof; also commencing at a point on the south line of Section 3, Township 79 North, Range 6 West of the 5th P.M., which point is 150 feet west of the northeast corner of said Outlot 15 in Iowa City, Iowa, thence west 181 feet to a point 11 feet west of the northwest corner of said Outlot 15, thence north 109 feet, thence northeasterly to a point 122.5 feet north of the point of beginning, thence south 122.5 feet to the point of beginning, being a part of Lot 25 in the subdivision of the southeast quarter of Section 3, Township 79 North, Range 6 West of the 5th P.M., according to the plat thereof recorded in Plat Book 1, Page 1, Plat Records of Johnson County, Iowa.

Also including: The following portion of Lot 25 of the subdivision of the southeast quarter of Section 3, Township 79 North, Range 6 West of the 5th P.M. Commencing at a point 11 feet west of the east line of Johnson Street of the Original Town of Iowa City, Iowa, thence north parallel with Johnson Street 109 feet, thence west 248 feet to a point on the west line of Lot 25, thence south 109 feet, thence east along the south line of said Lot 25, 248 feet to point of beginning.

Boundary Justification:

The southern boundary selected for the Brown Street Historic District is inclusive of the properties facing Brown Street and the intersecting streets (Linn, Gilbert, Van Buren, Johnson, Dodge and Lucas) to one-half block south of Brown Street to the alley. The irregular northern boundary includes all properties visually and historically related to Brown Street which were developed during the period of significance. In addition, the northern boundary along the two through streets in the district - Gilbert and Dodge streets - was based on the integrity of surviving buildings and the presence of moved houses. The fact that Brown Street is paved in brick strengthens the linear nature of these boundaries.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Section Number 10 Page 32

Brown Street Historic District

Name of Property

Johnson County, Iowa

County and State

The western boundary recognizes the pattern of early residential development which saw houses constructed facing Dubuque Street, now a busy arterial street. As a result, the boundary begins at the rear property lines of properties oriented toward Dubuque Street. The eastern boundary was selected for two reasons: first, the historical significance of the former brickyard site now used as Happy Hollow Park and second, the desire to include intact portions of Brown Street extending to but not including Oakland Cemetery (east of Governor Street outside of the Brown Street Historic District). The eastern terminus of the district at Governor Street is reinforced by the fact that this is the first intersecting street not paved in brick east of Dubuque Street.